CITY OF CANYON LAKE

City Hall
31516 Railroad Canyon Road
Canyon Lake, CA 92587
www.canyonlakeca.gov

Mayor Jeremy Smith
Mayor Pro Tem Larry Greene
Council Member Kasey Castillo
Council Member Jennifer Dain
Council Member Dale Welty

City Manager Chris Mann
City Attorney Steven Graham
City Clerk Ana V. Sauseda, CMC

AGENDA

Regular Meeting of the Canyon Lake City Council
Wednesday, June 1, 2022

Closed Session 5:00 P.M. – City Hall Administration Office – 31526 Railroad Canyon Road, Suite 5
Open Session 6:30 P.M. – City Hall Council Chamber – 31516 Railroad Canyon Road

CLOSED SESSION – 5:00 P.M.

CLOSED SESSION CALLED TO ORDER

ROLL CALL

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OPEN SESSION - 6:30 P.M.

OPEN SESSION CALLED TO ORDER

INVOCATION

FLAG SALUTE

ROLL CALL

CLOSED SESSION REPORT

APPROVAL OF CITY COUNCIL AGENDA

CEREMONIAL MATTERS *Presentations, Awards, Proclamations*

- Citizen of the Month
- Proclamation – National Day of Prayer

COMMUNITY REPORTS - LIMIT 3 MINUTES

- Elsinore Valley Municipal Water District Update – President Darcy Burke
- Canyon Lake Property Owners Association Update – President Renee Griffiths
- Chamber of Commerce Update – President Jeanne O'Dell

PUBLIC SAFETY UPDATE

- ❖ Sheriff's Department
- ❖ Code Enforcement
- ❖ Fire Department

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PUBLIC COMMENT LIMIT 3 MINUTES

Any person wishing to address the City Council on any matter within the jurisdiction of the City, whether or not it appears on this agenda, is asked to complete a "Speaker Request Form" available on the back counter. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council. The City Council has adopted a time limitation of three (3) minutes per person. If you are commenting on the agenda item, your comments will be heard at the time that particular item is scheduled on the agenda. Please note that if you are addressing the City Council on items NOT on the agenda, the Brown Act does not allow discussion of such items. Therefore, the City Council may only do the following: refer the matter to staff, ask for additional information or request a report back, or give a very limited factual response.

Members of the public may submit comments electronically by sending an email to PublicComment@canyonlakeca.gov. Comments submitted electronically will be provided to the City Council and included in the official record but will not be read aloud during the meeting.

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CONSENT CALENDAR

All items listed on the Consent Calendar are considered to be routine matters, status reports or documents covering previous City Council action. The items listed on the Consent Calendar may be enacted in one motion. With the concurrence of the City Council, a Council Member may request that an item be removed for further discussion. Staff recommends approval of all items.

(1) Waive Full Reading, Read all Ordinances by Title Only

(2) Resolution - Adoption of Resolution No. 2022-26 Approving Claims and Demands of the City

(3) Minutes - Approval of City Council Minutes
- May 11, 2022 – Regular City Council Meeting

(4) Resolution – Adoption of Resolution No. 2022-27, Amending the Service Agreement between CTAI Pacific Greenscape and the City of Canyon Lake for Landscape and Irrigation Maintenance Services

(5) Resolution – Adoption of Resolution No. 2022-28, Amending the Service Agreement between of PZL Inc. and the City of Canyon Lake for City Engineering Services

(6) Resolution – Adoption of Resolution No. 2022-29, Amending the Service Agreement between of Tri Lake Consultants Inc. and the City of Canyon Lake for City Engineering Services

(7) Receive & File – General Plan Annual Progress Report

(8) Resolution – Adoption of Resolution No. 2022-30, Approving the Amended Agreement between Animal Friends of the Valleys, Inc. and the City of Canyon Lake for Animal Control Services

(9) Resolution – Adoption of Resolution No. 2022-38, Establishing a List of Projects for Fiscal Year 2022-23 Funded by SB 1: the Road Repair and Accountability Act of 2017

PULLED CONSENT CALENDAR ITEMS

PUBLIC HEARING

(10) Resolution – Adoption of Resolution No. 2022-31, Establishing Solid Waste Collection Rates for the 2022-2023 Fiscal Year and Providing for Collection Thereof on the Property Tax Roll

(11) Resolution – Adoption of Resolution No. 2022-32, Establishing EMS Program Fees for the 2022-2023 Fiscal Year and Providing for Collection Thereof on the Property Tax Roll

(12) Ordinance – Introduction and First Reading of Ordinance No. 221, An Ordinance of the City Council of the City of Canyon Lake, California, Replacing Chapter 9.25 of the Canyon Lake Municipal Code Regarding Signs

(13) Towne Center Specific Plan

- Introduction and First Reading of Ordinance No. 222, Amending the City Zoning Map of the City of Canyon Lake Changing Certain Property from C-1 General Commercial to Mixed Use Zone
- Adoption of Resolution No. 2022-33, Approving the Towne Center Specific Plan, as provided by Section 9.30.030 (d) of the City of Canyon Lake Municipal Code

BUSINESS ITEMS

(14) Resolution – Adoption of Resolution No. 2022-34, Designating the City as the Enforcement Agency for State Regulations on Single-Use Foodware Accessories and Standard Condiments

(15) Resolution – Adoption of Resolution 2022-35, Authorizing the City Manager to Sign a Memorandum of Understanding Between the City of Canyon Lake and Elsinore Valley Municipal Water District Regarding Enforcement of City of Canyon Lake Ordinances at Elsinore Valley Municipal Water District Property

(16) Approval of City Budget

- Adoption of Resolution No. 2022-36, Approving the Budget, Appropriating Revenue and Establishing the Appropriations Limit for Fiscal Year 2022-2023

- Adoption of Resolution No. 2022-37, Approving the Salary and Wage Schedule for Employees of the City of Canyon Lake for Fiscal Year 2022-23

CITY MANAGER COMMENTS

COMMITTEE AND COUNCIL REPORTS/COMMENTS

ANNOUNCEMENTS

The next regular meeting will be Wednesday, July 6, 2022, at 5:00 for Closed Session & 6:30 p.m. for Open Session

ADJOURNMENT

VISION STATEMENT

The vision of the City of Canyon Lake is to be a City that provides a quality of life that makes Canyon Lake the premier place to live in Southern California.

ATTENTION RESIDENTS:

Supporting documents, including staff reports, are available for review at City Hall in the City Clerk's Office or on the City's website at www.canyonlakeca.gov once the agenda has been publicly posted. Any written materials relating to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting. It is the intention of the City of Canyon Lake to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant at this meeting, you will need special assistance beyond what is normally provided, the City of Canyon Lake will attempt to accommodate you in every reasonable manner. Please contact Ana V. Sauseda, City Clerk, at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

June 1, 2022 City Council Meeting

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS. AFFIDAVIT OF POSTING
CITY OF CANYON LAKE }

I, Ana V. Sauseda, CMC, City Clerk of the City of Canyon Lake, California, do hereby declare that the foregoing agenda was posted on May 27, 2022, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, and as required by Resolution 2019-42 of the Canyon Lake City Council.

Ana V. Sauseda, CMC
City Clerk

ITEM NO. 2

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Kayla Malin, Accountant**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-26, Allowing Certain Claims and Demands as Set Forth in Exhibit A**

Recommendation

That the City Council adopt Resolution No. 2022-26, allowing certain claims and demands as set forth in Exhibit A.

Background

All claims and demands are reported and summarized for review and approval by the City Council on a routine basis at each City Council meeting. The attached claims represent the paid claims and demands since the City Council meeting of May 11, 2022.

Fiscal Impact

All claims and demands are paid from appropriated funds or authorized resources of the City and have been recorded in accordance with the City's policies.

Attachments

1. Resolution No. 2022-26

ATTACHMENT 1

RESOLUTION NO. 2022-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AS SET FORTH IN EXHIBIT A

WHEREAS, the Finance & Planning Committee of the City of Canyon Lake reviewed Exhibit A at their regularly scheduled meeting on June 1, 2022; and

WHEREAS, Exhibit A was presented at the regular meeting of the City Council on June 1, 2022, at which all present, were given an opportunity to comment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Demands are approved as shown on the Demand\Warrant Register of June 1st, in the amount of $623,659.51 as follows:

Payroll Earnings (Gross)	$	118,056.36	(2nd Half of April & 1st Half of May)
Payroll Taxes - Employer		2,775.26	(2nd Half of April & 1st Half of May)
On-line Retirement		11,572.62	(2nd Half of April & 1st Half of May)
PARS		8,917.62	(2nd Half of April & 1st Half of May)
On-line Health		12,262.64	(For the Month of May)
Nationwide Deferred Comp.		2,465.99	(For the Month of April)
Citizens Business Bank Interest		1,730.55	(For the Month of April)
General		465,878.47	
TOTAL	$	623,659.51	

PASSED, APPROVED AND ADOPTED this 1st day of June, 2022.

Jeremy Smith, Mayor

ATTEST:

Ana V. Sauseda, CMC
City Clerk

Exhibit A

Claims and Demands

City of Canyon Lake

Check/Voucher Register - Council Report - Expenditures

From 5/1/2022 Through 5/31/2022

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27886	5/4/2022	Applicant Background Information	Background on RFF Myers 04/30/22	98.50	10	GENERAL
Total 27886	5/4/2022			98.50		
27887	5/4/2022	Aflac	Supplemental Insurance for April 2022	876.66	10	GENERAL
Total 27887	5/4/2022			876.66		
27888	5/4/2022	Allstar Fire Equipment, Inc.	Repairs to SCBA 4/19/22	97.71	10	GENERAL
Total 27888	5/4/2022			97.71		
27889	5/4/2022	Amazon Capital Services	Foam Mat Floor Tiles for Fire Station 4/20/2022	302.66	27	MISC GRANT
Total 27889	5/4/2022			302.66		
27890	5/4/2022	AMP GLOBAL LLC	Rent for 31526 Railroad Canyon Rd. Ste # 4, June 2022	430.00	10	GENERAL
Total 27890	5/4/2022			430.00		
27891	5/4/2022	AMP GLOBAL LLC	Rent for Admin. Bldg. for the Month of June 2022	2,834.00	10	GENERAL
Total 27891	5/4/2022			2,834.00		
27892	5/4/2022	ANIMAL FRIENDS OF THE VALLEYS	Animal Services for the month of March 2022	3,500.00	10	GENERAL
Total 27892	5/4/2022			3,500.00		
27893	5/4/2022	Michael Barahona	Reserve Stipend for the month of April 2022	100.00	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27893	5/4/2022			100.00		
27894	5/4/2022	Bill Blankenship	Economic Development Consulting for April 2022	2,500.00	10	GENERAL
Total 27894	5/4/2022			2,500.00		
27895	5/4/2022	Christopher Bratt	Reimbursement for PALS Certification, 4/26/2022	180.00	10	GENERAL
Total 27895	5/4/2022			180.00		
27896	5/4/2022	Jacob Brown	Reserve Stipend for the month of April 2022	150.00	10	GENERAL
Total 27896	5/4/2022			150.00		
27897	5/4/2022	Brennan Calley	Reserve Stipend for the month of April 2022	150.00	10	GENERAL
Total 27897	5/4/2022			150.00		
27898	5/4/2022	PETTY CASH	Petty Cash Reimbursement, 5/4/22	82.55	10	GENERAL
Total 27898	5/4/2022			82.55		
27899	5/4/2022	Caden Coppock	Reserve Stipend for the month of April 2022	100.00	10	GENERAL
Total 27899	5/4/2022			100.00		
27900	5/4/2022	Cotter Construction Inc.	ADA Improvement Project Construction Cost Inv#2 1/01/2022	100,000.00	60	ENTERPR... FUND
Total 27900	5/4/2022			100,000.00		

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27901	5/4/2022	Cotter Construction Inc.	Tenant Building 31542 Drywall Repairs, 1/20/22	5,000.00	27	MISC GRANT
Total 27901	5/4/2022			5,000.00		
27902	5/4/2022	Cotter Construction Inc.	3 Doors - ADA Improvement Project cost 2/23/2022	10,500.00	60	ENTERPR... FUND
Total 27902	5/4/2022			10,500.00		
27903	5/4/2022	Cotter Construction Inc.	Tenant Buillding 31542 Lighting Repairs, 3/21/22	1,000.00	27	MISC GRANT
Total 27903	5/4/2022			1,000.00		
27904	5/4/2022	Cotter Construction Inc.	Stucco Repair for Rental Bldg 4/26/2022	800.00	60	ENTERPR... FUND
Total 27904	5/4/2022			800.00		
27905	5/4/2022	CR&R	Trash Services for Rental Bldg. April 2022	167.96	60	ENTERPR... FUND
Total 27905	5/4/2022			167.96		
27906	5/4/2022	CTAI Pacific Greenscape	Monthly Landscape for Fire Station April 2022	250.00	10	GENERAL
27906	5/4/2022	CTAI Pacific Greenscape	Palm Tree Trimming for Fire Station 03/02/2022	700.00	10	GENERAL
27906	5/4/2022	CTAI Pacific Greenscape	Landscape Maint. for Medians and Parkwawys April 2022	4,500.00	20	GAS TAX
Total 27906	5/4/2022			5,450.00		
27907	5/4/2022	L.N. Curtis and Sons	Halyard Rope Ladder for Fire Station 4/13/22	110.40	10	GENERAL
27907	5/4/2022	L.N. Curtis and Sons	Mounting Brackets for Patrol 04/13/22	346.22	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27907	5/4/2022			456.62		
27908	5/4/2022	Jennifer Dain	Auto Allowance for the month of May 2022 - Dain	100.00	10	GENERAL
Total 27908	5/4/2022			100.00		
27909	5/4/2022	Nicholas Dee	Reserve Stipend for the month of April 2022	50.00	10	GENERAL
Total 27909	5/4/2022			50.00		
27910	5/4/2022	Fehr & Peers	Professional Srvcs. for LRSP Feb. 1, 21 to Mar .25, 21	22,132.50	20	GAS TAX
27910	5/4/2022	Fehr & Peers	Professional Srvcs. for LRSP Nov. 27, 21 to Dec. 31, 21	2,702.50	20	GAS TAX
Total 27910	5/4/2022			24,835.00		
27911	5/4/2022	Dillion Horn	Reserve Stipend for the month of April 2022	150.00	10	GENERAL
Total 27911	5/4/2022			150.00		
27912	5/4/2022	Jeremy Smith	Auto Allowance for the month of May 2022 - Smith	100.00	10	GENERAL
Total 27912	5/4/2022			100.00		
27913	5/4/2022	John Hancock USA	EE and ER Contributions for Bi-Weekly Check Date 4/29/22	3,223.68	10	GENERAL
Total 27913	5/4/2022			3,223.68		
27914	5/4/2022	John Hancock USA	EE and ER Contributions for Semi-Monthly Check Date 4/29/22	1,284.90	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27914	5/4/2022			1,284.90		
27915	5/4/2022	Kasey Castillo	Auto Allowance for the month of May 2022 - Castillo	100.00	10	GENERAL
Total 27915	5/4/2022			100.00		
27916	5/4/2022	Pieter Koopman	Reserve Stipend for the month of April 2022	100.00	10	GENERAL
Total 27916	5/4/2022			100.00		
27917	5/4/2022	LANCE, SOLL & LUNGHARD	Government Audit FInal 04/29/2022	1,200.00	10	GENERAL
Total 27917	5/4/2022			1,200.00		
27918	5/4/2022	Larry Greene	Auto Allowance for the month of May 2022 - Greene	100.00	10	GENERAL
Total 27918	5/4/2022			100.00		
27919	5/4/2022	Life-Assist, Inc.	EMS Bags for Fire Station 04/19/2022	1,131.21	10	GENERAL
Total 27919	5/4/2022			1,131.21		
27920	5/4/2022	Matt Luksch	Reserve Stipend for the month of April 2022	50.00	10	GENERAL
Total 27920	5/4/2022			50.00		
27921	5/4/2022	Thomas Mosqueda	Reserve Stipend for the month of April 2022	100.00	10	GENERAL
Total 27921	5/4/2022			100.00		

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27922	5/4/2022	PETERSON ELECTRIC	New Meter for Veteran's Park, 11/10/21 2nd PMT	8,342.50	10	GENERAL
Total 27922	5/4/2022			8,342.50		
27923	5/4/2022	Regional Conservation Authority	MSHCP Fees collected for April 2022	3,635.00	50	AGENCY
Total 27923	5/4/2022			3,635.00		
27924	5/4/2022	RingCentral Inc.	Annual Contract 4/18/22 to 4/17/2023 City Hall & Fire	9,766.24	10	GENERAL
Total 27924	5/4/2022			9,766.24		
27925	5/4/2022	Riverside County Sheriff Dept. Lake Elsinore	Sheriffs Contract Law 2/10/22 - 3/9/22	137,773.79	10	GENERAL
Total 27925	5/4/2022			137,773.79		
27926	5/4/2022	COUNTY OF RIVERSIDE-TLMA	SLF- March 22 Costs	2,745.16	20	GAS TAX
Total 27926	5/4/2022			2,745.16		
27927	5/4/2022	James Sanchez	Reserve Stipend for the month of April 2022	150.00	10	GENERAL
Total 27927	5/4/2022			150.00		
27928	5/4/2022	Christian Siller	Reserve Stipend for the month of April 2022	50.00	10	GENERAL
Total 27928	5/4/2022			50.00		
27929	5/4/2022	Nathan Smith	Reserve Stipend for the month of April 2022	100.00	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27929	5/4/2022			100.00		
27930	5/4/2022	STAPLES	General Office Supplies 04/25/22	1,374.37	10	GENERAL
27930	5/4/2022	STAPLES	Office Supplies for Fire Station 04/25/22	784.37	10	GENERAL
Total 27930	5/4/2022			2,158.74		
27931	5/4/2022	Total Compensation Systems, Inc.	GASB 75 Valuation Services - 1st installment, 4/28/22	1,440.00	10	GENERAL
Total 27931	5/4/2022			1,440.00		
27932	5/4/2022	The Code Group, Inc.	Plan Check Services for Building & Safety April 2022	3,390.54	10	GENERAL
Total 27932	5/4/2022			3,390.54		
27933	5/4/2022	Charter Communications	Digital Converter for City Hall 04/22/22-05/21/22	5.55	10	GENERAL
Total 27933	5/4/2022			5.55		
27934	5/4/2022	Charter Communications	Internet for Firestation 1, 4/10/22 to 5/09/2022	463.99	10	GENERAL
Total 27934	5/4/2022			463.99		
27935	5/4/2022	Toshiba America Business Solutions	Color & Black/White Copy Costs 3/26/22 to 4/25/22	421.56	10	GENERAL
Total 27935	5/4/2022			421.56		
27936	5/4/2022	TRI LAKE CONSULTANTS, INC.	Engr. Srvcs. for March 2022 (LRSP & Encroachment)	2,170.00	20	GAS TAX
Total 27936	5/4/2022			2,170.00		

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27937	5/4/2022	U.S. Bank	See Credit Card Review	3,725.80	10	GENERAL
Total 27937	5/4/2022			3,725.80		
27938	5/4/2022	Dale Welty	Auto Allowance for the month of May 2022 - Welty	100.00	10	GENERAL
Total 27938	5/4/2022			100.00		
27939	5/4/2022	Willdan	Storm Water Compliance Inspection Services through 04/01/22	5,876.00	10	GENERAL
Total 27939	5/4/2022			5,876.00		
27940	5/17/2022	2 Hot Uniforms, Inc. 2 Hot Activewear	Replacement shirt for O' Marra	96.18	10	GENERAL
27940	5/17/2022	2 Hot Uniforms, Inc. 2 Hot Activewear	Uniforms for Damon Myers	2,050.62	10	GENERAL
Total 27940	5/17/2022			2,146.80		
27941	5/17/2022	Aflac	Supplemental Insurance for May 2022	876.66	10	GENERAL
Total 27941	5/17/2022			876.66		
27942	5/17/2022	Air Force 1 Heating and Air, Inc.	Annual HVAC Maintenance, 4/27/2022	1,680.00	10	GENERAL
27942	5/17/2022	Air Force 1 Heating and Air, Inc.	Annual HVAC Maintenance 4/27/2022	560.00	60	ENTERPR.. FUND
27942	5/17/2022	Air Force 1 Heating and Air, Inc.	Anual HVAC Maintenance 4/27/2022	1,260.00	60	ENTERPR.. FUND
Total 27942	5/17/2022			3,500.00		
27943	5/17/2022	Albert A. Webb Associates	Profesional Service for the State SB2 Planning, (Fedex) 4/23	77.93	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27943	5/17/2022	Albert A. Webb Associates	Professional Services for State SB2 Planning 04/23	6,020.00	10	GENERAL
Total 27943	5/17/2022			6,097.93		
27944	5/17/2022	Allstar Fire Equipment, Inc.	Mounting Brackets for Type VI Engine, 4/7/2022	468.29	10	GENERAL
Total 27944	5/17/2022			468.29		
27945	5/17/2022	Bankcard Center	See Credit Card Review	136.81	10	GENERAL
Total 27945	5/17/2022			136.81		
27946	5/17/2022	Bankcard Center	See credit card review	3,475.16	10	GENERAL
Total 27946	5/17/2022			3,475.16		
27947	5/17/2022	Bankcard Center	See Credit Card Review	907.97	10	GENERAL
Total 27947	5/17/2022			907.97		
27948	5/17/2022	Bankcard Center	See credit card review	868.13	10	GENERAL
27948	5/17/2022	Bankcard Center	See credit card review	336.13	27	MISC GRANT
Total 27948	5/17/2022			1,204.26		
27949	5/17/2022	Bankcard Center	See Credit Card Review	250.16	10	GENERAL
Total 27949	5/17/2022			250.16		
27950	5/17/2022	Corelogic Information Solutions, INC.	Database for Code Enforcement April 2022	148.29	10	GENERAL
Total 27950	5/17/2022			148.29		
27951	5/17/2022	CR&R	Trash Services for Rental Bldg. May 2022	167.96	60	ENTERPR... FUND

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27951	5/17/2022			167.96		
27952	5/17/2022	L.N. Curtis and Sons	Bracket for Type VI 5/10/2022	101.73	10	GENERAL
27952	5/17/2022	L.N. Curtis and Sons	Broom handle for E-1	32.30	10	GENERAL
27952	5/17/2022	L.N. Curtis and Sons	Rescue Randy ARPA Funds 5/06/2022	1,601.88	27	MISC GRANT
Total 27952	5/17/2022			1,735.91		
27953	5/17/2022	DATA TICKET	Parking Citations (0506) April 2022	100.00	10	GENERAL
Total 27953	5/17/2022			100.00		
27954	5/17/2022	STATE OF CA DEPT. OF rusTICE	Fingerprint for April 2022	32.00	10	GENERAL
Total 27954	5/17/2022			32.00		
27955	5/17/2022	Cima Edward	Refund for citation that was dismissed.	57.00	10	GENERAL
Total 27955	5/17/2022			57.00		
27956	5/17/2022	FRIDAY FLYER	Ad for Community Clean up event, 4/8/2022	259.00	10	GENERAL
27956	5/17/2022	FRIDAY FLYER	Ad for Communty Clean up event, 4/1/2022	259.00	10	GENERAL
Total 27956	5/17/2022			518.00		
27957	5/17/2022	Frontier Communications	Internet for City Hall 4/10/22- 5/9/22	202.04	10	GENERAL
27957	5/17/2022	Frontier Communications	Internet for City Hall 5/10/2022- 6/09/2022	206.86	10	GENERAL
Total 27957	5/17/2022			408.90		

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27958	5/17/2022	NANCY GREENHALGH	Retiree Health Ins. for May 2022	145.65	10	GENERAL
Total 27958	5/17/2022			145.65		
27959	5/17/2022	Flora Huo	Refund for Rental Inspection - 30782 Long Point Dr.	71.00	10	GENERAL
Total 27959	5/17/2022			71.00		
27960	5/17/2022	John Hancock USA	EE & ER Contributions for Bi-Weekly Check Date 5/13/2022	3,124.16	10	GENERAL
Total 27960	5/17/2022			3,124.16		
27961	5/17/2022	John Hancock USA	EE & ER Contributions for Semi - Monthly Check Date 5/13/22	1,284.90	10	GENERAL
Total 27961	5/17/2022			1,284.90		
27962	5/17/2022	Kansas City Life Group Benefits	Life Insurance for Employee's 5/15/20222 to 6/14/2022	363.93	10	GENERAL
Total 27962	5/17/2022			363.93		
27963	5/17/2022	LANCE, SOLL & LUNGHARD	2021 Government Audit, 12/31/2021	10,800.00	10	GENERAL
Total 27963	5/17/2022			10,800.00		
27964	5/17/2022	Life-Assist, Inc.	Medical Supplies for Fire Station, 5/3/2022	595.55	10	GENERAL
27964	5/17/2022	Life-Assist, Inc.	Medical Supplies for Fire Station, 5/4/2022	45.69	10	GENERAL
27964	5/17/2022	Life-Assist, Inc.	Paramedic Medications for Fire Station, 5/4/2022	50.00	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27964	5/17/2022			691.24		
27965	5/17/2022	Dana McClanahan	Refund for RR Insp. - 22596 Castle Crag Dr.	71.00	10	GENERAL
27965	5/17/2022	Dana McClanahan	Refund for RR Insp. 22284 Bronc Ct.	71.00	10	GENERAL
Total 27965	5/17/2022			142.00		
27966	5/17/2022	Murillo, Manuel	Refund for Rental Inspection - 22380 Canyon Club Dr.	71.00	10	GENERAL
Total 27966	5/17/2022			71.00		
27967	5/17/2022	Dawn Murray	Refund for Rental Insp. 30279 Cahnnel Way Dr.	71.00	10	GENERAL
Total 27967	5/17/2022			71.00		
27968	5/17/2022	Nate Volk	Video Broadcasting Mtg. for 5/11/2022	350.00	10	GENERAL
Total 27968	5/17/2022			350.00		
27969	5/17/2022	Parkhouse Tire, Inc.	Tires for Fire Engine 4/25/2022	3,044.52	10	GENERAL
Total 27969	5/17/2022			3,044.52		
27970	5/17/2022	PARS	Monthly Fee for PARS March 2022	400.00	10	GENERAL
Total 27970	5/17/2022			400.00		
27971	5/17/2022	Pitney Bowes Global Financial Services, LLC	Postage Machine Lease 3/13/22 - 6/12/22	147.94	10	GENERAL
Total 27971	5/17/2022			147.94		

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27972	5/17/2022	PV Maintenance Inc.	Gas Tax & Bldg. Facilities Maintenance, January 2022	258.68	10	GENERAL
27972	5/17/2022	PV Maintenance Inc.	Gas Tax & Bldg. Facilities Maintenance, January 2022	996.38	20	GAS TAX
Total 27972	5/17/2022			1,255.06		
27973	5/17/2022	PZL, Inc.	Planning Services for April 2022	3,600.00	10	GENERAL
Total 27973	5/17/2022			3,600.00		
27974	5/17/2022	Rogers, Anderson, Malody & Scott, LLP	Accounting Services for the month of February 2022	4,348.00	10	GENERAL
Total 27974	5/17/2022			4,348.00		
27975	5/17/2022	Riverside County Sheriff Dept. Lake Elsinore	Contract Law Enforcement Facility Expenses FY 21/22	28,931.00	10	GENERAL
Total 27975	5/17/2022			28,931.00		
27976	5/17/2022	Special District Risk Management Authority	Dental & Vision Insurance for June 2022	1,442.82	10	GENERAL
Total 27976	5/17/2022			1,442.82		
27977	5/17/2022	South Coast Fire Equipment, Inc.	Service C on Engine 201	2,243.34	10	GENERAL
Total 27977	5/17/2022			2,243.34		
27978	5/17/2022	Syntech Group	IT Services for May 2022	2,000.00	10	GENERAL
Total 27978	5/17/2022			2,000.00		
27979	5/17/2022	The Gas Company	Gas charges for City Hall 4/1/22 - 5/2/2022	1.84	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
27979	5/17/2022	The Gas Company	Gas charges for 31520 Railroad Canyon Rd. 4/1/2022 -5/2/2022	15.89	60	ENTERPR... FUND
Total 27979	5/17/2022			17.73		
27980	5/17/2022	Charter Communications	Internet/Cable for Firestation 5/10/2022- 6/9/2022	294.41	10	GENERAL
Total 27980	5/17/2022			294.41		
27981	5/17/2022	Toshiba Financial Services	Monthly copier lease for Fire Dept. 6/04/2022	120.83	10	GENERAL
27981	5/17/2022	Toshiba Financial Services	One time origin fee for Fire Dept. copier 5/04/2022	80.82	10	GENERAL
Total 27981	5/17/2022			201.65		
27982	5/17/2022	U. S. Bank	See credit card review	3,229.64	10	GENERAL
Total 27982	5/17/2022			3,229.64		
27983	5/17/2022	Francis Whelan	Refund for Rental Inspection - 29912 Chip Way	71.00	10	GENERAL
Total 27983	5/17/2022			71.00		
27984	5/17/2022	Yiftee, Inc.	Community E-Gift Card Program 5/09/2022	15,000.00	27	MISC GRANT
Total 27984	5/17/2022			15,000.00		
~~27985~~	~~5/23/2022~~	~~Collision Pros~~	~~Additional cost for repairs on 2021 Dodge Durango 5/18/22~~	~~1,229.22~~	~~10~~	~~GENERAL~~
~~Total 27985~~	~~5/23/2022~~			~~1,229.22~~		⌀ VOID
27986	5/23/2022	Collision Pros	Additional cost for repair on 2021 Dodge Durango 5/18/22	6,549.00	10	GENERAL

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total 27986	5/23/2022			6,549.00		
EFT535		SOUTHERN CALIFORNIA EDISON	Electricity for Admin. 31526 RRCR Ste. 4 3/22/22 to 4/20/22	172.29	10	GENERAL
Total EFT535				172.29		
EFT536		SOUTHERN CALIFORNIA EDISON	Electricity for Fire Station 3/16/22 to 4/13/22	423.81	10	GENERAL
Total EFT536				423.81		
EFT537		SOUTHERN CALIFORNIA EDISON	Electricity for traffic signals 3/23/22 to 4/21/22	70.37	20	GAS TAX
Total EFT537				70.37		
EFT538		SOUTHERN CALIFORNIA EDISON	Electricity for 31540 / 31542 Railroad Cyn. Rd 3/16 to 4/13	3.15	60	ENTERPR... FUND
Total EFT538				3.15		
EFT539		SOUTHERN CALIFORNIA EDISON	Electricity for traffic signals 3/22/22 to 4/20/22	12.16	20	GAS TAX
Total EFT539				12.16		
EFT540		SOUTHERN CALIFORNIA EDISON	Electricity for traffic signals 3/16/22 to 4/13/22	236.22	20	GAS TAX
Total EFT540				236.22		
EFT541		SOUTHERN CALIFORNIA EDISON	Electricity for City Hall 3/16/22 to 4/13/22	876.43	10	GENERAL
Total EFT541				876.43		

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
EFT542		Sparkletts	Drinking water for City Hall & Admin. April 2022	186.19	10	GENERAL
Total EFT542				186.19		
EFT543		ELSINORE VALLEY MUNI WATER DIS	Water for rental bldg. (31542 RRCR) 3/26/22 to 4/26/22	83.98	60	ENTERPR... FUND
Total EFT543				83.98		
EFT544		ELSINORE VALLEY MUNI WATER DIS	Water for (31520 RRCR) 3/26/22 to 4/26/22	68.30	60	ENTERPR... FUND
Total EFT544				68.30		
EFT545		ELSINORE VALLEY MUNI WATER DIS	Water for City Hall 3/26/2022 to 4/26/2022	91.34	10	GENERAL
Total EFT545				91.34		
EFT546		ELSINORE VALLEY MUNI WATER DIS	Water for Fire Station 3/29/22 to 4/29/22	470.12	10	GENERAL
Total EFT546				470.12		
EFT547		SOUTHERN CALIFORNIA EDISON	Electricity for traffic signals 3/30/22 to 4/28/22	136.11	20	GAS TAX
Total EFT547				136.11		
EFT548		ELSINORE VALLEY MUNI WATER DIS	Water for Irrigation 3/29/22 to 4/29/22	1,088.54	20	GAS TAX
Total EFT548				1,088.54		
EFT549		SOUTHERN CALIFORNIA EDISON	Electricity for pump station 4/8/22 to 5/9/22	220.05	20	GAS TAX

Check Number	Matching Document Date	Vendor Name	Transaction Description	Check Amount	Fund Code	Fund Short Title
Total EFT549				220.05		
Report Total				467,107.69		
				- 1,229.22		
				465,878.47		

City of Canyon Lake
Invoices Selected for Payment - COUNCIL CHECK REPORT

Vendor ID	Invoice Description	Cash Required
ABI	Background on RFF Myers 04/30/22	98.50
Aflac	Supplemental Insurance for April 2022	876.66
Allstar Fire	Repairs to SCBA 4/19/22	97.71
Amazon	Foam Mat Floor Tiles for Fire Station 4/20/2022	302.66
AMP	Rent for 31526 Railroad Canyon Rd. Ste # 4, June 2022	430.00
	Rent for Admin. Bldg. for the Month of June 2022	2,834.00
ANIMAL FRIENDS	Animal Services for the month of March 2022	3,500.00
Barahona	Reserve Stipend for the month of April 2022	100.00
Bill Blankenship	Economic Development Consulting for April 2022	2,500.00
Bratt	Reimbursement for PALS Certification, 4/26/2022	180.00
Brown, J	Reserve Stipend for the month of April 2022	150.00
Calley	Reserve Stipend for the month of April 2022	150.00
CASH	Petty Cash Reimbursement, 5/4/22	82.55
Coppock	Reserve Stipend for the month of April 2022	100.00
Cotter Construction Inc.	Tenant Building 31542 Drywall Repairs, 1/20/22	5,000.00
	Tenant Buillding 31542 Lighting Repairs, 3/21/22	1,000.00
	ADA Improvement Project Construction Cost Inv#2 1/01/2022	100,000.00
	3 Doors - ADA Improvement Project cost 2/23/2022	10,500.00
	Stucco Repair for Rental Bldg 4/26/2022	800.00
CR&R	Trash Services for Rental Bldg. April 2022	167.96
CTAI	Landscape Maint. for Medians and Parkwawys April 2022	4,500.00
	Monthly Landscape for Fire Station April 2022	250.00
	Palm Tree Trimming for Fire Station 03/02/2022	700.00
Curtis	Halyard Rope Ladder for Fire Station 4/13/22	110.40
	Mounting Brackets for Patrol 04/13/22	346.22
Dain	Auto Allowance for the month of May 2022 - Dain	100.00
Dee	Reserve Stipend for the month of April 2022	50.00
Fehr	Professional Srvcs. for LRSP Nov. 27, 21 to Dec. 31, 21	2,702.50
	Professional Srvcs. for LRSP Feb. 1, 21 to Mar .25, 21	22,132.50
Horn	Reserve Stipend for the month of April 2022	150.00
Jeremy Smith	Auto Allowance for the month of May 2022 - Smith	100.00
John Hancock	EE and ER Contributions for Semi-Monthly Check Date 4/29/22	1,284.90
	EE and ER Contributions for Bi-Weekly Check Date 4/29/22	3,223.68
Kasey Castillo	Auto Allowance for the month of May 2022 - Castillo	100.00
Koopman	Reserve Stipend for the month of April 2022	100.00
LANCE, SOLL	Government Audit FInal 04/29/2022	1,200.00
Larry Greene	Auto Allowance for the month of May 2022 - Greene	100.00

Vendor ID	Invoice Description	Cash Required
Life-Assist	EMS Bags for Fire Station 04/19/2022	1,131.21
Luksch	Reserve Stipend for the month of April 2022	50.00
Mosqueda	Reserve Stipend for the month of April 2022	100.00
PETERSON	New Meter for Veteran's Park, 11/10/21 2nd PMT	8,342.50
RCA	MSHCP Fees collected for April 2022	3,635.00
RingCentral Inc.	Annual Contract 4/18/22 to 4/17/2023 City Hall & Fire	9,766.24
Riv Co Sheriff Dept Lake Elsinore	Sheriffs Contract Law 2/10/22 - 3/9/22	137,773.79
Riv Co TLMA	SLF- March 22 Costs	2,745.16
SanchezJ	Reserve Stipend for the month of April 2022	150.00
Siller	Reserve Stipend for the month of April 2022	50.00
Smith, N	Reserve Stipend for the month of April 2022	100.00
STAPLES	Office Supplies for Fire Station 04/25/22	784.37
	General Office Supplies 04/25/22	1,374.37
TCS	GASB 75 Valuation Services - 1st installment, 4/28/22	1,440.00
The Code	Plan Check Services for Building & Safety April 2022	3,390.54
Time Warner	Digital Converter for City Hall 04/22/22-05/21/22	5.55
	Internet for Firestation 1, 4/10/22 to 5/09/2022	463.99
Toshiba Business Solutions, USA	Color & Black/White Copy Costs 3/26/22 to 4/25/22	421.56
TRI LAKE	Engr. Srvcs. for March 2022 (LRSP & Encroachment)	2,170.00
US Bank	See Credit Card Review	3,725.80
Welty	Auto Allowance for the month of May 2022 - Welty	100.00
Willdan	StormWater Compliance Inspection Services through 04/01/22	5,876.00
Report Total		349,616.32

City of Canyon Lake
Invoices Selected for Payment - COUNCIL CHECK REPORT

Vendor ID	Invoice Description	Cash Required
2 Hot Uniforms	Replacement shirt for O' Marra	96.18
	Uniforms for Damon Myers	2,050.62
Aflac	Supplemental Insurance for May 2022	876.66
Air Force 1	Annual HVAC Maintenance 4/27/2022	560.00
	Anual HVAC Maintenance 4/27/2022	1,260.00
	Annual HVAC Maintenance, 4/27/2022	1,680.00
Albert A. Webb Associates	Professional Services for State SB2 Planning 04/23	6,020.00
	Profesional Service for the State SB2 Planning, (Fedex) 4/23	77.93
Allstar Fire	Mounting Brackets for Type VI Engine, 4/7/2022	468.29
Bankcard	See Credit Card Review	136.81
	See credit card review	3,475.16
	See Credit Card Review	907.97
	See Credit Card Review	250.16
	See credit card review	868.13
	See credit card review	336.13
Corelogic	Database for Code Enforcement April 2022	148.29
CR&R	Trash Services for Rental Bldg. May 2022	167.96
Curtis	Rescue Randy ARPA Funds 5/06/2022	1,601.88
	Bracket for Type VI 5/10/2022	101.73
	Broom handle for E-1	32.30
DATA TICKET	Parking Citations (0506) April 2022	100.00
DOJ	Fingerprint for April 2022	32.00
Edward	Refund for citation that was dismissed.	57.00
FRIDAY FLYER	Ad for Communty Clean up event, 4/1/2022	259.00
	Ad for Community Clean up event, 4/8/2022	259.00
Frontier	Internet for City Hall 4/10/22- 5/9/22	202.04
	Internet for City Hall 5/10/2022- 6/09/2022	206.86
GREENHALGH	Retiree Health Ins. for May 2022	145.65
HuoF	Refund for Rental Inspection - 30782 Long Point Dr.	71.00
John Hancock	EE & ER Contributions for Bi-Weekly Check Date 5/13/2022	3,124.16
	EE & ER Contributions for Semi - Monthly Check Date 5/13/22	1,284.90
KCL Group Benefits	Life Insurance for Employee's 5/15/20222 to 6/14/2022	363.93
LANCE, SOLL	2021 Government Audit, 12/31/2021	10,800.00
Life-Assist	Medical Supplies for Fire Station, 5/3/2022	595.55
	Medical Supplies for Fire Station, 5/4/2022	45.69
	Paramedic Medications for Fire Station, 5/4/2022	50.00
McClanahanD2	Refund for RR Insp. 22284 Bronc Ct.	71.00
	Refund for RR Insp. - 22596 Castle Crag Dr.	71.00

Vendor ID	Invoice Description	Cash Required
Murillo	Refund for Rental Inspection - 22380 Canyon Club Dr.	71.00
Murray	Refund for Rental Insp. 30279 Cahnnel Way Dr.	71.00
Nate Volk	Video Broadcasting Mtg. for 5/11/2022	350.00
Parkhouse	Tires for Fire Engine 4/25/2022	3,044.52
PARS	Monthly Fee for PARS March 2022	400.00
Pitney Bowes	Postage Machine Lease 3/13/22 - 6/12/22	147.94
PVM	Gas Tax & Bldg. Facilities Maintenance, January 2022	258.68
	Gas Tax & Bldg. Facilities Maintenance, January 2022	996.38
PZL, Inc.	Planning Services for April 2022	3,600.00
RAMS	Accounting Services for the month of February 2022	4,348.00
Riv Co Sheriff Dept Lake Elsinore	Contract Law Enforcement Facility Expenses FY 21/22	28,931.00
SDRMA	Dental & Vision Insurance for June 2022	1,442.82
South Coast Fire	Service C on Engine 201	2,243.34
Syntech	IT Services for May 2022	2,000.00
The Gas Co	Gas charges for 31520 Railroad Canyon Rd. 4/1/2022 -5/2/2022	15.89
	Gas charges for City Hall 4/1/22 - 5/2/2022	1.84
Time Warner	Internet/Cable for Firestation 5/10/2022- 6/9/2022	294.41
Toshiba	One time origin fee for Fire Dept. copier 5/04/2022	80.82
	Monthly copier lease for Fire Dept. 6/04/2022	120.83
US Bank	See credit card review	3,229.64
Whelan	Refund for Rental Inspection - 29912 Chip Way	71.00
Yiftee	Community E-Gift Card Program 5/09/2022	15,000.00
Report Total		105,574.09

City of Canyon Lake
Invoices Selected for Payment - COUNCIL CHECK REPORT

Vendor ID	Invoice Description	Cash Required
Collision	Additional cost for repair on 2021 Dodge Durango 5/18/22	6,549.00
Report Total		6,549.00

City of Canyon Lake
Invoices Selected for Payment - COUNCIL CHECK REPORT

Vendor ID	Invoice Description	Cash Required
Collision	Additional cost for repairs on 2021 Dodge Durango 5/18/22	1,229.22
Report Total		~~1,229.22~~ Ø VOID

City of Canyon Lake (Default)
31516 Railroad Canyon Rd
Canyon Lake, CA 92587-9400
United States

Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 05/13/2022
Payroll Status: Finalized

Alena Alonzo Default - #127 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -278 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
REG	71.50	21.63	1,546.55	268.50	5,807.66
Sick	04.50	21.63	97.34	10.75	232.53
Totals:	76.00		1,643.89	279.25	6,040.19

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	80.00	160.00	-	-
AFL Post	13.65	13.65	-	-
HLTH	21.65	86.60	-	-
PTXPEP	110.96	407.71	124.77	458.45
Totals:	226.26	667.96	124.77	458.45

Taxes	Amt	YTD Amt
FIT	98.44	353.05
MEDI	23.52	86.32
SIT:CA	29.63	103.60
SDI:CA	17.84	65.48
Totals:	169.43	608.45

Net Pay	Amt	YTD Amt
Check	-	2,347.54
Alena Alonz	1,248.20	2,416.24
Totals:	1,248.20	4,763.78

Miguel Borja Default - #102 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -279 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	472.54	-	4,252.86
ADMLV	-	-	-	87.00	4,769.87
HOL	-	-	-	19.00	1,041.70
SAL	70.83	-	3,883.28	588.64	32,619.73
Sick	11.50	54.83	630.55	21.00	1,151.40
Vac	-	-	-	19.00	1,041.77
Totals:	82.33		4,986.37	734.64	44,877.33

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PTXCLA	315.97	2,843.73	466.73	4,200.57

Taxes	Amt	YTD Amt
FIT	543.07	4,887.63
MEDI	72.30	650.70
SIT:CA	191.54	1,723.86
SDI:CA	54.85	493.65
Totals:	861.76	7,755.84

Net Pay	Amt	YTD Amt
Checking (7	150.00	1,350.00
Checking (6	3,658.64	32,927.76
Totals:	3,808.64	34,277.76

Dawn Ecclefield Default - #104 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -280 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
Comp	-	-	-	09.50	275.60
HOL	-	-	-	19.00	551.20
REG	57.00	29.01	1,653.57	604.50	17,536.56
Sick	-	-	-	07.00	203.08
Vac	19.00	29.01	551.19	85.50	2,480.36
Totals:	76.00		2,204.76	725.50	21,046.80

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	50.00	450.00	-	-
HLTH	103.34	930.06	-	-
PTXPEP	148.82	1,420.64	167.34	1,597.45
Totals:	302.16	2,800.70	167.34	1,597.45

Taxes	Amt	YTD Amt
FIT	146.19	1,450.43
MEDI	30.47	291.69
SIT:CA	55.84	582.09
SDI:CA	23.12	221.30
Totals:	255.62	2,545.51

Net Pay	Amt	YTD Amt
Checking (0	1,646.98	15,700.59

Erin Enriquez Default - #114 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -281 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
REG	40.00	21.45	858.00	360.00	7,722.00
Sick	-	-	-	10.00	214.50
Totals:	40.00		858.00	370.00	7,936.50

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	64.35	595.23	-	-
AFL Post	13.65	122.85	-	-
Totals:	78.00	718.08	-	-

Taxes	Amt	YTD Amt
FIT	25.20	246.64
MEDI	12.44	115.08
SIT:CA	8.78	78.99
SDI:CA	9.44	87.32
Totals:	55.86	528.03

Net Pay	Amt	YTD Amt
Checking (4	724.14	6,690.39

Tyler Ferrari Default - #115 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -282 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	166.22	-	1,495.98
HOL	-	-	-	19.00	528.56

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PTXPEP	154.60	1,391.40	173.84	1,564.56

Taxes	Amt	YTD Amt
FIT	205.12	1,846.08
MEDI	35.62	320.58

Net Pay	Amt	YTD Amt
Savings (60	250.00	2,250.00
Checking (8	1,706.15	15,355.35

--More--

Sorted By: Last, First Name Ascending
Filtered By: Employee Filter: All Employees

CentrallyHR
Phone: 540-345-6600

Generated: 05/12/2022 01:46p
Generated By: Sandra Danko
Page 1 of 5

City of Canyon Lake (Default)
31516 Railroad Canyon Rd
Canyon Lake, CA 92587-9400
United States

Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 05/13/2022
Payroll Status: Finalized

Tyler Ferrari Default - #115 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -282 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
SAL	58.08	-	1,615.78	612.40	17,212.87
Sick	14.75	27.82	410.35	24.25	674.63
FLOAT	-	-	-	09.50	264.28
Vac	09.50	27.82	264.29	69.50	1,933.44
Totals:	82.33		2,456.64	734.65	22,109.76

Deduction	EE Amt	EE YTD	ER Amt	ER YTD

Taxes	Amt	YTD Amt
SIT:CA	78.13	703.17
SDI:CA	27.02	243.18
Totals:	345.89	3,113.01

Net Pay	Amt	YTD Amt
Totals:	1,956.15	17,605.35

David Harnden Default - #122 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -283 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
HOL	-	-	-	19.00	817.34
SAL	82.33	-	3,541.67	664.14	28,842.27
Sick	-	-	-	46.50	2,000.33
Vac	-	-	-	05.00	215.09
Totals:	82.33		3,541.67	734.64	31,875.03

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
HLTH	73.49	661.41	-	-
PTXPEP	239.06	2,151.54	268.81	2,419.29
Totals:	312.55	2,812.95	268.81	2,419.29

Taxes	Amt	YTD Amt
FIT	559.07	4,581.63
MEDI	50.29	452.61
SIT:CA	222.47	1,852.23
SDI:CA	38.15	343.35
Totals:	869.98	7,229.82

Net Pay	Amt	YTD Amt
Checking (2	2,359.14	21,832.26

Brandon Hubbard Default - #126 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -284 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
REG	35.50	17.02	604.21	187.15	3,185.29

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	45.32	238.90	-	-

Taxes	Amt	YTD Amt
FIT	1.93	35.90
MEDI	8.76	46.18
SIT:CA	-	8.68
SDI:CA	6.65	35.04
Totals:	17.34	125.80

Net Pay	Amt	YTD Amt
Check	-	421.48
Bank of Am	541.55	2,399.11
Totals:	541.55	2,820.59

Marlon Johnson Default - #120 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -285 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	100.13	-	901.17
Comp	-	-	-	19.00	529.92
HOL	-	-	-	19.00	529.92
OT	05.00	41.84	209.18	05.00	209.18
REG	87.50	27.89	2,440.38	659.50	18,393.48
Sick	-	-	-	36.00	1,004.05
Totals:	92.50		2,749.69	738.50	21,567.72

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
CS	120.50	1,084.50	-	-
PTXPEP	164.73	1,380.89	201.10	1,568.58
Totals:	285.23	2,465.39	201.10	1,568.58

Taxes	Amt	YTD Amt
FIT	267.36	1,835.22
MEDI	39.87	312.74
SIT:CA	103.03	674.34
SDI:CA	30.25	237.25
Totals:	440.51	3,059.55

Net Pay	Amt	YTD Amt
Checking (4	500.00	4,500.00
Savings (02	25.00	225.00
Savings (59	100.00	900.00
Checking (3	1,398.95	10,417.78
Totals:	2,023.95	16,042.78

Jeffrey LaTendresse Default - #124 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -286 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	125.00	-	1,125.00
BER	-	-	-	09.50	547.41
ELECTR	-	-	75.00	-	675.00

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PARS	355.80	3,202.20	355.80	3,202.20

Taxes	Amt	YTD Amt
FIT	406.75	3,660.75
MEDI	71.69	645.21
SIT:CA	311.51	2,803.59

Net Pay	Amt	YTD Amt
Checking (7	3,743.92	33,695.28

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City of Canyon Lake (Default)
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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 05/13/2022
Payroll Status: Finalized

Jeffrey LaTendresse Default - #124 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -286 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
HOL	-	-	-	19.00	1,094.82
SAL	82.33	-	4,744.05	706.14	41,054.22
Totals:	82.33		4,944.05	734.64	44,496.45

Deduction	EE Amt	EE YTD	ER Amt	ER YTD

Taxes	Amt	YTD Amt
SDI:CA	54.38	489.42
Totals:	844.33	7,598.97

Net Pay	Amt	YTD Amt

Mindy LaTendresse Default - #123 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -287 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
BER	-	-	-	09.50	275.03
Comp	09.50	28.95	275.03	09.50	275.03
HOL	-	-	-	19.00	550.06
REG	66.50	28.95	1,925.18	576.00	16,675.23
Sick	-	-	-	18.50	535.59
Vac	-	-	-	38.00	1,100.10
Totals:	76.00		2,200.21	670.50	19,411.04

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
AFL Post	18.68	168.12	-	-
PTXPEP	148.51	1,310.23	167.00	1,473.31
Totals:	167.19	1,478.35	167.00	1,473.31

Taxes	Amt	YTD Amt
FIT	99.58	874.81
MEDI	31.90	281.45
SIT:CA	59.77	537.64
SDI:CA	24.20	213.52
Totals:	215.45	1,907.42

Net Pay	Amt	YTD Amt
Checking (4	1,817.57	16,025.27

Kayla Malin Default - #117 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -288 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	157.53	-	1,417.77
HOL	-	-	-	19.00	672.78
SAL	82.33	-	2,915.25	670.14	23,960.45
Sick	-	-	-	22.50	796.70
Vac	-	-	-	23.00	807.32
Totals:	82.33		3,072.78	734.64	27,655.02

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PTXPEP	196.78	1,771.02	221.27	1,991.43

Taxes	Amt	YTD Amt
FIT	331.39	2,982.51
MEDI	44.56	401.04
SIT:CA	136.35	1,227.15
SDI:CA	33.80	304.20
Totals:	546.10	4,914.90

Net Pay	Amt	YTD Amt
Checking (7	2,329.90	20,969.10

Christopher Mann Default - #111 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -289 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	131.24	-	1,181.16
ADMLV	38.00	88.57	3,365.66	38.00	3,365.66
Auto	-	-	300.00	-	2,700.00
BONUS	-	-	-	-	17,325.00
ELECTR	-	-	75.00	-	675.00
HOL	-	-	-	19.00	1,682.76
SAL	-	-	4,701.96	623.81	60,510.86
Sick	03.00	88.57	265.71	12.50	1,107.09
Totals:	41.00		8,839.57	693.31	88,547.53

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	284.72	2,562.48	569.44	5,124.96
PTXPEP	562.50	4,500.02	632.50	5,059.94
Totals:	847.22	7,062.50	1,201.94	10,184.90

Taxes	Amt	YTD Amt
FIT	1,618.53	17,195.95
MEDI	136.43	1,358.28
SIT:CA	653.84	6,759.54
SDI:CA	103.50	1,030.40
Totals:	2,512.30	26,344.17

Net Pay	Amt	YTD Amt
Checking (2	5,480.05	55,140.86

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City of Canyon Lake (Default)
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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 05/13/2022
Payroll Status: Finalized

Christopher Mann Default - #111 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular 2, Pay Stmt. #: -290 (2)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	-	-	1,181.16
ADMLV	-	-	-	38.00	3,365.66
Auto	-	-	-	-	2,700.00
BONUS	-	-	-	-	17,325.00
ELECTR	-	-	-	-	675.00
HOL	-	-	-	19.00	1,682.76
REG	-	-	2,083.40	-	2,083.40
SAL	-	-	-	623.81	60,510.86
Sick	-	-	-	12.50	1,107.09
Totals:	-		2,083.40	693.31	90,630.93

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	-	2,562.48	-	5,124.96
PTXPEP	140.63	4,640.65	158.13	5,218.07
Totals:	140.63	7,203.13	158.13	10,343.03

Taxes	Amt	YTD Amt
FIT	181.32	17,377.27
MEDI	30.21	1,388.49
SIT:CA	52.58	6,812.12
SDI:CA	22.92	1,053.32
Totals:	287.03	26,631.20

Net Pay	Amt	YTD Amt
Checking (2	1,655.74	56,796.60

Rubi Manzano Default - #98 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -291 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	499.58	-	4,496.22
HOL	-	-	-	19.00	670.70
REG	78.00	35.30	2,753.40	675.00	23,827.50
Sick	-	-	-	32.50	1,147.25
Vac	-	-	-	01.50	52.95
Totals:	78.00		3,252.98	728.00	30,194.62

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PTXPEP	185.85	1,734.64	208.98	1,950.50

Taxes	Amt	YTD Amt
FIT	285.93	2,676.08
MEDI	47.17	437.82
SIT:CA	77.07	757.76
SDI:CA	35.78	332.15
Totals:	445.95	4,203.81

Net Pay	Amt	YTD Amt
Checking (1	2,621.18	24,256.17

Michael Samuels Default - #1002 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -292 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	125.00	-	1,125.00
ADMLV	-	-	-	19.00	881.98
ELECTR	-	-	75.00	-	675.00
HOL	-	-	-	19.00	881.98
SAL	82.33	-	3,821.91	696.65	32,633.23
Totals:	82.33		4,021.91	734.65	36,197.19

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PARS	286.64	2,579.76	286.64	2,579.76

Taxes	Amt	YTD Amt
FIT	1,070.43	6,883.87
MEDI	58.32	524.88
SIT:CA	224.25	2,018.25
SDI:CA	44.24	398.16
Totals:	1,397.24	9,825.16

Net Pay	Amt	YTD Amt
Check	-	2,888.03
Wells Fargo	2,338.03	20,904.24
Totals:	2,338.03	23,792.27

Ana Sauseda Default - #108 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -293 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	526.62	-	4,739.58
ADMLV	-	-	-	20.50	856.84
HOL	-	-	-	19.00	794.14
SAL	78.83	-	3,294.83	643.14	27,283.27
Sick	-	-	-	26.50	1,107.65
Vac	03.50	41.80	146.30	25.50	1,065.89

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	66.00	594.00	-	-
PTXCLA	240.88	2,177.55	355.81	3,216.52
Totals:	306.88	2,771.55	355.81	3,216.52

Taxes	Amt	YTD Amt
FIT	292.68	2,649.48
MEDI	57.53	519.77
SIT:CA	84.42	768.22
SDI:CA	43.65	394.36
Totals:	478.28	4,331.83

Net Pay	Amt	YTD Amt
Checking (1	3,182.59	28,743.99

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City of Canyon Lake (Default)
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Payroll Register (By Pay Statements)
Register Alpha Last Name

Payroll: Semi-Monthly Regular 05/13/2022
Payroll Status: Finalized

Ana Sauseda Default - #108 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -293 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
Totals:	82.33		3,967.75	734.64	35,847.37											

Balley Ward Default - #119 — Pay Date: 05/13/2022 (05/01 - 05/15) — Type: Regular, Category: Regular, Pay Statement #: -294 (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	125.00	-	1,125.00	PTXPEP	144.82	1,303.38	162.84	1,465.56	FIT	178.24	1,604.16	Checking (4	1,824.85	16,423.65
HOL	-	-	-	19.00	495.10						MEDI	32.92	296.28			
SAL	82.33	-	2,145.46	696.65	18,318.94						SIT:CA	64.65	581.85			
Sick	-	-	-	19.00	495.10						SDI:CA	24.98	224.82			
Totals:	82.33		2,270.46	734.65	20,434.14						**Totals:**	300.79	2,707.11			

Report Total

# of EE's - 16 / # of Statements - 17

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	2,428.86	-	21,859.74	457B	590.39	4,600.61	569.44	5,124.96	FIT	6,311.23	53,945.51	Direct Depo	39,302.58	334,778.78
ADMLV	38.00	-	3,365.66	164.50	9,874.35	AFL Post	45.98	304.62	-	-	MEDI	784.00	6,770.84	Check	-	5,657.05
Auto	-	-	300.00	-	2,700.00	CS	120.50	1,084.50	-	-	SIT:CA	2,353.86	21,233.54	**Totals:**	39,302.58	340,435.83
BER	-	-	-	19.00	822.44	HLTH	198.48	1,678.07	-	-	SDI:CA	594.77	5,136.52			
BONUS	-	-	-	-	17,325.00	PARS	642.44	5,781.96	642.44	5,781.96	**Totals:**	10,043.86	87,086.41			
ELECTR	-	-	225.00	-	2,025.00	PTXCLA	556.85	5,021.28	822.54	7,417.09	MEDI	784.00	6,770.84			
Comp	09.50	-	275.03	38.00	1,080.55	PTXPEP	2,197.26	17,512.10	2,486.58	19,707.20	SUTA_SC:C	2.22	107.14			
HOL	-	-	-	247.00	10,311.06	**Totals:**	4,351.90	35,983.14	4,521.00	38,031.21	SUTA:CA	89.06	4,285.57			
OT	05.00	-	209.18	05.00	209.18						**ER Totals:**	875.28	11,163.55			
REG	436.00	-	13,864.69	3330.65	95,231.12						**All Totals:**	10,919.14	98,249.96			
SAL	619.39	-	30,664.19	5901.71	282,435.84											
Sick	33.75	-	1,403.95	287.00	10,669.90											
FLOAT	-	-	-	09.50	264.28											
Vac	32.00	-	961.78	267.00	8,696.92											
Totals:	1173.64		53,698.34	10269.36	463,505.38											

Chris Mann, City Manager

5-16-22
Date

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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 04/29/2022
Payroll Status: Open

Alena Alonzo Default - #127 — **Pay Date: 04/29/2022 (04/16 - 04/30)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
REG	64.00	21.63	1,384.32	197.00	4,261.11	457B	80.00	80.00	-	-	FIT	84.52	254.61	Check	-	2,347.54
Sick	06.25	21.63	135.19	06.25	135.19	HLTH	21.65	64.95	-	-	MEDI	21.72	62.80	Alena Alonz	1,168.04	1,168.04
Totals:	70.25		1,519.51	203.25	4,396.30	PTXPEP	102.57	296.75	115.33	333.68	SIT:CA	24.53	73.97	**Totals:**	1,168.04	3,515.58
						Totals:	204.22	441.70	115.33	333.68	SDI:CA	16.48	47.64			
											Totals:	147.25	439.02			

Miguel Borja Default - #102 — **Pay Date: 04/29/2022 (04/16 - 04/30)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	472.54	-	3,780.32	PTXCLA	315.97	2,527.76	466.73	3,733.84	FIT	543.07	4,344.56	Checking (7	150.00	1,200.00
ADMLV	-	-	-	87.00	4,769.87						MEDI	72.30	578.40	Checking (6	3,658.64	29,269.12
HOL	-	-	-	19.00	1,041.70						SIT:CA	191.54	1,532.32	**Totals:**	3,808.64	30,469.12
SAL	63.33	-	3,472.06	517.81	28,736.45						SDI:CA	54.85	438.80			
Sick	-	-	-	09.50	520.85						**Totals:**	861.76	6,894.08			
Vac	19.00	54.83	1,041.77	19.00	1,041.77											
Totals:	82.33		4,986.37	652.31	39,890.96											

Kasey Castillo Default - #110 — **Pay Date: 04/29/2022 (04/16 - 04/30)** — **Type: Monthly Regular, Pay Stmt. #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
SAL	-	-	300.00	-	1,200.00			No Deductions			FIT	-	-	Checking (1	292.35	1,169.40
											MEDI	4.35	17.40			
											SIT:CA	-	-			
											SDI:CA	3.30	13.20			
											Totals:	7.65	30.60			

Jennifer Dain Default - #121 — **Pay Date: 04/29/2022 (04/16 - 04/30)** — **Type: Monthly Regular, Pay Stmt. #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
SAL	-	-	300.00	-	1,200.00			No Deductions			FIT	-	-	Checking (0	292.35	1,169.40
											MEDI	4.35	17.40			
											SIT:CA	-	-			
											SDI:CA	3.30	13.20			
											Totals:	7.65	30.60			

Dawn Ecclefield Default - #104 — **Pay Date: 04/29/2022 (04/16 - 04/30)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
Comp	09.50	29.01	275.60	09.50	275.60	457B	50.00	400.00	-	-	FIT	146.19	1,304.24	Checking (0	1,646.99	14,053.61
HOL	-	-	-	19.00	551.20	HLTH	103.34	826.72	-	-	MEDI	30.47	261.22			
REG	54.00	29.01	1,566.54	547.50	15,882.99	PTXPEP	148.82	1,271.82	167.34	1,430.11	SIT:CA	55.84	526.25			

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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 04/29/2022
Payroll Status: Open

Dawn Ecclefield Default - #104 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
Sick	03.00	29.01	87.03	07.00	203.08	**Totals:**	302.16	2,498.54	167.34	1,430.11	SDI:CA	23.12	198.18			
Vac	09.50	29.01	275.60	66.50	1,929.17						**Totals:**	255.62	2,289.89			
Totals:	76.00		2,204.77	649.50	18,842.04											

Erin Enriquez Default - #114 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
REG	40.00	21.45	858.00	320.00	6,864.00	457B	64.35	530.88	-	-	FIT	25.20	221.44	Checking (4	724.14	5,966.25
Sick	-	-	-	10.00	214.50	AFL Post	13.65	109.20	-	-	MEDI	12.44	102.64			
Totals:	40.00		858.00	330.00	7,078.50	**Totals:**	78.00	640.08	-	-	SIT:CA	8.78	70.21			
											SDI:CA	9.44	77.88			
											Totals:	55.86	472.17			

Tyler Ferrari Default - #115 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	166.22	-	1,329.76	PTXPEP	154.60	1,236.80	173.84	1,390.72	FIT	205.12	1,640.96	Savings (60	250.00	2,000.00
HOL	-	-	-	19.00	528.56						MEDI	35.62	284.96	Checking (8	1,706.15	13,649.20
SAL	72.83	-	2,026.13	554.32	15,597.09						SIT:CA	78.13	625.04	**Totals:**	1,956.15	15,649.20
Sick	-	-	-	09.50	264.28						SDI:CA	27.02	216.16			
FLOAT	-	-	-	09.50	264.28						**Totals:**	345.89	2,767.12			
Vac	09.50	27.82	264.29	60.00	1,669.15											
Totals:	82.33		2,456.64	652.32	19,653.12											

Larry Greene Default - #103 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Monthly Regular, Pay Stmt. #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
SAL	-	-	300.00	-	1,200.00			No Deductions			FIT	-	-	Checking (1	292.35	1,169.40
											MEDI	4.35	17.40			
											SIT:CA	-	-			
											SDI:CA	3.30	13.20			
											Totals:	7.65	30.60			

David Harnden Default - #122 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
HOL	-	-	-	19.00	817.34	HLTH	73.49	587.92	-	-	FIT	559.07	4,022.56	Checking (2	2,359.14	19,473.12
SAL	82.33	-	3,541.67	581.81	25,300.60	PTXPEP	239.06	1,912.48	268.81	2,150.48	MEDI	50.29	402.32			
Sick	-	-	-	46.50	2,000.33	**Totals:**	312.55	2,500.40	268.81	2,150.48	SIT:CA	222.47	1,629.76			
Vac	-	-	-	05.00	215.09						SDI:CA	38.15	305.20			
Totals:	82.33		3,541.67	652.31	28,333.36						**Totals:**	869.98	6,359.84			

Sorted By: Last, First Name Ascending
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City of Canyon Lake (Default)
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United States

Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 04/29/2022
Payroll Status: Open

Brandon Hubbard Default - #126 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD
REG	40.00	17.02	680.80	151.65	2,581.08	457B	51.06	193.58	-	-

Taxes	Amt	YTD Amt
FIT	9.02	33.97
MEDI	9.87	37.42
SIT:CA	-	8.68
SDI:CA	7.49	28.39
Totals:	26.38	108.46

Net Pay	Amt	YTD Amt
Check	-	421.48
Bank of Am	603.36	1,857.56
Totals:	603.36	2,279.04

Marlon Johnson Default - #120 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD
125CO	-	-	100.13	-	801.04	CS	120.50	964.00	-	-
Comp	09.50	27.89	264.96	19.00	529.92	PTXPEP	143.08	1,216.16	160.88	1,367.48
HOL	-	-	-	19.00	529.92	**Totals:**	263.58	2,180.16	160.88	1,367.48
REG	66.50	27.89	1,854.69	572.00	15,953.10					
Sick	-	-	-	36.00	1,004.05					
Totals:	76.00		2,219.78	646.00	18,818.03					

Taxes	Amt	YTD Amt
FIT	175.89	1,567.86
MEDI	32.19	272.87
SIT:CA	61.42	571.31
SDI:CA	24.42	207.00
Totals:	293.92	2,619.04

Net Pay	Amt	YTD Amt
Checking (4	500.00	4,000.00
Savings (02	25.00	200.00
Savings (59	100.00	800.00
Checking (3	1,037.28	9,018.83
Totals:	1,662.28	14,018.83

Jeffrey LaTendresse Default - #124 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD
125CO	-	-	125.00	-	1,000.00	PARS	355.80	2,846.40	355.80	2,846.40
BER	-	-	-	09.50	547.41					
ELECTR	-	-	75.00	-	600.00					
HOL	-	-	-	19.00	1,094.82					
SAL	82.33	-	4,744.05	623.81	36,310.17					
Totals:	82.33		4,944.05	652.31	39,552.40					

Taxes	Amt	YTD Amt
FIT	406.75	3,254.00
MEDI	71.69	573.52
SIT:CA	311.51	2,492.08
SDI:CA	54.38	435.04
Totals:	844.33	6,754.64

Net Pay	Amt	YTD Amt
Checking (7	3,743.92	29,951.36

Mindy LaTendresse Default - #123 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD
BER	-	-	-	09.50	275.03	AFL Post	18.68	149.44	-	-
HOL	-	-	-	19.00	550.06	PTXPEP	148.51	1,161.72	167.00	1,306.31
REG	76.00	28.95	2,200.20	509.50	14,750.05	**Totals:**	167.19	1,311.16	167.00	1,306.31
Sick	-	-	-	18.50	535.59					
Vac	-	-	-	38.00	1,100.10					
Totals:	76.00		2,200.20	594.50	17,210.83					

Taxes	Amt	YTD Amt
FIT	99.58	775.23
MEDI	31.90	249.55
SIT:CA	59.77	477.87
SDI:CA	24.20	189.32
Totals:	215.45	1,691.97

Net Pay	Amt	YTD Amt
Checking (4	1,817.56	14,207.70

Fred Lopez Default - #113 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD
REG	08.00	30.18	241.44	80.00	2,414.40		No Deductions			
Sick	09.50	30.18	286.71	19.00	573.42					

Taxes	Amt	YTD Amt
FIT	34.69	160.37
MEDI	7.66	43.33

Net Pay	Amt	YTD Amt
Savings (55	479.99	2,751.26

--More--

City of Canyon Lake (Default)
31516 Railroad Canyon Rd
Canyon Lake, CA 92587-9400
United States

Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Semi-Monthly Regular 04/29/2022
Payroll Status: Open

Fred Lopez Default - #113 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
Totals:	17.50		528.15	99.00	2,987.82						SIT:CA	-	-			
											SDI:CA	5.81	32.86			
											Totals:	48.16	236.56			

Kayla Malin Default - #117 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	157.53	-	1,260.24	PTXPEP	196.78	1,574.24	221.27	1,770.16	FIT	331.39	2,651.12	Checking (7	2,329.90	18,639.20
HOL	-	-	-	19.00	672.78						MEDI	44.56	356.48			
SAL	82.33	-	2,915.25	587.81	21,045.20						SIT:CA	136.35	1,090.80			
Sick	-	-	-	22.50	796.70						SDI:CA	33.80	270.40			
Vac	-	-	-	23.00	807.32						**Totals:**	546.10	4,368.80			
Totals:	82.33		3,072.78	652.31	24,582.24											

Christopher Mann Default - #111 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	131.24	-	1,049.92	457B	284.72	2,277.76	569.44	4,555.52	FIT	1,341.68	15,577.42	Checking (2	4,911.45	49,660.81
Auto	-	-	300.00	-	2,400.00	PTXPEP	492.19	3,937.52	553.43	4,427.44	MEDI	121.33	1,221.85			
BONUS	-	-	-	-	17,325.00	**Totals:**	776.91	6,215.28	1,122.87	8,982.96	SIT:CA	554.46	6,105.70			
ELECTR	-	-	75.00	-	600.00						SDI:CA	92.04	926.90			
HOL	-	-	-	19.00	1,682.76						**Totals:**	2,109.51	23,831.87			
SAL	82.33	-	7,291.63	623.81	55,808.90											
Sick	-	-	-	09.50	841.38											
Totals:	82.33		7,797.87	652.31	79,707.96											

Rubi Manzano Default - #98 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	499.58	-	3,996.64	PTXPEP	181.09	1,548.79	203.62	1,741.52	FIT	278.03	2,390.15	Checking (1	2,567.94	21,634.99
HOL	-	-	-	19.00	670.70						MEDI	46.14	390.65			
REG	76.00	35.30	2,682.80	597.00	21,074.10						SIT:CA	74.17	680.69			
Sick	-	-	-	32.50	1,147.25						SDI:CA	35.01	296.37			
Vac	-	-	-	01.50	52.95						**Totals:**	433.35	3,757.86			
Totals:	76.00		3,182.38	650.00	26,941.64											

Michael Samuels Default - #1002 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	125.00	-	1,000.00	PARS	286.64	2,293.12	286.64	2,293.12	FIT	1,070.43	5,813.44	Check	-	2,888.03
ADMLV	-	-	-	19.00	881.98						MEDI	58.32	466.56	Wells Fargo	2,338.03	18,566.21

--More--

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City of Canyon Lake (Default)
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Canyon Lake, CA 92587-9400
United States

Payroll Register (By Pay Statements)
Register Alpha Last Name

Payroll: Semi-Monthly Regular 04/29/2022
Payroll Status: Open

Michael Samuels Default - #1002 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
ELECTR	-	-	75.00	-	600.00						SIT:CA	224.25	1,794.00	**Totals:**	2,338.03	21,454.24
HOL	-	-	-	19.00	881.98						SDI:CA	44.24	353.92			
SAL	82.33	-	3,821.91	614.32	28,811.32						**Totals:**	1,397.24	8,427.92			
Totals:	82.33		4,021.91	652.32	32,175.28											

Ana Sauseda Default - #108 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	526.62	-	4,212.96	457B	66.00	528.00	-	-	FIT	292.68	2,356.80	Checking (1	3,182.59	25,561.40
ADMLV	-	-	-	20.50	856.84	PTXCLA	240.88	1,936.67	355.81	2,860.71	MEDI	57.53	462.24			
HOL	-	-	-	19.00	794.14	**Totals:**	306.88	2,464.67	355.81	2,860.71	SIT:CA	84.42	683.80			
SAL	52.83	-	2,208.03	564.31	23,988.44						SDI:CA	43.65	350.71			
Sick	09.50	41.80	397.10	26.50	1,107.65						**Totals:**	478.28	3,853.55			
Vac	20.00	41.80	836.00	22.00	919.59											
Totals:	82.33		3,967.75	652.31	31,879.62											

Jeremy Smith Default - #109 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Monthly Regular, Pay Stmt. #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
SAL	-	-	300.00	-	1,200.00			No Deductions			FIT	-	-	Checking (3	292.35	1,169.40
											MEDI	4.35	17.40			
											SIT:CA	-	-			
											SDI:CA	3.30	13.20			
											Totals:	7.65	30.60			

Bailey Ward Default - #119 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	125.00	-	1,000.00	PTXPEP	144.82	1,158.56	162.84	1,302.72	FIT	178.24	1,425.92	Checking (4	1,824.85	14,598.80
HOL	-	-	-	19.00	495.10						MEDI	32.92	263.36			
SAL	82.33	-	2,145.46	614.32	16,173.48						SIT:CA	64.65	517.20			
Sick	-	-	-	19.00	495.10						SDI:CA	24.98	199.84			
Totals:	82.33		2,270.46	652.32	18,163.68						**Totals:**	300.79	2,406.32			

Dale Welty Default - #118 — Pay Date: 04/29/2022 (04/16 - 04/30) — Type: Monthly Regular, Pay Stmt. #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
SAL	-	-	300.00	-	1,200.00			No Deductions			FIT	30.00	120.00	Checking (0	262.35	1,049.40
											MEDI	4.35	17.40			
											SIT:CA	-	-			
											SDI:CA	3.30	13.20			

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City of Canyon Lake (Default)
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United States

Payroll Register (By Pay Statements)
Register Alpha Last Name

Payroll: Semi-Monthly Regular 04/29/2022
Payroll Status: Open

Dale Welty Default - #118 | **Pay Date: 04/29/2022 (04/16 - 04/30)** | **Type: Monthly Regular, Pay Stmt. #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
											Totals:	37.65	150.60			

Report Total

# of EE's - 22 / # of Statements - 22

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	2,428.86	-	19,430.88	457B	596.13	4,010.22	569.44	4,555.52	FIT	5,811.55	47,914.65	Direct Depo	38,556.72	303,954.46
ADMLV	-	-	-	126.50	6,508.69	AFL Post	32.33	258.64	-	-	MEDI	758.70	6,117.17	Check	-	5,657.05
Auto	-	-	300.00	-	2,400.00	CS	120.50	964.00	-	-	SIT:CA	2,152.29	18,879.68	**Totals:**	38,556.72	309,611.51
BER	-	-	-	19.00	822.44	HLTH	198.48	1,479.59	-	-	SDI:CA	575.58	4,640.61			
BONUS	-	-	-	-	17,325.00	PARS	642.44	5,139.52	642.44	5,139.52	**Totals:**	9,298.12	77,552.11			
ELECTR	-	-	225.00	-	1,800.00	PTXCLA	556.85	4,464.43	822.54	6,594.55	MEDI	758.70	6,117.17			
Comp	19.00	-	540.56	28.50	805.52	PTXPEP	1,951.52	15,314.84	2,194.36	17,220.62	SUTA_SC:C	4.99	113.90			
HOL	-	-	-	247.00	10,311.06	**Totals:**	4,098.25	31,631.24	4,228.78	33,510.21	SUTA:CA	199.45	4,556.02			
REG	424.50	-	11,468.79	2974.65	83,780.83						**ER Totals:**	963.14	10,787.09			
SAL	682.97	-	33,666.19	5282.32	257,771.65						**All Totals:**	10,261.26	88,339.20			
Sick	28.25	-	906.03	272.25	9,839.37											
FLOAT	-	-	-	09.50	264.28											
Vac	58.00	-	2,417.66	235.00	7,735.14											
Totals:	1212.72		51,953.09	9194.72	418,794.86											

Chris Mann, City Manager

4-28-22
Date

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City of Canyon Lake (Default)
31516 Railroad Canyon Rd
Canyon Lake, CA 92587-9400
United States

Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Bi-Weekly Regular 04/29/2022
Payroll Status: Open

Christopher Bratt Default - #1009 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	115.38	-	923.04
ADJ	-	-	-	-	97.52
FLSA	03.00	19.74	59.22	24.00	471.58
OT	66.75	29.61	1,976.47	226.60	6,697.81
REG	112.00	19.74	2,210.88	955.00	18,550.90
Sick	-	-	-	21.00	414.54
Vac	-	-	-	01.00	19.74
Totals:	181.75		4,361.95	1227.60	27,175.13

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	125.00	1,000.00	-	-
HLTH	2.06	8.24	-	-
MISC	-	6.18	-	-
PARS	170.26	1,364.58	170.26	1,364.58
Totals:	297.32	2,379.00	170.26	1,364.58

Taxes	Amt	YTD Amt
FIT	397.41	2,171.70
MEDI	63.22	393.93
SIT:CA	270.09	1,273.70
SDI:CA	47.96	298.84
Totals:	778.68	4,138.17

Net Pay	Amt	YTD Amt
Checking (5	3,285.95	20,657.96

Nathaniel Garcia Default - #1011 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	115.38	-	923.04
ADJ	-	-	-	-	138.92
FLSA	03.00	19.74	59.22	24.00	471.58
OT	24.00	29.61	710.64	121.00	3,529.63
REG	112.00	19.74	2,210.88	976.00	18,965.44
Totals:	139.00		3,096.12	1121.00	24,028.61

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	29.81	217.45	-	-
AFL Post	46.53	372.24	-	-
PARS	170.26	1,366.20	170.26	1,366.20
Totals:	246.60	1,955.89	170.26	1,366.20

Taxes	Amt	YTD Amt
FIT	461.18	3,724.81
MEDI	44.89	348.40
SIT:CA	150.54	1,037.82
SDI:CA	34.06	264.31
Totals:	690.67	5,375.34

Net Pay	Amt	YTD Amt
Checking (2	2,158.85	16,697.38

Brennain Gorter Default - #1005 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	-	-	500.00
ADJ	-	-	-	-	144.04
FLSA	03.00	25.07	75.21	24.00	598.90
OT	24.00	37.61	902.52	266.50	9,794.21
REG	112.00	25.07	2,807.84	976.00	24,519.00
Totals:	139.00		3,785.57	1266.50	35,556.15

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
HLTH	-	65.04	-	-
PARS	216.23	1,732.65	216.23	1,732.65
Totals:	216.23	1,797.69	216.23	1,732.65

Taxes	Amt	YTD Amt
FIT	507.10	4,878.19
MEDI	54.89	514.61
SIT:CA	219.42	2,090.83
SDI:CA	41.64	390.39
Totals:	823.05	7,874.02

Net Pay	Amt	YTD Amt
Checking (7	2,746.29	25,884.44

Jonathan Grant Default - #1007 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	-	-	500.00
ADJ	-	-	-	-	200.89
BER	-	-	-	24.00	574.58
FLSA	03.00	23.99	71.97	24.00	572.31
OT	33.50	35.99	1,205.50	424.50	15,154.82
REG	112.00	23.99	2,686.88	927.00	21,958.28
Sick	-	-	-	22.00	527.78
Totals:	148.50		3,964.35	1421.50	39,488.66

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
HLTH	-	187.88	-	-
PARS	206.91	1,660.48	206.91	1,660.48
Totals:	206.91	1,848.36	206.91	1,660.48

Taxes	Amt	YTD Amt
FIT	315.55	3,542.13
MEDI	57.48	569.87
SIT:CA	97.43	1,227.84
SDI:CA	43.61	432.31
Totals:	514.07	5,772.15

Net Pay	Amt	YTD Amt
Checking (2	3,243.37	31,868.15

Sorted By: Last, First Name Ascending
Filtered By: Employee Filter: All Employees

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Page 1 of 3

City of Canyon Lake (Default)
31516 Railroad Canyon Rd
Canyon Lake, CA 92587-9400
United States

Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Bi-Weekly Regular 04/29/2022
Payroll Status: Open

Matthew Green Default - #1010 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
DL4850	33.50	22.80	763.80	169.50	3,652.32
125CO	-	-	-	-	500.00
ADJ	-	-	-	-	94.20
FLSA	03.00	22.80	68.40	24.00	532.38
OT	00.50	34.20	17.10	222.00	7,410.87
REG	78.50	22.80	1,789.80	806.50	17,582.91
Totals:	115.50		2,639.10	1222.00	29,772.68

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
HLTH	310.41	1,981.40	-	-
PARS	196.65	1,537.63	196.65	1,537.63
Totals:	507.06	3,519.03	196.65	1,537.63

Taxes	Amt	YTD Amt
FIT	96.52	2,824.61
MEDI	22.69	350.00
SIT:CA	23.97	1,138.29
SDI:CA	17.21	265.53
Totals:	160.39	4,578.43

Net Pay	Amt	YTD Amt
Checking (0	1,971.65	21,675.22

Ryan Moore Default - #1015 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
DL4850	09.50	21.77	206.82	09.50	206.82
ADJ	-	-	-	-	59.62
FLSA	-	-	-	09.00	189.85
REG	39.00	21.77	849.03	548.25	10,958.52
Totals:	48.50		1,055.85	566.75	11,414.81

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
No Deductions				

Taxes	Amt	YTD Amt
FIT	-	299.77
MEDI	12.31	162.51
SIT:CA	10.67	253.05
SDI:CA	9.34	123.27
Totals:	32.32	838.60

Net Pay	Amt	YTD Amt
Checking (7	1,023.53	10,576.21

Timothy O'Marra Default - #1006 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	-	-	500.00
ADJ	-	-	-	-	234.39
FLSA	03.00	27.65	82.95	24.00	630.61
OT	-	-	-	336.00	12,322.96
REG	88.00	27.65	2,433.20	955.00	24,704.98
Vac	24.00	27.65	663.60	24.00	663.60
Totals:	115.00		3,179.75	1339.00	39,056.54

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
CS	212.66	425.32	-	-
HLTH	129.22	894.26	-	-
PARS	238.48	1,830.57	238.48	1,830.57
Totals:	580.36	3,150.15	238.48	1,830.57

Taxes	Amt	YTD Amt
FIT	236.64	4,692.10
MEDI	44.23	553.35
SIT:CA	56.76	1,514.16
SDI:CA	33.56	419.79
Totals:	371.19	7,179.40

Net Pay	Amt	YTD Amt
Checking (7	2,228.20	28,726.99

Humberto Sanchez Default - #1004 — Pay Date: 04/29/2022 (04/10 - 04/23) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	115.38	-	115.38
FLSA	03.00	22.81	68.43	03.00	68.43
REG	112.00	22.81	2,554.72	212.00	4,814.72
Totals:	115.00		2,738.53	215.00	4,998.53

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
PARS	196.74	196.74	196.74	196.74

Taxes	Amt	YTD Amt
FIT	419.67	1,495.80
FICA	-	-
MEDI	39.71	72.48
SIT:CA	149.36	161.15
SDI:CA	30.12	49.48
Totals:	638.86	1,778.91

Net Pay	Amt	YTD Amt
Checking (0	1,902.93	3,022.88

Sorted By: Last, First Name Ascending
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City of Canyon Lake (Default)
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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Bi-Weekly Regular 04/29/2022
Payroll Status: Open

Cory Willis Default - #1008 — **Pay Date: 04/29/2022 (04/10 - 04/23)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
125CO	-	-	-	-	500.00
ADJ	-	-	-	-	138.03
FLSA	03.00	25.08	75.24	24.00	599.14
OT	-	-	-	200.50	7,366.10
REG	112.00	25.08	2,808.96	976.00	24,468.12
Totals:	115.00		2,884.20	1200.50	33,071.39

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
HLTH	-	65.04	-	-
PARS	216.32	1,732.92	216.32	1,732.92
Totals:	216.32	1,797.96	216.32	1,732.92

Taxes	Amt	YTD Amt
FIT	308.78	4,290.87
MEDI	41.82	478.58
SIT:CA	127.20	1,841.14
SDI:CA	31.73	363.08
Totals:	509.53	6,973.67

Net Pay	Amt	YTD Amt
Checking (4	2,158.35	24,299.76

Report Total

# of EE's - 9 / # of Statements - 9

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt
DL4850	43.00	-	970.62	179.00	3,859.14
125CO	-	-	346.14	-	4,461.46
ADJ	-	-	-	-	1,107.61
BER	-	-	-	24.00	574.58
FLSA	24.00	-	560.64	180.00	4,134.78
OT	148.75	-	4,812.23	1797.10	62,276.40
REG	877.50	-	20,352.19	7331.75	166,522.87
Sick	-	-	-	43.00	942.32
Vac	24.00	-	663.60	25.00	683.34
Totals:	1117.25		27,705.42	9579.85	244,562.50

Deduction	EE Amt	EE YTD	ER Amt	ER YTD
457B	154.81	1,217.45	-	-
AFL Post	46.53	372.24	-	-
CS	212.66	425.32	-	-
HLTH	441.69	3,201.86	-	-
MISC	-	6.18	-	-
PARS	1,611.85	11,421.77	1,611.85	11,421.77
Totals:	2,467.54	16,644.82	1,611.85	11,421.77

Taxes	Amt	YTD Amt
FIT	2,742.85	27,919.98
FICA	-	-
MEDI	381.24	3,443.73
SIT:CA	1,105.44	10,537.98
SDI:CA	289.23	2,607.00
Totals:	4,518.76	44,508.69
MEDI	381.24	3,443.73
SUTA_SC:C	2.74	60.98
SUTA:CA	109.54	2,439.95
ER Totals:	493.52	5,944.66
All Totals:	5,012.28	50,453.35

Net Pay	Amt	YTD Amt
Direct Depo	20,719.12	183,408.99

Chris Mann, City Manager

4-28-22
Date

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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Bi-Weekly Regular 05/13/2022
Payroll Status: Open

Christopher Bratt Default - #1009 — **Pay Date: 05/13/2022 (04/24 - 05/07)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	115.38	-	1,038.42	457B	125.00	1,125.00	-	-	FIT	417.11	2,588.81	Checking (5	3,401.84	24,059.80
ADJ	-	-	-	-	97.52	HLTH	2.06	10.30	-	-	MEDI	65.47	459.40			
FLSA	03.00	19.74	59.22	27.00	530.80	MISC	-	6.18	-	-	SIT:CA	285.99	1,559.69			
OT	72.00	29.61	2,131.92	298.60	8,829.73	PARS	170.26	1,534.84	170.26	1,534.84	SDI:CA	49.67	348.51			
REG	112.00	19.74	2,210.88	1067.00	20,761.78	**Totals:**	297.32	2,676.32	170.26	1,534.84	**Totals:**	818.24	4,956.41			
Sick	-	-	-	21.00	414.54											
Vac	-	-	-	01.00	19.74											
Totals:	187.00		4,517.40	1414.60	31,692.53											

Nathaniel Garcia Default - #1011 — **Pay Date: 05/13/2022 (04/24 - 05/07)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
DL4850	48.00	19.74	947.52	48.00	947.52	457B	22.70	240.15	-	-	FIT	273.88	3,998.69	Checking (2	1,811.44	18,508.82
125CO	-	-	115.38	-	1,038.42	AFL Post	46.53	418.77	-	-	MEDI	20.85	369.25			
ADJ	-	-	-	-	138.92	PARS	170.26	1,536.46	170.26	1,536.46	SIT:CA	24.00	1,061.82			
FLSA	03.00	19.74	59.22	27.00	530.80	**Totals:**	239.49	2,195.38	170.26	1,536.46	SDI:CA	15.82	280.13			
OT	-	-	-	121.00	3,529.63						**Totals:**	334.55	5,709.89			
REG	64.00	19.74	1,263.36	1040.00	20,228.80											
Totals:	115.00		2,385.48	1236.00	26,414.09											

Brennain Gorter Default - #1005 — **Pay Date: 05/13/2022 (04/24 - 05/07)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	-	-	500.00	HLTH	-	65.04	-	-	FIT	489.56	5,367.75	Checking (7	2,694.29	28,578.73
ADJ	-	-	-	-	144.04	PARS	216.23	1,948.88	216.23	1,948.88	MEDI	53.73	568.34			
FLSA	03.00	25.07	75.21	27.00	674.11	**Totals:**	216.23	2,013.92	216.23	1,948.88	SIT:CA	211.26	2,302.09			
OT	24.00	34.28	822.78	290.50	10,616.99						SDI:CA	40.76	431.15			
REG	112.00	25.07	2,807.84	1088.00	27,326.84						**Totals:**	795.31	8,669.33			
Totals:	139.00		3,705.83	1405.50	39,261.98											

Jonathan Grant Default - #1007 — **Pay Date: 05/13/2022 (04/24 - 05/07)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	-	-	500.00	HLTH	-	187.88	-	-	FIT	170.89	3,713.02	Checking (2	2,281.80	34,149.95
ADJ	-	-	-	-	200.89	PARS	206.91	1,867.39	206.91	1,867.39	MEDI	40.00	609.87			
BER	-	-	-	24.00	574.58	**Totals:**	206.91	2,055.27	206.91	1,867.39	SIT:CA	28.90	1,256.74			
FLSA	03.00	23.99	71.97	27.00	644.28						SDI:CA	30.35	462.66			
OT	-	-	-	424.50	15,154.82						**Totals:**	270.14	6,042.29			
REG	88.00	23.99	2,111.12	1015.00	24,069.40											
Sick	-	-	-	22.00	527.78											

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City of Canyon Lake (Default)
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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Bi-Weekly Regular 05/13/2022
Payroll Status: Open

Jonathan Grant Default - #1007 — Pay Date: 05/13/2022 (04/24 - 05/07) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
Vac	24.00	23.99	575.76	24.00	575.76											
Totals:	115.00		2,758.85	1536.50	42,247.51											

Matthew Green Default - #1010 — Pay Date: 05/13/2022 (04/24 - 05/07) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
DL4850	-	-	-	169.50	3,652.32	HLTH	310.41	2,291.81	-	-	FIT	187.13	3,011.74	Checking (0	1,797.62	23,472.84
125CO	-	-	-	-	500.00	PARS	196.65	1,734.28	196.65	1,734.28	MEDI	33.52	383.52			
ADJ	-	-	-	-	94.20	**Totals:**	507.06	4,026.09	196.65	1,734.28	SIT:CA	71.24	1,209.53			
FLSA	03.00	22.80	68.40	27.00	600.78						SDI:CA	25.43	290.96			
OT	-	-	-	222.00	7,410.87						**Totals:**	317.32	4,895.75			
REG	112.00	22.80	2,553.60	918.50	20,136.51											
Totals:	115.00		2,622.00	1337.00	32,394.68											

Ryan Moore Default - #1015 — Pay Date: 05/13/2022 (04/24 - 05/07) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
DL4850	-	-	-	09.50	206.82			No Deductions			FIT	-	299.77	Checking (7	509.15	11,085.36
ADJ	-	-	-	-	59.62						MEDI	7.58	170.09			
FLSA	-	-	-	09.00	189.85						SIT:CA	-	253.05			
REG	24.00	21.77	522.48	572.25	11,481.00						SDI:CA	5.75	129.02			
Totals:	24.00		522.48	590.75	11,937.29						**Totals:**	13.33	851.93			

Timothy O'Marra Default - #1006 — Pay Date: 05/13/2022 (04/24 - 05/07) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	-	-	500.00	CS	212.66	637.98	-	-	FIT	257.37	4,949.47	Checking (7	2,329.07	31,056.06
ADJ	-	-	-	-	234.39	HLTH	129.22	1,023.48	-	-	MEDI	45.43	598.78			
FLSA	03.00	27.65	82.95	27.00	713.56	PARS	188.71	2,019.28	188.71	2,019.28	SIT:CA	65.50	1,579.66			
OT	24.00	31.10	746.28	360.00	13,069.24	**Totals:**	530.59	3,680.74	188.71	2,019.28	SDI:CA	34.47	454.26			
REG	88.00	27.65	2,433.20	1043.00	27,138.18						**Totals:**	402.77	7,582.17			
Vac	-	-	-	24.00	663.60											
Totals:	115.00		3,262.43	1454.00	42,318.97											

Humberto Sanchez Default - #1004 — Pay Date: 05/13/2022 (04/24 - 05/07) — Type: Regular, Category: Regular, Pay Statement #: ??? (1)

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	115.38	-	230.76	PARS	196.74	393.48	196.74	393.48	FIT	419.67	1,915.47	Checking (0	1,902.93	4,925.81
FLSA	03.00	22.81	68.43	06.00	136.86						FICA	-	-			
REG	112.00	22.81	2,554.72	324.00	7,369.44						MEDI	39.71	112.19			
Totals:	115.00		2,738.53	330.00	7,737.06						SIT:CA	149.36	310.51			

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Payroll Register (By Pay Statements)

Register Alpha Last Name

Payroll: Bi-Weekly Regular 05/13/2022
Payroll Status: Open

Humberto Sanchez Default - #1004 — **Pay Date: 05/13/2022 (04/24 - 05/07)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
											SDI:CA	30.12	79.60			
											Totals:	638.86	2,417.77			

Cory Willis Default - #1008 — **Pay Date: 05/13/2022 (04/24 - 05/07)** — **Type: Regular, Category: Regular, Pay Statement #: ??? (1)**

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
125CO	-	-	-	-	500.00	HLTH	-	65.04	-	-	FIT	508.28	4,799.15	Checking (4	2,749.80	27,049.56
ADJ	-	-	-	-	138.03	PARS	216.32	1,949.24	216.32	1,949.24	MEDI	54.97	533.55			
FLSA	03.00	25.08	75.24	27.00	674.38	**Totals:**	216.32	2,014.28	216.32	1,949.24	SIT:CA	219.97	2,061.11			
OT	24.00	37.79	906.84	224.50	8,272.94						SDI:CA	41.70	404.78			
REG	112.00	25.08	2,808.96	1088.00	27,277.08						**Totals:**	824.92	7,798.59			
Totals:	139.00		3,791.04	1339.50	36,862.43											

Report Total

# of EE's - 9 / # of Statements - 9

Pay Type	Hrs	Rate	Amt	YTD Hrs	YTD Amt	Deduction	EE Amt	EE YTD	ER Amt	ER YTD	Taxes	Amt	YTD Amt	Net Pay	Amt	YTD Amt
DL4850	48.00	-	947.52	227.00	4,806.66	457B	147.70	1,365.15	-	-	FIT	2,723.89	30,643.87	Direct Depo	19,477.94	202,886.93
125CO	-	-	346.14	-	4,807.60	AFL Post	46.53	418.77	-	-	FICA	-	-			
ADJ	-	-	-	-	1,107.61	CS	212.66	637.98	-	-	MEDI	361.26	3,804.99			
BER	-	-	-	24.00	574.58	HLTH	441.69	3,643.55	-	-	SIT:CA	1,056.22	11,594.20			
FLSA	24.00	-	560.64	204.00	4,695.42	MISC	-	6.18	-	-	SDI:CA	274.07	2,881.07			
OT	144.00	-	4,607.82	1941.10	66,884.22	PARS	1,562.08	12,983.85	1,562.08	12,983.85	**Totals:**	4,415.44	48,924.13			
REG	824.00	-	19,266.16	8155.75	185,789.03	**Totals:**	2,410.66	19,055.48	1,562.08	12,983.85	MEDI	361.26	3,804.99			
Sick	-	-	-	43.00	942.32						SUTA_SC:C	2.00	62.98			
Vac	24.00	-	575.76	49.00	1,259.10						SUTA:CA	80.06	2,520.01			
Totals:	1064.00		26,304.04	10643.85	270,866.54						**ER Totals:**	443.32	6,387.98			
											All Totals:	4,858.76	55,312.11			

Chris Mann, City Manager

5-16-22
Date

Sorted By: Last, First Name Ascending
Filtered By: Employee Filter: All Employees

CentrallyHR
Phone: 540-345-6600

Generated: 05/11/2022 11:07a
Generated By: Sandra Danko
Page 3 of 3

Credit Card Review

US BANK Statement dated 4/6/22

ITEM #	CREDITOR	DESCRIPTION	AMOUNT	ACCOUNT
1	Chevron	Fire Station 1 Fuel	$ 150.00	10-421-6425
2	Chevron	Fire Station 1 Fuel	$ 20.86	10-421-6425
3	Amazon Prime	Monthly Prime Membership Fee	$ 14.00	10-310-6210
4	Microsoft	Microsoft 365 Monthly Fee - Business Standard Emails	$ 275.00	10-310-6210
5	Microsoft	Emergency Preparedness Monthly Emails	$ 56.00	10-425-6210
6	Microsoft	Microsoft 365 Monthly Fee - Business Premium Emails	$ 380.00	10-310-6210
7	Chevron	Fire Station 1 Fuel	$ 133.18	10-421-6425
8	Adobe	Photoshop Subscription for Admin Office	$ 20.99	10-310-6310
9	Chevron	Fire Station 1 Fuel	$ 79.26	10-421-6425
10	Staples Direct	Community Cleanup Event Posters	$ 116.35	10-310-6210
11	Arlo Technologies	Monthly Camera Service - City Hall	$ 9.99	10-550-6610
12	Chevron	Fire Station 1 Fuel	$ 119.22	10-421-6425
13	Chevron	Fire Station 1 Fuel	$ 124.63	10-421-6425
14	Chevron	Fire Station 1 Fuel	$ 104.51	10-421-6425
15	Chevron	Fire Station 1 Fuel	$ 81.67	10-421-6425
16	Amazon	Digital Camera for Ferrari	$ 430.99	10-310-6310
17	Chevron	Fire Station 1 Fuel	$ 136.41	10-421-6425
18	Round Up	Propane for Fire Station 1	$ 14.50	10-421-6425
19	Adobe Acropro	Annual Subscription for Computers at Admin Office	$ 179.88	10-310-6210
20	GoDaddy.com	Domain Renewal	$ 31.16	10-310-6610
21	Chevron	Fire Station 1 Fuel	$ 119.16	10-421-6425
22	Arlo Technologies	Monthly Camera Service - Admin Office	$ 14.99	10-550-6610
23	Amazon	Camera Tripod for Ferrari	$ 134.69	10-310-6310
24	Amazon	Camera Lens for Ferrari	$ 89.42	10-310-6310
25	Chevron	Fire Station 1 Fuel	$ 150.00	10-421-6425
26	Chevron	Fire Station 1 Fuel	$ 150.00	10-421-6425
27	Chevron	Fire Station 1 Fuel	$ 128.35	10-421-6425
28	Adobe Acropro	Monthly Subscription for 3 Fire & 1 Building & Safety	$ 67.96	A
29	Chevron	Fire Station 1 Fuel	$ 150.00	10-421-6425
30	Adobe Acropro	Monthly Subscription - Mann	$ 14.99	10-310-6210
31	Zoom.Us	Monthly Subscription for Virtual Meetings	$ 15.58	10-310-6310
32	Amazon	Webcam for City Manager's Office	$ 212.06	10-310-6210
			$ 3,725.80	

Account Breakdown

City Manager Office Expense	10-310-6210	$ 1,192.28	
City Manager Communication	10-310-6310	$ 691.67	
Conference/Meeting/Travel Expense	10-310-6510		
City Manager Software	10-310-6530		
City Manager Dept. Expense	10-310-6220		
City Manager Membership	10-310-6520		
Professional/Specialized Services	10-310-6610	$ 31.16	
Office Expense and Supplies	10-320-6210		
City Manager Contingency	10-310-6855		
Building Dept Office Supplies	10-360-6210	$ 16.99	
Building Dept Expense	10-360-6220		
Fire Department Fuel & Lubricants	10-421-6425	$ 1,661.75	
Fire Department Office Expense & Supplies	10-421-6210		
Fire Department Software	10-421-6530	$ 50.97	
Fire Department Capital Items	10-421-6815		
Fire Department Startup Costs	10-421-6975		
Emergency Preparedness Office Supplies	10-425-6210	$ 56.00	
Vehicle Maintenance	10-520-6415		
Building & Facilities Professional/Specialized Services	10-550-6610	$ 24.98	
Fire Department Swag	29-421-6816		
		$ 3,725.80	
	Check Figure	$ -	

Copies for City Council as directed by the Finance Committee

US BANK Statement dated 5/6/22

ITEM #	CREDITOR	DESCRIPTION	AMOUNT	ACCOUNT
1	Chevron	Fire Station 1 Fuel	$ 150.00	10-421-6425
2	Chevron	Fire Station 1 Fuel	$ 117.16	10-421-6425
3	Pitney Bows	E - Z Seal Sealing Solution (4 bottles)	$ 70.24	10-310-6210
4	Chevron	Fire Station 1 Fuel	$ 116.41	10-421-6425
5	Amazon	SD cards 256 MB - Ferrari	$ 67.86	10-310-6210
6	Amazon Prime	Prime Membership Fee	$ 16.15	10-310-6210
7	Microsoft	Microsoft 365 Monthly Fee - Business Standard Emails	$ 275.00	10-310-6210
8	Microsoft	Emergency Preparedness Monthly Emails	$ 56.00	10-425-6210
9	Microsoft	Microsoft 365 Monthly Fee - Business Premium Emails	$ 411.61	10-310-6210
10	Chevron	Fire Station 1 Fuel	$ 175.00	10-421-6425
11	Chevron	Fire Station 1 Fuel	$ 147.01	10-421-6425
12	Chevron	Fire Station 1 Fuel	$ 104.86	10-421-6425
13	Adobe	Photoshop Subscription for Admin Office	$ 20.99	10-310-6310
14	Home Depot	48 in. True blue digital box level with case	$ 182.10	10-421-6210
15	Chevron	Fire Station 1 Fuel	$ 173.55	10-421-6425
16	Arlo Technologies	Monthly Camera Service - City Hall	$ 9.99	10-550-6610
17	Chevron	Fire Station 1 Fuel	$ 75.19	10-421-6425
18	Chevron	Fire Station 1 Fuel	$ 102.37	10-421-6425
19	Chevron	Fire Station 1 Fuel	$ 101.48	10-421-6425
20	Chevron	Fire Station 1 Fuel	$ 175.00	10-421-6425
21	Chevron	Fire Station 1 Fuel	$ 89.08	10-421-6425
22	Arlo Technologies	Monthly Camera Service - Admin Office	$ 14.99	10-550-6610
23	Chevron	Fire Station 1 Fuel	$ 101.61	10-421-6425
24	Chevron	Fire Station 1 Fuel	$ 108.48	10-421-6425
25	Adobe	Monthly Subscription for 3 Fire & 1 Building & Safety	$ 67.96	A
26	Dropbox	Monthly Subscription - 5/4/22 - 5/4/23	$ 119.88	10-310-6310
27	Chevron	Fire Station 1 Fuel	$ 149.10	10-421-6425
28	Adobe	Monthly Subscription - Mann	$ 14.99	10-310-6210
29	Zoom.US	Monthly Subscription for Virtual Meetings	$ 15.58	10-310-6310
			$ 3,229.64	

Account Breakdown

City Manager Office Expense	10-310-6210	$ 855.85
City Manager Communication	10-310-6310	$ 156.45
Building Dept Office Supplies	10-360-6210	$ 16.99
Building Dept Expense	10-360-6220	
Fire Department Fuel & Lubricants	10-421-6425	$ 1,886.30
Fire Department Office Expense & Supplies	10-421-6210	$ 182.10
Fire Department Software	10-421-6530	$50.97
Fire Department Capital Items	10-421-6815	
Fire Department Startup Costs	10-421-6975	
Emergency Preparedness Office Supplies	10-425-6210	$ 56.00
Vehicle Maintenance	10-520-6415	
Building & Facilities Professional/Specialized Services	10-550-6610	$ 24.98
Fire Department Swag	29-421-6816	
		$ 3,229.64
	Check Figure	$ -

Copies for City Council as directed by the Finance Committee

		California Bank & Trust Statement dated 4-28-22		
ITEM #	**CREDITOR**	**DESCRIPTION**	**AMOUNT**	**ACCOUNT**
1	Tommy's Express	Car Wash for Command Vehicles	$ 16.00	10-421-6425
2	RTIC	Ice chest for Patrol - 1	$ 161.61	10-421-6975
3	Stater Bros.	Coffee/ Supplies	$ 20.97	10-421-6210
4	American Musical Supply	Fog Machine & Juice for Firestation	$ 336.13	27-400-7001
5	Lowe's	Diesel Fluid for Fire Engine	$ 91.02	10-421-6425
6	Costco	Coffee & Water for Fire Station	$ 115.70	10-421-6210
7	NorthStar Flags	Flags for Firestation	$ 117.66	10-421-6220
8	Linde Gas and Equipment	Oxygen Refill for Fire Station	$ 345.17	10-421-6220
9				
10				
11				
12				
			$ 1,204.26	
		Account Breakdown		
	Fire & Medical Department Expense	10-420-6220		
	Fire Department Office Expense & Supplies	10-421-6210	$ 136.67	
	Fire Department Departmental Expense	10-421-6220	$ 462.83	
	Fire Department Fuels and Lubricants	10-421-6425	$ 107.02	
	Fire Department Capital Items	10-421-6815		
	Fire Department Startup Costs	10-421-6975	$ 161.61	
	Gas Tax Landscape Maintenance	20-520-6720		
	Fire Station Upgrades	27-400-7001	$ 336.13	
	Rental Repairs and Maintenance	60-560-6325		
			$ 1,204.26	
		Check Figure	$ -	

Copies for City Council
as directed by
the Finance Committee

		California Bank & Trust Statement dated 4-28-22		
ITEM #	**CREDITOR**	**DESCRIPTION**	**AMOUNT**	**ACCOUNT**
1	Canyon Lake POA	Monthly round table meeting - City, Poa, CL Chamber of Commerce	$ 136.81	10-310-6510
			$ 136.81	
		Account Breakdown		
	City Council Dept. Expense	10-100-6220		
	City Council Meeting Expense	10-100-6225		
	Council Meeting/Travel Expense	10-100-6510		
	Council Special Dept. Expense	10-100-6520		
	Promotion and Advertising	10-100-6830		
	City Council Misc. Grant Office Expense	27-100-6210		
	City Manager Office Expense	10-310-6210		
	City Manager Communication	10-310-6310		
	Conference/Meeting/Travel Expense	10-310-6510	$ 136.81	
	City Manager Membership	10-310-6520		
			$ 136.81	
		Check Figure	$ -	

CM

Copies for City Council as directed by the Finance Committee

		California Bank & Trust Statement dated 4-28-22		
ITEM #	**CREDITOR**	**DESCRIPTION**	**AMOUNT**	**ACCOUNT**
1	Sparkletts	Drinking water for City Hall & Admin. Office April 2022	$ 145.21	10-310-6210
2	Tommys Express	Monthly car wash subscription April 2022	$ 104.95	10-520-6415
			$ 250.16	
		Account Breakdown		
	City Manager Office Expense	10-310-6210	$ 145.21	
	Vehicle Maintenance	10-520-6415	$ 104.95	
			$ 250.16	
		Check Figure	$ -	

CM

Copies for City Council as directed by the Finance Committee

		California Bank & Trust Statement dated 4-28-22		
ITEM #	**CREDITOR**	**DESCRIPTION**	**AMOUNT**	**ACCOUNT**
1	Canyon Lake Auto Repair	Oil change on 2018 Toyota Highlander	$ 89.59	10-520-6415
2	Staples	Office Supplies	$ 54.33	10-310-6210
3	Paypal	General Dept. Expense - Custom Ribbon	$ 2,038.00	10-320-6220
4	Whitepages	Annual Membership for City Clerk	$ 29.99	10-320-6220
5	Chipotle	Closed session meal 4-6-22	$ 132.67	10-100-6225
6	Affordable Auto Repair	Vehicle Maintenance - Replaced front axle on 2008 GMC Yukon	$ 496.68	10-520-6415
7	Southwest	Travel for MMC Academy - City Clerk	$ 291.96	10-320-6510
8	LESJWA Summit	Conference Registration - City Manager	$ 50.00	10-310-6510
9	Paypal	General Dept. Expense - Custom Ribbon	$ 185.19	10-320-6220
10	Temecula Safe	Meeting Registration for Council Member - CM Welty	$ 70.00	10-100-6510
11	City Clerks Association	CCAC Virtual Meeting - Inv. 200000764	$ 25.00	10-320-6510
12	USPS - Canyon Lake	Dep. Expense - Mailing	$ 11.75	10-320-6220
			$ 3,475.16	
		Account Breakdown		
	City Council Dept. Expense	10-100-6220		
	City Council Meeting Expense	10-100-6225	$ 132.67	
	Council Meeting/Travel Expense	10-100-6510	$ 70.00	
	Council Special Dept. Expense	10-100-6520		
	Promotion and Advertising	10-100-6830		
	City Council Misc. Grant Office Expense	27-100-6210		
	City Manager Office Expense	10-310-6210	$ 54.33	
	City Manager Communication	10-310-6310		
	Conference/Meeting/Travel Expense	10-310-6510	$ 50.00	
	City Clerk Departmental Expense	10-320-6220	$ 2,264.93	
	City Clerk Conference/Meeting/Travel Expense	10-320-6510	$ 316.96	
	Vehicle Maintenance	10-520-6415	$ 586.27	
			$ 3,475.16	
		Check Figure	$ -	

CM

Copies for City Council as directed by the Finance Committee

		California Bank & Trust Statement dated 4-28-22		
ITEM #	**CREDITOR**	**DESCRIPTION**	**AMOUNT**	**ACCOUNT**
1	Neogov	Job posting for Code Enforcement Officer	$ 199.00	10-520-6220
2	Verizon Wireless	Monitor to monitor device for Fire Dept.	$ 35.05	10-421-6320
3	California Building Officials	Cannabis Webinar for Code Enforcement	$ 90.00	10-520-6710
4	California Building Officials	Cannabis Webinar for Building Department	$ 90.00	10-360-6710
5	Verizon Wireless	Cell phones for City & Fire Dept. 3/4/2022 - 4/3/22	$ 328.66	A
6	Verizon Wireless	Ipads & SIM Card Device 3/4/2022 - 4/3/22	$ 165.26	A
			$ 907.97	
		Account Breakdown		
	City Manager Office Expense	10-310-6210		
	Building & Safety Departmental Expense	10-360-6220		
	Building & Safety Utilties	10-360-6320	$73.64	
	Building & Safety Training	10-360-6710	$ 90.00	
	Law Enforcement Specialized Services	10-410-6610		
	Fire & Medical Department Expense	10-420-6220		
	Fire Department Office Expense & Supplies	10-421-6210		
	Fire Department Utilities	10-421-6320	$ 224.80	
	Fire Department Capital Items	10-421-6815		
	Fire Department Startup Costs	10-421-6975		
	Emergency Preparedness Office Supplies	10-425-6210		
	Emergency Preparedness Departmental Expense	10-425-6220		
	Code Enforcement Supplies	10-520-6210		
	Special Enforcement Misc. Expense	10-520-6220	$ 199.00	
	Code Enforcement Communications	10-520-6310	$197.70	
	Code Enforcement Vehicle Equipment	10-520-6410		
	Code Enforcement Fuels and Lubricants	10-520-6425		
	Vehicle Maintenance	10-520-6415		
	Code Enforcement Membership Dues	10-520-6520		
	Code Enforcement Training	10-520-6710	$ 90.00	
	Communications	10-550-6310		
	Building & Facilities Maint. Utilities	10-550-6320	$32.83	
	Building & Facilities Professional/Specialized Services	10-550-6610		
	Building & Facilities Maint. Capital Outlay	10-550-8000		
	Building & Facilities Maint. Furniture & Equip.	10-550-8007		
	Signal & Sign Maintenance	20-000-6722		
	Gas Tax Landscape Maintenance	20-520-6720		
	Rental Repairs and Maintenance	60-560-6325		
			$ 907.97	
		Check Figure	$ -	

CM

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Name: City of Canyon Lake **CalPERS ID:** 3813045770

Payment Request Acceptance

Your request for payment has been accepted

- **To generate the employer payment report, please click the print button.** Print
- If you need to contact us with questions regarding this payment, please have your Payment Confirmation Number for faster access.
- Your payment will reflect as paid in myCalPERS if your payroll has successfully posted. Once your payment is processed any credits will roll over to the same type of receivable in the next month, after your payroll has been processed.
- Your payment may take longer to post, depending upon your Financial Institution.

Payment Setup Total

Total Payment Amount: $6,047.35

Payment Summary

Payment Confirmation Number	Payment Authorization Date	Receivable ID	Receivable Description	Payment Method	Payment Account Nickname	Selected Payment Amount
1002114980	05/24/2022	100000016767664	Employer Contribution, PEPRA, 26189, CalPERS, 05/01/2022 - 05/15/2022	EFT - Debit	Citizens Business Bank -5402	$4,369.20
1002114981	05/24/2022	100000016767622	Employer Contribution, Classic, 1684, CalPERS, 05/01/2022 - 05/15/2022	EFT - Debit	Citizens Business Bank -5402	$1,379.39
1002114982	05/24/2022	100000016767684	Employer Contribution, PEPRA, 26189, CalPERS, 05/16/2022 - 05/31/2022	EFT - Debit	Citizens Business Bank -5402	$298.76

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Build: v10.1.0.a Baseline: 220511_120041_v10.1_Int.62 **UID: 318**

Name: City of Canyon Lake **CalPERS ID:** 3813045770

Payment Request Acceptance

Your request for payment has been accepted

- **To generate the employer payment report, please click the print button.** Print
- If you need to contact us with questions regarding this payment, please have your Payment Confirmation Number for faster access.
- Your payment will reflect as paid in myCalPERS if your payroll has successfully posted. Once your payment is processed any credits will roll over to the same type of receivable in the next month, after your payroll has been processed.
- Your payment may take longer to post, depending upon your Financial Institution.

Payment Setup Total

Total Payment Amount: $5,525.27

Payment Summary

Payment Confirmation Number	Payment Authorization Date	Receivable ID	Receivable Description	Payment Method	Payment Account Nickname	Selected Payment Amount
1002099569	05/02/2022	100000016739229	Employer Contribution, PEPRA, 26189, CalPERS, 04/16/2022 - 04/30/2022	EFT - Debit	Citizens Business Bank -5402	$4,145.88
1002099570	05/02/2022	100000016739194	Employer Contribution, Classic, 1684, CalPERS, 04/16/2022 - 04/30/2022	EFT - Debit	Citizens Business Bank -5402	$1,379.39

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Build: v10.1 Baseline: 220422_192806_v10.1_Int.1744 **UID: 318**

Fire Department PARS EE & ER Contributions

Participants Name	Pay Period End Date	Pay Period	Gross Wages Subject to PARS	Employer Contribution	Employee Contribution	Hire Date
LaTendresse, Jeff	4/29/2022	4/16/2022 to 4/30/2022	4744.05	355.80	355.80	11/1/2021
Samuels, Michael	4/29/2022	4/16/2022 to 4/30/2022	3821.91	286.64	286.64	1/1/2022

		Total Wages	Total Employer Contribution	Total Employee Contribution	Total Contribution
Totals	**2**	**8565.96**	**642.45**	**642.45**	**1284.89**

***Jeff and Michael are on Semi-Monthly

Fire Department PARS EE & ER Contributions

Participants Name	Pay Period End Date	Pay Period	Gross Wages Subject to PARS	Employer Contribution	Employee Contribution	Hire Date
LaTendresse, Jeff	5/13/2022	5/1/2022 to 5/13/2022	4744.05	355.80	355.80	11/1/2021
Samuels, Michael	5/13/2022	5/1/2022 to 5/13/2022	3821.91	286.64	286.64	1/1/2022

		Total Wages	Total Employer Contribution	Total Employee Contribution	Total Contribution
Totals	**2**	**8565.96**	**642.45**	**642.45**	**1284.89**
			10-421-6080	10-000-2100	

***Jeff and Michael are on Semi-Monthly

Fire Department PARS EE & ER Contributions

Participants Name	Pay Period End Date	Pay Period	Gross Wages Subject to PARS	Employer Contribution	Employee Contribution	Hire Date
Bratt, Christopher	4/29/2022	4/10/2022 to 4/23/2022	2270.10	170.26	170.26	1/1/2022
Garcia, Nathaniel	4/29/2022	4/10/2022 to 4/23/2022	2270.10	170.26	170.26	1/1/2022
Gorter, Brennain	4/29/2022	4/10/2022 to 4/23/2022	2883.05	216.23	216.23	1/1/2022
Grant, Jonathan	4/29/2022	4/10/2022 to 4/23/2022	2758.85	206.91	206.91	1/1/2022
Green, Matthew	4/29/2022	4/10/2022 to 4/23/2022	2622.00	196.65	196.65	1/1/2022
O'Marra, Timothy	4/29/2022	4/10/2022 to 4/23/2022	3179.75	238.48	238.48	1/1/2022
Sanchez, Humberto	4/29/2022	4/10/2022 to 4/23/2022	2623.15	196.74	196.74	4/10/2022
Willis, Cory	4/29/2022	4/10/2022 to 4/23/2022	2884.20	216.32	216.32	1/1/2022

		Total Wages	Total Employer Contribution	Total Employee Contribution	Total Contribution
Totals	**7**	**21491.20**	**1611.84**	**1611.84**	**3223.68**

***These employees are on Bi-Weekly Pay Schedule

Fire Department PARS EE & ER Contributions

Participants Name	Pay Period End Date	Pay Period	Gross Wages Subject to PARS	Employer Contribution	Employee Contribution	Hire Date
Bratt, Christopher	5/13/2022	4/24/2022 to 5/7/2022	2270.10	170.26	170.26	1/1/2022
Garcia, Nathaniel	5/13/2022	4/24/2022 to 5/7/2022	2270.10	170.26	170.26	1/1/2022
Gorter, Brennain	5/13/2022	4/24/2022 to 5/7/2022	2883.05	216.23	216.23	1/1/2022
Grant, Jonathan	5/13/2022	4/24/2022 to 5/7/2022	2758.85	206.91	206.91	1/1/2022
Green, Matthew	5/13/2022	4/24/2022 to 5/7/2022	2622.00	196.65	196.65	1/1/2022
O'Marra, Timothy	5/13/2022	4/24/2022 to 5/7/2022	2516.15	188.71	188.71	1/1/2022
Sanchez, Humberto	5/13/2022	4/24/2022 to 5/7/2022	2623.15	196.74	196.74	4/10/2022
Willis, Cory	5/13/2022	4/24/2022 to 5/7/2022	2884.20	216.32	216.32	1/1/2022

			Total Wages	Total Employer Contribution	Total Employee Contribution	Total Contribution
Totals	**8**		**20827.60**	**1562.08**	**1562.08**	**3124.16**
				10-421-6080	10-000-2100	

***These employees are on Bi-Weekly Pay Schedule

Name: City of Canyon Lake **CalPERS ID:** 3813045770

Payment Request Acceptance

Your request for payment has been accepted

- **To generate the employer payment report, please click the print button.** Print
- If you need to contact us with questions regarding this payment, please have your Payment Confirmation Number for faster access.
- Your payment will reflect as paid in myCalPERS if your payroll has successfully posted. Once your payment is processed any credits will roll over to the same type of receivable in the next month, after your payroll has been processed.
- Your payment may take longer to post, depending upon your Financial Institution.

Payment Setup Total

Total Payment Amount: $4,872.79

Payment Summary

Payment Confirmation Number	Payment Authorization Date	Receivable ID	Receivable Description	Payment Method	Payment Account Nickname	Selected Payment Amount
1002099345	05/02/2022	100000016777311	Health PA Billing - Non-PERS	EFT - Debit	Citizens Business Bank -5402	$4,872.79

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Build: v10.1 Baseline: 220422_192806_v10.1_Int.1744 **UID: 318**

Name: City of Canyon Lake **CalPERS ID:** 3813045770

Payment Request Acceptance

Your request for payment has been accepted

- **To generate the employer payment report, please click the print button.** Print
- If you need to contact us with questions regarding this payment, please have your Payment Confirmation Number for faster access.
- Your payment will reflect as paid in myCalPERS if your payroll has successfully posted. Once your payment is processed any credits will roll over to the same type of receivable in the next month, after your payroll has been processed.
- Your payment may take longer to post, depending upon your Financial Institution.

Payment Setup Total

Total Payment Amount: $7,389.85

Payment Summary

Payment Confirmation Number	Payment Authorization Date	Receivable ID	Receivable Description	Payment Method	Payment Account Nickname	Selected Payment Amount
1002099339	05/02/2022	100000016777304	Health PA Billing - PERS	EFT - Debit	Citizens Business Bank -5402	$7,389.85

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Build: v10.1 Baseline: 220422_192806_v10.1_Int.1744 **UID: 318**

Nationwide®

Contact us at 1-877-496-1630 or NRSPlan@nationwide.com.

FastPay

Payroll detail payment submission

Plan name	CITY OF CANYON LAKE
Plan number	0035273001
Pay Center	CITY OF CANYON LAKE
Submission date	05-09-2022
Submission time	2:59:06 PM
Pay date	04-30-2022
Payment amount	$1,940.32
Debit ACH account	Citizens Business Bank
Bank routing number	*****4149
Bank account number	*****5402
Debit account type	Checking
Debit ACH draft date	05-11-2022

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FastPay

Payroll detail payment submission

Plan name	CITY OF CANYON LAKE OBRA
Plan number	0035273002
Pay Center	CITY OF CANYON LAKE OBRA
Submission date	05-09-2022
Submission time	3:09:15 PM
Pay date	04-30-2022
Payment amount	$223.16
Debit ACH account	Citizens Business Bank
Bank routing number	*****4149
Bank account number	*****5402
Debit account type	Checking
Debit ACH draft date	05-11-2022

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FastPay

Payroll detail payment submission

Plan name	CITY OF CANYON LAKE
Plan number	0035273001
Pay Center	CITY OF CANYON LAKE
Submission date	05-09-2022
Submission time	3:19:09 PM
Pay date	04-29-2022
Payment amount	$154.81
Debit ACH account	Citizens Business Bank
Bank routing number	*****4149
Bank account number	*****5402
Debit account type	Checking
Debit ACH draft date	05-11-2022

Nationwide®

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FastPay

Payroll detail payment submission

Plan name	CITY OF CANYON LAKE
Plan number	0035273001
Pay Center	CITY OF CANYON LAKE
Submission date	05-24-2022
Submission time	3:23:53 PM
Pay date	05-13-2022
Payment amount	$147.70
Debit ACH account	Citizens Business Bank
Bank routing number	*****4149
Bank account number	*****5402
Debit account type	Checking
Debit ACH draft date	05-26-2022

MINUTES
REGULAR MEETING OF THE
CANYON LAKE CITY COUNCIL
Wednesday, May 11, 2022

Closed Session – 5:30 p.m.
City Hall Administration Building
31526 Railroad Canyon Road, Suite 5
Canyon Lake, CA 92587

CALL TO ORDER

Mayor Smith called the meeting to order at 5:30 p.m.

CITY COUNCIL ROLL CALL

Present: Councilmember Castillo, Councilmember Dain, and Mayor Smith
Absent: Mayor Pro Tem Greene and Councilmember Welty

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8
Property: APN 349-290-008
Agency Negotiator: City Manager
Negotiating Parties: Jim Kipp
Under Negotiation: Price and Terms of Payment

City Attorney Graham stated that the following two items were added to the Closed Session agenda:

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

C. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION – Pursuant to paragraph (4) of subdivision (d) of Section 54956.9 – 1 case

The City Council entered Closed Session at 5:32 p.m.

Open Session – 6:30 p.m.
City Hall Council Chamber
31516 Railroad Canyon Road
Canyon Lake, CA 92587

CALL OPEN SESSION TO ORDER

Mayor Smith called the meeting to order at 6:30 p.m.

INVOCATION

Invocation was led by Mayor Smith.

FLAG SALUTE

Flag Salute was led by POA Board Member Renee Griffiths

ROLL CALL

Present: Councilmember Castillo, Councilmember Dain, and Mayor Smith
Absent: Mayor Pro Tem Greene and Councilmember Welty

CLOSED SESSION REPORT

There was nothing to report out of closed session.

APPROVAL OF THE CITY COUNCIL AGENDA

Motion and second by Councilmembers Castillo/Dain to approve the agenda.

Motion carried 3-0-2, with Councilmember Castillo, Councilmember Dain, and Mayor Smith voting aye and Mayor Pro Tem Greene and Councilmember Welty absent.

CEREMONIAL MATTERS *Presentations, Awards, Proclamations*

- Citizen of the Month

Mayor Smith announced that Student of the Year recipients Connor Martilla and Kylie Strange were selected as Citizens of the Month however, they were unable to attend the meeting.

- Proclamation – National Day of Prayer

Mayor Smith announced that the proclamation for National Day of Prayer would be presented in the month of June.

- Proclamation – National Police Week

Mayor Smith along with Councilmember Castillo presented Lieutenant James Rayls with a proclamation on behalf of the City Council.

- Award of Essay Contest Scholarship

Mayor Smith along with Councilmember Castillo and Councilmember Dain presented Jesse Rupe with the $1,500 City of Canyon Lake Scholarship.

COMMUNITY REPORTS

- Elsinore Valley Municipal Water District Update - President Darcy Burke

President Darcy Burke gave an update on behalf of Elsinore Valley Municipal Water District.

- Canyon Lake Property Owners Association Update - President Joe Kamashian

Board Member Renee Griffiths gave an update on behalf of the Canyon Lake Property Owners Association.

- Chamber of Commerce Update - President Jeanne O'Dell

President O'Dell gave a phone update on behalf of the Canyon Lake Chamber of Commerce.

PUBLIC SAFETY UPDATE

❖ Sheriff

Lieutenant James Rayls gave an update on the statistics and answered questions from the Council.

❖ Code Enforcement

Ruby Manzano, Senior Code Enforcement Officer, gave an update on the statistics and answered questions from the Council.

❖ Fire

Chief Jeff LaTendresse gave an update on the statistics and answered questions from the Council.

PUBLIC COMMENT

There were no comments.

CONSENT CALENDAR

(1) Waive Full Reading, Read all Ordinances by Title Only

(2) Resolution - Adoption of Resolution No. 2022-21 Approving Claims and Demands of the City

(3) Minutes - Approval of City Council Minutes
- March 31, 2022 – Special City Council Meeting
- April 6, 2022 – Regular City Council Meeting

(4) Resolutions - Adoption of Resolution No. 2022-22, Calling and Giving Notice of a General Municipal Election to be Held on Tuesday, November 8, 2022; Adoption of Resolution No. 2022-23, Requesting Consolidation of the Election with the County of Riverside; Adoption of Resolution No. 2022-24, Setting Regulations for the filing of Candidate Statements

Motion and second by Councilmembers Castillo/Dain to approve the agenda.

Motion carried 3-0-2, with Councilmember Castillo, Councilmember Dain, and Mayor Smith voting aye and Mayor Pro Tem Greene and Councilmember Welty absent.

PULLED CONSENT CALENDAR ITEMS

PUBLIC HEARING

(5) Ordinance - Adoption of Urgency Ordinance No. 220, an Urgency Ordinance of the City Council of the City of Canyon Lake, California, Extending an Interim Measure Imposing a Moratorium on the Use, Construction, Establishment or Operation of Structures Upon Water Within the City of Canyon Lake

- Public Hearing Opened

Mayor Smith opened the Public Hearing at 7:13 p.m.

- Staff Presentation

City Attorney Graham presented the item.

- Questions to Staff by City Council

There were none.

- Testimony by Proponents

There were none.

- Testimony by Opponents

There were none.

- Response by Proponents

There were none.

- Public Hearing Closed

Mayor Smith closed the Public Hearing at 7:16 p.m.

- Discussion by City Council

No further discussion.

- Action by City Council

Motion and second by Councilmembers Dain/Castillo to adopt Urgency Ordinance No. 220.

Motion carried 3-0-2, with Councilmember Castillo, Councilmember Dain, and Mayor Smith voting aye and Mayor Pro Tem Greene and Councilmember Welty absent.

BUSINESS ITEMS

(6) Presentation – EVMWD Drought/Rebates Update

Presentation by EVMWD Community Affairs Manager Bonny Woodrome.

There were no public comments.

(7) Agreement - Adoption of Amended Agreement between Animal Friends of the Valleys, Inc. and the City of Canyon Lake for Animal Control Services

Presentation by Management Analyst Tyler Ferrari.

There were no public comments.

Motion and second by Councilmembers Castillo/Dain to adopt the amended agreement with Animal Friends of the Valleys.

Motion carried 3-0-2, with Councilmember Castillo, Councilmember Dain, and Mayor Smith voting aye and Mayor Pro Tem Greene and Councilmember Welty absent.

(8) Resolution – Adoption of Resolution No. 2022-25, Approving the Amended and Restated Employment Agreement with the City Manager

Presentation by City Attorney Steven Graham.

The following members of the public spoke:

- Jack Wamsley

Motion and second by Councilmember Castillo/Mayor Smith to adopt Resolution No. 2022-25.

Motion carried 3-0-2, with Councilmember Castillo, Councilmember Dain, and Mayor Smith voting aye and Mayor Pro Tem Greene and Councilmember Welty absent.

(9) Discussion – Presentation and Discussion of the Draft FY2022-2023 Budget

Presentation by Finance Director Terry Shea.

There were no public comments.

Direction was given to bring the budget back at the next regularly scheduled meeting for adoption.

CITY MANAGER COMMENTS

No additional comments from the City Manager.

COMMITTEE AND COUNCIL REPORTS/COMMENTS

- **COUNCILMEMBER CASTILLO**

Councilmember Castillo attended a workgroup luncheon along with Councilmember Dain. She attended the League of California Cities Riverside Division Meeting in the City of Indian Wells. She announced that the next Jr Lifeguard tryouts would be held on May 22, 2022, at Sunset Beach. Lastly, she gave an update on behalf of the 9/11 Tribute Committee.

- **COUNCILMEMBER DAIN**

Councilmember Dain attended her first committee board meeting for the SCFA on May 5, 2022 and gave a brief update. She also congratulated the winner of the Canyon Lake Scholarship.

- **MAYOR SMITH**

Mayor Smith discussed the event he chaired for the POA Debates. He attended the City's 9th Annual Day of Prayer and also the ribbon cutting ceremony for Real Deals. He announced that the next ribbon cutting would be on May 20, 2022, at 4:00 p.m. for Pure Pilates. He gave brief updates on behalf of RCTC & RTA. Lastly, he ended his comments with the real estate update for the City of Canyon Lake.

ANNOUNCEMENTS

Mayor Smith announced that the next City Council meeting would take place on Wednesday, June 1st at 5:00 p.m. for closed session and 6:30 p.m. for open session.

ADJOURNMENT

Mayor Smith adjourned the meeting at 7:55 p.m.

Respectfully submitted,

_____
Ana V. Sauseda, CMC
City Clerk

ITEM NO. 4

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Mike Borja, Administrative Services Manager**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-27, Amending the Service Agreement between CTAI Pacific Greenscape and the City of Canyon Lake for Landscape and Irrigation Maintenance Services**

Recommendation

Adoption of Resolution No 2022-27 Amending the Service Agreement between CTAI Pacific Greenscape and the City of Canyon Lake for Landscape and Irrigation Maintenance Services.

Background

At the July 8, 2020 City Council meeting, the City Council awarded a service agreement to CTAI Pacific Greenscape for landscape and irrigation maintenance services. These services included maintenance for all landscape and hardscape structures within the medians and parkways along Railroad Canyon Road, within city limits. In addition, their services also included the landscape and irrigation maintenance at Fire Station No. 1, located at 28730 Vacation Drive.

Our current service agreement with CTAI Pacific Greenscape expires on June 5, 2022, in which the City would then transition into a month-to-month service. The new service agreement would entail a proposed 2- year term, with an annual base amount not to exceed that of $60,300. The following is a breakdown of costs:

- Railroad Canyon Road total annual service cost - $57,300
- Fire Station No. 1 total annual service cost - $3,000

Any additional work required by CTAI Pacific Greenscape will be charged on a time and materials basis as indicated with the attached Exhibit A - Scope of Work.

Staff is recommending that City Council approves the new 2- year amended Service Agreement with CTAI Pacific Greenscape for an annual base amount of $60,300 and authorize a contingency of 20% for any additional work that may be necessary throughout the duration of the agreement.

Fiscal Impact

The City's Gas Tax Fund 20- Account 6720 identifies adequate funds to approve the Landscape and Irrigation Maintenance services with CTAI Pacific Greenscape, including the 20% contingency necessary for any additional services on Railroad Canyon Road.

The City's Fire Department Account 421- 6720 identifies adequate funds to approve the portion of the Landscape and Irrigation Maintenance services with CTAI Pacific Greenscape for Fire Station #1, including the 20% contingency necessary for any additional services.

Attachments

1. Resolution No. 2022-27

ATTACHMENT 1

RESOLUTION NO. 2022-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING AN AMENDED SERVICE AGREEMENT WITH CTAI PACIFIC GREENSCAPE IN THE AMOUNT OF $60,300 FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

WHEREAS, the City of Canyon Lake desired to establish an effective long-term contractual service for the landscape and irrigation maintenance for both Railroad Canyon Road and Fire Station No. 1; and

WHEREAS, on July 8, 2020, the City Council authorized the City Manager to execute a Service Agreement with CTAI Pacific Greenscape for landscape and irrigation maintenance services for Railroad Canyon Road and Fire Station No. 1; and

WHEREAS, the City of Canyon Lake's current Service Agreement with CTAI Pacific Greenscape expires on June 5, 2022 and would transition into a month-to-month service; and

WHEREAS, under the new Amended Service Agreement with CTAI Pacific Greenscape, a proposed 2- year term agreement for landscape and irrigation maintenance service would expire on June 30, 2024; and

WHEREAS, the City's Gas Tax Fund 20 and the City's Fire Department Account 421- 6720 identifies adequate funds necessary to approve the landscape and irrigation maintenance services with CTAI Pacific Greenscape.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes a Service Agreement with CTAI Pacific Greenscape in the amount not to exceed $60,300 in the City's Gas Tax Fund 20 and the City's Fire Department Account 421- 6720 of the General Fund for professional services related to landscape and irrigation maintenance.

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Section 2. The City Council authorizes the City Manager to sign and execute the agreement attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

PROFESSIONAL SERVICES AGREEMENT
FOR LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT for Professional Services ("Agreement") is made this 1st day of July 2022 ("Effective Date") by and between the City of Canyon Lake (the "City") and CTAI Pacific Greenscape ("Provider") (together sometimes referred to the "Parties").

Section 1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, Provider shall provide to the City the services described in the Scope of Work attached as **Exhibit A** and incorporated here. Such work shall be provided at the time and place and in the manner specified in Exhibit A. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, this Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2024. Provider shall complete the work described in Exhibit A prior to that date unless the term of the Agreement is otherwise terminated or extended as provided for in Section 8. The time provided to Provider to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

1.2 **Standard of Performance.** Provider shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Provider is engaged and to the sole satisfaction of the Contract Administrator.

1.3 **Assignment of Personnel.** Provider shall assign only competent personnel to perform services pursuant to Agreement. In the event that the City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Provider shall, immediately upon receiving notice from the City of such desire of the City, reassign such person or persons.

1.4 **Time.** Provider shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to satisfy Provider's obligations hereunder.

1.5 **Authorization to Perform Services.** The Provider is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 2. **COMPENSATION.** The City hereby agrees to pay Provider a total annual sum not to exceed $ 60,300 for landscape services, notwithstanding any contrary indications that may be contained in Provider's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Exhibit A,

regarding the amount of compensation, this Agreement shall prevail. The City shall pay Provider for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from the City to Provider for services rendered pursuant to this Agreement. Provider shall submit all invoices to the City in the manner specified herein. Except as specifically authorized in advance by the City, Provider shall not bill the City for duplicate services performed by more than one person.

2.1 **Invoices.** Provider shall submit invoices monthly during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- The beginning and ending dates of the billing period;
- A Task Summary containing the total due this period;
- At the City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Provider and each employee, agent, and subcontractor of Provider performing services hereunder necessary to complete the work described in Exhibit A;
- Receipts for expenses to be reimbursed;
- The Provider's signature.

2.2 **Monthly Payment.** The City shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred.

2.3 **Total Payment.** The City shall not pay any additional sum for any expense or cost whatsoever incurred by Provider in rendering services pursuant to this Agreement. The City shall make no payment for any extra, further, or additional service pursuant to this Agreement. The City shall be exempt from existing or any and all future fuel service charges, minimum order, or one-time order service charge.

In no event shall Provider submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement unless the Agreement is modified in writing prior to the submission of such an invoice.

2.4 **Hourly Fees.** Fees for work performed by Provider on an hourly basis shall not exceed the amounts shown on the fee schedule included with Exhibit A.

2.5 **Reimbursable Expenses.** Reimbursable expenses are included within the maximum amount of the contract.

2.6 **Payment of Taxes.** Provider is solely responsible for the payment of employment taxes incurred under this Agreement and any federal or state taxes.

2.7 **Payment upon Termination.** In the event that the City or Provider terminates this Agreement pursuant to Section 8, the City shall compensate the Provider for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Provider shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

Section 3. FACILITIES AND EQUIPMENT. Provider shall, at its sole cost and expense, provide all facilities, supplies and equipment necessary to perform the services required by this Agreement.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Provider, at its own cost and expense, shall procure the types and amounts of insurance checked below and provide Certificates of Insurance, indicating that Provider has obtained or currently maintains insurance that meets the requirements of this section and which is satisfactory, in all respects, to the City. Provider shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Provider's compensation. Provider shall not allow any subcontractor to commence work on any subcontract until Provider has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to the City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. All insurance coverage and limits provided by Provider and available or applicable under this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement limits the application of such insurance coverage.

4.1 **Workers' Compensation.** Provider shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Provider. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Provider may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Provider, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and authorized volunteers for loss arising from work performed under this Agreement.

4.2 **Commercial General Insurance and Automobile Liability Insurance.**

4.2.1 **Commercial General Liability Insurance.** Provider, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE

MILLION DOLLARS ($1,000,000.00) per occurrence, combined single limit coverage of $1,000,000 in the general aggregate, for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (per occurrence). Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (per accident). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. Any failure of Provider to comply with reporting provisions of the policy shall not affect coverage provided to the City and its officers, employees, agents, and volunteers.

4.3 Professional Liability Insurance. – Intentionally Omitted

4.4 All Policies Requirements.

4.4.1 **Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A-: VI.

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Provider shall furnish the City with Certificates of Insurance, and upon request, complete certified copies of all policies, including complete certified copies of all endorsements. All copies of policies and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

4.4.3 **Notice of Reduction in or Cancellation of Coverage.** A certified endorsement shall be attached to all insurance obtained pursuant to this

Agreement stating that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified, mail, return receipt requested, has been given to the City. In the event that any coverage required by this section is reduced, limited, cancelled, or materially affected in any other manner, Provider shall provide written notice to the City at Provider's earliest possible opportunity and in no case later than ten (10) working days after Provider is notified of the change in coverage.

4.4.4 **Additional insured; primary insurance.** The City and its officers, employees, agents, and authorized volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Provider, including the insured's general supervision of Provider; products and completed operations of Provider, as applicable; premises owned, occupied, or used by Provider; and automobiles owned, leased, or used by the Provider in the course of providing services pursuant to this Agreement. The coverage shall contain no special limitations on the scope of protection afforded to the City or its officers, employees, agents, or authorized volunteers.

A certified endorsement must be attached to all policies stating that coverage is primary insurance with respect to the City and its officers, officials, employees, and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

4.4.5 **Subcontractors.** Provider shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.6 **Variation.** Contract Administrator may approve in writing a variation in the foregoing insurance requirements, upon a determination that the coverage, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

4.4.7 No policy required hereunder shall prohibit Provider from waiving any right of recovery prior to loss. Provider hereby waives such right with regard to the Indemnities set out below in Section 5.

4.5 **Remedies.** In addition to any other remedies the City may have if Provider fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, the City may, at its sole option, exercise any

of the following remedies, which are alternatives to other remedies the City may have and are not the exclusive remedy for Provider's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Provider to stop work under this Agreement or withhold any payment that becomes due to Provider hereunder, or both stop work and withhold any payment, until Provider demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. INDEMNIFICATION

Provider shall indemnify, defend with counsel acceptable to the City and hold harmless the City and its officials, officers, employees. agents and authorized volunteers from and against any and all losses, liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, damages and expenses of any kind, whether actual or threatened, (including but not limited to attorneys' fees and costs, court costs, interest defense costs, and expert witness fees) where the same arise out of, are a consequence of or are in any way attributable to, in whole or in part, the performance of this Agreement (or the failure to perform) by Provider or by any individual or entity for which Provider is legally liable, including but not limited to officers, agents, employees or subcontractors of Provider.

The foregoing obligation of Provider shall not apply when (1) the injury, loss of life, damage to property or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents or authorized volunteers and (2) the actions of Provider or its employees, subcontractors or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law.

It is understood that the duty of Provider to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by the City of insurance certificates and endorsements required under this Agreement does not relieve Provider from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Provider acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

Section 6. STATUS OF PROVIDER.

6.1 **Independent Contractor.** At all times during the term of this Agreement, Provider shall be an independent contractor and shall not be an employee of the City. The City shall have the right to control Provider only insofar as the results

of Provider's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise the City shall not have the right to control the means by which Provider accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Provider and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to any compensation, benefit, or any incident of employment by the City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of the City and entitlement to any contribution to be paid by the City for employer contributions and/or employee contributions for PERS benefits.

Section 7. LEGAL REQUIREMENTS.

7.1 **Governing Law.** The laws of the State of California shall govern this agreement.

7.2 **Compliance with Applicable Laws.** Provider and any subcontractor shall comply with all applicable local, state, and federal laws and regulations applicable to the performance of the work hereunder.

7.3 **Licenses and Permits.** Provider represents and warrants to the City that Provider and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Provider represents and warrants to the City that Provider and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term or this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Provider and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from the City.

Section 8. TERMINATION AND MODIFICATION.

8.1 **Termination.** The City may cancel this Agreement at any time and without cause upon written notification to Provider.

Provider may cancel this Agreement upon thirty (30) days' written notice to the City and shall include in such notice the reasons for cancellation.

In the event of termination, Provider shall be entitled to compensation for services performed to the effective date of termination; the City, however, may condition payment of such compensation upon Provider delivering to the City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Provider or prepared by or for Provider or the City in connection with this Agreement.

8.2 **Extension.** The City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Provider understands and agrees that, if the City grants such an extension, the City shall have no obligation to provide Provider with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, the City shall have no obligation to reimburse Provider for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

8.4 **Assignment and Subcontracting.** The City and Provider recognize and agree that this Agreement contemplates personal performance by Provider and is based upon a determination of Provider's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to the City for entering into this Agreement was and is the professional reputation and competence of Provider. Provider may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Provider shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator. In the event that key personnel leave Provider's employ, Provider shall notify the City immediately.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between the City and Provider shall survive the termination of this Agreement.

8.6 **Options upon Breach by Provider.** If Provider materially breaches any of the terms of this Agreement, the City's remedies shall include, but not be limited to, any or all of the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Provider pursuant to this Agreement;

8.6.3 Retain a different Provider to complete the work described in Exhibit A not finished by Provider; or

8.6.4 Charge Provider the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that the City would have paid Provider pursuant to Section 2 if Provider had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 **Records Created as Part of Provider's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form that Provider prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Provider hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. The City and Provider agree that, until final approval by the City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties unless required by law.

9.2 **Provider's Books and Records.** Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Provider to this Agreement.

9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Provider to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of, the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds Ten Thousand Dollars ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of the City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 **Attorneys' Fees.** If either party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in Riverside County.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Provider Representative**. All matters under this Agreement shall be handled for Provider by Charles Andrews, CTAI Pacific Greenscape Owner

10.7 **City Contract Administration.** This Agreement shall be administered by the City Manager Chris Mann ("City Administrator"). All correspondence shall be directed to or through the City Administrator or his or her designee.

10.8 **Notices.** Any written notice to Provider shall be sent to:

Charles Andrews, Owner
CTAI Pacific Greenscape
23520 Kettle Road
Murrieta, CA 92562

Any written notice to the City shall be sent to the Contract Administrator:

Chris Mann, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

10.9 **Intentionally Omitted.**

10.10 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, represents the entire and integrated agreement between the City and Provider and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.11 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the Effective Date.

THE CITY OF CANYON LAKE	CTAI PACIFIC GREENSCAPE
_____	_____
Chris Mann, City Manager	Charles Andrews, Owner

Attest:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

CTAI PACIFIC GREENSCAPE
LANDSCAPE SERVICE
23520 Kettle Road
Murrieta CA 92562
Office (951) 696-2277
Fax (951) 461-0760
email ctai@me.com

PROPOSAL

DATE: 05/12/2022

TO: City of Canyon Lake

REFERENCE: City of Canyon Lake
31516 Railroad Canyon Road
Canyon Lake, CA 92587

WORK DESCRIPTION:

Weekly -Full Landscape Maintenance Service

SCOPE OF WORK: EXHIBIT A - EXTERIOR LANDSCAPE MAINTENANCE SPECIFICATIONS

PLEASE SEE ATTACHED "SCOPE OF WORK"

TOTAL MONTHLY/ANNUAL LANDSCAPE MAINTENANCE COST FY 2022:

Landscape Maintenance Service- Monthly Cost: $4,775.00
Fire Station #1 Monthly Service Cost : $250.00

City Of Canyon Lake Cost: Annually $57,300.00
Fire Station Cost: Annually $3,000.00

EXHIBIT A

SCOPE OF WORK - Our Company will furnish all labor, tools, equipment, materials, and supervision for landscape maintenance at this site.

INTENT:

It is our every intent to be awarded this contract for the Landscape Maintenance Services for your property. All maintenance will be performed with the best landscape maintenance practices and will be kept in the highest aesthetic level of the facility being maintained. This effort is to complete professional care of landscape maintenance. Weekly landscape maintenance-service will be provided. Maintenance-service includes, but is not limited too; litter control, tree trimming weed control, fertilization, v-ditches, edging and cultivating as necessary. All plant materials, and trees are to be kept in healthy, growing condition, as well as all planted areas neat, attractive, and free of trash and debris. We are fully aware that the required maintenance specifications for this contract. We will maintain adequate staffing for the term of the landscaping service contract to complete all terms and conditions, weekly, semi-monthly and monthly tasks requirements, periodic requirements, and special event requirements, etc.

SHRUBS AND PLANTS:

All shrubs shall be pruned as required. Some plants are to be maintained with a "Natural Appearance" according to city standards. There will be minimal pruning/ trimming on these specified shrubs. Planters shall be kept free of weeds and debris, and raked as required. Fertilizer shall be applied as necessary to maintain a healthy growth.

TREES:

Pruning of all limbs up to 12 feet in height to prevent safety hazards, and remove all dead growth and broken limbs. All trees will maintain in a health and vigorous growing condition, remaining free from disease. Trees will be maintained to allow all vehicle and pedestrian traffic to pass under without damage and/or injuries. All trees shall be fully trimmed and pruned annually to maintain appearance and aesthetic quality.

NON-PLANTED AREAS:

All sidewalk joints and cracks, and asphalt and curb joints shall be kept free of weeds.

IRRIGATION SYSTEM:

CTAI will be responsible for seasonal adjustment and weekly regulation of all control devices required for adequate watering. CTAI shall repair and or replace all/any broken or damaged sprinkler parts at no charge to the customer. (*Main line breaks repairs are excluded) Irrigation shall be confined to lawn and planted areas. Under no circumstances shall water be allowed to accumulate on sidewalks for pedestrian safety. Timer shall be adjusted to turn on early mornings or late nights to avoid sprinkling of parked cars. All major irrigation repair will be approved by management before work is performed.

FERTILIZERS:

CTAI's monthly price for maintenance includes seasonal fertilizing required to maintain a healthy green growth for all shrub and turf areas. Fertilizing shall occur quarterly (3 times per year) during Spring, Summer and Fall months, fertilizer types depend on season.

****PESTICIDE/HERBICIDE PROGRAM:**

All pesticides are included in the monthly price and are as follows: 1. Pre- emergent - will be applied as needed 2. Weed Abatement - completed as needed 3. Rodent Control - will include gophers/ground squirrels.We will maintain accurate and complete written records and reports of any/all applications of chemical, pesticides and herbicides. We will use photo-sensitive dyes when applying pesticides for weed control, and we will adhere to all safety precautions when applying all chemicals.

TRASH/DEBRIS:

All litter, trash, debris and dead plant material(s) will be removed from all turf, shrub, planter areas and walk way and disposed of appropriately. Our maintenance crew will sweep or blow-off all walk ways, curbs and gutters as needed.

INSPECTIONS/QUALITY CONTROL

Our Field Supervisors and Quality Control Inspectors will conduct weekly routine inspections of the facility, and will regularly inspect all landscaped areas for the presence of disease, insect and/or vertebrate pest infestations. We will notify the owner, within three (3) working days if any unusual disease or insect infestation is found and will follow the State of California Food and Agricultural code guidelines when when disposing of material.

EXTRA WORK:

In event that we are required to perform extra work, we will provide a written estimate cost of the requested work to Property Management for approval. All extra work will approved and signed off before performing any extra work.

SERVICE DAY:

Our scheduled service day to perform these duties will take place on Friday of every week.

ITEM NO. 5

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Mike A. Borja, Administrative Services Manager**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-28, Amending the Service Agreement between of PZL Inc. and the City of Canyon Lake for City Engineering Services**

Recommendation

Adoption of Resolution No. 2022-28 amending the Service Agreement between of PZL Inc. and the City of Canyon Lake for Planning Services.

Background

At the February 6, 2019 City Council meeting, the City Council approved a service agreement with PZL Inc. for Planning Services. These services include the preparation and/or updates to various city documents, including General Plan Elements, policy documents, zoning ordinance amendments, environmental documents, development processing and project evaluation, reviewing development site plans and conditional use permits, regulating signage, reviewing City Business Licenses, and overall department management and administration.

PZL Inc. proposes to increase their current billing rate for the upcoming fiscal year. They are proposing to increase their current billing rate from $100 per hour to $120 per hour. This increase is a result of several factors including a rise in costs- of- living expenses, and a substantial growth in workload, this in combination with a billing rate that has remained constant for the past three years.

Due to the City's history with PZL Inc. and to the workmanship and knowledge PZL Inc. has consistently demonstrated, the City is in favor of continuing a partnership by approving the new hourly rate and amending the Service Agreement for an annual base amount not to exceed $61,000. Upon approval by the City Council, the new 2- year term Service Agreement will take effect on July 1st, 2022.

Fiscal Impact

The City's General Fund Planning 350, Account 6616, identifies adequate funds to approve the Planning Services with PZL Inc.

Attachments

1. Resolution No. 2022-28

ATTACHMENT 1

RESOLUTION NO. 2022-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING AN AMENDED SERVICE AGREEMENT WITH PZL INC. IN THE AMOUNT OF $61,000 FOR PLANNING SERVICES

WHEREAS, the City of Canyon Lake's Planning Department works with citizens and community leaders to build a consensus on how the City should grow, both in the short and long term; and

WHEREAS, the Planning Department is responsible for articulating and implementing the community's vision of the City's natural and built environment as outlined in the General Plan and the various specific plans; and

WHEREAS, on February 6, 2019, the City of Canyon Lake entered into a Service Agreement with PZL Inc. for Planning Service at an annual cost of $50,000; and

WHEREAS, after three years of service with the City of Canyon Lake, PZL Inc. is proposing a new billing rate change due to cost-of-living increases, a billing rate that has remained constant for the past three years, and an increase in workload; and

WHEREAS, the City's Planning Fund 350- Account 6616, identifies adequate funds necessary to approve Planning Services with PZL Inc.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes an amended Service Agreement with PZL Inc. for an annual base amount not to exceed $61,000 in the City's Planning Fund 350- 6616 for professional services related to Planning.

Section 2. The City Council authorizes the City Manager to sign and execute the agreement attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

PROFESSIONAL SERVICES AGREEMENT
FOR PLANNING SERVICES

THIS AGREEMENT for Professional Services ("Agreement") is made this 1st day of July 2022 ("Effective Date") by and between the City of Canyon Lake (the "City") and PZL Inc. ("Provider") (together sometimes referred to the "Parties").

Section 1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, Provider shall provide to the City the services described in the Scope of Work attached as **Exhibit A** and incorporated here. Such work shall be provided at the time and place and in the manner specified in Exhibit A. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, this Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2024. Provider shall complete the work described in Exhibit A prior to that date unless the term of the Agreement is otherwise terminated or extended as provided for in Section 8. The time provided to Provider to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

1.2 **Standard of Performance.** Provider shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Provider is engaged and to the sole satisfaction of the Contract Administrator.

1.3 **Assignment of Personnel.** Provider shall assign only competent personnel to perform services pursuant to Agreement. In the event that the City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Provider shall, immediately upon receiving notice from the City of such desire of the City, reassign such person or persons.

1.4 **Time.** Provider shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to satisfy Provider's obligations hereunder.

1.5 **Authorization to Perform Services.** The Provider is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 2. **COMPENSATION.** The City hereby agrees to pay Provider a total annual sum not to exceed $61,000 during which services are provided, notwithstanding any contrary indications that may be contained in Provider's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this

Agreement and Exhibit A, regarding the amount of compensation, this Agreement shall prevail. The City shall pay Provider for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from the City to Provider for services rendered pursuant to this Agreement. Provider shall submit all invoices to the City in the manner specified herein. Except as specifically authorized in advance by the City, Provider shall not bill the City for duplicate services performed by more than one person.

2.1 **Invoices.** Provider shall submit invoices monthly during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- The beginning and ending dates of the billing period;
- A Task Summary containing the total due this period;
- At the City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Provider and each employee, agent, and subcontractor of Provider performing services hereunder necessary to complete the work described in Exhibit A;
- Receipts for expenses to be reimbursed;
- The Provider's signature.

2.2 **Monthly Payment.** The City shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred.

2.3 **Total Payment.** The City shall not pay any additional sum for any expense or cost whatsoever incurred by Provider in rendering services pursuant to this Agreement. The City shall make no payment for any extra, further, or additional service pursuant to this Agreement. The City shall be exempt from existing or any and all future fuel service charges, minimum order or one-time order service charge.

In no event shall Provider submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified in writing prior to the submission of such an invoice.

2.4 **Hourly Fees.** Fees for work performed by Provider on an hourly basis shall not exceed the amounts shown on the fee schedule included with Exhibit A.

2.5 **Reimbursable Expenses.** Reimbursable expenses are included within the maximum amount of the contract.

2.6 **Payment of Taxes.** Provider is solely responsible for the payment of employment taxes incurred under this Agreement and any federal or state taxes.

2.7 **Payment upon Termination.** In the event that the City or Provider terminates this Agreement pursuant to Section 8, the City shall compensate the Provider for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Provider shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

Section 3. FACILITIES AND EQUIPMENT. Provider shall, at its sole cost and expense, provide all facilities, supplies and equipment necessary to perform the services required by this Agreement.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Provider, at its own cost and expense, shall procure the types and amounts of insurance checked below and provide Certificates of Insurance, indicating that Provider has obtained or currently maintains insurance that meets the requirements of this section and which is satisfactory, in all respects, to the City. Provider shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Provider's compensation. Provider shall not allow any subcontractor to commence work on any subcontract until Provider has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to the City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. All insurance coverage and limits provided by Provider and available or applicable under this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement limits the application of such insurance coverage.

4.1 **Workers' Compensation.** Provider shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Provider. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Provider may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Provider, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and authorized volunteers for loss arising from work performed under this Agreement.

4.2 Commercial General Insurance and Automobile Liability Insurance.

4.2.1 Commercial General Liability Insurance. Provider, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS ($1,000,000.00) per occurrence for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 Minimum scope of coverage Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (per occurrence). Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (per accident). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. Any failure of Provider to comply with reporting provisions of the policy shall not affect coverage provided to the City and its officers, employees, agents, and volunteers.

4.3 Professional Liability Insurance. – Intentionally Omitted

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A-: VI.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Provider shall furnish the City with Certificates of Insurance, and upon request, complete certified copies of all policies, including complete certified copies of all endorsements. All copies of policies and

certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

4.4.3 **Notice of Reduction in or Cancellation of Coverage.** A certified endorsement shall be attached to all insurance obtained pursuant to this Agreement stating that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified, mail, return receipt requested, has been given to the City. In the event that any coverage required by this section is reduced, limited, cancelled, or materially affected in any other manner, Provider shall provide written notice to the City at Provider's earliest possible opportunity and in no case later than ten (10) working days after Provider is notified of the change in coverage.

4.4.4 **Additional insured; primary insurance.** The City and its officers, employees, agents, and authorized volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Provider, including the insured's general supervision of Provider; products and completed operations of Provider, as applicable; premises owned, occupied, or used by Provider; in the course of providing services pursuant to this Agreement. The coverage shall contain no special limitations on the scope of protection afforded to the City or its officers, employees, agents, or authorized volunteers.

A certified endorsement must be attached to all policies stating that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

4.4.5 **Subcontractors.** Provider shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.6 **Variation.** Contract Administrator may approve in writing a variation in the foregoing insurance requirements, upon a determination that the coverage, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

4.4.7 No policy required hereunder shall prohibit Provider from waiving any right of recovery prior to loss. Provider hereby waives such right with regard to the Indemnities set out below in Section 5.

4.5 **Remedies.** In addition to any other remedies the City may have if Provider fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, the City may, at its sole option, exercise any of the following remedies, which are alternatives to other remedies the City may have and are not the exclusive remedy for Provider's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Provider to stop work under this Agreement or withhold any payment that becomes due to Provider hereunder, or both stop work and withhold any payment, until Provider demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION

Provider shall indemnify, defend with counsel acceptable to the City and hold harmless the City and its officials, officers, employees. agents and authorized volunteers from and against any and all losses, liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, damages and expenses of any kind, whether actual or threatened, (including but not limited to attorneys' fees and costs, court costs, interest defense costs, and expert witness fees) where the same arise out of, are a consequence of or are in any way attributable to, in whole or in part, the performance of this Agreement (or the failure to perform) by Provider or by any individual or entity for which Provider is legally liable, including but not limited to officers, agents, employees or subcontractors of Provider.

The foregoing obligation of Provider shall not apply when (1) the injury, loss of life, damage to property or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents or authorized volunteers and (2) the actions of Provider or its employees, subcontractors or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law.

It is understood that the duty of Provider to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by the City of insurance certificates and endorsements required under this Agreement does not relieve Provider from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Provider acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

Section 6. STATUS OF PROVIDER.

6.1 Independent Contractor. At all times during the term of this Agreement, Provider shall be an independent contractor and shall not be an employee of the City. The City shall have the right to control Provider only insofar as the results of Provider's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise the City shall not have the right to control the means by which Provider accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Provider and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to any compensation, benefit, or any incident of employment by the City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of the City and entitlement to any contribution to be paid by the City for employer contributions and/or employee contributions for PERS benefits.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this agreement.

7.2 Compliance with Applicable Laws. Provider and any subcontractor shall comply with all applicable local, state and federal laws and regulations applicable to the performance of the work hereunder.

7.3 Licenses and Permits. Provider represents and warrants to the City that Provider and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Provider represents and warrants to the City that Provider and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term or this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Provider and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from the City.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. The City may cancel this Agreement at any time and without cause upon written notification to Provider.

Provider may cancel this Agreement upon thirty (30) days' written notice to the City and shall include in such notice the reasons for cancellation.

In the event of termination, Provider shall be entitled to compensation for services performed to the effective date of termination; the City, however, may condition

payment of such compensation upon Provider delivering to the City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Provider or prepared by or for Provider or the City in connection with this Agreement.

8.2 **Extension.** Not applicable because there's no set termination date.

8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

8.4 **Assignment and Subcontracting.** The City and Provider recognize and agree that this Agreement contemplates personal performance by Provider and is based upon a determination of Provider's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to the City for entering into this Agreement was and is the professional reputation and competence of Provider. Provider may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Provider shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator. In the event that key personnel leave Provider's employ, Provider shall notify the City immediately.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between the City and Provider shall survive the termination of this Agreement.

8.6 **Options upon Breach by Provider.** If Provider materially breaches any of the terms of this Agreement, the City's remedies shall include, but not be limited to, any or all of the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Provider pursuant to this Agreement;

8.6.3 Retain a different Provider to complete the work described in Exhibit A not finished by Provider; or

8.6.4 Charge Provider the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that the City would have paid Provider pursuant to Section 2 if Provider had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 Records Created as Part of Provider's Performance. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form that Provider prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Provider hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. The City and Provider agree that, until final approval by the City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties unless required by law.

9.2 Provider's Books and Records. Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Provider to this Agreement.

9.3 Inspection and Audit of Records. Any records or documents that Section 9.2 of this Agreement requires Provider to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of, the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds Ten Thousand Dollars ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of the City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 Attorneys' Fees. If either party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 Venue. In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in Riverside County.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Provider Representative**. All matters under this Agreement shall be handled for Provider by Jim Morrissey, PZL Inc. Owner

10.7 **City Contract Administration.** This Agreement shall be administered by the City Manager Chris Mann ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.8 **Notices.** Any written notice to Provider shall be sent to:

Jim Morrissey, Owner
PZL, Inc.
41738 Fulton Avenue
Hemet, CA 92544

Any written notice to the City shall be sent to the Contract Administrator:

Chris Mann, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

10.9 **Intentionally Omitted.**

10.10 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, represents the entire and integrated agreement between the City and Provider and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.11 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the Effective Date.

THE CITY OF CANYON LAKE	PZL INC.
_____	_____
Chris Mann, City Manager	Jim Morrissey, Owner

Attest:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

PZL, INC.

Planning
Zoning
Land Use

May 18, 2022

City of Canyon Lake
Attn: Mike Borja
31516 Railroad Canyon Road
Canyon Lake, CA 92587

SUBJECT: PROPOSAL & SCOPE OF WORK FOR PLANNING SERVICES

Dear Mike:

At your request I am submitting an updated proposal to continue providing Planning Services to the City of Canyon Lake. I have had the opportunity to provide planning services to the City for a number of years and would like to continue to do so.

Background

I started **PZL, Inc.** in the Year 2000 to provide a broad range of planning services, focused in three areas:

- Provide temporary or long-term consulting services directly to jurisdictions assisting in administration, development review or responding to unique planning issues.
- Provide supplemental and support services to businesses to complete planning, management, and environmental documents.
- Provide planning and environmental services directly to developers and property owners.

Scope of Work

I have been providing a variety of Planning services to the City including the preparation and/or updates to various documents, including General Plan Elements, policy documents, zoning ordinance amendments, environmental documents, development processing and project evaluation, coordination with City Departments and regional agencies, in addition to overall department management and administration. This proposal would continue those efforts and others, as directed by the City.

41738 Fulton Ave., Hemet, CA 92544
Phone: (951) 925-8455 • *Fax:* (951) 925-8588 • *E-mail*: pzl@verizon.net

Billing Rate

The proposed billing rate for services is $120.00/hr., applied on an hourly basis based upon work load. Planning services are currently provided one day a week at the City offices, although I am available via e-mail or phone throughout the week and additional in office time could occur as necessary. Total cost of services are estimated to not exceed $61,000.00.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

James Morrissey, AICP
President, PZL, Inc.

ITEM NO. 6

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Mike A. Borja, Administrative Services Manager**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-29, Amending the Service Agreement between of Tri Lake Consultants Inc. and the City of Canyon Lake for City Engineering Services**

Recommendation

Adoption of Resolution No. 2022-29 amending the Service Agreement between of Tri Lake Consultants Inc. and the City of Canyon Lake for City Engineering Services.

Background

At the June 5, 2019 City Council meeting, the City Council approved a service agreement with Tri Lake Consultants Inc. for City Engineering Services. These services have included construction management and field observation of various Public Works projects along Railroad Canyon Road. In addition, they have provided City Traffic Engineering related services such as traffic safety investigations, which has led to the completion of the City's Local Roadway Safety Plan.

Tri Lake Consultants Inc. proposes to increase their current cost for the upcoming fiscal year. They are proposing to increase their current annual cost of $30,000 to $80,000 per fiscal year. This increase is a result of several factors including a substantial growth in workload and remaining on an annual rate that has remained constant for the past two years.

Due to the City's history with Tri Lake Consultants Inc. and to the workmanship and knowledge they've consistently demonstrated, the City is in favor of continuing a partnership by approving the new annual cost and amending the Service Agreement for an annual base amount not to exceed $80,000. Upon approval by the City Council, the new Service Agreement will take effect on July 1st, 2022.

Fiscal Impact

The City's Gas Tax Fund 20- Account 6720 identifies adequate funds to approve the Engineering Services with Tri Lake Consultants Inc.

Attachments

1. Resolution No. 2022-29

ATTACHMENT 1

RESOLUTION NO. 2022-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING AN AMENDED SERVICE AGREEMENT WITH TRI LAKE CONSULTANTS INC. IN THE AMOUNT OF $80,000 FOR CITY ENGINEERING SERVICES

WHEREAS, City Engineering Services provides various services for municipalities from engineering review of development projects, management of real property assets; designs and administers bidding of all capital improvement projects; inspects all public construction projects, and administers all traffic and transportation projects; and

WHEREAS, the City of Canyon Lake's City Engineering Services has included construction management, traffic safety investigations, bidding and grant management, while administering labor compliance and field observation; and

WHEREAS, these services have been used towards various Public Works projects along the City's only major arterial road, Railroad Canyon Road; and

WHEREAS, on June 5, 2019, the City of Canyon Lake entered into a Service Agreement with Tri Lake Consultants Inc. for City Engineering Service at an annual cost of $30,000; and

WHEREAS, after two years of service with the City of Canyon Lake, Tri Lake Consultants Inc. is proposing a new annual cost due to a substantial growth in workload and remaining on an annual rate that has remained constant for the past two years; and

WHEREAS, the City's Gas Tax Fund 20- Account 6720, identifies adequate funds necessary to approve Engineering Services with Tri Lake Consultants Inc.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes an amended Service Agreement with Tri Lake Consultants Inc. for an annual base amount not to exceed $80,000 in the City's Gas Tax Fund 20- Account 6720 for professional services related to Engineering.

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Section 2. The City Council authorizes the City Manager to sign and execute the agreement attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

PROFESSIONAL SERVICES AGREEMENT
FOR CITY ENGINEERING SERVICES

THIS AGREEMENT for Professional Services ("Agreement") is made this 1st day of July 2022 ("Effective Date") by and between the City of Canyon Lake (the "City") and Interwest Group ("Provider") (together sometimes referred to the "Parties").

Section 1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, Provider shall provide to the City the services described in the Scope of Work attached as **Exhibit A** and incorporated here. Such work shall be provided at the time and place and in the manner specified in Exhibit A. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, this Agreement shall prevail.

1.1 **Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2024. Provider shall complete the work described in Exhibit A prior to that date unless the term of the Agreement is otherwise terminated or extended as provided for in Section 8. The time provided to Provider to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.

1.2 **Standard of Performance.** Provider shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Provider is engaged and to the sole satisfaction of the Contract Administrator.

1.3 **Assignment of Personnel.** Provider shall assign only competent personnel to perform services pursuant to Agreement. In the event that the City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Provider shall, immediately upon receiving notice from the City of such desire of the City, reassign such person or persons.

1.4 **Time.** Provider shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to satisfy Provider's obligations hereunder.

1.5 **Authorization to Perform Services.** The Provider is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 2. **COMPENSATION.** The City hereby agrees to pay Provider a total annual sum not to exceed $80,000 for engineering services, notwithstanding any contrary indications that may be contained in Provider's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Exhibit A,

regarding the amount of compensation, this Agreement shall prevail. The City shall pay Provider for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from the City to Provider for services rendered pursuant to this Agreement. Provider shall submit all invoices to the City in the manner specified herein. Except as specifically authorized in advance by the City, Provider shall not bill the City for duplicate services performed by more than one person.

2.1 **Invoices.** Provider shall submit invoices monthly during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- The beginning and ending dates of the billing period;
- A Task Summary containing the total due this period;
- At the City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Provider and each employee, agent, and subcontractor of Provider performing services hereunder necessary to complete the work described in Exhibit A;
- Receipts for expenses to be reimbursed;
- The Provider's signature.

2.2 **Monthly Payment.** The City shall make payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred.

2.3 **Total Payment.** The City shall not pay any additional sum for any expense or cost whatsoever incurred by Provider in rendering services pursuant to this Agreement. The City shall make no payment for any extra, further, or additional service pursuant to this Agreement. The City shall be exempt from existing or any and all future fuel service charges, minimum order or one-time order service charge.

In no event shall Provider submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement unless the Agreement is modified in writing prior to the submission of such an invoice.

2.4 **Hourly Fees.** Fees for work performed by Provider on an hourly basis shall not exceed the amounts shown on the fee schedule included with Exhibit A.

2.5 **Reimbursable Expenses.** Reimbursable expenses are included within the maximum amount of the contract.

2.6 **Payment of Taxes.** Provider is solely responsible for the payment of employment taxes incurred under this Agreement and any federal or state taxes.

2.7 **Payment upon Termination.** In the event that the City or Provider terminates this Agreement pursuant to Section 8, the City shall compensate the Provider for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Provider shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

Section 3. **FACILITIES AND EQUIPMENT.** Provider shall, at its sole cost and expense, provide all facilities, supplies and equipment necessary to perform the services required by this Agreement.

Section 4. **INSURANCE REQUIREMENTS.** Before beginning any work under this Agreement, Provider, at its own cost and expense, shall procure the types and amounts of insurance checked below and provide Certificates of Insurance, indicating that Provider has obtained or currently maintains insurance that meets the requirements of this section and which is satisfactory, in all respects, to the City. Provider shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Provider's compensation. Provider shall not allow any subcontractor to commence work on any subcontract until Provider has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to the City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. All insurance coverage and limits provided by Provider and available or applicable under this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement limits the application of such insurance coverage.

4.1 **Workers' Compensation.** Provider shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Provider. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS ($1,000,000.00) per accident. In the alternative, Provider may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Provider, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and authorized volunteers for loss arising from work performed under this Agreement.

4.2 **Commercial General Insurance and Automobile Liability Insurance.**

4.2.1 **Commercial General Liability Insurance.** Provider, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than TWO

MILLION DOLLARS ($2,000,000.00) per occurrence, combined single limit coverage of $2,000,000 in the general aggregate, for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (per occurrence). Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (per accident). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

a. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.

b. Any failure of Provider to comply with reporting provisions of the policy shall not affect coverage provided to the City and its officers, employees, agents, and volunteers.

4.3 Professional Liability Insurance. – Intentionally Omitted

4.4 All Policies Requirements.

4.4.1 **Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A-: VI.

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Provider shall furnish the City with Certificates of Insurance, and upon request, complete certified copies of all policies, including complete certified copies of all endorsements. All copies of policies and certified endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

4.4.3 **Notice of Reduction in or Cancellation of Coverage.** A certified endorsement shall be attached to all insurance obtained pursuant to this

Agreement stating that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified, mail, return receipt requested, has been given to the City. In the event that any coverage required by this section is reduced, limited, cancelled, or materially affected in any other manner, Provider shall provide written notice to the City at Provider's earliest possible opportunity and in no case later than ten (10) working days after Provider is notified of the change in coverage.

4.4.4 **Additional insured; primary insurance.** The City and its officers, employees, agents, and authorized volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Provider, including the insured's general supervision of Provider; products and completed operations of Provider, as applicable; premises owned, occupied, or used by Provider; and automobiles owned, leased, or used by the Provider in the course of providing services pursuant to this Agreement. The coverage shall contain no special limitations on the scope of protection afforded to the City or its officers, employees, agents, or authorized volunteers.

A certified endorsement must be attached to all policies stating that coverage is primary insurance with respect to the City and its officers, officials, employees, and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

4.4.5 **Subcontractors.** Provider shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.6 **Variation.** Contract Administrator may approve in writing a variation in the foregoing insurance requirements, upon a determination that the coverage, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

4.4.7 No policy required hereunder shall prohibit Provider from waiving any right of recovery prior to loss. Provider hereby waives such right with regard to the Indemnities set out below in Section 5.

4.5 **Remedies.** In addition to any other remedies the City may have if Provider fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, the City may, at its sole option, exercise any

of the following remedies, which are alternatives to other remedies the City may have and are not the exclusive remedy for Provider's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Provider to stop work under this Agreement or withhold any payment that becomes due to Provider hereunder, or both stop work and withhold any payment, until Provider demonstrates compliance with the requirements hereof; and/or

- Terminate this Agreement.

Section 5. INDEMNIFICATION

Provider shall indemnify, defend with counsel acceptable to the City and hold harmless the City and its officials, officers, employees. agents and authorized volunteers from and against any and all losses, liabilities, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, damages and expenses of any kind, whether actual or threatened, (including but not limited to attorneys' fees and costs, court costs, interest defense costs, and expert witness fees) where the same arise out of, are a consequence of or are in any way attributable to, in whole or in part, the performance of this Agreement (or the failure to perform) by Provider or by any individual or entity for which Provider is legally liable, including but not limited to officers, agents, employees or subcontractors of Provider.

The foregoing obligation of Provider shall not apply when (1) the injury, loss of life, damage to property or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents or authorized volunteers and (2) the actions of Provider or its employees, subcontractors or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law.

It is understood that the duty of Provider to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by the City of insurance certificates and endorsements required under this Agreement does not relieve Provider from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Provider acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

Section 6. STATUS OF PROVIDER.

6.1 Independent Contractor. At all times during the term of this Agreement, Provider shall be an independent contractor and shall not be an employee of the City. The City shall have the right to control Provider only insofar as the results

of Provider's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise the City shall not have the right to control the means by which Provider accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Provider and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to any compensation, benefit, or any incident of employment by the City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of the City and entitlement to any contribution to be paid by the City for employer contributions and/or employee contributions for PERS benefits.

Section 7. LEGAL REQUIREMENTS.

7.1 Governing Law. The laws of the State of California shall govern this agreement.

7.2 Compliance with Applicable Laws. Provider and any subcontractor shall comply with all applicable local, state and federal laws and regulations applicable to the performance of the work hereunder.

7.3 Licenses and Permits. Provider represents and warrants to the City that Provider and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Provider represents and warrants to the City that Provider and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term or this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Provider and any subcontractors shall obtain and maintain during the term of this Agreement valid Business Licenses from the City.

Section 8. TERMINATION AND MODIFICATION.

8.1 Termination. The City may cancel this Agreement at any time and without cause upon written notification to Provider.

Provider may cancel this Agreement upon thirty (30) days' written notice to the City and shall include in such notice the reasons for cancellation.

In the event of termination, Provider shall be entitled to compensation for services performed to the effective date of termination; the City, however, may condition payment of such compensation upon Provider delivering to the City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Provider or prepared by or for Provider or the City in connection with this Agreement.

8.2 **Extension.** The City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Provider understands and agrees that, if the City grants such an extension, the City shall have no obligation to provide Provider with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, the City shall have no obligation to reimburse Provider for any otherwise reimbursable expenses incurred during the extension period.

8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

8.4 **Assignment and Subcontracting.** The City and Provider recognize and agree that this Agreement contemplates personal performance by Provider and is based upon a determination of Provider's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to the City for entering into this Agreement was and is the professional reputation and competence of Provider. Provider may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Provider shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator. In the event that key personnel leave Provider's employ, Provider shall notify the City immediately.

8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between the City and Provider shall survive the termination of this Agreement.

8.6 **Options upon Breach by Provider.** If Provider materially breaches any of the terms of this Agreement, the City's remedies shall include, but not be limited to, any or all of the following:

8.6.1 Immediately terminate the Agreement;

8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Provider pursuant to this Agreement;

8.6.3 Retain a different Provider to complete the work described in Exhibit A not finished by Provider; or

8.6.4 Charge Provider the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that the City would have paid Provider pursuant to Section 2 if Provider had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 Records Created as Part of Provider's Performance. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form that Provider prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Provider hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. The City and Provider agree that, until final approval by the City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties unless required by law.

9.2 Provider's Books and Records. Provider shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Provider to this Agreement.

9.3 Inspection and Audit of Records. Any records or documents that Section 9.2 of this Agreement requires Provider to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of, the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds Ten Thousand Dollars ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of the City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10. MISCELLANEOUS PROVISIONS.

10.1 Attorneys' Fees. If either party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

10.2 Venue. In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in Riverside County.

10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

10.6 **Provider Representative**. All matters under this Agreement shall be handled for Provider by Paul Meschino, Vice President Operations

10.7 **City Contract Administration.** This Agreement shall be administered by the City Manager Chris Mann ("City Administrator"). All correspondence shall be directed to or through the City Administrator or his or her designee.

10.8 **Notices.** Any written notice to Provider shall be sent to:

Paul Meschino, Vice President Operations
Tri Lake Consultants, Inc.
24 South D Street, Suite 100
Perris, CA 92570

Any written notice to the City shall be sent to the Contract Administrator:

Chris Mann, City Manager
City of Canyon Lake
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

10.9 **Intentionally Omitted.**

10.10 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, represents the entire and integrated agreement between the City and Provider and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.11 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

The Parties have executed this Agreement as of the Effective Date.

THE CITY OF CANYON LAKE	TRI LAKE CONSULTANTS, INC
_____	_____
Chris Mann, City Manager	Paul Meschino, Vice President Operations

Attest:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

May 23, 2022

Chris Mann, City Manager
City of Canyon lake
31516 Railroad Canyon Road
Canyon Lake, CA 92587

INTERWEST
A SAFEbuilt COMPANY

Subject: Interwest Consulting Group Contract Extension

Dear Mr. Mann,

Interwest Consulting Group (Interwest) is pleased to submit our request for Contract Extension to continue providing Public Works Engineering services to the City of Canyon Lake. Per our recent conversations, you suggested renewal for the remaining two years was an option. Our Scope of Services is provided in Exhibit A. The attached updated fee structure will be in force during the remaining term of the contract. The Scope of Services will remain the same as provided in the current contract.

With this contract extension, Interwest would like to propose a rate increase to cover our current fee structure. This rate will remain in effect the remaining two years. Our new rates are provided in Exhibit B.

Interwest will provide a registered Senior Engineer to provide the professional municipal engineering services. Responsibilities will remain the same as the past, including grants and implementation of various projects along Railroad Canyon Road. This is an hourly part time assignment, not to exceed $80,000 annually.

Interwest Consulting Group is very appreciative of the opportunity to continue serving the City of Canyon Lake. Our staff is very committed to the City and we hope we are meeting your high expectations in terms of the quality of our work, our focus on customer service, and being responsive and professional to the needs of the City Manager, City Council, and the Canyon Lake community. We genuinely believe it is a privilege and honor serving the City under your guidance and leadership.

Interwest is 100% owned by SAFEbuilt Inc. and we are managing partner of subsidiaries, EsGil, BroadSpec, Kutzmann and Associates, TriLake, and CPSI.

Sincerely,

Paul Meschino
Vice President of Operations
Interwest Consulting Group

EXHIBIT A
SCOPE OF WORK
On-Call/Staff Augmentation Services

Interwest Consulting Group shall provide a variety of anticipated and requested services required by the City over the contract period. Interwest shall also perform additional tasks within the Consultant's area of expertise as requested and approved by the City Manager. Interwest services include the following:

- City Council meeting attendance
- Planning Commission meeting attendance
- Traffic Investigations
- Public Works Maintenance and Operations Review and Response
- Technical and Policy Review and Response to:
  - Regional, State and Federal funding programs
  - Issues requiring engineering review/analysis/recommendations
  - Outside agency and industry questions/issues
  - General Correspondence
- NPDES/Flood Plain Management
- Technical Review of Outside Agency reports/studies
- Pre-Development Meeting Attendance
- Capital Improvement Program Support
- Grant Funding Application Oversight and Preparation
- Review/Respond to Non-Emergency Correspondence

The Consultant's Personnel shall be deemed to be agents of the City while performing such services, provided such services are within the scope of work authorized by this Contract. Consultant's specific areas of services include, but are not limited to, the following:

- Provide qualified and experienced individuals to represent the City as Public Works Director, City Engineer and City Building Official;
- Provide qualified and experienced working managers and staff support to lead each key service area in the Public Works and Building and Safety Departments;
- Attend City Council, Planning Commission and other meetings as necessary to represent City engineering, building and safety, and other areas as necessary;
- Provide development processing, plan and map checking, and on-site inspection for all new development activity;
- Research, prepare, and coordinate grant funding requests
- Coordinate the City's transportation program with the County of Riverside, Riverside County Transportation Commission, Western Riverside Council of Governments, Southern California Association of Governments, Riverside Transit Agency, and other local, regional, state, and federal programs;
- Represent the City at meetings with other agencies, special districts, community groups, and members of the development community as needed;

- Prepare and administer the City's Development Services Budget and Capital Improvement Program Budget;
- Develop specific finance plans and strategies necessary to implement development projects in the City;
- Prepare, review, and administer public facilities infrastructure master plans;
- Provide project management services for the preparation of contract documents and specifications for public infrastructure projects;
- Provide design services for various public works projects;
- Provide Real Estate Acquisition and Relocation Services for City projects;
- Provide services in support of the preparation of environmental documents for City projects or for development projects being processed by the City;
- Provide construction management services including administering labor compliance and field observation of the construction of infrastructure projects;
- Establish and manage appropriate levels of proactive maintenance of the City's infrastructure;
- Manage third party agreements with the City;
- Provide City Traffic Engineering related services such as traffic safety investigations, speed zone surveys, route planning, corridor analysis, capacity evaluations, bicycle and pedestrian facilities analysis, traffic impact reports, computer modeling, congestion management programs, traffic signal and control systems, traffic management plans for construction zones; parking facilities, street signage and marking programs, and street lighting;
- Direct street maintenance and beautification programs;
- Prepare a comprehensive package of application forms, informational handouts, FEMA maps, and other materials in order to make information accessible and useful to the public and allow the processing of projects for Public Works and Building and Safety Departments;
- Oversee and manage the preparation of a comprehensive pavement management system;
- Manage the City's storm water program and coordinate with other regional, state, and federal agencies as may be necessary including the preparation for emergency situations, address specific areas of concern as may arise, coordinate the City's NPDES requirements with the County and take actions as may be appropriate for the City;
- As part of developing the City's long-range Capital Improvement Program, undertake a comprehensive review of all finance programs currently underway or proposed including all debt finance programs, developer fee programs, specific development finance plans, other regional, state, and federal funding programs;
- Provide creative solutions to difficult and unforeseen problems;
- Keep the City Council and City Manager abreast in current technology, materials, grant funding availability and methods in the Public Works and Building and Safety arena;
- Provide services to support other City departments as requested such as administrative, City Clerk Services, Finance, and Accounting, Information Technology; and
- Provide additional expertise and services in the areas of public works, water/wastewater engineering, street and roadway engineering, traffic engineering, building and safety plan

check and inspection, capital facilities and infrastructure financing, or other areas which may be required by the City.

- Work with the City Attorney in the preparation of ordinances and agreement.

Billing Rates

Effective Jan 1, 2022

Classification	Hourly Billing Rate
Engineering	
Principal in Charge	$230
Principal Engineer	205
Project Manager	190
Traffic Engineer	185
Supervising Engineer	185
Senior Engineer	175
Licensed Land Surveyor	180
Engineering Associate III	145
Engineering Associate II	135
Engineering Associate I	125
Senior Engineering Technician	120
Engineering Technician III	115
Engineering Technician II	100
Engineering Technician I	90
Student Trainee	40
Grading Plans Examiner	150
Building Safety Services	
Certified Building Official	150
Licensed Plan Review Engineer (structural, civil, electrical, mechanical) / Architect	145
Senior Plans Examiner	110
CASp	120
Inspector III	105
Inspector II	95
Inspector I	85
Permit Technician	75
Fire Protection Engineer	145
Senior Fire Plans Examiner	125
Fire Plans Examiner / Fire Inspector	110
ICC Building Plans Examiner	110
Construction Management	
Construction Manager	165
Assistant Construction Manager	145
Supervising Public Works Observer	160

INTERWEST

Senior Public Works Observer	150
Public Works Observer III	140
Public Works Observer II	130
Public Works Observer I	115

Real Estate

Supervising Corporate Broker	250
Senior Project Manager	195
Project Manager	175
Senior Acquisition / Relocation Agent	135
Acquisition / Relocation Agent	120
Business Relocation Agent	165
ROW Technician	105
ROW Coordinator	90
Administrative Support	75

Landscape Design Review Services

Project Manager	160
Senior Landscape Design Reviewer	145
Landscape Design Reviewer	135
Landscape Maintenance Inspector	115
Landscape Field Supervisor	115

Planning Services

Planning Manager	180
Principal Planner	165
Senior Planner	150
Associate Planner	125
Assistant Planner	90
Planning Technician	75

Administrative

Management Analyst II	110
Management Analyst I	100
Senior Administrative	90
Administrative III	80
Administrative II	75
Administrative I	65

ITEM NO. 7

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Jim Morrissey, City Planner**

DATE: **June 1, 2022**

SUBJECT: **Receive & File the General Plan Annual Progress Report**

Recommendation

That the City Council Acknowledge receipt of the Annual Progress Report for Year 2021 that has been filed with the California Department of Housing and Community Development (State HCD).

Background

Each jurisdiction must prepare an annual progress report on the jurisdiction's status and progress in implementing its Housing Element. Each jurisdiction's Annual Progress Report (APR) must be submitted to State HCD and the Governor's Office of Planning and Research (OPR) by April 1 of each year (covering the previous calendar year).

The State requested this report to be turned in prior to June 1, 2022, because the April 1st time period was missed. As such, no direct action is necessary by the City Council other than acknowledging the report was filed with the State as requested.

Fiscal Impact

There is no fiscal impact.

Attachments

1. General Plan Annual Progress Report

ATTACHMENT 1

Jurisdiction	Canyon Lake	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	10	10	10	0		
	355-171-028	23742 Continental Dr.	New SFR	20210588	SFD	O	10/28/2021							1	1	1		No	No
	355-103-003	30044 Clear Water Dr.	New SFR	20210431	SFD	O	8/25/2021							1	1	1		No	No
	353-112-046	22371 San Joaquin Dr. West	New SFR	20210368	SFD	O	7/19/2021							1	1	1		No	No
	353-132-001	22361 San Joaquin Drive	New SFR	20210358	SFD	O	7/14/2021							1	1	1		No	No
	353-112-023	22696 Inspiration Point	New SFR	20210268	SFD	O	5/27/2021							1	1	1		No	No
	353-083-021	29900 Big Range Road	New SFR	2020242	SFD	O	5/17/2021							1	1	1		No	No
	353-241-019	29800 Redwood Drive	New SFR	20210179	SFD	O	4/13/2021							1	1	1		No	No
	353-111-010	22412 San Jaoquin Drive West	New SFR	20210177	SFD	O	4/13/2021							1	1	1		No	No
	353-112-028	22624 Inspiration Point	New SFR	20210121	SFD	O	3/11/2021							1	1	1		No	No
	252-032-010	29041 Old Wrangler Road	New SFR	20210030	SFD	O	2/1/2021							1	1	1		No	No
															0				
															0				
															0			

Jurisdiction	Canyon Lake	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		10
Total Units		**10**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	10	10	10
2 to 4	0	0	0
5+	0	0	0
ADU	0	0	0
MH	0	0	0
Total	**10**	**10**	**10**

Housing Applications Summary	
Total Housing Applications Submitted:	10
Number of Proposed Units in All Applications Received:	10
Total Housing Units Approved:	10
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Canyon Lake	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 65,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Draft Housing Element	$37,500.00		Completed	Local General Fund	
Adopted Housing Element	$10,000.00		Completed	Local General Fund	
Land Use Element Updates	$5,000.00		Other (Please Specify in Notes)	Local General Fund	General Plan Land Use Change scheduled for 6/1/22
Zoning Ordinance Updates	$5,000.00		Other (Please Specify in Notes)	Local General Fund	Scheduled for late Summer
Complete CEQA	$7,500.00		Other (Please Specify in Notes)	Local General Fund	Scheduled for late Summer with amendments.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

ITEM NO. 8

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Tyler Ferrari, Management Analyst**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-30, Approving the Amended Agreement between Animal Friends of the Valleys, Inc. and the City of Canyon Lake for Animal Control Services**

Recommendation

Adoption of Amended Agreement between Animal Friends of the Valleys, Inc. and the City of Canyon Lake for Animal Control Services.

Background

Since incorporation in 1990, the City of Canyon Lake has contracted with Animal Friends of the Valleys, Inc. (AFV) for animal control services. The City is empowered by law to provide for the animal shelter needs of its residents, either directly, by contract or similar arrangements. The proposed agreement is for one year of service, beginning July 1, 2022 and expiring June 30, 2023.

Since 2011, the agreement between Animal Friends of the Valleys and the City has not changed. In 2014, the City signed an amendment with Animal Friends of the Valleys extending the agreement for three years with no changes. The agreement was extended for an additional three years without changes in 2017. Since 2020, the City has signed amendments extending the agreement for one year. The cost of service is $3,500 per month ($42,000 annually) and has not changed from the agreement approved in July of 2011.

The services include:

- Field services: 3 hours per day Monday – Friday plus 24-hr. emergency service, removal of dead animals, trapping assistance
- Impoundment, care and feeding of all domestic and other animals, veterinary services, vaccinations, euthanasia, microchips, spay/neuter program, adoption
- Licensing
- Enforcement: complaint investigation/resolution, animal bite investigation,
- Two, one-day, 'at cost' clinics for rabies vaccinations
- Operations: personnel (currently 61), vehicles, communications equipment, supplies insurance, maintenance of records, public relations
- Attend meetings as requested

The City of Canyon Lake entered into an agreement dated November 30, 2004 to form the Southwest Communities Financing Authority (SCFA) Joint Powers Authority that includes the County of Riverside, the cities of Lake Elsinore, Menifee, Murrieta, Temecula, and Canyon Lake for the construction of an animal shelter. SCFA entered into an Amended and Restated Animal Shelter Operations Agreement dated March 7, 2012 that retains Animal Friends of the Valleys (AFV) to operate and manage an animal shelter. This agreement was most recently amended in October of 2020 to include the City of Menifee into the SCFA JPA. There have been no amendments since 2020.

The extension is for one year and will be effective as of July 1, 2022.

This agreement was brought to the May 11, 2022, City Council meeting for approval without a resolution. The only change to this item is the inclusion of the attached resolution.

Fiscal Impact

The City will pay a monthly fee of $3,500 for AFV's services. If approved, this will be reflected in account 10-430-6610 of the Fiscal Year 2022/2023 Operating Budget.

Attachments

1. Resolution No. 2022-30

ATTACHMENT 1

RESOLUTION NO. 2022-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING THE AGREEMENT BETWEEN THE CITY OF CANYON LAKE AND ANIMAL FRIENDS OF THE VALLEYS FOR ANIMAL CONTROL SERVICES

WHEREAS, on December 1, 1990, the City of Canyon Lake was incorporated; and

WHEREAS, the City of Canyon Lake, a municipal corporation, is responsible for public safety services like law enforcement, emergency medical services, and animal control services; and

WHEREAS, Animal Friends of the Valleys, a 501(c)3 non-profit organization has operated the only animal shelter in Southwest Riverside County since 1988, and has provided animal control services to the City of Canyon Lake since 1991; and

WHEREAS, the City of Canyon Lake continues to be satisfied with the services provided by Animal Friends of the Valleys.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The amended agreement between the City of Canyon Lake and Animal Friends of the Valleys shall be approved for the term of July 1, 2022, thru June 30, 2023.

Section 2. The City Council authorizes the City Manager to sign and execute the agreement attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

NOTICE OF RENEWAL AND ACKNOWLEDGEMENT TO THE AGREEMENT BETWEEN THE CITY OF CANYON LAKE AND ANIMAL FRIENDS OF THE VALLEYS, INC. FOR ANIMAL CONTROL SERVICES

This Notice of Renewal and Acknowledgement, dated _____, 2022, is acknowledged by and between the City of Canyon Lake ("City") and Animal Friends of the Valleys, Inc. ("AFV") (collectively, the "Parties").

WHEREAS, the City and AFV have entered into several Amendments extending the terms of the Animal Services Agreement, dated July 1, 2014, through June 30, 2022, with successive one year renewals.

WHEREAS, this Notice of Renewal and Acknowledgement is provided by AFV to memorialize that the above reference Agreement, attached hereto as Exhibit A, shall renew for one year to and including June 30, 2023.

Now, therefore, the Parties agree as follows:

1. The agreement, attached hereto as Exhibit A, shall be extended for a period of one year, from July 1, 2022, to June 30, 2023.
2. All other terms and conditions shall remain the same.

ANIMAL FRIENDS OF THE VALLEYS, INC.	CITY OF CANYON LAKE a Municipal Corporation
_____	_____
By:_____	By:_____
Its: _____	Its: _____
ATTEST	ATTEST
_____	_____
By:_____	By:_____
Its: _____	Its: _____

ITEM NO. 9

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Mike Borja, Administrative Services Manager**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-38, Establishing a List of Projects for Fiscal Year 2022-23 Funded by SB 1: the Road Repair and Accountability Act of 2017**

Recommendation

That the City Council adopt Resolution No. 2022-38, approving the Fiscal Year 2022-2023 project list for Senate Bill 1 (Road Repair and Accountability Act of 2017) Road Maintenance and Rehabilitation Account (RMRA) funding.

Background

On April 28, 2017, the Governor signed Senate Bill 1 (SB 1), Road Repair and Accountability Act of 2017, to address transportation funding shortfalls statewide. SB 1 established a Road Maintenance and Rehabilitation Account (RMRA) in the State Transportation Fund.

Prior to receiving an apportionment of RMRA funds from the California State Controller in a fiscal year, the City must submit to the Commission an adopted project list proposed to utilize RMRA funds. Per Streets and Highways Code Section 2034(a)(l), all projects proposed to receive RMRA funding must be adopted by resolution by the City Council each fiscal year.

Staff recommends that the funding be applied towards the Long Range Safety Plan (LRSP) implementation, lighting improvements, sound wall repairs, and pedestrian crosswalk enhancements, improvements projects along Railroad Canyon Road, which are included in the proposed budget for Fiscal Year 2022-2023. Staff will submit to the California Transportation Commission the proposed projects and adopted resolutions once approved.

Fiscal Impact

In Fiscal Year 2022-2023, the City of Canyon Lake is estimated to receive $251,311 from the RMRA funding. The following table specifies the anticipated project costs for projects receiving RMRA funding:

Project Name	**Projected Cost**
Long Range Safety Plan Implementation	$100,000
Railroad Canyon Rd. Lighting Improvement	$100,000
Pedestrian Crosswalk Enhancements	$ 50,000
Total	**$50,000**

Attachments

1. Resolution No. 2022-38

ATTACHMENT 1

RESOLUTION NO. 2022-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, ESTABLISHING A LIST OF PROJECTS FOR FISCAL YEAR 2022-23 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City of Canyon Lake are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Canyon Lake must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Canyon Lake, will receive an estimated $251,311 in RMRA funding in Fiscal Year 2022-23 from SB 1; and

WHEREAS, this is the sixth year in which the City of Canyon Lake is receiving SB 1 funding and will enable the City of Canyon Lake to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Canyon Lake has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City of Canyon Lake used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Canyon Lake maintain and rehabilitate roadways, and implement the city's long range safety plan (LRSP) and add active transportation infrastructure throughout the City of Canyon Lake this year and similar projects into the future; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City of Canyon Lake's streets and roads are in an "at-risk" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "good" condition and improve roadway safety through lighting and other safety improvements and; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits citywide.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

1. The foregoing recitals are true and correct.

2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2022-23 Road Maintenance and Rehabilitation Account revenues:

Project Name	Project Description	Project Location	Estimated Project Schedule		Estimated Useful Life (# of yr)	
			Start (mm/yyyy)	Completion (mm/yyyy)	Min	Max
Long Range Safety Plan Implementation	Protective/Permissive Signals, guard rails, misc. improvements. Start Design in 09/2022 and Complete Construction 06/2024	Railroad Canyon Road (between western and eastern City Limits)	09/2022	06/2024	15	20

3. The following previously proposed and adopted projects may also utilize Fiscal Year 2022-23 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City of Canyon Lake is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

Project Name	Project Description	Project Location	Estimated Project Schedule		Estimated Useful Life (# of yr)	
			Start (mm/yyyy)	Completion (mm/yyyy)	Min	Max
Railroad Canyon Road Lighting Improvements	Improve lighting along the Railroad Canyon Road corridor within City Limits Start Design in 09/2022 and Complete Construction 06/2024	Railroad Canyon Road (between western and eastern City Limits)	09/2022	06/2024	15	20
Pedestrian Crosswalk Enhancements	Enhance signalized pedestrian crosswalk safety features (countdown features, voice feedback, push buttons, etc) Start Design in 09/2022 and Complete Construction 06/2024	Railroad Canyon Road (all traffic signals between Sorrel Lane and Skylink Drive)	09/2022	06/2024	15	20

PASSED, APPROVED AND ADOPTED this 1st day of June, 2022.

_____

Jeremy Smith, Mayor

ATTEST:

_____

Ana V. Sauseda, CMC
City Clerk

ITEM NO. 10

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-31, Establishing Solid Waste Collection Rates for the 2022-2023 Fiscal Year and Providing for Collection Thereof on the Property Tax Roll**

Recommendation

That the City Council conduct a public hearing and adopt Resolution No. 2022-31, establishing solid waste collection rates for the 2022-2023 fiscal year and providing for collection thereof on the property tax roll.

Background

As provided for in the franchise agreement, and consistent with the City's obligation to protect the public health and safety by ensuring that solid waste is regularly collected and processed in compliance with state law, the City regularly monitors the fees charged for solid waste collection services to ensure they are adequate to fund this necessary service.

On April 11, 2022, the City received correspondence from its contract solid waste hauler, CR&R Incorporated, requesting increases in the various rates charged for their services. A review of the change in the annual data from the Bureau of Labor Statistics (BLS) for calendar year 2021 revealed an increase in the Consumer Price Index (CPI) for All Urban Consumers of 5.76%. In addition, the County of Riverside's Waste Management Department has indicated that they will increase their disposal rate by 8.60%. Therefore, CR&R is requesting a new rate schedule which passes these adjustments through to the various rates.

CR&R is also requesting an additional SB 1383 Compliance Fee of 3.97% on all rates, with the exception of standard residential service rates, for the coming fiscal year. This additional fee is intended to pay for the costs of implementing the new requirements of California State Senate Bill 1383 in the City of Canyon Lake. Some of these new costs include additional: personnel, reporting, public education, hardware and software, auditing and material characterization, and general compliance.

The fee increases outlined above total $1.99 per month for residential standard service; from $32.45 to $34.44 per month. Similarly, for commercial, industrial, and multi-family

residential refuse service, the typical three cubic yard bin with pick-ups once per week will increase from $161.58 to $178.29 per month, an increase of $16.71 per month.

PROPOSITION 218 COMPLIANCE: Public notice of this proposed rate increase was sent to all commercial property owners within the City's service area on April 15, 2022. Attachment 2 is a copy of this notice. All documents related to this fee increase have been made available at the City Clerk's office. To date, the City has received no protests. Any protests received will be presented at the June 1, 2022 hearing.

Fiscal Impact

Increased revenue to the General Fund from the solid waste franchise fee as well as the utility user tax.

Attachments

1. Resolution No. 2022-31
2. Notice of Public Hearing (Prop 218 Notice)

ATTACHMENT 1

RESOLUTION NO. 2022-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, ESTABLISHING SOLID WASTE COLLECTION RATES FOR THE 2022-2023 FISCAL YEAR AND PROVIDING FOR COLLECTION THEROF ON THE PROPERTY TAX ROLL

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Article XIIID, Section 6, to the California Constitution; and

WHEREAS, the City of Canyon Lake has adopted an exclusive franchise agreement ("Agreement") with CR&R Environmental Services, Inc. ("CR&R"); and

WHEREAS, under the Agreement, CR&R provides solid waste collection services for the City of Canyon Lake; and

WHEREAS, pursuant to the provisions of State law, including but not limited to Health & Safety Code Sections 5470 et seq., the City of Canyon Lake may adopt and implement fees and charges to cover the cost of collection of solid waste within the City and, when adopted, may collect such fees for residential service on the property tax rolls; and

WHEREAS, the City has received correspondence from its contract solid waste hauler, CR&R Incorporated, requesting increases in the various rates charged for their services in order to pass through increases in CPI and Riverside County Waste Management Department disposal charges; and

WHEREAS, the proposed solid waste fees are set out on Exhibit "A", attached and incorporated hereto; and

WHEREAS, the City has published notice of the collection of such residential fees on the property tax roll in the same manner, at the same time and subject to the same penalties as property taxes; and

WHEREAS, a written report of prospective solid waste collection fees for the fiscal year 2022-2023 has been prepared and filed with the City Clerk; and

WHEREAS, on June 1, 2022, the City Council conducted a duly noticed public hearing and heard all comments/protests regarding the solid waste fees; and

WHEREAS, the City Council finds from such reports that the amount of fees is the reasonable cost of service provided, plus direct and indirect overhead; that amounts collected will be used only for immediately available (and not standby) solid waste collection services; that such fees and charges are proportionate to the amount of service received, and that such fees and charges are not for traditional governmental services such as police, fire, or libraries; and

WHEREAS, the City Council further finds that this increase in rates is for the purpose of meeting operating expenses, including wage rates and fringe benefits, required for the collection of solid

waste within the City pursuant to its existing franchise, and that such action therefore is statutorily exempt from CEQA under Public Resources Code Section 21080(b) and Section 15273 of the CEQA guidelines.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. RECITALS: The Recitals set out above are true and correct and are a substantive part of this Resolution.

Section 2. FINDINGS: As to the Solid Waste Fees set forth in Exhibit A, the City Council finds and determines as follows:

(A) The City of Canyon Lake has provided the required written notice in accordance with Article XIIID of the California Constitution. (Cal. Const., art. XIIID, § 6(a)(1)).

(B) The public hearing has occurred not less than 45 days after the mailing of the written notice. (Cal. Const., art. XIIID, § 6(a)(2)).

(C) Revenues derived from the proposed adjustments to the rates do not exceed the funds required to provide the services. (Cal. Const., art. XIIID, § 6(b)(1)).

(D) Revenues derived from the proposed adjustments to the rates are not used for any other purpose other than to provide the services. (Cal. Const., art. XIIID, § 6(b)(2)).

(E) The amount of the proposed adjustments to the rates imposed upon any parcel or person does not exceed the proportional cost of providing the services to that parcel. (Cal. Const., art. XIIID, § 6(b)(3)).

(F) The services are actually used by, or immediately available to, the owner of the parcels subject to the proposed adjustments to the rates. (Cal. Const., art. XIIID, § 6(b)(4)).

(G) The proposed adjustments to the rates are not imposed for general governmental services, where the service is available to the public in substantially the same manner as it is to property owners. (Cal. Const., art. XIIID, § 6(b)(5)).

(H) The City of Canyon Lake has received _____ timely-filed written protests.

(I) Of those timely-filed written protests received, _____ valid protests were submitted by the record owners of one or more of the parcels mailed Proposition 218 notices. _____ protests were determined not to be valid for one of more of the following reasons: _____
_____
_____
_____
_____.

(J) The City Council conducted a fully noticed public hearing on June 1, 2022, at which time the public had the opportunity to provide testimony regarding the proposed increases and the City Council considered the testimony prior to making a final decision to adopt the proposed adjustments to the rates.

Section 3. CEQA EXEMPTION: The adoption of this Resolution is exempt from the Requirements of the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080(b) and Section 15273 of the State CEQA Guidelines because the Resolution pertains to the adoption of rates necessary to maintain services within the City's existing service area.

Section 4. DECLARATION OF RESULTS: The total number of valid protests received by the City of Canyon Lake does not constitute a majority of the parcels mailed Proposition 218 notices.

Section 5. EFFECT OF PROTESTS: The effect of the results of the protest count as described above in Section 4 is that the City Council is authorized to adopt the proposed adjustments to the rates as descried in Exhibit "A" attached hereto and incorporated herein as though set forth in full.

Section 6. ADOPTION OF FEE SCHEDULE: The solid waste collection fees are increased in the amounts set out on Exhibit "A" attached hereto and incorporated herein as though set forth in full. Such increase shall be effective as of July 1, 2022.

Section 7. ANNUAL CPI ADJUSTMENT: Pursuant to Government Code section 53756, the City Council authorizes automatic adjustments to the rates described in Exhibit "A" beginning July 1, 2023, and continuing annually thereafter, effective on each July 1st through and including July 1, 2026, that pass through the increases tipping fees charged by Riverside County and adjusts for inflation. The rates shall be adjusted upward or downward annually by resolution of the City Council in accordance with the methodology set forth below:

(A) Service Component: The Service Component comprises eighty-seven percent (87%) of the rate. The Service Component will be adjusted by the percentage increase in the Consumer Price Index ("CPI"), All Urban Consumers, for the Riverside/San Bernardino/Ontario metropolitan area, All Urban Consumers, Index CUURS49CSA0, as published by the United States Department of Labor, Bureau of Labor Statistics, for the March to March period immediately preceding the effective date of the rate adjustment.

(B) Disposal/Waste Processing Component: The Disposal/Waste Processing Component comprises thirteen percent (13%) of the rate. The Disposal Waste Processing Component will be adjusted by the greater of (a) the percentage increase in the CPI for the January to December period immediately preceding the effective date of the rate adjustment; OR (b) the percentage increase in the per ton tipping fee established by the Riverside County Waste Management Department for disposal of Solid Waste generated within Riverside County for the January to December period immediately preceding the effective date of the rate adjustment.

(C) Adjustments to Ancillary or Other Fees: All Ancillary or Other Fees outlined in the rate schedule that do not have a disposal/waste processing component shall be adjusted on an annual basis each July 1st by applying 100% of the percentage increase in the Consumer Price Index (CPI), All Urban Consumers, for the Riverside/San Bernardino/Ontario metropolitan area, All Urban Consumers, Index CUURS49CSA0, as published by the United States Department of Labor, Bureau of Labor Statistics, for the March to March period immediately preceding the effective date of the rate adjustment.

Section 8. TAX ROLL COLLECTION**:** Such residential solid waste fees shall be collected on the property tax rolls. The City Clerk is directed to file a certified copy of this resolution and of the report with the County Auditor. The County Auditor is designated and empowered to collect the assessment as set out here as necessary. For purpose of tax roll collection, the fees set forth in the report shall be deemed to constitute special assessments against the respective parcels on which they are levied without regard to property valuation. The Assessment shall be collected at the same time and subject to the same procedures provided for such taxes. All laws applicable to the levy, collection and enforcement of ad valorem property taxes shall be applicable to such assessments, except that if any real property to which such fees or charges relate has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attached thereon, prior to the date on which the first installment of such taxes would become delinquent, then the lien which would otherwise be imposed shall not attach to such real property and the fees or charges and interest shall be transferred to the unsecured roll for collection.

PASSED, APPROVED AND ADOPTED the 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit “A”

CITY OF CANYON LAKE

Schedule of Rates

(effective July 1, 2022)

Commercial, industrial, and multi-family residential refuse monthly bin rates (one 3 cubic yard bin) with the following pick ups per week:

1 x week	$	178.29
2 x week	$	355.00
3 x week	$	531.71
4 x week	$	708.37
5 x week	$	885.11
6 x week	$	1,061.79

Commercial, industrial, and multi-family residential recycle monthly bin rates (one 3 cubic yard bin) with the following pick ups per week:

1 x week	$	76.98
2 x week	$	153.98
3 x week	$	230.96
4 x week	$	307.98
5 x week	$	384.94
6 x week	$	461.93

Commercial, industrial, and multi-family residential recycle monthly cart rate (one 96 gallon cart) with the following pick ups per week:

1 x week	$	48.48

Each Additional Commercial Recycling Cart		$	40.13
Each Additional Commercial Organic Bin Per Pick Up*		$	253.28
Commerical Organic Cart Replacement Fee*		$	54.98
Commercial Convert To Locking Bin- One Time Fee Per Bin*		$	65.62
Organic Container Contamination Fee Per Occurrence*		$	54.98
Recycle Container Contamination Fee		$	68.56
Temporary 3 cubic yard bin rate:	per bin	$	135.73
Redeliver and reinstatement rate:	per occurrence	$	62.88
40 cubic yard roll-off bin rate:	+ MRF/landfill fees	$	330.00
10 cubic yard roll-off/lowboy bin rate:	+ MRF/landfill fees	$	330.00
Compactor roll-off bin rate*:		$	502.02
Commercial Bin Delivery (Permanent /Temp)*		$	55.37
Rolloff New Account Set up		$	71.90
Commercial Overflow		$	75.42
Commercial Bulky Item Per Item*		$	21.40
Rolloff Delivery		$	109.71
Rolloff False Run		$	109.71
Rolloff Relocation		$	122.05
Stinger Truck Fee Per Bin, Per Frequency*		$	33.44
Anaerobic Digester Rate Per Ton		$	88.56

Commercial, industrial, and multi-family residential <u>food</u> monthly bin rates (one 2 cubic yard bin) with the following pick ups per week:

1 x week	$	307.54
2 x week	$	606.84
3 x week	$	909.05
4 x week	$	1,211.22
5 x week	$	1,513.44
6 x week	$	1,815.66

Commercial, industrial, and multi-family residential <u>non-food</u> monthly bin rates (one 2 cubic yard bin) with the following pick ups per week:

1 x week	$	245.24
2 x week	$	482.26
3 x week	$	722.14
4 x week	$	962.06
5 x week	$	1,201.97
6 x week	$	1,441.90

Commercial, industrial, and multi-family residential <u>food</u> monthly cart rate (one 64-gallon cart) with the following pick ups per week:

1 x week	$	71.16
2 x week	$	143.97
3 x week	$	215.98
4 x week	$	287.97
5 x week	$	359.95
6 x week	$	431.95

ATTACHMENT 2

CITY OF CANYON LAKE
NOTICE OF PUBLIC HEARING

MODIFICATION AND ADJUSTMENTS OF RATES OF SOLID WASTE SERVICES

IN ACCORDANCE WITH SECTION 6(A) OF ARTICLE XIIID OF THE CALIFORNIA CONSTITUTION (PROPOSITION 218) AND GOVERNMENT CODE SECTIONS 53755 AND 53756 NOTICE IS HEREBY GIVEN THAT the City Council of the City of Canyon Lake will conduct a public hearing at its regularly scheduled meeting on June 1, 2022, at 6:30 p.m. or as soon thereafter as it may be heard. The meeting will take place in the City Council Chamber at City Hall, located at 31516 Railroad Canyon Road, Canyon Lake, CA 92587. At the public hearing, the Council will consider the adoption of a resolution to approve an SB 1383 Compliance Fee equal to 3.97% on all rates other than standard residential service rates (in addition to the annual consumer price index adjustment and landfill tipping fee and/or organics processing fee adjustment previously approved for a five-year period commencing July 1, 2021 and including July 1, 2025).

As provided for in the AGREEMENT BETWEEN THE CITY OF CANYON LAKE AND CR&R INCORPORATED, DBA CANYON LAKE ENVIRONMENTAL, FOR THE COLLECTION, TRANSPORTATION, RECYCLING, COMPOSTING, AND DISPOSAL OF SOLID WASTE, RECYCLABLES, COMPOSTABLES AND YARD WASTE AND TEMPORARY ROLL-OFF BINS/ROLL-OFF SERVICES, as amended, the "Schedule of Rates" may be adjusted for extraordinary or unexpected costs. The additional SB 1383 Compliance Fee is intended to pay for the additional costs of implementing SB 1383 in the City of Canyon Lake. These new costs include, but are not limited to:

- Additional personnel costs
- Additional reporting requirement costs
- Additional public education costs
- Additional hardware and software costs
- Additional auditing and material characterization costs
- Additional general compliance costs

The "Schedule of Rates" to be approved by a Resolution of the Canyon Lake City Council for all customers (including the CPI adjustment, landfill tipping fee and/or organics processing fee adjustment and the SB 1383 Compliance fee for the period of July 1, 2022 to June 30, 2023 is attached hereto as Exhibit A.

Proposition 218

Record Owners, as defined under Proposition 218, and tenants may respond to the proposed fees in writing prior to or during the public hearing. Consistent with the provisions of Proposition 218 and Government Code Section 53755, this notice has been mailed to the record owners of the property at the addresses as they appear on the latest equalized assessment roll. If you object to the proposed fees as described in this Notice you may file a written protest with the City at or before the time set for the public hearing. Protests can be mailed or personally delivered to:

City of Canyon Lake
Office of the City Clerk
31516 Railroad Canyon Road
Canyon Lake, CA 92587

A valid protest must include:

1. The name of the person submitting the protest and their interest in the property (e.g. owner or tenant), and
2. Identification of the property by either assessor's parcel number or street address, and
3. A statement of protest ("I/we protest" will suffice), and
4. The original signature of the protesting owner or tenant (photocopies will not be accepted).

Please note that pursuant to Government Code section 53755(b) only one written protest will be counted per parcel. Multiple protests returned for a single property will be disallowed and the City Clerk will only accept one protest per property.

The City Clerk will determine the validity of all protests submitted and exclude any invalid protests from the final tabulation. The City Clerk may confer with the City Attorney in determining the validity of written protests. As part of this process, the City Attorney may view contested or suspect protest forms. The City Clerk's decision shall be final and binding.

INQUIRIES: For any and all information relating to the proceedings, including relating to protest procedure, contact the City Clerk - (951) 244-8547. For all inquiries relating to the rate increase, method of calculation and proposed fees, contact CR&R Incorporated at (800) 755-8112.

/s/

Ana V. Sauseda, CMC
City Clerk
City of Canyon Lake

ITEM NO. 11

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-32, Establishing EMS Program Fees for the 2022-2023 Fiscal Year and Providing for Collection Thereof on the Property Tax Roll**

Recommendation

That the City Council conduct a public hearing and adopt Resolution No. 2022-32, establishing EMS Program Fees for the 2022-2023 fiscal year and providing for collection thereof on the property tax roll.

Background

On November 6, 2019, after three public meetings, the City Council adopted Ordinance No. 187, establishing an emergency medical services subscription program and emergency medical services response fee. The Emergency Medical Services Response Fee ("EMS Fee") is to be charged to any person receiving Emergency Medical Services within the City of Canyon Lake. Additionally, the City Council has authorized a voluntary Emergency Medical Services Subscription Program Fee ("EMS Subscription Fee") which allows any resident, property owner, or business to voluntarily participate in the EMS Subscription Program, which exempts the resident, property owner, or business from payment of the EMS Fee if Emergency Medical Services are provided to residents or employees covered by the subscription.

The City Manager conducted a fee analysis in March of 2020 to determine the cost of providing Emergency Medical Services on a "per call" basis. Additionally, the City Manager calculated an EMS Subscription Fee at a flat monthly rate per residence or business that voluntarily participates. On June 3, 2020, the City Council set the EMS Fee for full cost recovery at a "per call" rate of $1,483 and the EMS Subscription Fee at a flat annual rate of $192. Beginning this year, the City has begun provided EMS services through a City-run Fire Department rather than a contract with the County of Riverside. The City anticipates reviewing and updating the amount of both the EMS Fee and the EMS Subscription Fee in the future after the actual (as opposed to budgeted) costs of providing EMS through the City-run Fire Department have been determined.

In 2020, the EMS Subscription Program was challenged in the Riverside Superior Court in the case *Richard Beck v. City of Canyon Lake*, Riverside Superior Court Case No. RIC

2003025. On June 8, 2021, the Court issued a ruling that determined the vast majority of the City's EMS Subscription Program is constitutional, but that certain amendments were required to Section 3.44.030(a) and (b). Additionally, in furtherance of the concerns expressed by the Court, the City Council Adopted Urgency Ordinance No. 208 on July 7, 2021, and Ordinance No. 209 on September 1 , 2021, amending the program to address the concerns of the court.

The proposed EMS Subscription Fee and EMS Service Fee are unchanged from the previous year.

PUBLIC NOTICE: In compliance with Section 3.44.030 (c)(4) of the Canyon Lake Municipal Code, notices were mailed to all residents of the City on February 22, 2022. As described in the notices, all current subscribers will continue to be enrolled in the program for the upcoming fiscal year (July 1, 2022 through June 30, 2023). For those subscribed, the EMS Program Fee will be collected on the property tax roll in the same manner as other City services, such as residential solid waste collection charges. Any person who is not subscribed will not be charged unless they subscribe by providing written notice to the City Clerk of their desire to participate in the EMS Program.

Fiscal Impact

None. The proposed EMS Subscription Fee and EMS Service Fee are unchanged from the previous year.

Attachments

1. Resolution No. 2022-32
2. Notice of Public Hearing (Prop 218 Notice)

ATTACHMENT 1

RESOLUTION NO. 2022-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, ESTABLISHING EMS PROGRAM FEES FOR THE 2022-2023 FISCAL YEAR AND PROVIDING FOR COLLECTION THEROF ON THE PROPERTY TAX ROLL

WHEREAS, Proposition 218 was adopted on November 6, 1996, adding Article XIIID, Section 6, to the California Constitution; and

WHEREAS, the City of Canyon Lake has, by Ordinance No. 209, established the Emergency Medical Services Program to recover the costs of providing emergency medical services to the City of Canyon Lake; and

WHEREAS, pursuant to the provisions of Ordinance No. 209, the City of Canyon Lake may adopt and implement fees and charges to cover the cost of providing emergency medical services and may also establish an EMS Subscription Fee for those residents, property owners, and businesses that desire to voluntarily participate in the EMS Subscription Program, when adopted, may collect such fees on the property tax rolls; and

WHEREAS, the proposed EMS Program fees are set out on Exhibit "A", attached and incorporated hereto; and

WHEREAS, although the notice provisions of Proposition 218 do not apply to the EMS Program, as the program consists of a fee for service that is not a property-related fee, the City nevertheless has published notice of the establishment and collection of such fees on the property tax roll in compliance with Section 3.44.030 (c)(4) of the Canyon Lake Municipal Code; and

WHEREAS, on June 1, 2022, the City Council conducted a duly noticed public hearing and heard all comments/protests/opt-outs regarding the EMS Program fees; and

WHEREAS, the City Council finds from such reports that the amount of fees is the reasonable cost of service provided, plus direct and indirect overhead; that such fees and charges are proportionate to the amount of service received, and that such fees and charges are not for traditional governmental services such as police, fire, or libraries.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. RECITALS:
The Recitals set out above are true and correct and are a substantive part of this Resolution.

Section 2. ADOPTION OF EMS PROGRAM FEES: The EMS Program fees are established in the amounts set out on Exhibit "A" attached hereto and incorporated herein as though set forth in full. Such fees shall be effective immediately.

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Section 3. TAX ROLL COLLECTION:
Such EMS Subscription fees shall be collected on the property tax rolls. The City Clerk is directed to file a certified copy of this resolution and of the report with the County Auditor. The City Clerk is authorized to remove any residence from the report that terminates their EMS Subscription before the transmission of the report to the County Auditor. The County Auditor is designated and empowered to collect the assessment as set out here as necessary. For purpose of tax roll collection, the fees set forth in the report shall be deemed to constitute special assessments against the respective parcels on which they are levied without regard to property valuation. The Assessment shall be collected at the same time and subject to the same procedures provided for such taxes. All laws applicable to the levy, collection and enforcement of ad valorem property taxes shall be applicable to such assessments, except that if any real property to which such fees or charges relate has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attached thereon, prior to the date on which the first installment of such taxes would become delinquent, then the lien which would otherwise be imposed shall not attach to such real property and the fees or charges and interest shall be transferred to the unsecured roll for collection.

PASSED, APPROVED AND ADOPTED the 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit “A”

EXHIBIT A
EXISTING EMERGENCY MEDICAL SERVICES PROGRAM FEES
EFFECTIVE JULY 1, 2022

EMS Subscription Fee and EMS Service Fee are unchanged from the previous year.

For residents who are currently **ENROLLED** in the program, the fee will continue to be collected on the property tax roll in the same manner as other City services, such as residential solid waste collection charges, at the following rate:

EMS Program Subscription Fee Annual Fee:	$192

For residents who have **OPTED-OUT** of the program, the annual fee listed above will not be charged. However, if emergency medical services are then provided by the Canyon Lake Fire Department or by any other first responder agency, you will receive an invoice from the City at the following rate each time services are provided:

EMS Program Service Fee Per Call Rate:	$1,483

* To avoid receiving an invoice in the amount of $1,483 each time you call 9-1-1 for emergency medical services, make sure that you are enrolled in the EMS Subscription Program by reaching out to the City Clerk's office prior to June 1, 2022. Contact the City Clerk at (951) 244-8547 or asauseda@canyonlakeca.gov.

ATTACHMENT 2

www.canyonlakeca.gov
Ⓟ 951.244.2955
Ⓕ 951.246.2022

CITY OF CANYON LAKE
NOTICE OF PUBLIC HEARING

PUBLIC HEARING ON EMERGENCY MEDICAL SERVICES PROGRAM

NOTICE IS HEREBY GIVEN THAT pursuant to Chapter 3.44 of the Canyon Lake Municipal Code the City Council will conduct a public hearing at its regularly scheduled meeting on June 1, 2022, at 6:30 p.m. or as soon thereafter as it may be heard. The meeting will take place in the City Council Chamber at City Hall, located at 31516 Railroad Canyon Road, Canyon Lake, CA 92587.

The City Council will consider the report prepared by the City Clerk describing the EMS Program fees and EMS fees to be placed on the tax rolls for real property for each subscriber to the EMS Program pursuant to Canyon Lake Municipal Code Section 3.44.030 for the upcoming fiscal year (July 1, 2022 through June 30, 2023). The report will also describe the real property for each person who has declined to participate in the EMS Program and for which delinquent EMS fees existed after April 1. The report will contain both prospective EMS Program fees and delinquent EMS fees and charges which may be placed on the tax rolls for residential and nonresidential property.

For residential households, the subscription to the EMS Program covers all members, guests, and invitees of the subscriber's household, or in the case of businesses, the business owner, employees, customers, guests, and invitees of the subscribing business ("Covered Persons"), regardless of the location where the Emergency Medical Services are rendered within the City. The existing EMS Program fees to be considered by the City Council at the above-noticed public hearing are set forth in Exhibit "A" to this notice.

THE EMS PROGRAM FEES ARE NOT INCREASED FOR THIS FISCAL YEAR

At the public hearing described above, the City Council will receive any objections to the EMS Program fees and will make such revisions or corrections to the report as the City Council determines appropriate.

PARTICIPATION IN THE EMS PROGRAM IS VOLUNTARY

All persons subscribed for the current fiscal year (July 1, 2021 through June 30, 2022) will continue to be subscribed for the upcoming fiscal year (July 1, 2022 through June 30, 2023) unless the subscriber terminates their subscription by providing written notice to the City Clerk. For those subscribed, the EMS Program Fee will be collected on the property tax roll in the same manner as other City services, such as residential solid waste collection charges. All persons who have declined to participate or have previously terminated their subscriptions will not be subscribed unless they provide written notice to the City Clerk of their desire to participate in the EMS Program.

IF YOU ARE CURRENTLY SUBSCRIBED AND WOULD LIKE TO DECLINE TO PARTICIPATE IN THE EMS PROGRAM GOING FORWARD, please send via US Mail or personally delivery notice that you decline to participate to:

City of Canyon Lake
Office of the City Clerk
31516 Railroad Canyon Road
Canyon Lake, CA 92587

Any current subscriber declining to participate in the EMS Program for the upcoming fiscal year should send written notice to the City Clerk no later than June 1, 2022, and include the following:

1. The name of the subscriber and their interest in the property (e.g. owner or tenant), and
2. Identification of the property by either assessor's parcel number or street address, and
3. A statement declining participation ("I/we decline to participate in the EMS Subscription Program" will suffice), and
4. An original signature of the subscriber.

INQUIRIES: For any and all information pertaining to the proceedings, including relating to protests, objections, if you would like to decline to participate in the EMS Program, to check your household's subscription status, or for more information about the proposed fees, including the method of calculation, contact the City Clerk at (951) 244-8547 or asauseda@canyonlakeca.gov.

/s/
Ana V. Sauseda, CMC
City Clerk

EXHIBIT A
EXISTING EMERGENCY MEDICAL SERVICES PROGRAM FEES
EFFECTIVE JULY 1, 2022

EMS Subscription Fee and EMS Service Fee are unchanged from the previous year.

For residents who are currently **ENROLLED** in the program, the fee will continue to be collected on the property tax roll in the same manner as other City services, such as residential solid waste collection charges, at the following rate:

EMS Program Subscription Fee Annual Fee:	$192

For residents who have **OPTED-OUT** of the program, the annual fee listed above will not be charged. However, if emergency medical services are then provided by the Canyon Lake Fire Department or by any other first responder agency, you will receive an invoice from the City at the following rate each time services are provided:

EMS Program Service Fee Per Call Rate:	$1,483

* To avoid receiving an invoice in the amount of $1,483 each time you call 9-1-1 for emergency medical services, make sure that you are enrolled in the EMS Subscription Program by reaching out to the City Clerk's office prior to June 1, 2022. Contact the City Clerk at (951) 244-8547 or asauseda@canyonlakeca.gov.

ITEM NO. 12

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Steven Graham, City Attorney**

DATE: **June 1, 2022**

SUBJECT: **Introduction and First Reading of Ordinance No. 221, An Ordinance of the City Council of the City of Canyon Lake, California, Replacing Chapter 9.25 of the Canyon Lake Municipal Code Regarding Signs**

Recommendation

That the City Council approve the introduction and first reading of Ordinance No. 221, Replacing Chapter 9.25 of the Canyon Lake Municipal Code Regarding Signs; and

Direct the City Clerk to place Ordinance No. 221 on the next regularly scheduled City Council Agenda for Second Reading and Adoption.

Background and Analysis

In *Reed v. Town of Gilbert*, the U.S. Supreme Court, 135 S.Ct. 2218 (2015), unanimously invalidated a city ordinance that imposed stricter limitations on signs advertising religious services than signs that displayed "political" or "ideological" messages. The court held that a city's content-based sign regulations must be reviewed under "strict scrutiny," which means that the restrictions must achieve a compelling government interest and be narrowly tailored to that interest or be the least speech-restrictive means available to the government.

As a result of the *Reed* decision, cities must review their sign ordinances to ensure that regulations are content neutral or are otherwise narrowly-tailored to achieve a compelling government interest. Rather than regulating signs by the information on the sign, a city should base its restrictions on content neutral factors such as size, location (freestanding vs. attached to buildings), lighting, fixed messages vs. changing messages, placement of signs in certain zones, and time restrictions on signs advertising a one-time event.

The purpose of this proposed ordinance is not to establish a new sign code but to revise the existing code to comply with the *Reed* decision and other decisions in this line of first amendment jurisprudence. The proposed ordinance does not establish new policies concerning signs—it merely rewrites existing regulations in a content-neutral manner while clarifying, reorganizing, and reformatting existing language to provide consistency in application and enforcement. Such changes include:

1. Grouping signage based on location in residential vs. nonresidential areas.

2. Revising existing content-based distinctions so that they are content-neutral.

3. Removing definitional inconsistencies.

4. Reorganizing and simplifying regulations to that they can be more easily applied by staff and the public.

Attachments

1. Ordinance No. 221

ATTACHMENT 1

ORDINANCE NO. 221

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, REPLACING CHAPTER 9.25 OF THE CANYON LAKE MUNICIPAL CODE REGARDING SIGNS

WHEREAS, signs serve a useful purpose in communicating messages, and the location, number, size, and design of a sign and its relationship to nearby signs and structures has a significant impact upon the appearance of a community and the viewer's perception of that community; and

WHEREAS, unregulated and unmaintained signs contribute to visual clutter, confusion, and aesthetic blight, and may cause traffic hazards and impede rather than enhance commerce and communication; and

WHEREAS, the City of Canyon Lake ("City") has a substantial and compelling interest in the preservation of the aesthetic qualities of the City and the protection of the health, safety, and welfare of its citizens, residents, visitors, and businesses from the traffic hazards created by distracting signs; and

WHEREAS, to advance this interest, the City Council now desires to replace Chapter 9.25 of the Canyon Lake Municipal Code regarding signs.

THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES ORDAIN AS FOLLOWS:

SECTION 1. Amendment. Chapter 9.25 is hereby deleted in its entirety and replaced with the amended Chapter 9.25, attached hereto and incorporated herein as Exhibit "A."

SECTION 2. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality 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 and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 3. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 4. Publication and Posting. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause the ordinance or a summary thereof to be published in accordance with state law.

SECTION 5. CEQA. Pursuant to 15061(b)(3), the City Council find the proposed amendment is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. With this amendment, it can be seen

with certainty that there is no possibility that the amendment may have a significant effect on the environment, and therefore, the amendment is not subject to CEQA.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

APPROVED AS TO FORM:

_____
Steven Graham, City Attorney

Exhibit A

Chapter 9.25 – SIGNS

Sections:

9.25.010 Purpose and intent.
9.25.020 Definitions.
9.25.030 Signs for which a permit is not required.
9.25.040 Sign permit requirements.
9.25.050 Nonresidential areas – standards for permanent signs.
9.25.060 Nonresidential areas – standards for temporary signs.
9.25.070 Residential areas -standards for permanent and temporary signs.
9.25.080 Prohibited signs.
9.25.090 Abandoned, illegal and nonconforming signs.
9.25.100 Conformance and amortization.
9.25.110 Violation and enforcement.
9.25.120 Construction and maintenance.
9.25.130 Appeal procedure.
9.25.140 Variance.

9.25.010 Purpose and Intent.

(a) The purpose of this Chapter is to establish standards for the fabrication, erection, and use of signs, and to regulate the location, type, size, and height of signage for all properties within the City of Canyon Lake. The adoption of this Chapter reflects the formal finding of fact by the City Council of the City of Canyon Lake that regulation of signage advances the following compelling governmental interests:

(1) Reducing signage that the City has determined to be a cause of unsafe traffic and visibility conditions for pedestrians, bicyclists, drivers, and passengers.

(2) Protecting pedestrians, bicyclists, drivers, and passengers from injury caused by the faulty and uncontrolled construction and use of signs within the City.

(3) Protecting pedestrians, bicyclists, drivers, and passengers from injury caused by distractions, obstructions, and hazards created by certain signs or by cluttered, distracting, or illegible signage.

(4) Promoting the public welfare, health, and safety of all persons using public thoroughfares and rights-of way within the City of Canyon Lake in relation to the signage displayed thereon, or overhanging, or projecting into such public spaces.

(5) Preserving the value of private property by assuring the compatibility of signs with surrounding land uses.

(6) Assuring that those public benefits derived from expenditures of public funds for the improvement and beautification of public streets and other public structures and spaces are protected by exercising reasonable controls over character and design of signage.

(7) Advancing the aesthetic goals of the City throughout the community and ensure the effectiveness and flexibility in the design, creativity, or use of signage without creating a detriment to the general public.

(b) The provisions of this Chapter are not intended to abrogate any easements, covenants, conditions, restrictions, or agreements which are more restrictive than the provisions hereof. The provisions of this Chapter are in addition to the Canyon Lake Property Owners Association (POA) requirements which are enforced separately.

(c) Furthermore, this Chapter leaves ample and adequate alternative channels of commercial speech communication for the messages portrayed on advertising signs - namely, distributed print media, broadcast media, and point-of-purchase display - and is narrowly defined so as to limit said prohibition to commercial speech on exterior signage and signage intended to be viewed from beyond the boundaries of a site.

(d) The penalties of the City of Canyon Lake Municipal Code may be applicable to violations of the provisions of this title.

(e) Any sign authorized by this Chapter may contain a noncommercial message.

9.25.020 Definitions.

"Abandoned sign." Any sign which advertises a business, use or service which has been discontinued for a period of more than ninety (90) calendar days.

"Accessory sign." A permanently mounted sign that has a purpose secondary to the use of the lot on which it is located. Examples may include signs that inform of an ATM, an entrance, or a "loading only" zone.

"Active building board sign." A type of temporary development sign that is made of a rigid material such as plywood or corrugated plastic, which may be displayed only on the site of a building under construction, and only during the time period in which the building permit is valid.

"Advertising vehicle sign." A sign that is attached to or painted on a vehicle that is licensed and operable.

"A-frame sign." A freestanding sign usually hinged at the top, or attached in a similar manner, and widening at the bottom to form a shape similar to the letter "A," which is made out of wood or metal (not plastic).

"Animated sign." A sign which uses movement, lighting, or special materials to depict action or create a special effect; but not including wind actuated elements such as flags and/or banners, and non-animated digital advertising signs, or hand-held signs.

"Banner sign." A type of temporary sign that is made of flexible material, such as cloth or vinyl, and is supported along one or more sides or at two (2) or more corners by wires, ropes, string, nails, or other removable fastening materials, pinned on or hanging from any structure, staff, pole, line, framing, or vehicle.

"Billboard." Any off-site sign which is erected or used for advertising an establishment, message, merchandise, product, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located.

"Business complex." A building or group of buildings on one or more lots or building sites containing more than one commercial or industrial occupant which use common vehicular and pedestrian access and parking facilities.

"Comprehensive sign program." A coordinated comprehensive program of two (2) or more signs for an individual building, building complex(es), or commonly associated development, and the site upon which the development occurs. The combination of lots covered by a "comprehensive sign program" shall be treated as a single site with the comprehensive sign program governing the entire site.

"Development or subdivision entry sign." A freestanding sign at the entrance to a subdivision and/or homeowners' association that provides identification therefor.

"Digital advertising sign." A non-animated, non-flashing static electronic sign that digitally transitions between images.

"Directory sign." A special type of freestanding or attached sign that lists, indicates, or identifies a business building, business complex, or two (2) or more business activities conducted on the premises and the location thereof.

"Fascia." An architectural feature generally comprising a trim panel attached to the eaves and immediately below the roofing material.

"Freestanding sign." A sign permanently resting on or supported by a slab, pedestal, post, pylon, or any other form of base located on the ground.

"Frontage." The horizontal lineal measurement of any side of a building at ground level.

"Governmental/public sign." A sign placed by local, state, federal, or other public agencies for health, safety, and welfare purposes, including but not limited to traffic signs, identification on public vehicles, including: (1) Signs required by Federal, State, or City statute, not to exceed the maximum size permitted thereby; (2) Memorial signs and plaques, not to exceed two (2) square feet, installed by a civic or non-profit organization; (3) Official and legal notices issued by a court or governmental agency and posted in compliance with law; (4) Official flags of the United States, the State of California, County and City, not to exceed one hundred (100) square feet per flag; (5) Signage providing directions.

"Hand-held sign." A sign held by a person.

"Inflated sign." A sign consisting of a flexible envelope of nonporous materials that gains its shape from inserted air or other gas, including but not limited to balloons.

"Legally-required sign." A sign required to be posted pursuant to state or federal law. Examples would include signs required to be displayed on fuel pumps, such as fuel identification and station logo.

"Legal nonconforming sign." A sign legally established under old Chapters which does not conform to the regulations of the current Chapter.

"Monument sign." A sign supported from ground level to the bottom of the sign with the appearance of having a solid base and which does not exceed a height of eight (8) feet.

"Mural." An original work of visual art produced by hand that is tiled or is glass, metal, or painted directly upon, or affixed directly to an exterior wall of a structure or a paved surface, which does not advertise an institution, organization, business, product, service, and/or event. "Murals" do not include mechanically-produced or computer generated prints or images including but not limited to digitally printed vinyl, or electrical or mechanical components or changing images.

"Non-profit organization." An organization as defined by the Federal Internal Revenue Service under Section 501(c).

"Off-site sign." Any sign or sign subsection erected or used for advertising an establishment, message, merchandise, product, service, event, or entertainment, which is not sold, produced, manufactured, or furnished at the property or complex on which the sign is located. An "off-site sign" often provides direction to a primary location.

"On-site directional sign." A sign that includes a directional arrow or symbol that directs people to a specific destination within a development or site. If the name, logo, or symbol of the destination is included on the on-site directional sign, the name, logo, or symbol must be less than one (1) square foot.

"Projecting sign." Any sign, other than a wall or fascia sign, which projects perpendicular from and is supported by a wall of a building or structure.

"Pylon." A freestanding sign designed and constructed of masonry and metal reinforcement projects.

"Roof sign." A sign erected, constructed, or placed upon or over a roof or parapet of a building or structure, including a mansard roof and which is wholly or partly supported by such buildings.

"Sign." Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

"Sign area." The entire single-side face of a sign including the surface and any framing, projections, or molding, but not including the support structure. Individual letters mounted or painted on a building shall be measured by the area enclosed by four (4) straight connecting lines outlining the message. The area of a freestanding sign shall be determined from the sign face.

"Single use." A single use shall be a site or building occupied by one commercial, industrial, or organizational use.

"Site" shall mean one or more contiguous parcels of land identified by the assessor's records and for which a building or building complex exists or has been proposed.

"Special event." An event that qualifies as a "special event" under Chapter 11.25 of the Canyon Lake Municipal Code.

"Street frontage." The length of a lot or parcel of land along or fronting on a street or streets.

"Temporary." Lasting for only a limited period of time, not permanent.

"Temporary sign." A sign intended to be displayed for a certain limited period of time.

"Time and temperature devices." A mechanical or electrical device that indicates time and temperature placed on a commercial building or property.

"Under canopy sign." A type of on-building sign that is double-sided and directly affixed (via bolts, brackets, or similar method) underneath a rigid permanent canopy which is mounted to, or adjacent to, the façade of the building.

"Wall or fascia sign." Any sign attached parallel to, but within six (6) inches of, a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

"Wearable displays." A sign worn by a person.

"Window sign." A type of sign that is either painted onto a window, attached to the inside face of an exterior window, or located inside a building within three (3) feet of a window and intended to be viewed from the exterior of the building. Window signs may face toward the outside, or both the inside and the outside.

"Yard sign." A freestanding and mounted sign placed on-site, on one or two (2) stakes or posts, that do not have footings, including arm and post signs (either with a bracket arm extending outward to support a hanging sign, with the sign attached directly to the side of the post, or with a sign mounted between two (2) posts) or stake sign (erected upon one or more metal wires or wood, metal, or plastic stakes no more than three (3) inches wide).

9.25.030 Signs for which a permit is not required.

The following signs shall be exempt from the sign permit requirements and procedures of this Chapter; such signs shall comply with the definitions, size, construction, and other requirements (such as placement and lighting):

(a) *Nonresidential Areas*. The following signs in nonresidential areas are allowed without a permit:

(1) Window signs that do not exceed 100% of the total frontage glass area. Window signs posted for a specific event must be removed within twenty (20) days after the event occurs.

(2) Active building board signs, limited to one (1) active building board sign per street frontage or entrance, up to a maximum of two (2) signs, no large than fifty (50) square feet.

(3) Accessory signs, provided no more than three (3) are displayed, no sign projects beyond any property line or is located within the sight-distance triangle as determined by the City, and no sign exceeds nine (9) square feet in area and four (4) feet in height.

(4) Legally-required signs.

(5) On-site directional signs that are mounted on a monument or decorative pole that do not exceed three (3) square feet with a maximum overall height of four (4) feet above ground level, located a minimum distance of five (5) feet from any property line.

(6) Advertising vehicle signs, provided they do not remain in place for a period greater than seven (7) consecutive calendar days.

(7) One (1) mannequin or one (1) rack of clothing (not to exceed six (6) feet in length), that does not obstruct the accessibility of the sidewalk, as determined by ADA, at the front of a business's entrance, if it is not within the public right of way and will not tip over under typical conditions and is brought inside when the business is closed.

(8) Hand-held signs.

(9) Wearable displays, one (1) day per week per business, service, or event.

(10) Banner signs, provided they are installed on permanent light pole standards, no more than two (2) per light standards, each banner sign is equal to or less than thirty (30) square inches wide by ninety-six (96) inches in height maximum, and the banner signs are not damaged.

(11) Government/public signs.

(12) A-frame signs, provided that:

(A) No more than one (1) A-frame sign may be allowed per business and no more than one (1) A-frame sign may be allowed for each entrance into a building. If there is more than one business located in a single building with one (1) entrance, only one (1) A-frame sign is allowed at the entrance at a time.

(B) The vertical dimension of the sign (including both frame and sign face) shall not exceed four (4) feet, and the horizontal dimension of the sign (including both frame and sign face) shall not exceed two (2) feet.

(C) At no time shall the distance between A-frame signs be less than thirty (30) feet.

(D) The Planning Director shall have the authority to increase or reduce the requirements in this subsection (12) in case of unusual physical characteristics of the site, such as presence of driveways, landscaping, utility poles, lot configuration, and the like.

(E) A-frame signs shall be restricted to business operating hours only.

(F) A-frame signs shall not be allowed during windy days where the sign may be blown over.

(G) A-frame signs shall not be permitted within the public right of way, Merchants Association ("MA") common areas including landscape areas unless approved by the MA, and shall not obstruct flow of traffic, public's view of another business or activity, public's view of the signage for another business or activity, the view or visibility of the operator of any motor vehicle, or the movement of any pedestrian or motor vehicle.

(H) The maximum duration for an A-frame sign is seven (7) cumulative days within a thirty (30) day period.

(b) *Residential areas.* The following signs in residential areas are not subject to permitting requirements:

(1) Yard signs, no larger than six (6) square feet in size per lot displayed for no more than ninety (90) consecutive calendar days, no more than one-hundred eighty (180) days in the aggregate, consecutive or nonconsecutive, within a calendar year.

(2) Inflated signs, not exceeding fifteen (15) feet in height, displayed for no more than thirty (30) consecutive calendar days, no more than sixty (60) days in the aggregate, consecutive or nonconsecutive, within a calendar year.

(3) On-site directional signs that are mounted on a monument or decorative pole that do not exceed three (3) square feet with a maximum overall height of four (4) feet above ground level, located a minimum distance of five (5) feet from any property line.

(4) Government/public signs.

9.25.040 Sign permit requirements.

(a) *General.* No sign, including any change in text on the sign, mural or temporary sign, unless expressly exempted by this Chapter, shall be constructed, placed or altered without a sign permit or comprehensive sign program approved by the City. The City Planner shall initially review all signs.

(b) *Application for Permit or Program Approval.* Application for a sign permit or comprehensive sign program shall be made in writing upon forms provided by the City Planner and shall include the following items:

(1) Name, address, telephone number and signature of the applicant.

(2) Name, address, telephone number and signature of consent by the property owner.

(3) Location by street number and legal description (tract, block, lot) of the building, structure, or lot to which or upon which the sign is to be installed or affixed.

(4) A drawing to scale showing the design of the sign, including dimensions, square footage, and showing the relationship to any building or structure to which it is, or is proposed to be, installed or affixed, or to which it relates. Drawings shall be a reproducible size, maximum 11x17.

(5) For all signs except wall signs, a site plan drawn to scale, showing existing buildings, dimensions, property lines, setbacks, streets, sidewalks, driveways, landscaping areas, and number, size and location of existing and proposed signs. Drawings shall be a reproducible size, maximum 11x17.

(6) For wall mounted and suspended signs, scaled elevation drawings of full face(s) of the building showing size and locations of proposed and existing signs. Drawings shall be a reproducible size, maximum 11x17.

(7) If any existing signs that are associated with the specific businesses' tenant space are to remain legal nonconforming signs, the sign program shall address the phasing of bringing those signs into conformity pursuant to Section 9.25.100.

(8) The application fee in the amount established by resolution of the City Council.

(9) Other requirements as determined necessary by the City Planner and in compliance with any adopted design guidelines, including but not limited to:

(A) Photograph(s) of the building or site.

(B) Lettering style, method of attachment, source of illumination, and/or construction details.

(C) Color samples and material samples.

(c) *Method of Review and Approval – Sign Permit*. The purpose of a sign permit is to ensure compliance with the provisions of this Chapter. Any sign permit may be referred to the City Council for review and decision as deemed appropriate by the City Planner and/or City Manager.

(1) After receipt of a complete application for a sign permit, the City Planner shall review the application for conformance and render a decision to approve, conditionally approve, or deny such sign request.

(2) Signs Requiring City Council Review and Other Signs Referred to City Council.

(A) After receipt of a complete application for a sign permit, the City Planner shall review the application for conformance and shall schedule for review by the Planning Committee.

(B) The Planning Committee shall consider and recommend approval or denial to the City Council.

(C) The City Council, at an appropriately noticed public hearing, shall render a decision to approve, conditionally approve, or deny such sign permit proposal. Ten (10)days prior to the hearing notice shall be published and mailed to all real property owners within three hundred (300) feet of the project site (property to contain the sign).

(D) Such review shall ensure that any sign proposal is in conformance with this Chapter, any adopted sign design guidelines, and the General Plan, as well as other applicable Chapters and policies of the City. Any determination made by the City Planner may be appealed to

the Planning Committee and ultimate decision by the City Council. A decision by the City Council is final.

(d) *Method of Review – Comprehensive Sign Program*. The purpose of a comprehensive sign program is to ensure compliance with the provisions of this Chapter. The intent of the comprehensive sign program is to provide an opportunity for a center or complex to obtain approval of an overall sign program which will enable administrative review and approval prior to installation for those individual signage elements which were approved in the sign program.

(1) After receipt of a complete application for a comprehensive sign program, the City Planner shall review the application for conformance and shall schedule for review by the Planning Committee.

(2) The Planning Committee shall consider and recommend approval or denial to the City Council.

(3) The City Council, at an appropriately noticed public hearing, shall render a decision to approve, conditionally, approve, or deny such sign program request. Ten (10) days prior to the hearing notice shall be published and mailed to all real property owners within three hundred (300) feet of the project site (property to contain the sign).

(4) Prior to approval of a comprehensive sign program, the City Council shall make the following findings:

(A) The specific standards for sign area, height and location are appropriate for the site;

(B) The proposed signs are visually compatible with the buildings they identify;

(C) To the extent practicable, the proposed sign program shall be internally consistent and compatible with the site and its components;

(D) The proposed signs are compatible with surrounding land uses and do not obscure adjacent conforming signs or viewscapes;

(E) The proposed signs do not obstruct visibility for ingress and egress from adjacent conforming signs or viewscapes; and

(F) The proposed signs are compatible with the purpose and intent of this Chapter.

(e) *Time and Temperature Devices*. Time and temperature devices may be considered for approval as part of a sign application when they are located on private property, are not located on a roof, unless as part of a tower structure, do not exceed sixteen (16) square feet for each face, and do not rotate. Any monument sign which incorporates a time and temperature element may be permitted up to 50% additional height. A sign with a time and temperature element may not be located within four thousand (4,000) lineal feet of another such sign along the same roadway. Any clock shall keep accurate time; if this condition is not complied with, the clock shall be repaired or removed within ten (10) days of official notice from the City.

(f) *Other Permits Required.* Issuance of a sign permit or approval of a comprehensive sign program does not preclude the necessity for obtaining building, electrical, or other permits for signs where such other permits are required by the City.

9.25.050 Nonresidential Areas – standards for permanent signs.

(a) *General.* This section addresses and establishes minimum and maximum quantitative measures for regulating the sizes of signage. Signage shall be consistent with the following requirements as well as with any adopted sign design guidelines or Specific Plan.

(b) *Single Business/Building.* Each single use shall be permitted one (1) sign attached to the building and one (1) free standing sign per street frontage, as set forth below. (For business complexes, see section 9.25.050(c).)

(1) Aggregate Area. The total aggregate area of all signs per single use shall not exceed one and a half (1 ½) square feet of sign area for each one (1) linear foot of building frontage or frontage of the use within a portion of the building. Notwithstanding the foregoing, frontages along the golf course shall be permitted signage at one-half (1/2) square feet of sign area for each one (1) linear foot of building frontage. Sign area accruing from one frontage may be allocated only to signage along the same frontage.

(2) Attached Signs. Wall or fascia signs, under canopy signs, and projecting signs may be allowed as an attached sign, pursuant to the following requirements:

	Wall and Fascia	**Under Canopy**	**Projecting**
Maximum Number	Only 1 attached sign, which may include Wall or fascia sign.	Only 1 attached sign, which may include Under Canopy Sign.	Only 1 attached sign, which may include Projecting Sign only if a Wall or fascia sign or Under Canopy Sign cannot be placed to provide reasonable identification.
Maximum Area	100 square feet.	3 1/2 square feet and shall not project past the edge of the roof	3 1/2 square feet.
Maximum Height	Sign shall not extend above the height of the wall or the highest point of the roof.	Lowest point of the sign shall be no lower than 8 feet from the walking surface to avoid conflict with pedestrian access.	Lowest point of the sign shall be no lower than 8 feet from the walking surface to avoid conflict with pedestrian access.
Location	No restrictions.	Not allowed on building frontages that are located directly adjacent to Railroad Canyon Road's or Goetz	Not allowed on building frontages that are located directly adjacent to Railroad Canyon Road's or Goetz

		Road's public right of way.	Road's public right of way.
Permit Required	Yes.	Yes.	Yes.

(3) Freestanding Signs. A monument sign may be allowed as a freestanding sign, pursuant to the following requirements:

Monument	
Maximum Number	1 per street frontage.
Maximum Area	80 square feet.
	An area on the sign to display the address may be allowed in addition to the allowable square footage.
Maximum Height	8 feet.
Location	No portion of the sign shall be closer than 1 foot from the public right of way unless an encroachment permit is acquired.
	Sign shall be located in either a landscaped parkway or in a landscaped area adjacent to an access drive, and such parkway or area shall be equal to 2 times the area of the sign face.
Additional Standards	Address of the site must be clearly visible on the sign from the public right of way.
Permit Required	Yes.

(c) Business Complex (Multi-Tenant Uses). The following signs shall be allowed within business complexes.

(1) Individual business uses within a building complex may be permitted one (1) sign attached to the building, as set forth in subsection (b)(2) above.

(2) In addition to the signage for individual businesses within a business complex, the following signs shall be allowed:

Monument	
Maximum Number	1 per street frontage entrance for identification of the center or complex and its tenants.
Maximum Area	80 square feet.
Maximum Height	8 feet.
Location	No portion of the sign shall be closer than 1 foot from the public right of way unless an encroachment permit is acquired.
	Sign shall be located in either a landscaped parkway or in a landscaped area adjacent to an access drive, and such parkway or area shall be equal to 2 times the area of the single side of the sign face.
Additional Standards	Address of the site must be clearly visible on the sign from the public right of way.
Permit Required	Yes.

Pylon	
Maximum Number	1 per each street frontage may be permitted if the business complex is over 10 acres in size.
Maximum Area	80 square feet.
Maximum Height	24 feet from adjacent grade
Location	Centrally located along the street frontage.
Permit Required	Yes.
Directory	
Maximum Number	For properties less than 1 acre in size, 1.
	For properties 1 acre or more, but less than 15 acres, no more than 2.
	For properties 15 acres or more, no more than 3.
	No more than 1 per 6 businesses.
Maximum Area	25 square feet per display face.
Maximum Height	8 feet (if freestanding).
	Shall not extend above the height of the wall or the lowest point of the roof (if attached).
Location	Shall be located in landscaped areas equal to a minimum of 2 times the area of the sign face unless existing conditions preclude (if freestanding).
	Shall be located over 100 feet from each other.
Permit Required	Yes.
Digital Advertising Signs	
Maximum Number	1 if the business complex is over 10 acres
Maximum Area	50 square feet for each display face.
	80 square feet total.
Maximum Height	24 feet above ground level.
Location	Entirely outside public right of way.
Additional Standards	Signage letters and exhibits must be an appropriate size based on the maximum speed on the road that the sign will be located as to be legible, as determined by the City Planner.
	Signs may be subject to limitations on the type of advertising and safety conditions as determined by the City Council.
	Utility lines providing electrical and data power to the sign shall be underground.
	The sign structure shall be architecturally treated to be compatible with its surroundings so as to screen the frame support structures and lighting from public view.
	Operational hours may be limited based on surrounding land uses to minimize lighting conflicts.
	An illumination study shall be required that addresses light impacts on surrounding areas.
	Lighting shall comply with Chapter 655 Regulating Light Pollution in order to minimize impacts to the Palomar Observatory and surrounding properties.
	Illumination from the digital advertising sign will be monitored and controlled as to not impact surrounding properties or the safety of vehicle drivers.

	No audio sound associated with advertising is permitted.
	The material of the sign shall be designed or coated to control or eliminate reflection or glare from sunlight or passing vehicle lights.
	The minimum display time between messages shall be no less than 8 seconds.
	Prior to implementing any of the following, the operator shall submit a request and obtain permission from the City: installing, implementing or using any technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system or other device.
	Operator may be required to submit a written report annually of the operation of the sign during the preceding year that may include but is not limited to operator's licensee, compliance with permits, Outdoor Advertising Act, CA Vehicle Code, U.S. Dept. of Transportation, conditions of approval, and any complaints received by the operator.
Permit Required	Yes (approved by City Council).

(d) *Murals*. Murals may be permitted in nonresidential areas, pursuant to the permit process set forth in Section 9.25.040, provided they meet the following conditions. Any Mural may be referred to the City Council for review and decisions as deemed appropriate by the City Planner and/or City Manager.

(1) No part of a Mural shall exceed the height of the structure to which it is tiled, painted, or affixed.

(2) No part of a Mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted, or affixed.

(3) Murals shall not be intended to be used as a method for commercial speech, but primarily as public pieces of art for aesthetic and/or architectural enhancement.

(4) Murals that would result in a property becoming out of compliance with the provisions of the City's Municipal Code or Zoning Chapter, or any land use condition of approval for the property on which the mural is to be located are prohibited.

(5) Dedication plaques are allowed, located on or adjacent to murals.

9.25.060 Nonresidential areas – standards for temporary signs.

(a) *Permit Required*. Notwithstanding the temporary signs identified in section 9.25.030(a), no temporary sign shall be erected or placed in nonresidential areas without a sign permit pursuant to the requirements of Section 9.25.040. Such temporary signs shall only be allowed if they are expressly identified herein and conform to the following standards.

(b) *Location*. No temporary sign shall extend into or be located within the public right of way or obstruct visibility for ingress and egress from roadways or endanger and/or obstruct pedestrians, motorists, or the public.

(c) *Banner Signs*.

(1) Duration. Banner signs shall be limited to no more than thirty (30) consecutive days, four (4) times a year, per business or organization.

(2) Standards. Banner signs shall not exceed fifty (50) square feet and shall be professionally made. Banner signs shall be attached only to a building or other appropriate location determined by the City Planner and shall not be hung from trees, monuments signs, or other structures.

(d) *Inflated Signs*.

(1) Duration. Inflated signs are only allowed for grand openings of businesses for a time period not to exceed two (2) weeks within the first three (3) months of operation.

(2) Standards. Inflated signs shall be limited to a maximum height of twenty-five (25) feet.

(e) *Special Events*. If for a special event, as set forth in Chapter 11.25 of the Canyon Lake Municipal Code, in no case shall a banner sign be displayed for more than one (1) month prior to the special event it advertises and more than two (2) days following the end of the special event it advertises.

9.25.070 Residential Areas – Standards for Permanent and Temporary Signs.

(a) *General*. No sign shall be allowed in residential areas except for the following categories of signs that comply with the provisions of this Chapter and have received approval if necessary, as set forth in section 9.25.030(b).

(b) *Permanent Signs*. The following permanent signs are allowed in residential areas:

(1) On-site directional signs.

(2) Building management identification signs, provided that:

(A) Multiple residential developments located on lots of one hundred (100) feet or less in width may be permitted one (1) building management identification sign with a maximum area of five (5) square feet.

(B) Multiple residential developments located on lots exceeding one hundred feet (100) in width may be permitted one (1) building management identification sign with a maximum area of fifteen (15) square feet.

(C) Except as permitted in this section, the building management identification sign shall be fastened parallel to the surface of the building, or be constructed as a ground sign parallel with the main building, with a maximum of four feet (4) in height, and shall not project

farther than five feet (5) from the building. No sign shall be permitted on the roof, eave vents, or on the wall above the first floor.

(3) Development or subdivision entry signs, provided that:

(A) Single-family residential subdivisions containing a minimum of twenty (20) units may be permitted development or subdivision entry signs at primary entrances to the development with a maximum sign area of twenty (20) square feet per face. The proposed signs at primary entrances may be located on both sides of the street.

(B) The development or subdivision entry signs adjacent to each primary entrance shall be incorporated into a monumentation style structure, constructed of decorative block/brick and/or similar material, located behind the corner cutoff area, and have a maximum height of six feet (6). Signs with a maximum height of three (3) feet may be located within the corner cutoff area.

(C) All development or subdivision entry signs, if lighted, shall be externally illuminated and all lighting shall be directed away from the street and adjacent properties.

(D) Height of all development or subdivision entry signs shall be measured from the adjacent grade elevation.

(E) An entity, such as a homeowners' association or a landscape and lighting district, shall be formed, empowered, and required to maintain all development or subdivision entry signs.

(c) *Temporary Signs*. The following temporary signs are allowed:

(1) One (1) yard sign no larger than six (6) square feet in size per lot displayed for no more than ninety (90) consecutive calendar days, no more than one-hundred eighty (180) days in the aggregate, consecutive or nonconsecutive, within a calendar year.

(2) Two (2) inflated signs, not exceeding fifteen (15) feet in height, displayed for no more than thirty (30) consecutive calendar days, no more than sixty (60) days in the aggregate, consecutive or nonconsecutive, within a calendar year.

(3) Active building board signs.

9.25.080 Prohibited Signs.

(a) *General Prohibition*. Any sign which is not expressly permitted or exempted by this Chapter, or by a process herein, shall be deemed prohibited.

(b) *Specific Prohibitions*. The following signs are inconsistent with the sign standards set forth in this Chapter and are therefore explicitly prohibited:

(1) Abandoned signs.

(2) Animated signs.

(3) Off-site signs, including billboards.

(4) Signs painted on fences or roofs.

(5) Any sign erected, placed, extended into or be maintained in or on public property, the public right-of-way, or any publicly owned sign, building, tree or shrub, or other object or structure, including but not limited to sidewalks, crosswalks, streetlamps, hydrants, transformers, or power poles.

(6) Any sign erected, placed, or maintained so that it endangers the safety of persons or property, obstructs, or impairs motorists' or pedestrians' line of sight to areas of vehicular or pedestrian traffic, or obscures the view of any fire hydrant, traffic sign, traffic signal, street sign, or public information sign.

(7) Signs that simulate in color or design a traffic sign or signal, or which make use of words, symbols or characters in such a manner to interfere with, mislead, or confuse pedestrian or vehicular traffic.

(8) Signs over roadways.

(9) Signs containing statements, words, pictures, or other representations that violate Section 311 et seq. of the Penal Code of the State.

(10)Any sign that is has not received the proper approval pursuant to this Chapter 9.25.

(c) *Unsafe signs*. Any sign which constitutes an immediate hazard to the safety of any persons or property may be summarily removed by the City forthwith upon ascertainment of such facts by the City.

9.25.090 Abandoned, illegal and nonconforming signs.

The Business and Professional Code, Subsection 5499.1, identifies the appropriate procedure for removal of on premises illegal or abandoned signs. Therefore, the following shall regulate such signs.

(a) *Abandoned Commercial Freestanding Signs*. A sign shall be determined to be abandoned when the business, use, or service it advertises has been discontinued for a period of more than ninety (90) calendar days. Removal of text used to advertise a business and continued maintenance of the sign structure does not constitute abandonment. If a sign has been abandoned, it shall be removed from the lot or building site on which it is located pursuant to the following procedure:

(1) The City shall prepare a notice of intent to adopt a resolution declaring specific signs to be a public nuisance. Such notice shall be sent ten (10) days prior to the hearing to all sign owners and/or responsible parties stating the time, place and date of the hearing and the nature of illegality of the sign(s).

(2) Following adoption of the resolution, the City shall post subject properties requiring abatement of signs noticing the time, date, and place of hearing on objections. The notice shall be in the following form:

NOTICE TO REMOVE ILLEGAL ADVERTISING DISPLAY

Notice is hereby given that on the ____ day of _____, 20__, the City Council of the City of Canyon Lake adopted a resolution declaring that an illegal advertising display is located upon or in front of this property which constitutes a public nuisance and must be abated by the removal of the illegal display. Otherwise, it will be removed, and the nuisance abated by the City.

The cost of removal will be assessed upon the property from or in front of which the display is removed and will constitute a lien upon the property until paid. Reference is hereby made to the resolution for further particulars. A copy of this resolution is on file in the office of the clerk of the legislative body.

All property owners having any objection to the proposed removal of the display are hereby notified to attend a meeting of the City Council of the City of Canyon Lake to be held (give date, time, and place), when their objections will be heard and given due consideration.

Dated this _____ day of _____, 20_____

_____

(Title)

City of Canyon Lake, CA

(3) The City Council shall hold the hearing and adopt the abatement process directing the owners and/or responsible parties to remove the sign(s) by a certain date.

(4) An owner and/or responsible parties may submit an appeal of the City Council's actions within ten (10) calendar days after the date of the decision by the City Council, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Chapter No. 671. Upon receipt of a completed appeal the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant. City Council's action on the appeal shall be considered final.

(5) The owner and/or responsible party shall be responsible for all costs of abatement, including the costs of the application. If an owner and/or responsible party fails to remove the sign within the specified time frame, the City shall cause the sign to be removed and the cost shall be assessed to the owner and/or responsible party as provided by Business and Professions Code Section 5499 et seq.

(b) *Illegal Signs*. Any sign erected without a permit and/or erected in contravention to regulations in existence at the time of its erection or placement is considered to be an illegal sign. Illegal signs shall be abated pursuant to the same procedure identified for removal of abandoned signs, in this Section (subsections (a)(1) through (a)(4) above).

(c) *Legal Nonconforming Signs*.

(1) A legal nonconforming sign shall not be:

(A) Structurally altered to extend its useful life that may include but is not limited to repainting and other maintenance tasks.

(B) Expanded, moved or relocated.

(C) Reestablished after a business has been discontinued for a continuous period of ninety (90) days.

(D) Reestablished after damage or destruction of more than 50% of the sign.

(E) Reestablished after a change in use of the property or business to which the sign relates.

(2) Any permanent sign which was properly erected pursuant to laws and regulations in existence at the time of its erection of placement, but which does not meet the requirements of this Chapter, shall be allowed to be brought into conformance, in accordance with Section 9.25.040 of this Code.

(3) Any legal nonconforming sign shall be required to be brought into conformance or abated in advance of the requirements of Section 9.25.040 in conjunction with any conditional use permit or development permit which is hereafter granted on the same site.

9.25.100 Conformance and amortization.

(a) *Intent of Provisions.* It is the intent of this Section to recognize that the eventual elimination of existing signs that are not in conformity with the provisions of this Chapter is as important as is the prohibitions of new signs that would violate these regulations.

(b) *General.* Every sign which does not comply with the provision of this section shall be removed, brought into conformance, or amortized in accordance with this Section. Time periods for amortization of nonconforming signs shall begin from the completion and publication (or posting) of the inventory specified below. Any sign which becomes nonconforming either by reason of amendment of this Chapter, shall also be subject to the provisions of this Chapter. The period of time within which such sign must be abated shall commence upon the effective date of such amendment. Any sign not complying with the provisions of this Chapter at the end of the amortization period shall be deemed a public nuisance and abated in accordance with this section.

(c) *Signs to be Brought into Conformance Within Six Months.* The following signs shall be removed or otherwise brought into conformance by the person(s) deemed responsible for such signs within six (6) months of official notification following the completion of the inventory of illegal, nonconforming and abandoned signs required by subsection (g) of this section. If there are substantial changes a grace period of thirty (30) days shall be allowed beyond the amortization period.

(1) Illegal signs.

(2) Temporary commercial signs or temporary on-site devices attached to signs or used in conjunction with the promotion of any product, service or use, such as flags, banners, bunting, inflatable devices, pennants, streamers, and spinners, except as permitted by section 9.25.060.

(3) Any sign type which is listed as prohibited in section 9.25.080 which is not determined to be legally nonconforming.

(4) Signs in state of disrepair or showing poor maintenance or questionable structural integrity.

(d) *Legal Nonconforming Wall Signs*. Any permanent wall sign which was properly erected pursuant to regulations in existence at the time of its erection or placement, and with a valid sign and/or building permit, but which does not meet the requirements of this Chapter, shall be allowed to remain in existence, notwithstanding its nonconforming character, for a period not to exceed six (6) months from the day of completion and publication (or posting) of the inventory as specified by subsection (h) below, providing that such signs and sign structures remain in full compliance with sections 9.25.080 and 9.25.110 of this Code; and further providing that if a comprehensive sign program is adopted pursuant to section 9.25.040 hereof, within one (1) year from the date of completion and publication or posting of the inventory as specified in subsection (h), which program addresses the amortization of all legal non-conforming signs with the program, the amortization period shall be extended to a total of one (1) year. Notwithstanding the aforementioned, such signs must be brought in conformance if major exterior building modification occurs as determined by the City.

(e) *Legal Nonconforming Roof Signs*.

(1) Any permanent roof sign, which was properly erected pursuant to the regulations in existence at the time of its erection or placement, and with a valid sign permit, and/or building permit, shall be allowed to remain in existence, notwithstanding its nonconforming character, for a period not to exceed six (6) months from the date of completion and publication (or posting) of the inventory as specified by subsection (h) below, providing that such signs and sign structures remain in full compliance with section 9.25.110 of this Code; and further providing that if a comprehensive sign program is adopted pursuant to section 9.25.040 hereof, within one (1) year from the date of completion and publication or posting of the inventory, as specified in subsection (h) below, which program addresses the amortization of all legal non-conforming signs within the program, the amortization period shall be extend to a total of one (1) year. Notwithstanding the aforementioned, such signs must be brought into conformance if major exterior building modification occurs as determined by the City.

(2) If it is determined by the City Planner during inventory and identification of signs (subsection (h) below) that the construction of a building is such that reasonable signage cannot be placed in any location other than the existing roof sign(s), said sign(s) shall be deemed in compliance with this Chapter until such time as the building is remodeled sufficiently to allow signage other roof signs.

(f) *Legal Nonconforming Freestanding Signs*. Any permanent freestanding sign, measuring sixty-five (65) square feet or less and thirty-five (35) feet or less in height, which was properly erected pursuant to the regulations in existence at the time of its erection or placement, and with a valid sign permit, and/or building permit, shall be allowed to remain in existence, notwithstanding its nonconforming character, for a period not to exceed six (6) months from the date of completion and publication (or posting) of the inventory as specified in subsection (h) below, providing that such signs and sign structures remain in full compliance with section 9.25.110 of this Code; and further providing that if a comprehensive sign program is adopted pursuant to Section 9.25.040 hereof, within one (1) year

from the date of completion and publication or posting of the inventory as specified in subsection (h), which program addresses the amortization of all legal non-conforming signs within the program, the amortization period shall be extended to a total of one (1) year. Notwithstanding the aforementioned, such signs must be brought into conformance if major exterior building modification occurs as determined by the City.

(g) *All Other Legal Nonconforming Signs*. Any sign which was properly erected pursuant to the regulations in existence at the time of its erection or placement, and with a valid signs and/or building permit, but which does not meet the requirements of this Chapter, shall be removed or otherwise brought into compliance with this code within six (6) months of the date of completion and publication (or posting) of the inventory as specified by subsection (h). Such signs must be brought into conformance if a building permit or permits are subsequently issued on the site of major exterior modifications.

(h) *Inventory of Nonconforming and Abandoned Signs*. The City may initiate an inventory and identification of all illegal, legal nonconforming, and abandoned signs within the City, as determined necessary by the City Manager. If any illegal, legal nonconforming and abandoned sign is not identified as part of the City's initial inventory, any such sign may be added to the inventory upon its identification as such.

9.25.110 Violations and enforcement.

(a) *General*. Any violation of this Chapter shall be considered to be an infraction, except in the case of an off-site outdoor advertising display which shall be considered to be a misdemeanor. Any violation of this Chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceeding pursuant to State law and the City's Municipal Code including but not limited to administrative citations. A violation of this Chapter shall also be considered a violation of the Zoning Chapter of the City. The remedies shall include the following:

(1) Issuing a stop work order for any and all work on any signs on the same lot.

(2) Seeking an injunction or other order of restrain or abatement that requires the removal of the sign(s) or the correction of violation.

(3) Seeking in court the imposition of any penalties that can be imposed by such court under the Municipal Code.

(4) Seeking in court the imposition of any penalties that can be imposed by such court the Municipal Code or laws of the State of California.

(5) In the case of a sign that poses an immediate danger to the public health or safety (see unsafe signs), immediate removal by the City may be authorized by the Director of Building and Safety. Cost of such removal shall be assessed to the owner of the property.

(6) The City shall have such other remedies as are and as may from time to time provided for or allowed by State law for the violation of its Chapters.

(b) *Right of Entry*. When necessary to make an inspection to enforce any of the provisions of this Chapter, or when the City has reasonable cause to believe that there exists any sign or any condition which

makes such sign unsafe, the City, upon adherence with applicable law, may enter the premises or building upon which such sign is located.

(c) *Violations*. Any of the following shall be violation of this Chapter and shall be subject to the enforcement remedies and penalties of this Chapter, of the Municipal Code, and of State law:

(1) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone in which the sign is located.

(2) To install, create, erect, or maintain any sign requiring a permit without such a permit.

(3) To fail to remove any sign that is installed created, erected, or maintained in violation of this Chapter or with respect to a legal nonconforming sign if the sign amortization period has lapsed.

(4) To continue an identified violation. Each day an identified violation exists shall be considered a separate violation regarding enforcement of this Chapter.

(d) *Separate Violations*. Each sign installed, created, erected, or maintained in violation shall be considered a separate violation when applying the penalty portions of this section.

(e) *Responsibility*. As used in this section, "person(s) deemed responsible" shall mean any or all of the following:

(1) The person or entity who owns the real property upon which the sign exists.

(2) The occupant of any premises upon which the sign exists.

(3) The owner of the sign.

(4) The person who, or entity which, erects, places, or alters the sign.

(f) *Enforcement*. It shall be the duty of the City Planner to enforce the provisions of this Chapter pertaining to all signs and sign structures. No permit of any type shall be issued by any department or office of the City in conflict with the provisions of this Chapter. Such permit where issued in conflict with this Chapter is declared null and void.

9.25.120 Construction and maintenance.

(a) Every sign, and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.

(b) Every sign, including those specifically exempt from the Chapter with respect to permits and permit fees, and all parts, portions, and materials shall be maintained and kept in good repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracks, broken surfaces, malfunctioning lights, and missing sign copy, or other unmaintained or damaged

portion of a sign or area from which a sign has been removed shall be repaired or replaced within thirty (30) calendar days following notification by the City. Noncompliance with such a request shall constitute a nuisance and penalties may be assessed in accordance with the provisions of the City's Municipal Code.

9.25.130 Appeal procedure.

Any interested party has the right to appeal the decision pursuant to section 2.01.100 of this Code, unless another provision is made applicable.

9.25.140 Variance.

An applicant may apply for a variance to the provision of this Chapter as permitted by Ordinance 348, Section 18.27.

ITEM NO. 13

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Jim Morrissey, City Planner**

DATE: **June 1, 2022**

SUBJECT: **Introduction and First Reading of Ordinance No. 222, Amending the City Zoning Map of the City of Canyon Lake Changing Certain Property from C-1 General Commercial to Mixed Use Zone; Adoption of Resolution No. 2022-33, Approving the Towne Center Specific Plan, as provided by Section 9.30.030 (d) of the City of Canyon Lake Municipal Code**

Recommendation

That the City Council:

1. Adopt a Mitigated Negative Declaration, consistent with the California Environmental Quality Act (CEQA), finding the potential impacts from the proposed Zone Change and Specific Plan will be less than significant, with the incorporation of identified and modified mitigation measures.

2. Approve the Introduction and First Reading of Ordinance No. 222, Amending the City Zoning Map of the City of Canyon Lake Changing Certain Property from C-1 General Commercial to Mixed Use Zone.

3. Adopt Resolution No. 2022-33, Approving the Towne Center Specific Plan, as provided by Section 9.30.030 (d) of the City of Canyon Lake Municipal Code.

4. Direct Staff to file a Notice of Determination.

Background

The City of Canyon Lake has prepared a Specific Plan to enhance the economic viability of the Towne Center and meet State mandated housing needs. The City Council authorized the selection of a Consultant Team to prepare the Plan and associated environmental documentation. Albert A. Webb Associates is the lead consultant on the Consultant Team and is supported by WHA. WHA has used their architectural expertise to prepare detailed conceptual designs that have been blended with Webb Planning criteria to complete the Specific Plan document.

As part of that effort the Consultant Team prepared preliminary designs and presented them to the City Council on May 5, 2021. Since that time the Team has completed the necessary technical reports for inclusion in the environmental evaluation, along with a detailed review and compilation of the design criteria applicable to the Project.

Discussion

Selection of the Towne Center Site for a Specific Plan

The goal of the Specific Plan is to reinvigorate the Towne Center as a business location and incorporate opportunities for the development of new housing to meet State requirements. The City's General Plan Land Use Map has identified the Towne Center as a Mixed Use site for over a decade and the proposed zone change and Specific Plan would implement that goal.

Canyon Lake has a minimal amount of vacant land that can easily accommodate the amount of housing required by the State. Placing housing within the Towne Center not only allows the City to achieve State housing goals, but presents the City with an opportunity to create an on-going activity level and patronage of Center businesses by placing residents in close proximity to those businesses.

Specific Plan and Zone Change

Action on the proposed Towne Center Specific Plan includes the rezoning of the site for Mixed Use development. As such, the City Council will undertake two separate actions to rezone the property and adopt the Specific Plan. The purpose of utilizing Mixed Use Zone within the shopping center, as provided for in the Mixed Use Zone is to: (1) incorporate multifamily residential development within the existing or any future development design of the Center; (2) enhance the Center's commercial viability and attractiveness; and (3) provide upgraded amenities and design features. Mixed Use development in the Towne Center is subject to the approval of a Specific Plan and rezoning of the property to Mixed Use.

Specific Plan Development Criteria

The purpose and benefit of a Specific Plan, as provided by State law, is to design development criteria applicable to a specific property or site, rather than utilizing standards that broadly extend over the City as a whole. The Specific Plan contains specific standards and design guidelines for the Towne Center that cover the following topics:

- Development standards, such as building height and setbacks.
- Parking spaces required per use.
- Architectural styles and details for massing, scale, and roofs.
- Landscaping.
- Private and public open space areas.
- Circulation and roadways.
- Infrastructure facilities, including water and sewer.

Environmental Documentation

The environmental component of the analysis, undertaken by Webb Associates, consisted of the completion of the following studies and the preparation of an Initial Study, as required by the California Environmental Quality Act (CEQA):

- Phase I Cultural Resource Assessment
- Noise and Vibration Study
- Vehicle Miles Traveled (VMT) Analysis
- Air Quality and Greenhouse Gas Analysis
- Energy Use Tables

These materials are available for review by the public on the City's Planning Department Web Site, including the Initial Study/proposed Mitigated Negative Declaration. The Draft Initial Study was reviewed by Staff, amended, and distributed for public review from March 4, 2022, to April 4, 2022. Some comments were received and responses prepared (see Responses to Comments).

Modification of Environmental Mitigation Measures

Some of the mitigation measures were modified subsequent to the distribution of the Initial Study. Typically, a change in measures requires an equal or more effective level of replacement associated with the scope of the proposed measure. In this instance, the changes clarified the recommendation of some of the measures, such as the insertion of "prior to issuance of grading permits", prepare a site-specific paleontological assessment and provide such to City for approval, and "Prior to occupancy, implementing Projects proposing mid-to high-rise developments (3-stories or greater) shall be required to coordinate with the Fire Department to determine their service needs based upon the ultimate Project design." These additions help to clarify the timing of the action and assist in providing a better understanding of the scope of each measure and are noted in red in the Mitigating Monitoring and Reporting Program (MMRP). (Underlining notes additional language)

Development Potential

Currently, there is no proposal to develop any portion of the draft Specific Plan and there have not been any discussions with any developers to develop the property. This is a Planning document outlining a vision for the site and development criteria to implement that vision. When or if a proposed project comes before the City to develop any portion of the Towne Center, it would undergo a public review process. Additionally, the Towne Center includes a significant number of parcels. Any future development would require some level of parcel assembly to combine or redesign the properties to develop the vision laid out in the Specific Plan and would represent a challenge given that there are so many different owners within the Towne Center. Any developer who might be interested in attempting such a development would have to work closely with the City and with the owners within the Towne Center. Such a process would require cooperation and buy-in from property owners, tenants and the City.

Fiscal Impact

No change upon adoption of the proposed changes. Future improvements could represent improved business activity and tax revenue.

Attachments

1. PowerPoint presentation will be provided at City Council Meeting
2. Initial Study/Mitigated Negative Declaration
3. Responses to Comments
4. Mitigation Monitoring and Reporting Program
5. Towne Center Specific Plan
6. Ordinance No. 222
7. Resolution No. 2022-33
8. Notice of Public Hearing

ATTACHMENT 1

The presentation will be provided at the meeting.

ATTACHMENT 2

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to Section 15063 of the State CEQA Guidelines.

PROJECT LABEL

APNs:	355300012, 355300014, 355300015, 355300032, 355300033, 355300034, 355300035, 355300036, 355301012, 355310006, 355310007, 355310008, 355310012, 355310013, 355310014, 355310015, 355310016, 355310017, 355310018, 355310019, 355310021, 355310022, 355310023, 355310024, 355310025, 355320003, 355320004, 355320005, 355320009, 355320010, 355320014, 355320015, 355320016, 355320017, 355320018, 355320019, 355320020, 355320021, 355320023, 355320025, 355320026, 355320027, 355320028, 355330009, 355330010, 355330011, 355330012, 355330022, 355330023, 355330024, 355330025, 355330028, 355330029, 355330030, 355330031, 355330032, 355330033, 355330034, 355330035	***USGS Quad:***	Elsinore, CA
Applicant:	City of Canyon Lake 31740 Railroad Canyon Road Canyon Lake, CA 92587	***T, R, Section:***	T 6S, R 4W, Section: 1
Location	City of Canyon Lake	***Rep***	Jim Morrissey
Proposal:	Towne Center Specific Plan and Environmental Documentation		

PROJECT CONTACT INFORMATION

Lead agency:	City of Canyon Lake 31516 Railroad Canyon Road Canyon Lake, CA 92587	***Prepared by:***	Albert A. WEBB Associates 3788 McCray Street Riverside, CA 92506
Contact:	Jim Morrissey, City Planner	***Contact:***	Melissa Perez, Sr. Environmental Planner
E-mail:	Jmorrissey@canyonlakeca.gov	***Phone No:***	(951)686-1070
Phone No:	(951) 244-2955		
Direct No:	(951) 479-8005		

May 2022

INTRODUCTION TO THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) Public Resources Code Sections 21000–21189.3 and the State CEQA Guidelines Title 14 California Code of Regulations Sections 15000–15387 (CEQA Guidelines), this Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to determine potentially significant impacts upon the environment resulting from the Towne Center Specific Plan (proposed Project).

In accordance with Section 15063 of the State CEQA Guidelines, this IS/MND is an analysis by the City of Canyon Lake as the Lead Agency, to inform the Lead Agency decision makers, other affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Organization of Final IS/MND

The final CEQA documents for the Project include:

- **Introduction to the Final IS/MND**, which provides the context for the Final IS/MND, with applicable citation pursuant to CEQA and the State CEQA Guidelines.
- **Introduction /Environmental Checklist Form**, which provides the Project Description, a brief discussion of the existing environmental setting, and environmental impact assessment.
- **References**, which includes a list of reference sources and bibliography, acronyms and abbreviations, and list of preparers.
- **Responses to Comments**, which includes a copy of each comment letter received regarding the IS/MND during public review. Although CEQA does not require the Lead Agency to provide a formal response to each of the comments received on an IS/MND, responses have nonetheless been prepared in order to provide the City of Canyon Lake with additional information upon which to base their decision. Responses to comments can be found under a separate cover.
- **Mitigation Monitoring and Reporting Program (MMRP)** prepared pursuant to State CEQA Guidelines Section 15097 to provide a mechanism for the City of Canyon Lake to verify implementation of the mitigation measures adopted for the proposed Project. The MMRP can be found under a separate cover.

Where comments received or editorial clarifications on the IS/MND and the City of Canyon Lake responses resulted in changes to the text of the Draft IS/MND, such changes are shown in the Final IS/MND text using the following conventions:

- Text added to the Final IS/MND is shown as **bold and underline**
- Text deleted from the Final IS/MND is shown as ~~strikethrough~~

The textual changes to the Final IS/MND do not constitute “substantial revision” as defined in State CEQA Guidelines Section 15073.5(b); therefore, recirculation of the Draft IS/MND is not required.

PROJECT DESCRIPTION

The Project is a specific plan and zone change for the existing Towne Center. The City of Canyon Lake is looking to increase fiscal opportunities, incorporate residential uses and redesign the existing Towne Center to attract local interest. The Towne Center Specific Plan (TCSP) provides guidelines and requirements for future developments. The existing Towne Center is located in a Mixed Use General Plan Land Use category. The TCSP has divided the site into eight separate "Planning Areas". Each of these Planning Areas provide a general guidance for primary use and re-development that are in accordance with the goals and objectives of the City of Canyon Lake. The eight Planning Areas include the following land uses; housing, commercial retail, civic uses, public plaza, and office space. Although a conceptual site plan has been prepared the TCSP allows developers to modify each planning area as long as they are consistent with the objectives of the plan. The zone change will change the existing zoning from General Commercial (C-1) to Mixed Use (MXU) to provide consistency with the General Plan land use designation of Mixed Use (MXU) and per MC Section 9.30.030(d), the purpose of which is to: (1) incorporate multifamily residential development within the existing or any future development design of the Center; (2) enhance the Center's commercial viability and attractiveness; and (3) provide upgraded amenities and design features. Mixed Use development in the Towne Center is subject to the approval of a Specific Plan and rezoning of the property to Mixed Use.

Project Location

The Towne Center Specific Plan (TCSP) and zone change (collectively referred to as "proposed Project") is located in the City of Canyon Lake, Riverside County, California as reflected in

Figure 1, Regional Map Figure 1, Regional Map and within Section 1, Township 6 South, Range 4 West of the San Bernardino Baseline and Meridian identified on the Lake Elsinore, California USGS 7.5 Quadrangle Map as shown on **Figure 2, Topographic Map**. Specifically, the proposed Project is situated on the south side of Railroad Canyon Road, just off the main southern entrance gate and just north of the golf course.

Existing Land Use and Zoning

The City of Canyon Lake's General Plan identifies the site as having a General Plan Land Use designation of Mixed Use (MXU) and a zoning designation of General Commercial (C-1).

Existing Surrounding Uses

As reflected in **Table A, Surrounding Uses and Designations,** below, the land uses surrounding the Towne Center consist of residential and golf course land uses. The existing Towne Center is surrounded by a golf course on three sides and Railroad Canyon Road on the north side. Residential development then surrounds the golf course.

Table A, Surrounding Uses and Designations

Location	Existing Land Use	Existing General Plan Land Use Designation	Existing Zoning Designation
North	Single Family Residential	Low Density Residential (LDR)	R-1: One Family Dwellings
South	Golf Course	Open Space Golf Course (OS-GC)	OS-GC: Open Space Golf Course
East	Golf Course	Open Space Golf Course (OS-GC)	OS-GC: Open Space Golf Course
West	Golf Course Apartments	Open Space Golf Course (OS-GC) High Density (HDR)	OS-GC: Open Space Golf Course R-T: Mobilehome Subdivision

FIGURE 1, REGIONAL MAP

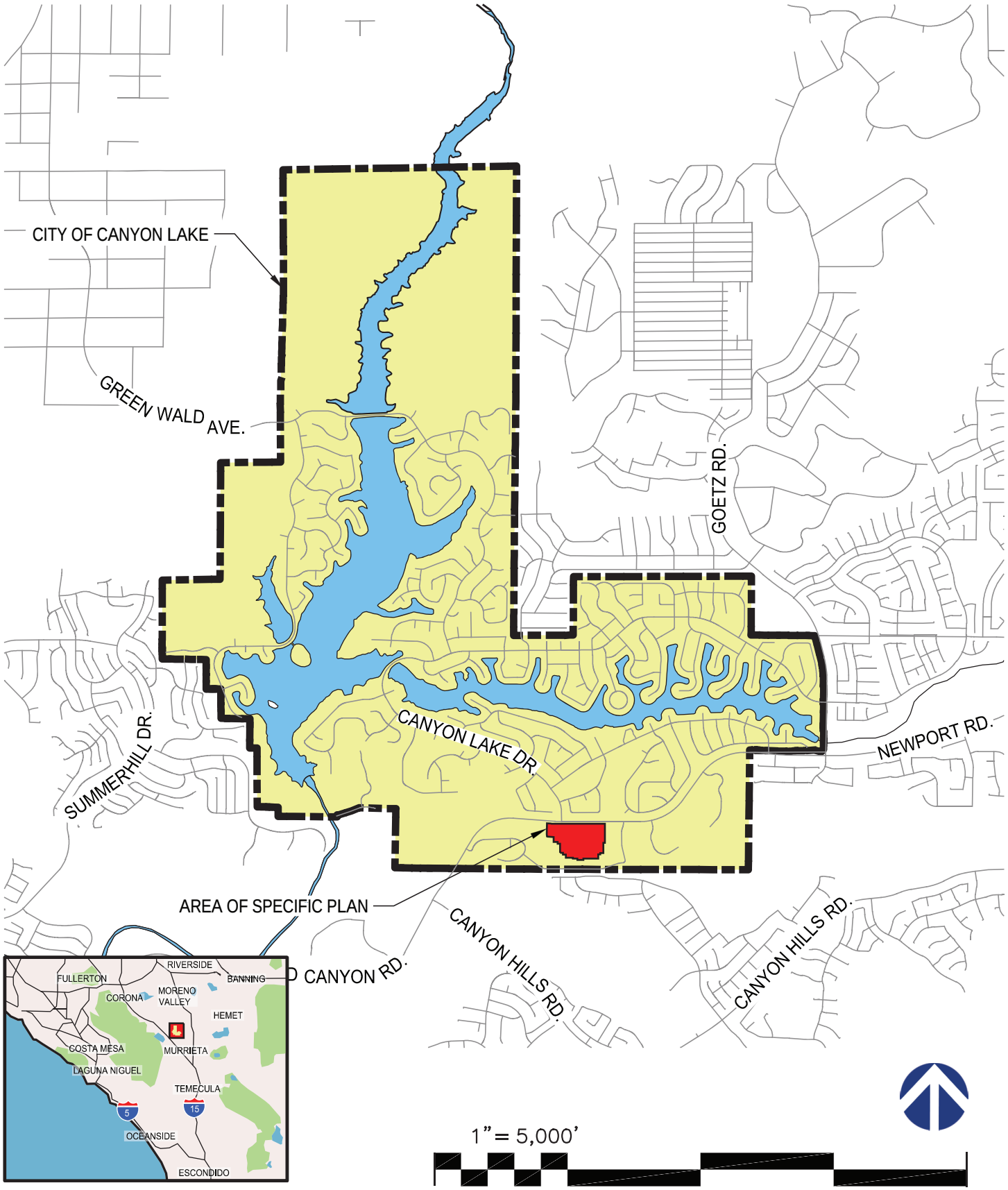

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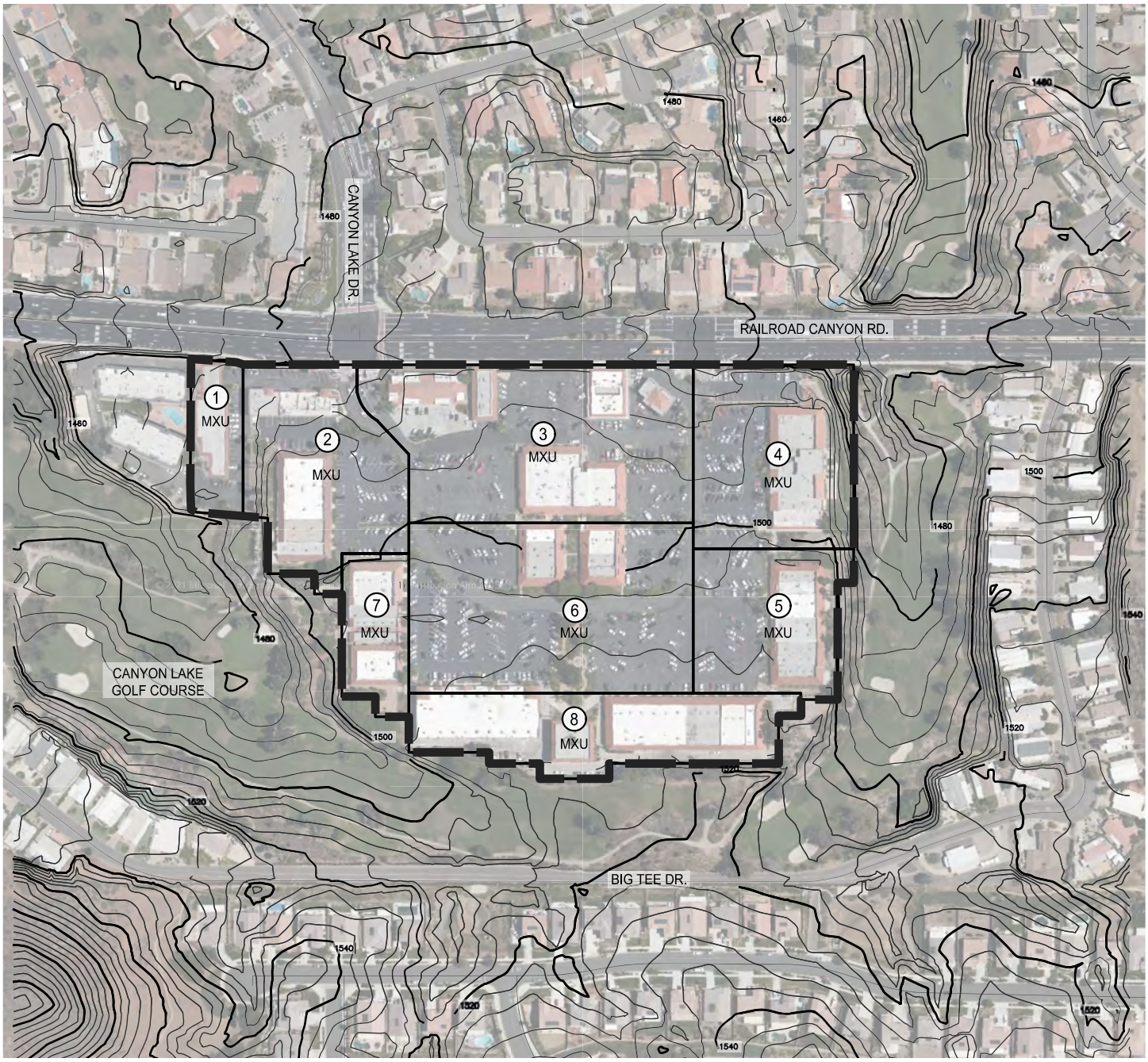
FIGURE 2, TOPOGRAPHIC MAP



LEGEND

(#)	PLANNING AREA NUMBER	———	PLANNING AREA BOUNDARY
MXU	MIXED USE	———	2' CONTOUR LINES
- - -	PROJECT AREA BOUNDARY	1520	10' CONTOUR LINES

1" = 30'

30 0 30 60 90

Existing Conditions

The existing site is fully developed with a shopping center constructed circa the late 1970's. Existing Land uses include offices, retail, civic offices, a post office, and a hotel. **Figure 3, Existing Site Plan** shows the general layout of the existing Towne Center shopping center with generally 17 separate stand-alone buildings. Each building has various property ownership. As a result, there is over 40 separate owners within the existing Towne Center. As of early 2021, there were a total of 127 tenants using the shopping center. **Figure 4, Existing Sensitive Receptors** identifies those receptor nearest the site that may be most affected by the proposed Project. The following discussion provides details of the existing conditions. As the Towne Center re-develops, future developers will be responsible to ensure sufficient infrastructure capacity exist within each system.

Circulation

Canyon Lake lies between two major north-south interstates; located approximately 2.5 miles east of Interstate-15 (I-15)and five miles west of Interstate 215 (I-215) linking Canyon Lake to northern Riverside County and San Diego County.

Vehicular Network

The vehicular network system within Canyon Lake consists of public and private streets. Railroad Canyon Road and Goetz Road are the only two public, dedicated and maintained rights-of-way. All other roads with the exception of Blackhorse Drive and Sorrel Lane, are privately managed and maintained by the Canyon Lake Property Owners Association (POA), including the existing roadways within the Towne Center. Blackhorse Drive and Sorrel Lane are expected to be managed and maintained by the Canyon Lake POA in the future.

Railroad Canyon Road is adjacent to the northern boundary of the Towne Center. This roadway is classified as a Mountain Arterial with 120 feet of designated right-of-way. It is also classified as a Class II bikeway facility which extends from the easterly end of the community to the City of Lake Elsinore. Class II bikeways provide a separate, striped, and signed bike lane within the roadway right-of-way. Railroad Canyon Road has been fully improved and provides a raised center median.

Site Access

Access to the Towne Center occurs from Railroad Canyon Road at the intersection with Towne Center East and Towne Center West. Both intersections provide signalized access. A number of interior circulation roads facilitate access to the interior of the Towne Center.

Public Transit

The Riverside Transit Agency (RTA) serves this area of Riverside County. Railroad Canyon provides bus stops including a bus shelter on the south side of Railroad Canyon Road near the street's intersection with South Canyon Lake with signage identifying the area is served by RTA Route 40. However, these stops are no longer identified with RTA so the current status of this route is unknown. Dial-a-ride service is available through the Sun City system which provides connection to the RTA.

FIGURE 3, EXISTING SITE PLAN

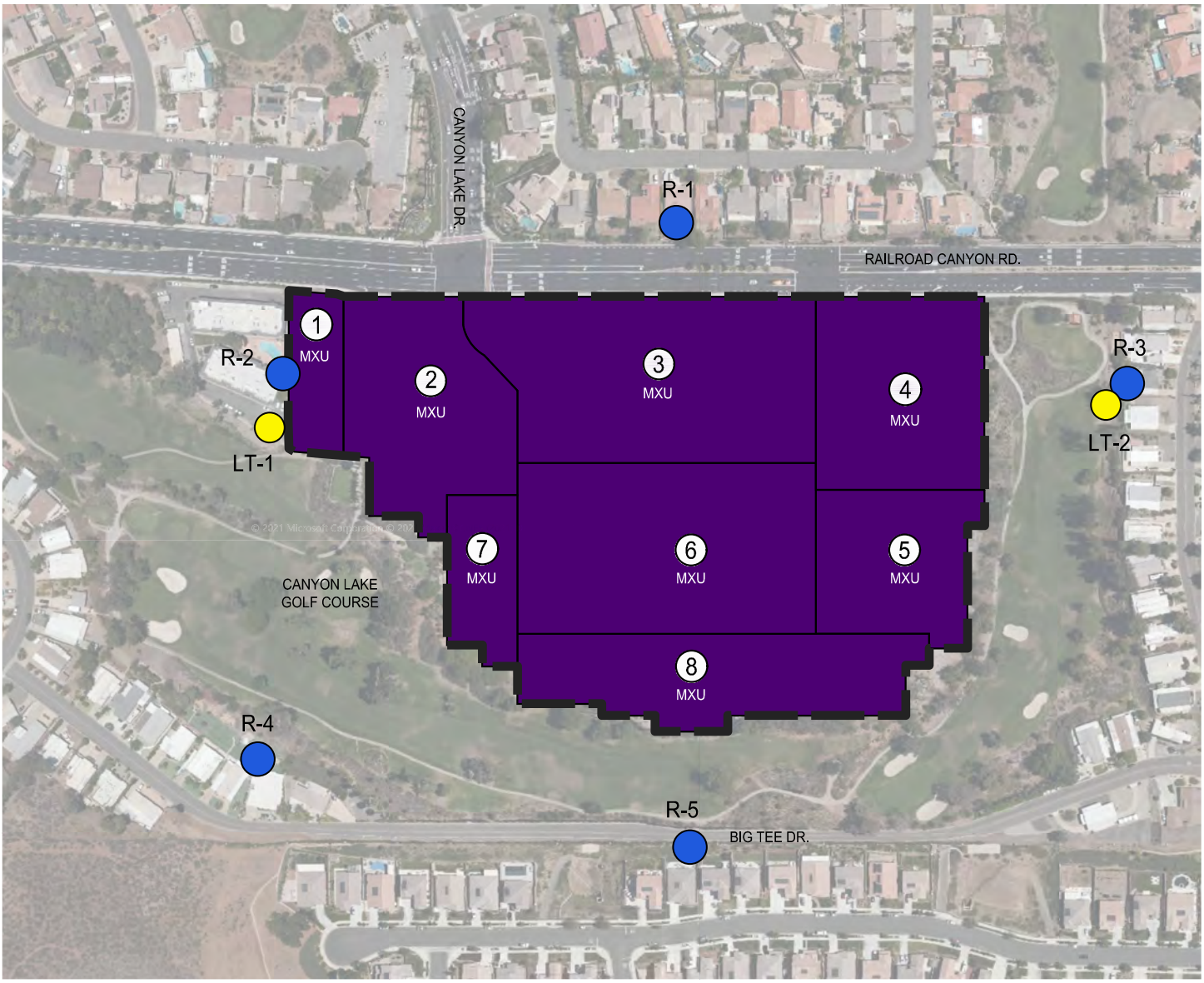
LEGEND

- BUILDING NUMBER
- PROJECT AREA BOUNDARY
- PLANNING AREA BOUNDARY
- SITE A
- SITE B
- SITE C
- SITE D

1" = 300'

300 0 300 600 900

FIGURE 4, EXISTING SENSITIVE NOISE RECEPTORS



LEGEND

- (#) PLANNING AREA NUMBER
- PROJECT AREA BOUNDARY
- PLANNING AREA BOUNDARY
- LONG TERM MEASUREMENT LOCATION
- RECEIVER LOCATION
- MIXED USE (MXU)

1" = 300'

300 0 300 600 900

Water & Sewer
Elsinore Valley Water District provides domestic water service and sanitary sewer to the Towne Center as reflected in **Figure 5, Existing Public Facilities**. Canyon Lake is a drinking water reservoir and plays a very important role in EVMWD's overall water supply. EVMWD's Canyon Lake Water filtration plant serves Canyon Lake residents and customers throughout the District's service area during summertime peak water demand. All properties are served by a public sewer system.

Storm Drain
Canyon Lake is a tributary to the San Jacinto River and located within the San Jacinto Watershed. The natural flow of water within this watershed carries nutrient rich sediment into Canyon Lake. However, this natural flow of water also carries high levels of nitrogen and phosphorus that hurt water quality and threaten aquatic life. The Santa Ana Regional Water Quality Control Board (Regional Board) is one of nine regional boards overseen by the State Water Resources Control Board (State Board). The mission of the State Board is to ensure the highest reasonable quality for waters of the State, while allocating those waters to achieve the optimum balance of beneficial uses. Individual Regional Boards develop and enforce water quality objectives and implementation plans that will best protect the beneficial uses of the State's waters. In 1998, Canyon Lake was added to the list of the Regional Board's impaired waters based on its periodic algal blooms and fish kills. The Regional Board has been a cooperative partner with Lake Elsinore and San Jacinto Watershed Authority and is a member agency of the Lake Elsinore/Canyon Lake Total Maximum Daily Loads (TMDL) Task Force (LECL Task Force). In 2004, TMDL were adopted to regulate the amount of nutrients that can be released into the watershed to meet water quality standards for both Lake Elsinore and Canyon Lake. The LECL Task Force was developed to improve water quality and wildlife habitats in Lake Elsinore, Canyon Lake, and the San Jacinto Watershed. The LECL Task Force is made up of all the discharges identified in the TMDL, including Municipal Separate Storm Sewer Systems (MS4) permittees. All future developers are required to comply with the National Pollution Discharge Elimination System (NPDES).

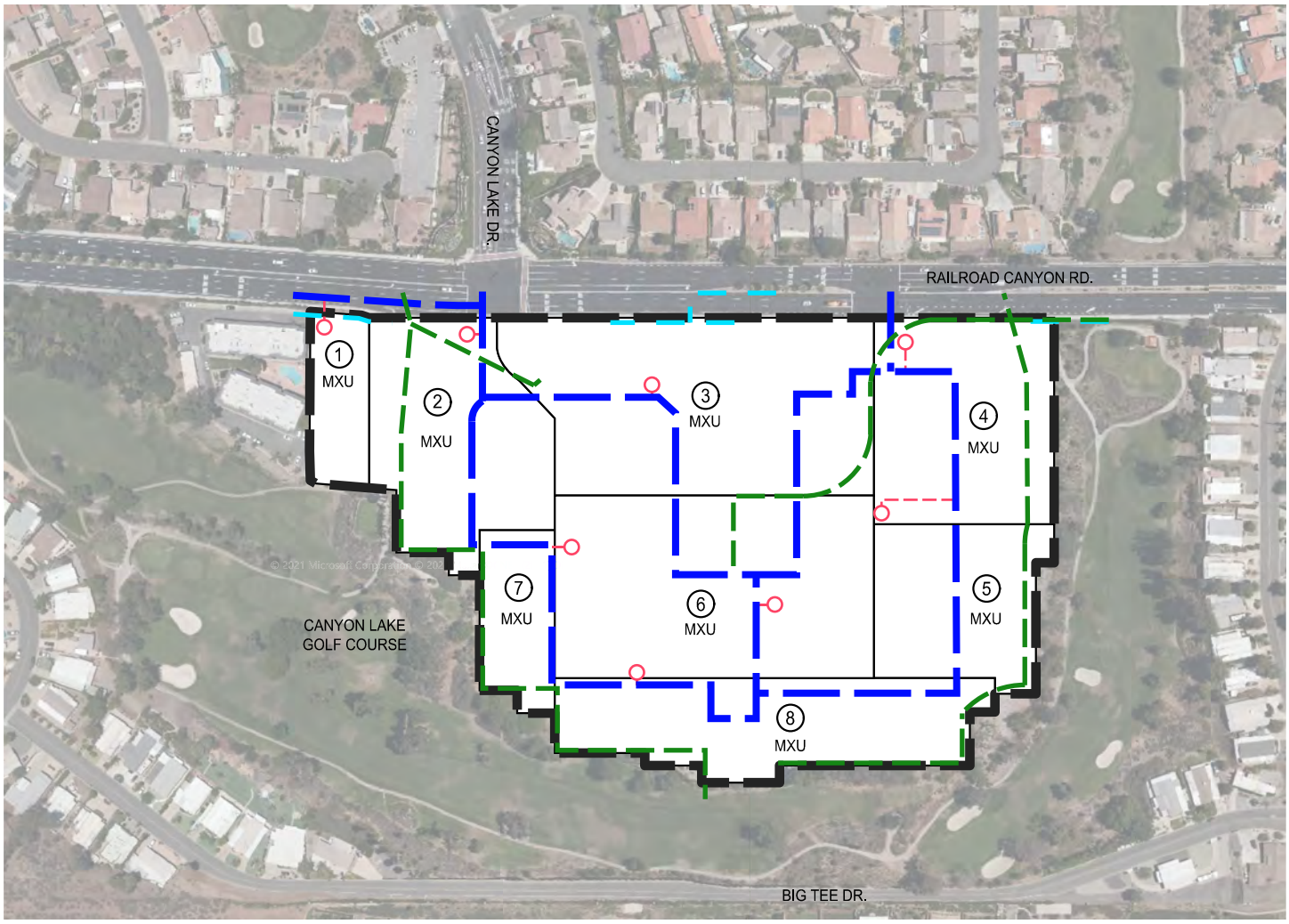
Solid Waste
The City of Canyon Lake contracts with CR&R Waste & Recycling Services for trash collection and recycling needs. All future developments will be required to comply with solid waste reduction goals and comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the Riverside County Integrated Waste Management Plan.

Utilities
Table B, Utility Providers, below, identifies the utility service purveyors for the Project site.

Table B, Utility Providers

Purveyor	Service
Elsinore Valley Water District	Water
Elsinore Valley Water District	Sewer
Verizon	Communications
Southern California Edison	Electricity
Southern California Gas Company	Natural Gas
Waste Management	Solid Waste Disposal

FIGURE 5, EXISTING PUBLIC FACILITIES



LEGEND

(#)	PLANNING AREA NUMBER
	PROJECT AREA BOUNDARY
	PLANNING AREA BOUNDARY
	POTABLE WATER MAIN
	SEWER MAIN
	FIRE HYRDANT
	IRRIGATION LINES
MXU	MIXED USE

1" = 300'

300 0 300 600 900

Public Services

Schools

Future residents of Canyon Lake are served by the Lake Elsinore Unified School District (LEUSD). There are no LEUSD facilities located within the gates of Canyon Lake. However, Canyon Lake does contain two private schools: Hope Learning Academy and Canyon Lake Community Church. Hope Learning Academy, located within the Towne Center, is a private school serving grades 7 through12. Canyon Lake Community Church provides schooling to pre-Kindergarten and Kindergarten age children. The City of Canyon Lake has adopted mitigation measures in order to help with overcrowding schools. Future development will be required to offset impacts to schools and school districts through the payment of school development impact fees and may be required to enter into school facility mitigation agreements, as required by law.

Police

The City of Canyon Lake contracts law enforcement services through the Riverside County Sheriff's Department. Service is provided from the Perris station located at 137 N Perris Boulevard, Perris, as well as a satellite office is situated within the existing Towne Center at 31516 Railroad Canyon Road, Canyon Lake. In addition to the five officers City contracts for, the City owns five police vehicles, one volunteer vehicle, one full size pick-up truck and two police boats.

Fire

The City of Canyon Lake **as of January 1, 2022 provides it's own** ~~contracts~~ fire protection services **and utilizes previously designated Station No.60,** ~~through the Riverside County Fire Department /CalFire and is served by three stations. The City has taken action to consider creating its own Fire Department. Currently, fire Station No. 60~~ **now designated as Station No. 1**, located at 28730 Vacation Drive **and** is the only station sited within the City's boundary. Station No. ~~60~~**1** is situated approximately three miles north of the Towne Center. **Two other fire stations could also provide service to the Town Center.** Station No. 5 **operated by CalFire, is** located at 28971 Goetz Road, located roughly 3.2 miles northeast of the Towne Center and Station No. 94 **also operated by CalFire, is** located at 22770 Railroad Canyon Road, approximately one mile southwest of the Towne Center, ~~are located just outside the City's boundary~~. All stations are staffed full-time 24 hours, 7 days a week, including paramedics, operating Type-1 structural fire-fighting apparatus.

PROPOSED PROJECT

The Project proposes a zone change and specific plan. The zone change will change the existing zoning from General Commercial (C-1) to Mixed Use (MXU) and allow for residential uses, providing compatibility with the existing general plan land use designation of MXU. The proposed specific plan document would provide the basic framework, design, and implementing guidelines to allow for residential mixed use development within the City of Canyon Lake's existing Towne Center. The City is also seeking a distribution of land uses that will provide for greater fiscal opportunities and improve the attributes of the existing center to generate more local interest. The City owns a portion of the existing center along with as many as 40 other individual owners due to the existing subdivision pattern. The Center is currently comprised of a variety of service, retail, restaurant, hotel, office, and public facility uses.

The TCSP and zone change (proposed Project) will direct future developers to meet City's vision and goals for the Center, including requirements related to City's Housing Element update. The TCSP will provide for a variety of land use types allowing for residential, open space, business/service and public facility related uses.

With respect to residential land uses, the TCSP will provide guidelines for multi-family housing and mixed-use commercial design with opportunities for development of both affordable and age-restricted housing to help retain current Canyon Lake residents. With respect to non-residential land uses, the TCSP promotes the retention of the existing businesses, many of which will need to remain as allowable, and provide opportunities for new uses.

The TCSP will also be prepared consistent with the requirements of SB2 legislation, which not only provides the City partial funding for the preparation of the TCSP but requires that the Plan not necessitate subsequent discretionary actions to permit construction. As such, future implementing development projects found to be consistent with the TCSP objectives and standards and guidelines, will be issued building permits upon meeting all existing building criteria.

Table C, Existing/Proposed Use Matrix can be viewed in conjunction with **Figure 3**. This Table depicts how some of the existing buildings at the Towne Center may be re-developed and utilized under the TCSP to accommodate mixed use residential. As depicted on **Figure 3,** Residential Sites A through D are proposed to accommodate future residential uses. Not all of the buildings in the Towne Center are proposed to be affected by the TCSP at this time. The following table helps to establish the baseline condition and represents anticipated future development assumptions for environmental analysis. All subsequent approvals to develop the property must be consistent with the TCSP and associated environmental documents. Additional environmental documentation may be required if significant changes are proposed. It is expected that the current tenants/occupants and uses of the existing buildings will remain commercial/office in nature.

To achieve the goals and objectives of this specific plan, the site is divided into eight separate "Planning Areas" all with a specific plan land use designated of Mixed Use (MXU) as reflected in **Figure 6, Proposed Land Use Plan**. The purpose of these Planning Areas is to provide conceptual land use distributions and intensities as the intent of this specific plan is to provide general guidance for each Planning Area to help shape future re-development. **Table D, Land Use Summary (By Planning Area)** identifies the uses and intensities allowable for the TCSP as a whole.

A conceptual site plan has been prepared for illustrative purposes only to identify how each planning area may re-develop, but the intended design within each Planning Area may be modified; consistent with the objectives of the plan, allowing flexibility to future developers. Each Planning Area is described below by highlighting the conceptual primary land use(s). **Figure 7, Proposed Vehicular Circulation Plan** and **Figure 8, Proposed Non-Vehicular Circulation Plan,** identifies proposed Vehicular and Non-Vehicular circulation patterns for the Project.

Table C, Existing/Proposed Use Matrix				
Planning Area	**Existing Buildings**	**Existing Use**	**Proposed Redevelopment**	**Proposed Structure**
1	Building 8	Hotel	**Residential Site D** 16 units (16 du/ac)	Two Levels[1] – 2 Levels Residential
2	Building 7	Varies	**Residential Site B** 46 units (44.7 du/ac) **Commercial Retail** 6,000 Square Feet	Five Levels – 1 Level Commercial Retail – 4 Levels Residential
	Building 9	Varies	Per SP allowable uses	No Change
3	Buildings 10-13	Varies	Per SP allowable uses	No Change
	Buildings 14-15	Canyon Lake Market Building	**Additional Office** 44,000 Square Feet	Three Levels – 1 Level Commercial Retail – 2 Levels Office
4	Building 1	Office Civic	**Residential Site A** 40 units (51.30 du/ac) **Commercial Retail** 6,500 Square Feet	Four Levels[2] – 1 Level Commercial Retail – 3 Levels Residential
5	Building 2	Civic Office	**Residential Site C** 86 units (60.6 du/ac) **Commercial Retail** 18,000 Square Feet	Five Levels – 3 Levels Residential – 2 Levels Parking and Commercial Retail
6	Building 16	Edward Jones Building	**Additional Office** 9,000 Square Feet	Two Levels
	Building 17	Varies	**Public Open Space**	Removal
7	Building 6	Can Do Plaza Building	**Additional Office** 22,000 Square Feet	Two Levels
8	Building 3	Post Office/Dominoes	**Additional Office** 28,000 Square Feet	Two Levels
	Buildings 4-5	Varies	Per SP allowable uses	No Change

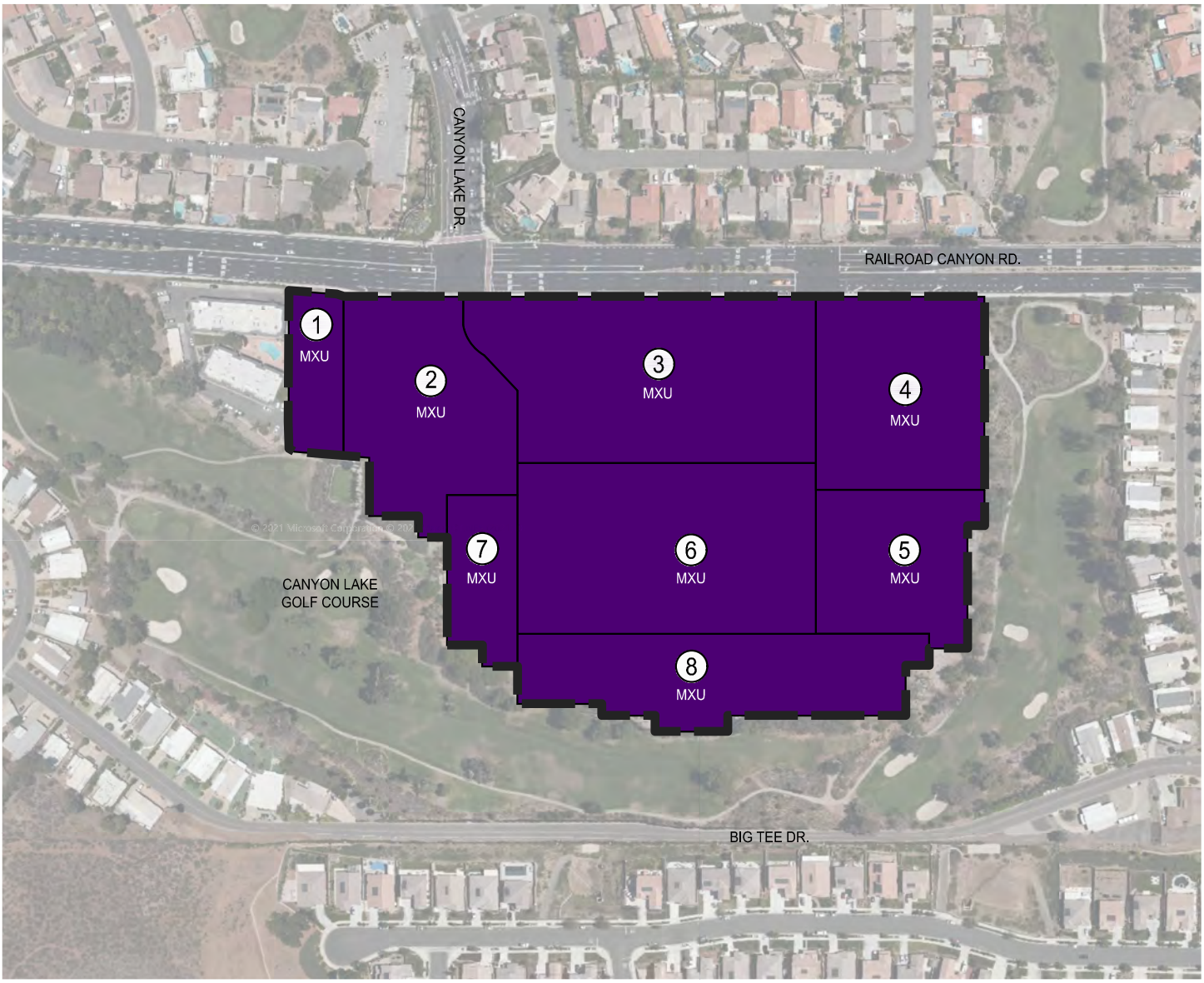
Notes:
1. A third level may be permitted to achieve desired residential density.
2. Additional levels may be permitted to achieve desired residential density.

Table D, Land Use Summary (By Planning Area)					
			Square Footage (SF)		Residential Density
PA	SP Land Use Designation	Acres	Commercial-Retail[1]	Office	Dwelling Units[2-6]
1	Mixed Use (Residential Site D)[2,3]	0.7	–	–	16
2	Mixed Use (Residential Site B) [1, 2,4]	2.6	6,000	–	46
3	Mixed Use	4.3	–	44,000	–
4	Mixed Use (Residential Site A) [1, 5]	2.6	6,500	–	40
5	Mixed Use (Residential Site C) [1, 6]	1.9	18,000	–	86
6	Mixed Use[7]	4.1	–	9,000	–
7	Mixed Use	0.8	–	22,000	–
8	Mixed Use	2.6	–	28,000	–
	Existing	–	171,800	–	–
Total		**19.6**	**202,300**	**103,000**	**188**

Notes:

1. A total of 202,300 square feet (SF) of commercial-retail uses is provided as part of this plan. Square footage identified in PA 2, 4, 5 totaling 30,500 SF, is additional commercial-retail acreage beyond the 171,800 SF that currently exists, which may develop within these planning areas, not to exceed overall total 202,300 SF.
2. A total of 43 Very-Low income-qualified housing units and 24 Low income-qualified housing units are required for City of Canyon Lake to meet State Regional Housing Need Allocations (RHNA) 6th Cycle. Including the Department of Housing and Community Development's (HCD) 10 percent buffer recommendation, this plan has the capacity to provide an additional 7 units to provide a total of 75 affordable housing units within Planning Areas 1 and 2 (Residential Sites B and D). Should these Planning Areas (PA) develop to provide all 75 units, adjustments may be needed to reduce units in PA's 4 and 5 (Residential Sites A and C), to maintain overall development of up to 188 residential dwelling units within the Towne Center Specific Plan.
3. Density is based on 36,000 SF building size with building footprint that includes no external setbacks or additional lot area.
4. Density is based on 45,000 SF building size with building footprint that includes no external setbacks or additional lot area.
5. Density is based on 35,000 SF building size with building footprint that includes no external setbacks or additional lot area.
6. Density is based on 62,000 SF building size with building footprint that includes no external setbacks or additional lot area.
7. Building 17 may be removed allowing for a large open space public gathering area.

FIGURE 6, PROPOSED LAND USE PLAN



LEGEND

- (#) PLANNING AREA NUMBER
- PROJECT AREA BOUNDARY
- PLANNING AREA BOUNDARY
- MIXED USE (MXU)

1" = 300'

300 0 300 600 900

FIGURE 7, PROPOSED VEHICULAR CIRCULATION PLAN

LEGEND

(#)	PLANNING AREA NUMBER
	PROJECT AREA BOUNDARY
	PLANNING AREA BOUNDARY
	VEHICULAR CIRCULATION
	ENHANCED GOLF CART PATH
	ACCESS POINT
MXU	MIXED USE

1" = 300'

300 0 300 600 900

FIGURE 8, PROPOSED NON-VEHICULAR CIRCULATION PLAN

LEGEND

(#)	PLANNING AREA NUMBER
	PROJECT AREA BOUNDARY
	PLANNING AREA BOUNDARY
	PEDESTRIAN CIRCULATION
	ENHANCED PEDESTRIAN CIRCULATION
	PEDESTRIAN NODE
MXU	MIXED USE

1" = 300'

300 0 300 600 900

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Planning Area 1 – Housing

This Planning Area is currently developed with a Hotel (Building 8). Referred to as Residential Site D, this Planning Area has to the potential to re-develop per the TCSP as two levels of residential, perhaps townhomes. A third level may be permitted in order to achieve desired residential density. This Planning Area is also a preferred location to accommodate affordable housing units as it is adjacent to existing multi-family residential to the west and includes both pedestrian and enhanced pedestrian pathways providing residents with pedestrian access to Railroad Canyon Road as well as walking paths providing connection to adjacent Planning Areas and a pedestrian node at the southwest corner of the Planning Area that may provide an area for rest or other amenities while enjoying views of the existing golf course.

Planning Area 2 – Commercial Retail and Housing

This Planning Area is currently developed (Buildings 7 and 9). Referred to as Residential Site B, this Planning Area contains one of the two vehicular access points into the Towne Center and has to the potential to re-develop Building 7 as a five level structure providing one level of commercial-retail and four levels of residential. This Planning Area is also a preferred location to accommodate affordable housing. It includes both pedestrian and enhanced pedestrian pathways providing residents and visitors access to Railroad Canyon Road, adjacent Planning Areas, and pedestrian nodes at the southwestern portions of the Planning Area that may provide areas for rest or other amenities to enjoy the views of the existing golf course. This Planning Area also affords the opportunity to provide for small patio and plaza areas.

Planning Area 3 – Commercial Retail and Office

This Planning Area is currently developed (Buildings 10 thru 15) and has to the potential to re-develop Buildings 14 and 15 per the TCSP (referred to as the Canyon Lake Market Building) as a three level structure providing one level of commercial-retail and two levels of office. This Planning Area is also a preferred location to accommodate commercial uses as it has prime visibility to Railroad Canyon Road and is located adjacent to the two access points for the Center. Furthermore, with this Planning Area's adjacency to Railroad Canyon Road an enhanced golf cart connection could be implemented for easy golf cart access from the main Canyon Lake residential community.

Planning Area 4 – Commercial Retail and Housing

This Planning Area is currently developed (Building 1); a portion of which houses the City's current civic center and office uses. Referred to as Residential Site A, this Planning Area provides one of the two vehicular access points into the Towne Center and affords high visibility to the community from Railroad Canyon Road. This allows for the opportunity to re-develop the existing building as a vertical mixed use four level structure providing for one level of commercial retail and three levels of residential. Additional levels may be permitted to allow for desired residential density. Because this Planning Area is adjacent to the golf course it provides the opportunity to capture views of the course and allows for development of a plaza. Pedestrian and enhanced pedestrian pathways provide residents and visitors access to Railroad Canyon Road, adjacent Planning Areas, and pedestrian nodes situated along the eastern perimeter of the Planning Area that may provide areas for rest or other amenities, to enjoy views of the existing golf course.

Planning Area 5 – Commercial Retail and Housing

This Planning Area is currently developed (Building 2) supporting both civic and office uses. Referred to as Residential Site C, this Planning Area has to the potential to re-develop as a five level structure providing two level of commercial-retail and parking along with three levels of residential. Because this Planning Area is adjacent to the golf course it provides the opportunity

to capture views of the course, allowing for development of plazas and patios. Pedestrian and enhanced pedestrian pathways provide residents and visitors access to adjacent Planning Areas and pedestrian nodes situated along the eastern and southern perimeter of the Planning Area that may provide areas for rest or other amenities, to enjoy views of the existing golf course.

Planning Area 6 – Civic Uses and Public Plaza

This Planning Area is currently developed (Buildings16 and 17) with both civic and office uses and includes the Veteran's Memorial. This Planning Area has to the potential to re-develop Building 16, known as the Edward Jones Building, as a two level structure would enable current civic uses to relocate into a centralized located on site, truly making the Civic Center the heart of the Center. For this to occur, the City would need to purchase the existing building and move into the new facility when ready. With the City offices relocating, the current City buildings could be redeveloped for housing. Building 17 may be removed allowing for a large open space public gathering area. Pedestrian and enhanced pedestrian pathways providing linkage to all adjacent planning areas.

Planning Area 7 – Commercial Retail and Office

This Planning Area is currently developed (Building 6). This Building, known as the Can Do Plaza Building has the potential to re-develop a two level structure providing two levels of retail and office uses and allows for development of small plazas and patios. Pedestrian and enhanced pedestrian pathways provide access to neighboring planning areas and pedestrian nodes situated along the eastern and southern perimeter of the Planning Area that may provide areas for rest or other amenities, to enjoy views of the existing golf course.

Planning Area 8 – Commercial Retail and Office

This Planning Area is currently developed (Buildings 3 thru 5); providing both commercial retail and office uses. This Planning Area has to the potential to re-develop Building 3 as a two level structure providing two levels of office uses and allows for development of a small plaza. Enhanced pedestrian pathways providing access to neighboring planning areas.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Agencies	**Entity**
Federal	None
State of California	None
Regional	None
Local	City of Canyon Lake

DOCUMENTS INCORPORATED BY REFERENCE

Per Section 15150(a) of the State CEQA Guidelines, "An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration." The following reports and/or studies are applicable to development of the Project site and are hereby incorporated by reference:

- City of Canyon Lake, *General Plan*, 1996
- City of Canyon Lake, *Mitigated Negative Declaration for the General Plan,* January 1996
- County of Riverside, *General Plan, Elsinore Area Plan*, revised June 2021
- County of Riverside, *Volume1: Draft Program EIR No.521 for GPA No. 960, State Clearinghouse No. 2009041065*, February 2015

These documents are available at the respective agencies as follows:

City of Canyon Lake
Planning Department
31516 Railroad Canyon Road
Canyon Lake, CA 92587

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502-1409

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

Consistent with the requirements of AB52 and SB18, City distributed notification of the proposed Project to area Tribes on March 19, 2021. On March 22, 2021, a representative from the Fort-Yuma Quechan Tribe declined to consult and indicated they had no comments on the Project, defer to the more local Tribes, and support the local tribe decisions on the Project. On April 6, 2021, a representative from the Agua Caliente Band of Cahuilla Indians declined to consult and indicated the Project is not within their Tribe's traditional use area and would defer to other tribes in the area. On March 24, 2021, the Rincon Band of Mission Indians indicated that the Project site is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the Project area. The tribe did request consultation as well as copies of existing documents pertaining to the Project such as the cultural survey and to be included on all distribution lists for environmental document reviews, consultations, circulation of public documents, and notices for public hearings and scheduled approvals. City provided requested materials to Rincon October 14, 2021. Rincon responded via email on October 28, 2021 confirming receipt of material and that review is in process. The City's compliance with Assembly Bill (AB 52) is discussed in Threshold XVIIIa(ii) in the ISMND analysis.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements.

The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact**: No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact**: No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

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 and 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

DETERMINATION: (To be completed by the Lead Agency)

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 shall be prepared.
☒	Although the proposed project could have a significant effect on the environment, there shall 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 shall 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.

Jim Morrissey
Signature: (prepared by Jim Morrissey, Planner)

2/24/22
Date

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I.	**AESTHETICS**				
	Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	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?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	☐	☐	☒	☐

References: AE; CALTRANS; COR ORD 655; Project Description
SUBSTANTIATION: *(Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan)*

a) **Less Than Significant Impact.** The City of Canyon Lake is developed around approximately 15 miles of Canyon Lake shoreline and includes an 18 hole golf course which form the focal aesthetic values for the community. Scenic views in the area include the San Jacinto Mountains, the Perris Block, and the Santa Ana Mountains which can be viewed from many vantage points within the City. The existing Towne Center site is currently developed with one and two-story buildings providing commercial, office and service uses to the community. The proposed Project would allow for structures up to 95 feet in height, equatable to approximately eight levels per the California Building Code, three levels higher than the be tallest the existing structures on site. However, the TCSP includes architectural design guidelines that establish standards for development to ensure attractive re-development takes place. Further, there are no scenic vistas that would be negatively affected by the proposed Project. Hence, as there are no scenic vistas and because the TCSP includes guidelines to guide re-development efforts, the Project will not have a substantial adverse effect on a scenic vista. Therefore, impacts are less than significant.

b) **No Impact.** The Project site is an existing developed shopping center. There are no historic rocks, trees, or buildings on site. Additionally, the site frontage is Railroad Canyon Road which is not designed as a State Scenic Highway. The closest Scenic Highway is Interstate 15 (I-15), located approximately 2.82 miles west (CALTRANS). Further, an assessment conducted to determine if any historical structures exist on the Project site and it was concluded there are no historic structures on site (AE, p. 20). The analysis regarding the potential for historical resources is analyzed in Cultural Resources Section V, Item (a), below. Thus, the proposed Project will not substantially damage scenic

resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway Therefore, no impacts are anticipated.

c) **Less Than Significant Impact.** Visual character is the point of reference to assess whether a given project would appear compatible with the established features of the existing setting or would contrast noticeably and unfavorably with them. Canyon Lake is a private gated community. The existing setting is a developed commercial-retail center with the proposed Project being a plan for redevelopment of portions of this existing shopping center. As discussed in Aesthetics Section I, Item (a) above, there are scenic view in the area but these can be viewed from many vantage points. Further, the Project includes design guidelines establish to ensure attractive re-development takes place to provide the site with an attractive appearance and take advantage of the views that the site has to offer. Hence, as no public views will be obstructed and because the Project includes design guidelines, the Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. The Project will in fact, improve the visual character of the site. Therefore, impacts are less than significant.

d) **Less Than Significant Impact.** The Project site is an existing development which already has nighttime lighting. Despite existing lighting, the proposed Project may introduce new sources of nighttime lighting due to re-design of the existing structures. However, the TCSP includes guidelines for exterior lighting. Spill of light onto surrounding properties will be reduced through implementation of these design guidelines which requires that light be downward or shielded and hooded. The Project is located within the County of Riverside's Mt. Palomar Observatory's Zone B which means a project is located within a 45 mile radius of the observatory. Riverside County Ordinance 655 (COR ORD 655) provides regulatory guidelines ensuring that lighting will not impair the activities of the observatory. Because the Project lies approximately 45 southeast of the site, it will be subject to COR ORD 655. Thus, the Project would not interfere with nighttime use of the Palomar Observatory because all provisions of Riverside County Ordinance 655 will be enforced.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials. Daytime glare is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass or windshields of parked cars. Glare-sensitive uses include residences, hotels, transportation corridors and aircraft landing corridors. The Project site does have sensitive residential receptors surrounding the site and proposes to increase building height which may result in additional glare. However, , light and glare will be addressed through standard conditions of approval, plan check, permit procedures and design guidelines such as installation of window tinting or other measures that would reduce glare. Thus, the Project will not create new sources of light or glare that will adversely affect day or nighttime views in the area. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

This area intentionally blank.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II.	**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?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒
References: CLGP; DOC; and FMMP. ***SUBSTANTIATION:*** *(Check ☐ if project is located in the Important Farmlands Overlay)*					

a) **No Impact**. The City of Canyon Lake is identified as Urban and Built-Up land on the FMMP map pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation (FMMP). The subject property site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (FMMP). Because the Project site is already developed and does not lie within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, the Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Therefore, no impacts are anticipated.

b) **No Impact**. The subject property is zoned C-1 (General Commercial) and has a General Plan land use designation of Mixed Use (MUX). Surrounding properties are zoned R-1 (One-Family Dwellings), OS-GC (Open Space Golf-Course), and R-T (Mobilehome Subdivision) and have General Plan land use designations of High Density Residential (HDR), Open Space – Golf Course (OS-GC), and Low Density Residential (LDR). The City of Canyon Lake does not contain any agricultural zones. Hence, none of the properties are zoned for agricultural use so there will be no conflict with existing zoning for agricultural use. Further, there is no Williamson Act contract covering the site nor within 10 miles of the property (FMMP). Thus, the proposed Project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. Therefore, no impacts are anticipated.

c) **No Impact**. There is almost 800 acres of federal land with the City of Canyon Lake, managed by the Bureau of Land Management located within two areas of the City. The first of which is located in the northern most area of the City; the second, located in the northwestern most portion of the City. Both areas are a significant distance from the existing Towne Center and buffered by the lake and existing residential development. None of the properties located within the Towne Center are subject to forest or timberland zoning designations. Thus, the proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts are anticipated.

d) **No Impact**. "Forest Land" is defined as "land that can support 10-percent native tree cover of any species…and that allows for management of one or more forest resources…" (PRC). The proposed Project is not managed for its resources. The Project site is an existing developed shopping center and contains no forest lands. The Project site and adjacent surrounding properties do not contain forest lands. Thus, the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are anticipated.

e) **No Impact.** The Project site is located within an area designated for mixed use development**.** The site and surrounding properties do not involve agricultural uses and are not zoned for agricultural activities. Thus, implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of other farmland to non-agricultural use, because the site is not currently used for agricultural use. Therefore, no impacts are anticipated.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III.	**AIR QUALITY**				
	Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
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 non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

References: AQMP; CARB-A; CARB-B; MTA; SCAQMD-A; SCAQMD-B; TRANS; WEBB-A
SUBSTANTIATION:

a) **No impact.** The City of Canyon Lake is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) prepares the Air Quality Management Plan (AQMP) for the Basin. The AQMP sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The 2016 AQMP's control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. A significant impact could occur if the proposed project conflicts with or obstructs the implementation of 2016 AQMP. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. A consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Air Quality Section III, Item (b) of this document; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
2. The Project proposes a zone change and specific plan or the existing Towne Center that is comprised of commercial/retail mixed-uses. The TCSP would provide the basic framework, design, and implementing guidelines to allow for the re-development of the site with mixed-use residential which is an allowable use under the CLGP that was amended in October 2009. The proposed zone change from C-1 to MXU will

bring the zoning into compliance with the CLGP land use designation of MXU. Therefore, the proposed land uses in the TCSP are consistent with the land use projections used in the 2016 AQMP.

Based on the consistency analysis presented above, the proposed Project will not conflict with the 2016 AQMP. Therefore, no impacts are anticipated.

b) **Less Than Significant Impact.** The portion of the Basin within which the proposed Project site is located is designated as a non-attainment area for particulate matter less than 10 microns in diameter (PM-10) under state standards, and for ozone and particulate matter less than 2.5 microns in diameter (PM-2.5) under both state and federal standards (CARB-A). The SCAQMD considers the thresholds for project-specific impacts and cumulative impacts to be the same (SCAQMD-A). Therefore, projects that exceed project-specific significance thresholds are considered by SCAQMD to be cumulatively considerable. Based on SCAQMD's regulatory jurisdiction over regional air quality, it is reasonable to rely on its thresholds to determine whether there is a cumulative air quality impact.

Air quality impacts can be described in a short- and long-term perspective. Short-term impacts occur during site grading and Project construction and consist of fugitive dust and other particulate matter, as well as exhaust emissions generated by construction-related vehicles. Long-term air quality impacts occur once the Project is in operation.

Construction Activities

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 or more 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 this Project's disturbance area (approximately 19.6 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

An Air Quality/Greenhouse Gas Analysis was prepared for the Project by Albert A. Webb Associates dated September 28, 2021 (WEBB-A). Short-term emissions from Project construction were evaluated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0. Because the Project proposes a zone change and specific plan with no implementing development at this time, timing of construction by future developers is unknown. However, to provide a conservative analysis the estimated construction period for the proposed Project was based on CalEEMod default of approximately 16 months beginning no sooner than September 2022. The results of this analysis are summarized in **Table E, Estimated Unmitigated Maximum Daily Construction Emissions,** below.

Table E, Estimated Unmitigated Maximum Daily Construction Emissions						
	Peak Daily Emissions (lb/day)					
Activity	VOC	NO_X	CO	SO_2	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Demolition – 2022	2.76	28.29	21.74	0.05	3.31	1.55
Grading – 2022	5.32	**93.07**	47.33	**0.29**	**12.96**	**5.52**
Building Construction – 2022	5.37	40.14	52.24	0.12	6.99	3.10
Building Construction – 2023	**4.91**	36.12	**50.57**	0.12	6.71	2.85
Building Construction – 2024	4.60	33.99	49.45	0.12	6.53	2.67
Architectural Coatings – 2023	**10.03**	3.66	**7.68**	0.02	0.19	0.42
Architectural Coatings – 2024	9.99	3.41	7.49	0.02	1.04	0.40
Paving – 2024	2.37	9.63	15.17	0.02	0.65	0.48
Maximum[1]	**14.94**	**93.07**	**58.25**	**0.29**	**12.96**	**5.52**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: WEBB-A, Table 2

Notes

1. Maximum emissions are the greater of either demolition, grading, or building construction in 2022 alone, or the sum of building construction and architectural coating in 2023, or the sum of building construction and architectural coating in 2024, or architectural coating and paving in 2024 because these activities.

As shown in the table above, the emissions from construction of the Project are below the SCAQMD daily construction thresholds for all the criteria pollutants.

Operational Activities

Long-term emissions are evaluated at build-out of a project. Because the Project proposes a zone change and Specific Plan with no implementing development at this time, build-out by future developers is unknown. However, to provide a conservative analysis the Project is assumed to be fully re-developed by 2027. Mobile source emissions refer to on-road motor vehicle emissions generated from the Project's traffic and based on the Project-specific vehicle miles traveled (VMT) analysis. The VMT analysis, prepared by Translutions Inc. (TRANS) and included as Appendix E of this document, calculated the daily VMT for the Project to be 21,429 (TRANS, Table A) and this was used to estimate an average trip length for each of the Project's trips that are estimated by CalEEMod. The Project's average trip length is approximately 6.71 miles.

Area source emissions from the Project include stationary combustion emissions of natural gas used for space and water heating (shown in a separate row as energy), yard and landscape maintenance, and consumer use of solvents and personal care products. CalEEMod computes area source emissions based upon default factors and land use assumptions and were utilized with the exception of fireplaces, which were assumed to be absent from the Project. CalEEMod defaults include the 2019 Title 24 energy efficiency standards. Separate emissions were computed for both the summer and winter in **Table F, Estimated Unmitigated Daily Project Operation Emissions (Summer)** and **Table E, Estimated Unmitigated Daily Project Operation Emissions (Winter)**, below.

Table F, Estimated Unmitigated Daily Project Operation Emissions (Summer)						
Source	**Peak Daily Emissions (lb/day)[1]**					
	VOC	**NO_X**	**CO**	**SO_2**	**PM-10**	**PM-2.5**
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area	7.72	0.18	15.52	0.00	0.09	0.09
Energy	0.09	0.80	0.39	0.01	0.06	0.06
Mobile	8.36	9.14	70.38	0.16	17.93	4.86
Total	16.17	10.12	86.29	0.17	18.08	5.01
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: WEBB-A, Table 3

Notes

1. Emissions reported as zero are rounded and not necessarily equal to zero.

Table G, Estimated Unmitigated Daily Project Operation Emissions (Winter)						
Source	**Peak Daily Emissions (lb/day)[1]**					
	VOC	**NO_X**	**CO**	**SO_2**	**PM-10**	**PM-2.5**
SCAQMD Daily Thresholds	55	55	550	150	150	55
Area	7.72	0.18	15.52	0.00	0.09	0.09
Energy	0.09	0.80	0.39	0.01	0.06	0.06
Mobile	6.94	9.72	63.51	0.15	17.93	4.86
Total	14.75	10.70	79.42	0.16	18.08	5.01
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: WEBB-A, Table 4

Notes

1. Emissions reported as zero are rounded and not necessarily equal to zero.

Evaluation of the data presented in **Table F** and **Table G** above indicates that criteria pollutant emissions from operation of this Project will not exceed the SCAQMD regional daily thresholds for any pollutant during summer or winter. As such, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment and no mitigation is required. Therefore, cumulative impacts are less than significant.

c) **Less Than Significant Impact**. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (SCAQMD-B). Staff at the SCAQMD have developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). Additional analysis was conducted to evaluate impacts to sensitive receptors regarding Carbon Monoxide (CO) hot spots.

Localized Significance Threshold (LST)

The construction LST is estimated using the maximum daily disturbed area (in acres) and the distance of the Project site to the nearest sensitive receptors (in meters). The SCAQMD's Fact Sheet for Applying CalEEMod to Localized Significance Thresholds is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod. Based on this SCAQMD guidance and the Project's equipment list during grading (WEBB-A), the Project will disturb approximately four acres per day. The closest sensitive receptors are

residential properties located to the north, across Railroad Canyon Road, approximately 105 feet (32 meters) from the Project site. The closest receptor distance on the LST look-up tables is 25 meters. A receptor distance of 25 meters (85 feet) was used to ensure a conservative analysis. The results are summarized below in **Table H, LST Results for Unmitigated Daily Construction Emissions**, below.

Table H, LST Results for Unmitigated Daily Construction Emissions

Pollutant	Peak Daily Emissions (lb/day)			
	NO_X	CO	PM-10	PM-2.5
LST for 4-acres at 25 meters[1]	**325**	**1,677**	**11**	**7**
Demolition – 2022	25.72	20.59	2.78	1.39
Grading – 2022	**42.40**	35.55	**5.54**	**3.11**
Building Construction – 2022	33.53	34.88	1.73	1.62
Building Construction – 2023	30.88	**34.62**	1.50	1.41
Building Construction – 2024	28.85	34.45	1.31	1.23
Architectural Coatings – 2023	3.47	**4.83**	0.19	0.19
Architectural Coatings – 2024	3.25	4.83	0.16	0.16
Paving – 2024	9.52	14.63	0.47	0.43
Maximum[2]	**42.40**	**39.45**	**5.54**	**3.11**
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: WEBB-A, Table 5

Notes

1. LST for 4-acre site predicted using Appendix K of SCAQMD LST Methodology
2. Maximum emissions are the greater of either demolition, grading, or building construction in 2022 alone, or the sum of building construction and architectural coating in 2023, or the sum of building construction and architectural coating in 2024, or architectural coating and paving in 2024 because these activities overlap. Maximum emissions are rounded and shown in bold.

Emissions from construction of the Project will be below the LST established by SCAQMD for the Project. According to the LST methodology, LSTs only apply to the operational phase if a project includes stationary sources or attracts mobile sources that may spend long periods of time idling at the site, such as warehouse/transfer facilities. Hence, because the proposed Project involves the construction of a mixed-use commercial and residential development no long-term LST analysis is needed.

CO Hot Spots

A carbon monoxide (CO) "hot spot" is a localized concentration of CO that is above the state or federal 1-hour or 8-hour ambient air quality standards (AAQS). Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. Based on the information presented below, a CO "hot spot" analysis is not needed to determine whether the addition of Project related traffic will contribute to an exceedance of either the state or federal AAQS for CO emissions in the Project area.

The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (SCAQMD-A) and the Revised 1992 Federal Attainment Plan for Carbon Monoxide, or the 1992 Co Plan (SCAQMD-B). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of

particular intersections (SCAQMD-A; Appendix V, p. V-4-32). Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of the 1992 CO Plan and subsequent plan updates and air quality management plans.

In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: Long Beach Blvd. and Imperial Highway (Lynwood); Wilshire Blvd. and Veteran Ave. (Westwood); Sunset Blvd. and Highland Ave. (Hollywood); and La Cienega Blvd. and Century Blvd. (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated in the 1992 CO Plan and subsequent 2003 AQMP was that at Wilshire Blvd. and Veteran Ave., which has a daily traffic volume of approximately 100,000 vehicles per day (SCAQMD-A; Appendix V, Table 4-7). The Los Angeles County Metropolitan Transportation Authority (MTA) evaluated the Level of Service (LOS) in the vicinity of the Wilshire Blvd./Veteran Ave. intersection and found it to be level E at peak morning traffic and Level F at peak afternoon traffic (MTA, Exhibit 2-5 and 2-6). The hot spot analysis was conducted at intersections subject to extremes in vehicle volumes and vehicle congestion and did not predict any violation of CO standards. Traffic counts on Railroad Canyon Road in 2019 in the vicinity of the Project site were approximately 34,000 daily trips. Considering a two percent growth rate per year and that Project-related traffic would result in an increase of approximately 3,200 daily trips, the daily traffic volume would be approximately 38,500, which is a much lower volume the traffic volumes studied by SCAQMD. Therefore, it can reasonably be concluded that Project-related traffic would not have daily traffic volumes exceeding those at the intersections modeled in the 2003 AQMP, nor would there be any reason unique to the meteorology to conclude that intersections affected by the Project would yield higher CO concentrations if modeled in detail. Thus, the Project would not result in CO hot spots.

Thus, because the Project will not result in CO hot spots and no long term LST is necessary, the Project will not expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts are less than significant.

d) **Less Than Significant Impact.** The proposed Project presents the potential to result in other emissions, such as those leading to odors in the form of diesel exhaust during construction in the immediate vicinity of the proposed Project site. The closest sensitive receptors to the Project construction site are residential properties located to the north, across Railroad Canyon Road. However, odors generated during construction will be short-term and will not result in a long-term odorous impact to the surrounding area.

Additionally, the California Air Resources Board (CARB) has developed an Air Quality and Land Use Handbook to outline common sources of odor complaints, including: sewage treatment plants, landfills, recycling facilities, and petroleum refineries (CARB-B). The TCSP encourages development of mixed-uses including residential, commercial, retail and office uses, which are not included on the CARB's list of facilities that are known to be prone to generate odors. Thus, the Project will not result in other emissions (such as those leading to odors adversely affecting a substantial number of people. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV.	**BIOLOGICAL RESOURCES**				
	Would the project:				
a)	Have substantial adverse effects, 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?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☒	☐	☐

References: MSHCP

SUBSTANTIATION: *(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐)*

a) **Less than Significant Impact with Mitigation Incorporated**. The proposed Project site is a fully developed and operating shopping center. Ornamental trees and some landscaping are present in the planters along building frontages and in the parking lot. The site is surrounded by a golf course on three sides and Railroad Canyon Road to the north. No natural habitats are located on site. Hence, no habitat to support listed or protected species has been identified.

If mature ornamental trees need to be removed as a result of future implementing development, implementation of Mitigation Measure **MM BIO 1** will ensure that no nesting birds, regardless of their listing status, will be impacted.

> **MM BIO 1**: Prior to issuance of grading, should tree and/or vegetation removals be required during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist and provided to the City. The pre-activity field survey shall determine if active nests of bird species protected by the MBTA or the California Fish and Game Code are present. A pre-activity field survey shall also be prepared and submitted to the City if construction activities extend from the non-breeding/nesting season into the breeding/nesting season (February 1 to August 31).
>
> If the pre-activity field survey determines active nests are within the implementing project site or within an appropriate buffer around the project site (i.e., 500 feet for an active listed species or raptor nests, 300 feet for other sensitive or protected bird nests, or 100 feet of sensitive or protected songbird nests), then the qualified biologist will document this finding in a report to the City. No grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active. Regular monitoring, but no less than once-per-week, by the qualified biologist shall be required to document for the City when the active nest(s) are vacated, and construction can continue.
>
> If the pre-activity field survey determines that there are no active nests within the implementing project site or within an appropriate buffer (i.e., 500 feet for an active listed species or raptor nests, 300 feet for other sensitive or protected bird nests, or 100 feet of sensitive or protected songbird nests), then the qualified biologist shall document and provide field surveys to the City prior to any construction during the nesting/breeding season.

Thus, with implementation of mitigation measure **MM BIO 1**, future implementing development projects will not result in substantial adverse effects, 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. Therefore, impacts are less than significant with mitigation incorporated.

b) **No Impact.** The Project site is an existing developed shopping center and does not contain riparian habitat or other sensitive natural communities. Thus, the proposed Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. Therefore, no impacts are anticipated.

c) **No Impact.** The Project site is a developed shopping center and does not support any regulated aquatic habitats or conditions. Thus, the proposed Project will not 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. Therefore, no impacts are anticipated.

d) **No Impact.** The Project site is a developed shopping and commercial center and does not support migratory corridors. Hence, the Project would not interfere with existing migration corridors or nursery sites. Thus, the proposed Project will not 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. Therefore, no impacts are anticipated.

e) **No Impact.** The City of Canyon Lake currently does not have a General Plan Policy or an ordinance in place that protects specified biological resources, including tree preservation. Because the Project site is developed and does not contain any biological resources, it will not conflict with any local policies or ordinances protecting biological resources. Therefore, no impacts are anticipated.

f) **Less Than Significant with Mitigation Incorporated.** The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the Stephen's Kangaroo Rat (SKR) Fee Area as outlined in the SKR Habitat Conservation Plan (HCP). Project compliance with the SKR HCP consists of paying the SKR fee.

The MSHCP is a comprehensive multi-jurisdictional plan implemented pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001. The MSHCP includes western Riverside County and multiple cities, including the City of Canyon Lake. The City is a participating entity/permittee to the MSHCP and to the associated Take permits issued by state and federal agencies. Because the Project site is not within a MSHCP Criteria Cell or Conservation Area, conservation on the Project site to meet reserve assembly is not required. (MSHCP).

The MSHCP requires project consistency with Sections 6.1.1 (Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy), 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines).

Consistency with MSHCP Section 6.1.1

The Project site is located within the MSHCP but is not located within any MSHCP designated Criteria Areas, core, or linkage area identified under Section 6.1.1, *Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)*. Therefore, a Habitat Evaluation and Acquisition Negation Strategy (HANS) and Joint Project Review (JPR) will not be required. Further, the Project footprint does not fall within, nor is it adjacent to, Public Quasi-Public (PQP) or other MSHCP Conserved Lands. The Project is located approximately two miles southwest of the edge of PQP land in Salt Creek and approximately two miles southeast of PQP land west of Jump Lagoon (RCA MSHCP). Thus, the proposed Project is consistent with Section 6.1.1 of the MSHCP.

Consistency with MSHCP Section 6.1.2

Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools,* of the MSHCP requires that projects develop avoidance alternatives, if feasible,

that would allow for full or partial avoidance of riparian/riverine areas. Section 6.1.2 of the MSHCP defines Riparian/Riverine areas as "lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year." The Proposed Project site has already been developed and does not support riparian, riverine, or vernal pool habitats and no species associated with these habitat types are on the Project site. As such, no focused surveys are required nor a MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) report. Thus, the proposed Project is consistent with Section 6.1.2 of the MSHCP.

Consistency with MSHCP Section 6.1.3

Section 6.1.3, *Protection of Narrow Endemic Plant Species*, of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site is not located within the MSHCP narrow endemic plant survey area and therefore no focused survey is necessary (RCA MSCHP). Thus, the proposed Project is consistent with MSHCP Section 6.1.3.

Consistency with MSHCP Section 6.1.4

Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlife Interface,* outlines the minimization of indirect effects associated with locating development in proximity to a MSHCP Conservation Area. The Project site is not located adjacent to an existing or proposed MSHCP Conservation Area. As mentioned, the closest PQP conserved land site is approximately 2 miles northwest and 2 miles northeast from the Project site. Thus, the proposed Project is consistent with Section 6.1.4 of the MSHCP.

Consistency with MSHCP Section 6.3.2

Section 6.3.2, *Additional Survey Needs and Procedures,* requires additional surveys for certain species if a project is located within criteria areas shown on *Figure 6-2 (Criteria Area Species Survey Area)*, *Figure 6-3 (Amphibian Species Survey Areas with Critical Area)*, *Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area)* and *Figure 6-5 (Mammal Species Survey Areas with Criteria Area)* of the MSHCP. The Project site does not occur within the Amphibian Species Survey Area, Mammal Species Survey Area, Narrow Endemic Plant Survey Area, Burrowing Owl Area, Criteria Area Species, or Invertebrate Survey Area. Therefore, no focused surveys for amphibians, plants, owls, invertebrates, or mammals are required. Thus, the proposed Project is consistent with Section 6.3.2.

MSHCP Appendix C and Section 7.5.3

The MSHCP's Appendix C, *Standard Best Management Practices* and Section 7.5.3, *Construction Guidelines*, lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. Future implementing projects of the TCSP will be required to implement measures from Appendix C and Section 7.5.3 of the MSHCP. Implementation of mitigation measure **MM BIO 1** will address potential construction impacts to nesting birds. Thus, with mitigation the proposed Project is consistent with Appendix C and Section 7.5.3 of the MSHCP.

Hence, with implementation of mitigation measure **MM BIO 1**, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with mitigation incorporated.

Therefore, no significant adverse impacts are identified or anticipated with implementation of mitigation measure MM BIO 1.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V.	**CULTURAL RESOURCES**				
	Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those outside of formal cemeteries?	☐	☒	☐	☐

References: AE; CHSC; PRC
SUBSTANTIATION:

a) **No Impact**. A *Phase I Cultural Resource Assessment* was prepared by Applied Earthworks dated June 2021 (AE) located in Appendix B of this document. The Project site includes existing buildings and concrete parking area. The existing Towne Center has been developed and in operation since 1970's and been heavily disturbed by human activities. As such, the Project site was studied by an archaeological pedestrian survey, a cultural records search, a sacred lands search, and an inventory of all recorded historical resources located on the Project site.

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource. CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

In order to assess previous land use historic maps and aerial photographs were consulted. Various topographic maps, and aerial photographs (from 1901 through 1988) were reviewed and only four structures were mapped within the proposed Project area. These structures do not appear in historic aerial photographs until 1978. Of the four structures, only two still exist in the northwest portion. The other two structures were demolished in 1988 (AE, p.16). No other structures of interest are present on the Project site. During the intensive pedestrian survey, it was found that the Project site consisted of minimal

unpaved exposed soils that were landscaped/hardscaped in the outer most parameters or throughout the parking area. It was also noted that there were no built environment features, such as buildings or structures, over 50 years of age (AE, p.20). There is no evidence of surface structures or features which meet the definition of a historic resource as described above. Thus, the proposed Project will not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5. Therefore, no impacts are anticipated.

b) **Less Than Significant Impact With Mitigation Incorporated.** Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. As part of the assessment AE conducted a records search at the Eastern Information Center (EIC) of the California Historical Resources Information System (CHRIS) at the University of California, Riverside to determine whether any prehistoric or historical cultural resources had been previously recorded within an area encompassing a half mile- wide radius of the proposed Project which is referred to as the "Study Area". The records search concluded that there had been nine (9) cultural resource studies previously conducted within the Study Area, none involving the Project site. As a result, these studies found five (5) cultural resources documented within a half-mile wide radius of the Project site. However, none of these previously documented resources were found on the Project site. (AE, p.15).

A records search of the Sacred Lands File (SLF) of the Native American Heritage Commission (NAHC) was requested, which did not indicate the presence of any sacred sites or locations or religious or ceremonial importance within the Project site. In accordance with the recommendations of the NAHC, all Native American representatives listed in the NAHC response letter were contacted. Three (3) responses were received. The Agua Caliente Band of Cahuilla Indians indicated they wish to defer to other Indians since the Project area does not lie within their Traditional Use Area. The Mesa Grande Band of Diegueno Mission Indians also indicated that they wish to defer to local Tribes in the area. The Quechan Tribe of the Fort Yuma Reservation also wish to defer to local tribes due to lack of knowledge about resources in Riverside County. (AE,p.16).

As such, no significant archaeological resources were identified within the Project site and the Project site has been impacted and disturbed in the past, which resulted in a low sensitivity rankling for the potential for intact and significant buried cultural resources. Regardless, implementation of mitigation measures **MM CUL 1** through **MM CUL 4** by future implementing developments of the TCSP, ensure impacts related to any unknown archaeological resources that may be accidentally discovered during construction activities of future development within the TCSP are less than significant.

> **MM CUL 1: During construction, f**ull-time monitoring shall be provided by a qualified archaeological monitor and a tribal monitor representing the affiliated Tribe(s) throughout the entire project area. Ground disturbing activities include but are not limited to mass grading, trenching, brush clearance, geological excavation, conservation fence installation, and grubbing. Monitoring shall occur in an effort to identify and protect any previously unknown and potentially significant/ important cultural resource(s). Special attention will be focused on any intact soils that have not been previously disturbed. Any newly discovered cultural resource(s) shall be subject to evaluation. In the event of a potential cultural resource discovery, the archaeological and tribal monitors shall have the authority to temporarily divert

ground disturbing activities to inspect the find. Should the monitors determine that there is no longer any potential to impact cultural resources within the Project area, all monitoring shall cease. Appropriate participants shall be notified and the required forms and reports prepared shall be submitted to the City.

MM CUL 2: Prior to grading (at least 45 days prior to **issuance of** grading permits), the Project applicant/landowner shall enter into an agreement to retain a qualified archaeological monitor to all monitor ground disturbing activities. The qualified archaeologist shall meet the Secretary of the Interior's (SOI) Professional Qualifications Standards (48 Federal Register 44738-39). Upon completion, the finalized Agreement shall be submitted to the City of Canyon Lake's Planning Department to satisfy this requirement. The Project archaeologist shall also be notified at least 48 hours in advance of the pre-construction meeting so preparations can be made for a representative to attend. During the meeting, the archaeologist, in coordination with the tribal representative, will discuss the procedures outlined in the CRMP.

MM CUL 3: Prior to grading (at least 60 days prior to **issuance of** grading permits), the Applicant shall contact the Project archaeologist to develop a Cultural Resources Monitoring Plan (CRMP) to guide the procedures and protocols of a mitigation-monitoring program that shall be implemented within the project boundaries during all ground disturbing activities. The CRMP shall be prepared in consultation with and review from the affiliated Tribe(s). It shall outline the project schedule; if applicable, discuss any specific avoidance, preservation, or excavations required; address the methodology for grading activity observation by the monitors; and shall include a treatment plan, based on the project mitigation measures and conditions of approval, should any cultural resources be identified. The extent of the monitoring program shall be dependent upon the project duration and complexity of ground disturbing activities. The archaeologist in concurrence with the tribal monitor shall determine the required duration and extent of monitoring.

The final CRMP document shall be submitted to the City planner for review and edits. Once all edits are complete and prior to **issuing** any planning **or building** permits, the final CRMP shall be submitted to the planning department, the Applicant, the construction manager, and the affiliated Tribe(s).

MM CUL 4: During construction, in the event that cultural resource(s) are unearthed, the archaeological monitor and tribal monitor shall have the authority to temporarily halt or redirect ground disturbing activities away from the vicinity of these unanticipated discoveries so that they may be evaluated. The landowner/project applicant or appropriate representative, the Project archaeologist, and a tribal representative shall assess the significance of such cultural resource(s) and, if the cultural resource(s) is determined to be culturally significant, they shall meet to confer regarding the appropriate treatment for the cultural resource(s). Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation. The archaeologist and the tribal representative shall make recommendations to the City of Canyon Lake on the measures that will be implemented to protect the newly discovered cultural resource(s), including but not limited to, avoidance in place, excavation, relocation,

and further evaluation of the discoveries in accordance with California Environmental Quality Act (CEQA).

No further ground disturbance shall occur in the area of the discovery until the City of Canyon Lake approves the measures to protect the significant cultural resource(s). Any cultural resources recovered as a result, excluding items covered by the provisions of applicable Treatment Plans or Agreements, shall be repatriated to the affiliated Tribe(s).

If project applicant, the project archaeologist, and the affiliated Tribe(s) cannot agree on the significance or the mitigation for the newly discovered cultural resource(s), these issues shall be presented to the City Planning Department for decision. The City of Canyon Lake shall make the determination based on the provisions of CEQA with respect to cultural resources and shall take into account the religious beliefs, customs, and practices of the affiliated Tribe(s).

Although the Phase I Cultural Resources Survey determined that there were no known archaeological resources on the site, and since the site is already developed, the likelihood of finding resources is extremely low. However, given that future implementing development within the TCSP may require disturbance of previously undisturbed ground under the existing buildings, implementation of mitigation measure **MM CUL 1** through **MM CUL 4**, would ensure that any implementing project of the TCSP would result in less than significant impacts to archaeological resources. Thus, with implementation of mitigation measure **MM CUL 1** through **MM CUL 4**, the proposed Project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. Therefore, impacts are less than significant with mitigation incorporated.

c) **Less Than Significant Impact with Mitigation Incorporated.** No formal cemeteries are known to be located on the Project site. Further, the Project site has already been disturbed from development of previous Towne Center construction. Regardless, implementation of mitigation measure **MM CUL 5** by future implementing developments of the TCSP, ensure impacts related to any unknown human remains, including those outside of formal cemeteries, discovered during construction activities of future development within the TCSP are less than significant.

MM CUL 5: During construction, if human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Coroner determines the remains to be Native American, then he/she must contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours of being notified, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Thus, with implementation of mitigation measure **MM CUL 5**, the proposed Project will not disturb any human remains, including those outside of formal cemeteries. Therefore, impacts are less than significant with mitigation incorporated.

Therefore, no significant adverse impacts are identified or anticipated with implementation of mitigation measures MM CUL 1 through MM CUL 5 incorporated.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI.	**ENERGY**				
	Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
References: CARB-B; CEC-A; CEC-B; WEBB-A; WEBB-B ***SUBSTANTIATION:***					

a) **Less Than Significant Impact**. The analysis in this section addresses each of the six potential energy impacts identified in Appendix F of the State CEQA Guidelines and utilizes the assumptions from the Air Quality/Greenhouse Gas Analysis (WEBB-A). Because the California Emissions Estimator Model (CalEEMod) used in this technical report does not display the amount and fuel type for construction-related sources, additional calculations were conducted and are summarized below. These calculations were prepared by Albert A. WEBB Associates (WEBB-B) are contained in Appendix A of this document.

Appendix F of the State CEQA Guidelines provides for assessing potential impacts that a project could have on energy supplies, focusing on the goal of conserving energy by ensuring that projects use energy wisely and efficiently. Pursuant to impact possibilities listed in State CEQA Guidelines Appendix F, an impact with regard to energy consumption and conservation will occur if implementation of the proposed Project will:

- Result in the wasteful, inefficient, or unnecessary consumption of energy. Impacts may include:
    1) The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal;
    2) The effects of the project on local and regional energy supplies and on requirements for additional capacity;
    3) The effects of the project on peak and base period demands for electricity and other forms of energy;
    4) The degree to which the project complies with existing energy standards;
    5) The effects of the project on energy resources;
    6) The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

The analysis below addresses each of the six potential energy impacts identified in Appendix F of the CEQA Guidelines.

c) 1)The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal.

Construction

Project construction would require the use of construction equipment for grading and building activities, as well as construction workers and vendors traveling to and from the Project site. Construction equipment requires diesel as the fuel source as identified in **Table I, Construction Energy Use**, below.

Fuel consumption from on-site heavy-duty construction equipment was calculated based on the equipment mix and usage factors provided in the CalEEMod construction output files as part of the *Air Quality/Greenhouse Gas Analysis* included in Appendix A of this IS. The total horsepower was then multiplied by fuel usage estimates per horsepower-hour included in Table A9-3-E of the SCAQMD CEQA Air Quality Handbook. Fuel consumption from construction worker and vendor/delivery trucks was calculated using the trip rates and distances provided in the CalEEMod construction output files. Total vehicle miles traveled (VMT) was then calculated for each type of construction-related trip and divided by the corresponding county-specific miles per gallon factor using California Air Resources Board's (CARB-B) EMFAC 2017 model. EMFAC provides the total annual VMT and fuel consumed for each vehicle type. Consistent with CalEEMod, construction worker trips were assumed to include 50 percent light duty gasoline auto and 50 percent light duty gasoline trucks. Construction vendor trucks were assumed to be medium-duty and heavy-duty diesel trucks and haul truck trips were assumed to be heavy-duty diesel trucks. Please refer to Appendix C of the IS for detailed calculations.

As shown below in **Table I, Construction Energy Use**, a total of approximately 180,887 gallons of diesel fuel and approximately 63,249 gallons of gasoline are estimated to be consumed during Project construction.

Table I, Construction Energy Use

Fuel	Fuel Consumption
Diesel	
On-Road Construction Trips[1]	62,729 Gallons
Off-Road Construction Equipment[2]	118,158 Gallons
Diesel Total	**180,887 Gallons**
Gasoline	
On-Road Construction Trips[1]	63,249 Gallons
Off-Road Construction Equipment[3]	-- Gallons
Gasoline Total	**63,249 Gallons**

Source: WEBB-B, Table 1 – Total Construction-Related Fuel Consumption

Notes

1. On-road mobile source fuel use based on vehicle miles traveled (VMT) from CalEEMod for construction in 2022 and fleet-average fuel consumption in gallons per mile from EMFAC2017 web based data for Riverside County. See Table 2 – On Road Construction Trip Estimates, Appendix C of the IS for calculation details.
2. Off-road mobile source fuel usage based on a fuel usage rate of 0.05 gallons of diesel per horsepower (HP)-hour, based on SCAQMD CEQA Air Quality Handbook, Table A9-3E.
3. All emissions from off-road construction equipment were assumed to be diesel.

Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources. Construction equipment is also required to comply with regulations limiting idling to five minutes or less (13 CCR §

2449(d)(3)). Furthermore, there are no unusual Project site characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the State. For comparison, the State of California consumed 12.5 billion gallons of gasoline and 3.0 billion gallons of diesel fuel in 2020, which is the most recent published data.[1] Thus, the fuel usage during Project construction would account for a negligible percent of the existing gasoline and diesel fuel related energy consumption in the State of California. Furthermore, it is expected that construction-related fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than at other construction sites in the region.

Operation

The Project will promote building energy efficiency through compliance with energy efficiency standards (Title 24 and CALGreen). The Project also reduces vehicle fuel usage due to compliance with regulatory programs and Project design features that reduce VMT. AB 1493 ("the Pavley Standard") requires reduction in greenhouse gas (GHG) emissions from non-commercial passenger vehicles and light-duty trucks of model year 2009 and after. Executive Order S-01-07 went into effect in 2010 and requires a reduction in the carbon intensity of transportation fuels used in California by at least 10 percent by 2020. The Executive Order imposes fuel requirements on fuel that will be sold in California that will decrease GHG emissions by reducing the full fuel-cycle and the carbon intensity of the transportation fuel pool in California. The Advanced Clean Cars program, introduced in 2012, combines the control of smog, soot causing pollutants and greenhouse gas emissions into a single coordinated package of requirements for model years 2017 through 2025.

For operational activities, annual electricity and natural gas consumption were calculated using demand factors provided in the CalEEMod output as part of the greenhouse gas analysis in Greenhouse Gas Emissions Section VIII. The Project's electrical consumption was estimated to be approximately 2,750,013 kilowatt-hours (kWh) of electricity per year,[2] this is the sum of the building electricity (2,547,791 kWh/year) and electricity related to the Project's water consumption (202,222 kWh/year). Additionally, the Project's natural gas consumption was estimated to be approximately 3,125,340 kilo-British thermal units (kBTUs) or approximately 31,253 therms.[3]

In comparison to the Project, Southern California Edison (SCE) one of the nation's largest electric utilities, provides service to the City, including the Project site, as reported by the California Energy Commission (CEC), SCE consumed approximately 81 billion kWh in 2019 (CEC-A). The Southern California Gas Company (SCG) provides natural gas service to the City. As reported by the CEC, SCG consumed approximately 5.4 billion therms in 2019 (CEC-B). At full build-out, the Project site's electricity demand would be a negligible amount of the existing electricity and the natural gas demand would be a negligible percent of the existing natural gas use in SCG's service area.

Energy impacts associated with transportation during operation were also assessed using the traffic data contained in the greenhouse gas analysis included in Greenhouse Gas Emissions Section VIII. Based on the annual VMT, gasoline and diesel consumption rates were calculated using the Riverside County-specific miles per gallon in EMFAC2017. As shown below in **Table J, Annual Fuel Consumption**, a total of approximately 201,066

1. California Energy Commission Fuel Data, Facts and Statistics available at https://www.cdtfa.ca.gov/taxes-and-fees/spftrpts.htm
2. WEBB-B, Table 3 – Annual Energy Consumption from Operation.
3. WEBB-B, Table 3 – Annual Energy Consumption from Operation.

gallons of gasoline fuel and approximately 32,251 gallons of diesel fuel is estimated to be consumed each year. As stated above, the State of California consumed approximately 12.5 billion gallons of gasoline and 3.0 billion gallons of diesel fuel in 2020. Thus, the annual fuel usage during Project operation would account for a negligible percent of the existing gasoline and diesel fuel related energy consumption in California.

Table J, Annual Fuel Consumption

Fuel Type[1]	Fuel Consumption (gallons/year)
Gasoline	201,066
Diesel	32,251

Source: WEBB-B, Table 3 - Annual Energy Consumption from Operation

Notes

1. Mobile source fuel use based on annual vehicle miles traveled (VMT) from CalEEMod output (Appendix A) for operational year 2027 and fleet-average fuel consumption in gallons per mile from EMFAC2017 data in Riverside County.

Regulations previously identified related to energy conservation and fuel efficiency include, but are not limited to, Title 24 requirements for windows, roof systems, and electrical systems, and Pavley standards and Advanced Clean Cars Program. Collectively, compliance with regulatory programs and implementation of these mitigation measures and design features would ensure that the Project would not result in the inefficient, unnecessary, or wasteful consumption of energy. Therefore, impacts to energy resources during construction or operation will be less than significant and no mitigation measures are required.

c. 2.The effects of the project on local and regional energy supplies and on requirements for additional capacity.

As addressed above, the Project's anticipated electricity consumption is minimal in comparison to SCE's supply. The Project will comply with applicable state, SCE, and CLGP goals and policies that require energy conservation within the Project site. As discussed above, SCE's total electricity consumption was approximately 81 billion kWh in 2019. The Project demand would be a negligible amount of SCE's existing electricity use. As such, there will be adequate capacity to serve the proposed Project.

As addressed above, the Project's natural gas consumption was estimated to be approximately 31,253 therms per year. The Project will comply with applicable California Public Utilities Commission (CPUC), state, SCG, and CLGP goals and policies that require energy conservation within the Project area. As discussed above, the Project demand would be a negligible percent of SCG's existing natural gas use. As the proposed Project's overall consumption of natural gas use is comparatively insignificant to existing SCG-wide use and as SCG continuously expands its network, as needed, to meet the need in Southern California, there will be adequate capacity to serve the proposed Project. The Project would therefore not have a significant effect on local and regional energy supplies.

3. The effects of the project on peak and base period demands for electricity and other forms of energy.

As described above, SCE produced approximately 81 billion kWh in 2019, and the Project is expected to have a negligible impact to SCE's total electricity usage. Therefore, it can be stated that the Project will not have a substantial effect on energy supplies.

The Project will meet Title 24 regulatory standards for windows, roof systems, and electrical systems. The Project will install efficient lighting and lighting control systems. The site and buildings will be designed to encourage cool roofs photovoltaics, or other energy saving materials and features. Paving in pedestrian walkways, courtyards and other pedestrian gathering places will include the use of paving with a high solar reflectivity index. The site and buildings will take advantage of daylight, such that use of daylight is an integral part of the lighting systems in buildings. Lighting will be required to be energy efficient. Trees and landscaping will be used to reduce energy use. With regards to peak hour demands, purveyors of energy resources, including SCE, have established long standing energy conservation programs to encourage consumers to adopt energy conservation habits and reduce energy consumption during peak demand periods. To this end, the Project will not substantially affect peak and base period demands for electricity or other forms of energy, such as natural gas.

4. The degree to which the project complies with existing energy standards.

The proposed Project would be required to comply with City, state and federal energy conservation measures related to construction and operations. Many of the regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures, as well as reducing water consumption and VMT. As described above, the proposed Project will meet and/or exceed these regulatory requirements.

The California Energy Code building energy efficiency standards include provisions applicable to all buildings, residential and non-residential, which are mandatory requirements for efficiency and design. The proposed Project will comply with Title 24. This would be accomplished through, among other things, implementation of energy reduction measures, such as energy efficient lighting. The Project would comply fully with existing energy standards.

In addition, the Project will be consistent with applicable goals and polices within the CLGP. Through implementation of energy conservation measures and sustainable practices, the Project will not use large amounts of energy in a manner that is wasteful or otherwise inconsistent with adopted plans or policies.

5. The effects of the project on energy resources.

The effects of the Project on energy supplies and resources from a capacity standpoint are described above in the preceding analysis. In regard to the effects of the Project on energy resources, the Project is required to ensure that it does not result in the inefficient, unnecessary, or wasteful consumption of energy. Notable regulatory measures that are discussed above include compliance with California Title 24 and CalGreen Standards, Renewable Portfolio Standards (RPS), Pavley standards and the Advanced Clean Cars Program.

6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

As stated above, energy impacts associated with transportation during construction and operation of the Project would not result in the inefficient, unnecessary, or wasteful consumption of energy through adherence to existing regulations and CLGP policies and implementation of design features and mitigation measures. The Project will encourage alternative transportation choices, in compliance with CalGreen requirements, by including standard, short-term, and long-term bicycle parking; golf cart, motorcycle, and scooter parking: and EV charging stations. Additionally, the TCSP encourages pedestrian travel by including sidewalks, pathways, and crossings between the buildings within the Project site. Railroad Canyon contains a bus shelter on the south side of Railroad Canyon Road, which fronts the Project site, with signage identifying the area is served by Riverside Transit Agency (RTA) Route 40. However, this route is no longer active and the current status of this route is unknown. Dial-a-ride service is available through the Sun City system which provides connection to the RTA.

Thus, because the Project has been assessed in accordance with Appendix F of the State CEQA Guidelines and the Project has not been found to result in the wasteful, inefficient, or unnecessary consumption of energy, the Project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during future implementing Project construction or operation. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** The proposed Project would be required to comply with City, state and federal energy conservation measures related to construction and operations, as noted above. Many of the regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures, as well as reducing water consumption and VMT and increasing use of alternative fuels. The California Energy Code building energy efficiency standards include provisions applicable to all buildings, residential and non-residential, which are mandatory requirements for efficiency and design. In addition, the Project will be consistent with applicable goals and polices within the CLGP. As such, through compliance with CLGP the proposed Project will meet and/or exceed these regulatory requirements. Thus, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency during future implementing project construction or operation. Therefore, impacts will be less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII.	**GEOLOGY AND SOILS**				
	Would 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 Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii. Strong seismic ground shaking?	☐	☐	☒	☐
	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv. Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

References: AE; CCR; CLGP;COR GP; COR GP DEIR; DOC; GE
SUBSTANTIATION: *(Check ☐ if project is located in the Geologic Hazards Overlay District):*

a.i) **Less Than Significant Impact.** Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. A trace is a line on the earth's surface defining a fault. Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault (generally fifty feet). The Project is located within close proximity to four fault zones: Elsinore Fault Zone, San Jacinto Fault Zone, San Andreas Fault Zone, and Riverside Fault Zone (CLGP, p. SF-16). The Elsinore Fault line is closest in proximity to the City, located approximately 6.5 miles from the Project site to the

west of I-15 (CLGP, p. SF-15). The remaining three faults have a distance greater than 15 miles outside of the City. Seismic activity is a known condition in the Project area and the site is already developed and will remain developed as a result of the implementation of the TCSP. However, the Project site is not located on an active fault line. Further, future implementing development projects of the TCSP will be required to comply with the California Building Code (CBC). The CBC provides minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The provisions of the CBC apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout the State of California. These standards also include design criteria for seismic loading and other geologic hazards. Future implementing development projects of the TCSP would be required to comply with CBC requirements. Hence, the proposed Project will not 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. Therefore, impacts are less than significant impacts related to ground rupture.

A.ii) **Less Than Significant Impact.** An earthquake produced from regional faults could result in strong ground shaking. However, future implementing development within the proposed Project will be required to comply with CBC standards as outlined in Geology and Soils Section VII Item (a.i) above and approved by the City Building and Safety Department. Thus, the proposed Project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, impacts are less than significant.

A.iii) **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. Three factors controlling liquefaction are:

- Loose, granular sediment (typically “made” land and beach and stream deposits that are young enough (late Holocene) to be loose);
- Saturation of the sediment by shallow groundwater (water fills the spaces between sand and silt grains); and
- Strong shaking.

Liquefaction causes three types of ground failure: lateral spreads, flow failures, and loss of bearing strength. However, the Project site does not lie within an area susceptible to liquefaction (CLGP, p. SF-21). Thus, the proposed Project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Therefore, impacts are less than significant**.**

A.iv) **Less Than Significant Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation

from sprinkler systems or broken water pipes. Hills located within the City of Canyon Lake are composed of granite bedrock materials which only tend have a small amount of slope failure. (CLGP, p.24). Moreover, the Project site is a developed shopping center. Re-development of the site will occur within areas where structures already exist. Thus, the proposed Project will not result in the risk of loss, injury, or death due to landslides. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** The existing Project site is developed with buildings, parking lot, and landscape. Activities associated during construction of the future implementing developments within the proposed Project may result in soil erosion or loss of topsoil. However, all future implementing development projects of the TCSP will be subject to requirements of Storm Water Pollution Plans (SWPPP) as further discussed in Hydrolgoy Section X, Item (a), below, during construction. Further, the Project site drains to fully stabilized drainage systems which minimizes downstream, offsite erosion and the SP Design Guidelines ensure appropriate landscape be installed to further prevent soil erosion. Thus, the Project will not result in substantial soil erosion or the loss of topsoil. Therefore, impacts are less than significant.

c) **Less Than Significant Impact.** As discussed in Energy Section VI, Item (a.iii) and Item (a.iv), the potential for liquefaction and landslides for the Project site is low. Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but may also be caused by landslides. Since the potential for landslides are low, the site is not considered susceptible to lateral spreading.

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating soil to the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures. Soils underlying the property are Cajalco rocky fine sandy loam and Las Posas loam both of which are well drained and non-expansive soils. Subsidence usually becomes apparent once groundwater levels decrease several hundred feet. This causes dehydration in clay soils and result in subsequent compaction (CLGP, p.26). However, there are no mapped clay soils on the site. Hence, the risk of subsidence potential is low and the site is not considered to be susceptible to subsidence.

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures. The potential for collapse can be attenuated upon adherence to standards and requirements contained in the CBC. Hence, the potential for collapse is low.

Thus, the Project site is not located on a geologic unit or soil that is considered unstable, would become unstable as a result of the Project, or result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts are less than significant.

d) **Less Than Significant Impact.** According to Applied Earthworks, the site consists of Cajalco and Las Posas soils, both of which are well drained and non-expansive soils. (AE, pp.6-7). Thus, the proposed Project is not located on expansive soil and will not create substantial direct or indirect risks to life or property. Therefore, impacts are less than significant.

e) **No Impact.** The subject property will utilize a public sewer system. As such, the use of septic tanks or alternative wastewater disposal systems are unnecessary. Therefore, no impacts are anticipated.

f) **Less than Significant Impact with Mitigation Incorporated.** Canyon Lake is located in the Transverse Ranges geomorphic province that has an east to west orientation. According to the Canyon Lake General Plan the underlying geology consists of Mesozoic-Paleozoic metamorphic and granitic rock with alluvium materials due to erosion (CLGP, p. SF-22). The Project site has been labeled as undetermined sensitivity (COR DEIR, pp.4.9 11-17). Although the Project site has already been developed, demolition and reconstruction of the existing site is not expected to uncover any unknown paleontological resources. However, since the TCSP does allow for subsurface parking, the potential for undisturbed alluvium to be disrupted resulting in potential impacts to paleontological resources is possible. Hence, implementation of mitigation measure **MM GEO 1,** for future implementing development projects within the TCSP, would require preparation of a site-specific study prior to any ground disturbing activities to ensure any potential paleontological resources are not impacted.

> **MM GEO 1:** Prior to ground disturbing activities, applicants shall be required **to** retain a qualified Paleontologist to prepare a site-specific paleontological assessment and provide **such** to City for approval.

Thus, with implementation of mitigation measure **MM GEO 1**, the proposed Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, impacts are less than significant with mitigation incorporated.

Impacts related to paleontology are less than significant with implementation of mitigation measure MM GEO 1.

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Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII. GREENHOUSE GAS EMISSIONS				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
References: CARB-C; WEBB-A ***SUBSTANTIATION:***				

a) **Less Than Significant Impact.** The City does not have an adopted threshold of significance for GHG emissions. For CEQA purposes, the City has discretion to select an appropriate significance criterion, based on substantial evidence. SCAQMD has been working on GHG thresholds for development projects. The most recent draft proposal was in September 2010 and included significance thresholds for residential, commercial, and mixed-use projects at 3,500, 1,400, and 3,000 metric tonnes per year of carbon dioxide equivalents ($MTCO_2E/yr$), respectively. Alternatively, a lead agency has the option to use 3,000 $MTCO_2E/yr$ as a threshold for all non-industrial projects. Although both options are recommended by SCAQMD, a lead agency is advised to use only one option and to use it consistently. The *Air Quality /Greenhouse Gas Analysis* prepared by Albert A. Webb Associates, dated September 2021 (WEBB-A) (included as Appendix A), estimated greenhouse gas (GHG) emissions from construction (inclusive of all road and off-site improvements), area sources, energy, mobile sources, solid waste, and water-related energy usage. Evaluation of the data presented in **Table K, Total Project-Related Equipment GHG Emissions**, below indicates that the total GHG emissions generated from the Project is approximately 2,967.12 $MTCO_2e/yr$ which includes construction-related emissions amortized over a typical project life of 30 years.

Table K, Total Project-Related Equipment GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO_2	CH_4	N_2O	Total CO_2e
Amortized Construction	--	--	--	75.24
Area	3.17	0.00	0.00	3.25
Energy	618.62	0.04	0.00	621.94
Mobile	2,113.14	0.12	0.11	2,148.75
Solid Waste	27.47	1.62	0.00	68.06
Water	39.09	0.33	0.01	49.88
Total	**2,801.49**	**2.11**	**0.12**	**2,967.12**

Source: WEBB-A, Table 8
Notes
1. Emissions reported as zero are rounded and not necessarily equal to zero.

The total GHG emissions from the Project do not exceed the SCAQMD interim threshold of level of 3,000 $MTCO_2E$/yr for non-industrial projects. Thus, the proposed Project will not generate GHG emissions, directly or indirectly, that have a significant effect on the environment and impacts. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** CEQA allows lead agencies to consider whether regulatory programs are adequate to reduce a project's potentially significant environmental effects. Under Senate Bill 32 (SB 32), the State's emission inventory must be reduced 40 percent below 1990 levels by 2030. Most of the reductions required to reach SB 32's 2030 reduction target will be achieved by regulations that apply to both existing and new development, including the Renewable Portfolio Standard (RPS), Pavley standards, Low Carbon Fuel Standards (LCFS), landfill regulations, regulations and programs on high global warming potential (GWP) gases, initiatives on water conservation (such as SB X7-7), and the indirect influence of the Cap and Trade system on electricity and transportation fuel prices. The CARB 2017 Scoping Plan includes a regulatory strategy that will result in the State achieving the SB 32 target by 2030. (CARB-C).

The Project would not conflict with local strategies and state/regional strategies. As described in Greenhouse Gas Emissions Section VIII, Section (a), above, the proposed Project will not generate a significant amount of GHG emissions. Thus, the proposed Project does not conflict with and would not obstruct implementation of any regulation adopted for the purpose of reducing the GHG emissions. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX.	**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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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 to the public or the environment?	☐	☐	☐	☒
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

References: CALFIRE; CCR; CLGP; DTSC; LEUSD; SWRCB-A

SUBSTANTIATION:

a) **Less Than Significant Impact.** The proposed Project is a plan for re-development of an existing shopping center. Future implementing development projects of the TCSP may require the transport, use, storage, and disposal of hazardous materials and wastes. However, all hazardous materials will be required to be utilized, transported, stored, and disposed of in accordance with all applicable federal, state, regional, and local law.

A number of federal and state agencies prescribe strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the United States Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title 13 (Motor Vehicles), Title 8 (Cal/OSHA), Title 22 (Management of

Hazardous Waste), Title 26 (Toxics) of the California Code of Regulations (CCR), and the Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), which describes strict regulations for the safe transportation and storage of hazardous materials.

Since the tenants of the proposed building area are unknown at this time, there is a potential that hazardous materials and products to be stored and transported from the Project site. The City of Canyon Lake requires businesses that handle more than a specified amount of hazardous materials on-site for operational purposes to submit a Hazards Material Business Plan to the local Certified Unified Program Agency (CUPA). For Canyon Lake this role has been appointed to Riverside County Environmental Health Department (RCEHD). In addition to submitting a business plan they are also requested to prepare Risk Management Plans, detailing engineering analyses that analyze potential accident factors and provide mitigation measures. (CLGP, p. SF-45).

b) **Less Than Significant Impact.** As future implementing developments of the proposed Project will be required to comply with all applicable federal, state, regional, and local laws related to the transportation, use, storage, and disposal of hazardous materials, the proposed Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, impacts are less than significant.

c) **Less Than Significant Impact.** As discussed above in Hazards and Hazardous Material Section IX, Item (a), above, impacts related to the exposure of the public hazardous materials being stored, transported, used, or disposed of on the Project site are less than significant. However, the public may also be exposed to hazardous materials during ground disturbing activities if new development or redevelopment at the Project site were to be located on a current or historical hazardous material site or adjacent to a listed hazardous material site. The State of California Hazardous Waste and Substances Site List (also known as the Cortese List) provides information about the location of hazardous materials sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency to annually update the Cortese List.

The Department of Toxic Substances Control (DTSC) is responsible for preparing a portion of the information that comprises the Cortese List. The EnviroStor database provides the DTSC's component of Cortese List data by identifying state response sites, federal Superfund sites, school cleanup sites, and voluntary cleanup sites. The EnviroStor database identifies sites that have known contamination or sites for which further investigation is warranted. It also identifies facilities that are authorized to treat, store, dispose, or transfer hazardous waste. According to the EnviroStor database there are no hazardous material sites known (DTSC).

The State Water Resources Control Board (SWRCB) records soil and/or groundwater contamination caused by leaking underground storage tanks (LUSTs) in its Geotracker database, which is part of the Cortese List. LUSTs are a significant source of petroleum impacts to groundwater and can also result in exposure from impacts to soil and/or groundwater, contamination of drinking water aquifers, contamination of public or private drinking water wells, and the Inhalation of vapors. The Geotracker database identified no LUST on or near the Project site (SWRCB-A).

Thus, future implementing development projects would have a low potential to release hazardous materials into the environment so the proposed Project will not 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. Therefore, impacts are less than significant.

d) **Less Than Significant.** There is one existing school located within the Project site; Hope Learning Academy, a private school serving grades 7 through 12. The Canyon Lake Community Church is also a private school in the community that provides schooling for pre-Kindergarten and Kindergarten age students. However, it is located just over 0.5 miles east of the Project site. There are no public schools located within the City of Canyon Lake. However, as discussed in Hazards and Hazardous Materials Section IX, Item (a) and Item (b) above, future implementing development projects of the TCSP and entities conducting future business within the Towne Center will be required to comply with all federal, state, regional, and local regulations related to hazardous materials. Thus, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, impacts are less than significant.

e) **No Impact.** As discussed in Hazards and Hazardous Materials Section IX, Item (b) above, the Project site is not listed on the Cortese list, compiled in accordance with Government Code No. 65962. There is no hazardous materials reported within the City of Canyon Lake according to the Department of Toxic Substances Control (DTSC). As a result, the proposed Project will not create a significant hazard to the public or the environment. Therefore, no impacts are anticipated.

f) **No Impact.** The Project site is not 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. The closest airport is Perris Valley Airport located approximately 6.5 miles to the northeast. For this reason, the Project will not result in a safety hazard or excessive noise for those residing or working in the area. Thus, no impacts are anticipated.

g) **Less Than Significant Impact.** The City of Canyon Lake does not have an adopted emergency response plan but does have a very active Emergency Preparedness Committee (CLEPC) that helps coordinate the state, county, and local regulations that will help keep the city functioning during a state of emergency. There are plans for emergency shelters, food and provisions, cots and blankets, and medical supplies. The Canyon Lake Community Church serves as the main shelter by way of their gymnasium where restroom and kitchen facilities are available. There is a field treatment center already set up in Canyon Lake at the East Port where injured parties will be put for triage and help. All the supplies are gathered and stored nearby for this center. Further, a majority of the City is impacted by two separate dam inundation areas. According to Exhibit SF-5 Dam Inundation Map in the General Plan the proposed Project does not lie within the dam inundation area (CLGP p. SF-35). In the event of dam failure from either of these dams, the City has evacuation routes and disaster preparedness measures in place that will help the City deal with flooding and inundation hazards (CLGP, p. SF-34). This includes two evacuation routes: 1) Greenwald Avenue which is an existing paved two-lane roadway connecting to State-Route 74 (SR74), and 2) Railroad Canyon Road which is a major transportation connection throughout the City and to I-15 (CLGP, p. SF-59). The existing two access points from the Towne Center serve as the emergency access ways and will continue to do so with the implementation of the TCSP (see **Figure 7, Proposed**

Vehicular Circulation Plan, above). Implementation of the proposed Project will not interfere with the City's emergency response or evacuation plans since the Project does not obstruct evacuation routes or fire roads for the City's emergency response agencies. Thus, the proposed Project will not physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts are less than significant.

h) **Less Than Significant Impact.** The California Department of Forestry and Fire Protection (Cal Fire) identifies the Project site as a Local Responsibility Area (LRA). Within an LRA, fire protection can be provided by a city fire department, fire protection district, county, or by Cal Fire under contract to the local government. In addition to establishing local or state responsibility for wildfire protection within a specific area, Cal Fire designates areas as very high fire hazard severity zones (VHFHSZ) or non-VHFHSZ. Cal Fire assigns these designations based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. In November 2007, Cal Fire adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas. The Project site is not located in a FHSZ. However, the area south of the adjacent golf course is located in a VHFHSZ. (CALFIRE).

Regardless, areas south of the adjacent golf course within VHFHSZ, are not precluded from being developed. Both areas are surrounded by residential developments. Development in the VHFHSZ areas is required to comply with CBC and California Fire Code Regulations (Part 9 of Title 24 of the California Code of Regulations). Chapter 49 of the Fire Code provides specific requirements for wildfire-urban interface areas that include, but are not limited to, providing defensible space and hazardous vegetation and fuel management. Moreover, the City has a number of policies to related to fire protection management for areas in the VHFHSZ and the non-VHFHSZ. Future implementing development projects of the TCSP would be required to comply with these plans and policies in conjunction with compliance with the Fire Code and CBC which would minimize risk of loss due to wildfires. Further, structure protection includes providing open space buffers and the Towne Center is surrounded on the east, west, and south by a golf course. Thus, the proposed Project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X.	**HYDROLOGY AND WATER QUALITY**				
	Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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 would:				
	i. result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	☐	☐	☒	☐
	iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	☐	☐	☒	☐
	iv. impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

References: CGBSC; CLGP; EVMWD 2020; FEMA;GE; MC; SWRCB-B; SARWQCB; SARWQCB-A

SUBSTANTIATION:

a) **Less Than Significant Impact.** The Project site is located within the Santa Ana River Watershed and all Project runoff is immediately tributary to Canyon Lake. The Santa Ana Regional Water Quality Control Board (SARWQCB) regulates water quality of groundwater and surface water bodies, including Canyon Lake. In 1998, Canyon Lake was added to the SARWQCB list of “impaired” waters based on periodic algal blooms and fish kills. In 2004, a mechanism was adopted by the SARWQCB to regulate the amount of nutrients released into the area tributary to Canyon Lake (i.e., Total Maximum Daily Load or TMDL). Because Canyon Lake is an “impaired” waterbody, all properties that drain to it must provide stormwater treatment that targets the pollutants for which the lake is listed during construction

and long-term operation. The SARWQCB enforces the regulations that target pollutants discharged from construction activities as well as long-term operational activities, including National Pollutant Discharge Elimination System (NPDES) permits. The Project site is not located within a groundwater management zone (GMZ) designated by the SARWQCB Basin Plan (SARWQCB-A) and the Project is not located within a groundwater basin identified by the California Department of Water Resources (DWR) Bulletin 118. However, Canyon Lake is tributary to the Elsinore GMZ and the Elsinore Valley Groundwater Basin.

Construction Phase

Construction activities and post-construction operations related to future implementing projects within the TCSP, may have the potential to discharge pollutants to downstream waterbodies during storm events and incidental (non-rainfall) runoff, which could violate water quality standards/waste discharge requirements. Each future implementing development proposal within the TCSP will be required to obtain coverage from the statewide Construction General Permit (CGP) to minimize the release of pollutants during construction Order No. 2009-0009-DWQ (SWRCB-B). This requirement is consistent with Chapter 15.01 of the City Municipal Code. NPDES Permit compliance is expected to include a Storm Water Pollution Prevention Plan (SWPPP) developed by a Qualified SWPPP Developer (QSD) and implemented onsite by a Qualified SWPPP Practitioner. Because the Project site drains to an impaired water, the CGP requires additional monitoring and sampling by for any development projects. In the event that a future implementing development project within the TCSP does not meet the size requirement of the CGP (i.e., equal to or greater than one acre unless part of a larger plan of development), the City may require erosion control measures or Best Management Practices (BMPs) in accordance with Municipal Code Section 15.01. Likewise, pursuant to California Green Building Standards Code Section 5.106.1, newly constructed projects which disturb less than one acre of land are required to prevent the pollution of stormwater runoff during the construction related activities.

Post-Construction Phase

The 2010 NPDES permit for municipal separate storm sewer systems (MS4s) located within the Santa Ana River Watershed part of Riverside County, including the City's MS4, requires preparation of a Water Quality Management Plan (WQMP) for most new and significant redevelopment projects under Order No. R8-2010-0033. The WQMP outlines what method(s) are to be employed to effectively treat in perpetuity the required amount of post-construction stormwater and incidental runoff for the expected pollutants. Methods include infiltration systems, bioretention or biotreatment basins, sand filters and harvest/reuse cisterns. The Project will be required to comply with the MS4 requirements to minimize the release of pollutants into downstream surface and ground waters from redevelopment projects.

With implementation of existing regulations to minimize the risk of violating water quality standards/waste discharge requirements, including NPDES permits for future implementing development projects within the TCSP, the Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** The Project site is not located within a groundwater management zone (GMZ) designated by the SARWQCB Basin Plan and the Project is not located within a groundwater basin identified by the California Department of Water

Resources (DWR) Bulletin 118. However, Canyon Lake is tributary to the Elsinore GMZ and the Elsinore Valley Groundwater Basin area and may contribute to recharge of that basin.

No wells are recorded within the project boundary and the Project does not include the construction of any new wells. The Project site is not presently a location of probable groundwater recharge potential because of the high proportion of impervious surfaces. The Project is expected to create a commensurate percentage of impervious surface when completed. Hence, the Project is unlikely to be a significant source of recharge potential in the future.

The Project receives potable water service from Elsinore Valley Municipal Water District (EVMWD). The water supply source for Canyon Lake residents is EVMWD's Canyon Lake Water Treatment Plant (CLWTP) that treats surface water from the lake. As of March 2020, however, the CLWTP is offline for water quality issues and until it is brought back online the City of Canyon Lake will receive potable water supplies from EVMWD's other sources, including groundwater and imported water. EVMWD pumps water from the Elsinore Valley Basin located to the west of Canyon Lake and the Bedford-Coldwater Basin located northwest of Lake Elsinore.

EVMWD has been actively managing these groundwater basins and currently serves as the Groundwater Sustainability Agency (GSA) for the Elsinore Valley basin, referred to as "EVGSA," and as a partner in the Bedford-Coldwater Groundwater Sustainability Authority (BCGSA), which serves as the GSA for the Bedford-Coldwater basin. Both GSAs are in the process of developing groundwater sustainability plans (GSPs), which call for the basins to be sustainably managed.

Because the Project allows for future redevelopment of an existing developed site, which is not identified for groundwater recharge or a site likely to be needed for future recharge or other groundwater management activities to sustainably manage surrounding basins, the proposed Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, impacts are less than significant.

c.i) **Less Than Significant Impact.** The Project site contains no streams, rivers, or drainage features and currently runoff from the commercial center parking lot drains to the existing stormwater underground infrastructure and ultimately to Canyon Lake. The Project will allow for future redevelopment of the site with similar land uses producing a similar percentage of impervious surfaces and is therefore not expected to significantly change the existing drainage pattern of the area. The Project will be conditioned to comply with existing regulations to minimize the release of pollutants during construction and post-construction (i.e., NPDES permits) as discussed in Hydrology and Water Quality Section X, Item (a), above. Further, there are no site conditions such as steep slopes that would warrant preparations for a high likelihood of erosion or siltation. Future implementing developments within the TCSP will result in similar, if not, less impervious areas (from enhanced landscaped areas defined by TCSP) and would not cause an increase in flows from the site causing flooding downstream. Hence, the proposed Project is not expected to significantly change the amount of runoff from the Project site. Any future implementing development project within the TCSP would be required to prepare a WQMP as outlined above, which would require the development to capture and clean stormwater runoff from the site. Implementation of future WQMP(s) will determine what would be needed to mitigate a potential flooding condition. Therefore, through existing regulations for post-

construction water quality and mitigating increased flow rates, the rate and amount of surface runoff is not expected to result in flooding on or offsite and impacts are less than significant. Through implementation of existing regulations, the proposed Project will not 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 altered drainage patterns resulting in substantial erosion/siltation. Therefore, impacts are less than significant.

c.ii) **Less Than Significant Impact.** The Project site contains no streams, rivers, or drainage features and currently runoff from the commercial center parking lot drains to the existing stormwater underground infrastructure and ultimately to Canyon Lake. Development with the TCSP will result in similar, if not, less impervious areas (from enhanced landscaped areas as defined by the TCSP) and would not cause an increase in flows from the site causing flooding downstream. The Project will consist of allowing for redevelopment of the site with similar land uses and is expected to have a similar percentage of impervious surfaces. Hence, the proposed Project is not expected to significantly change the amount of runoff from the Project site. Any future implementing project within the TCSP would be required to prepare a WQMP as outlined above, which would require the development to capture and clean stormwater runoff from the site. Implementation of future WQMP(s) will determine what would be needed to mitigate a potential flooding condition. Therefore, through existing regulations for post-construction water quality and mitigating increased flow rates, the rate and amount of surface runoff is not expected to result in flooding on or offsite. Therefore, impacts are less than significant with mitigation.

c.iii) **Less Than Significant Impact** The site is currently served by an existing stormwater system which will be in place and available for future implementing developments within the TCSP. No changes or upgrades would be expected to the stormwater system as a result of the TCSP as the footprint of future implementing development and impervious areas would occur within areas that have already been paved and are impervious; served by the existing stormwater conveyance facilities. Compliance with existing regulations through the NPDES program mentioned above, by requiring a WQMP to ensure runoff from future development implemented under the TCSP, does not create a situation of increased discharges that would cause flooding or stress to the existing stormwater system. Further, a SWPPP which is required during construction for construction over one acre in size, would also prevent significant impacts related to stormwater conveyance with respect to future implementing development projects. Thus, due to compliance with existing NPDES regulations, the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff. Therefore, impacts are less than significant.

c.iv) **Less Than Significant Impact.** The proposed Project is not located within a FEMA-designated flood hazard area. According to FEMA FIRM Panel No. 06065C2042G, the Project is within “Zone X” which is defined as “Area of Minimal Flood Hazard” and outside of a 0.2 percent (500-year) annual chance floodplain. This designation is not a special flood hazard zone and would not require flood insurance. Because the Project is not located within a flood hazard zone and outside of the 0.2 percent 500-year flood plain, future implementing development projects will not impede or redirect flood flows. Therefore, impacts are less than significant.

d) **Less Than Significant Impact.** The proposed Project is not located within a FEMA-designated flood hazard area. According to FEMA FIRM Panel No. 06065C2042G, the

project is within “Zone X” which is defined as “Area of Minimal Flood Hazard” and outside of a 0.2 percent 500-year annual chance floodplain. This designation is not a special flood hazard zone and would not require flood insurance. Further, the Project is not located within a designated tsunami zone because the site is located roughly 60 miles from the Pacific Ocean. Hence, impacts from tsunami are unlikely. According to the City’s General Plan Safety Element, “seiches due to seismic shaking could occur in Canyon Lake as the lake acts a reservoir and is always filled with water….The possibility of seiching must be addressed when considering land use and storage tank locations. Properties adjacent to the existing water area of the lake are subject to seiching” (CLGP, p. SF-19). The Project site is located just under one-half mile from the nearest edge of the Lake and allows for future redevelopment of an existing developed site. Between the Project and the lake are several streets of homes separated by a golf fairway. Further, the lake, given its construction and proper maintenance and management, failure of the dam would be unlikely. Should the dam breach, the areas affected by the resulting flood saturation are not located in the City of Canyon Lake, with the exception of a small area along Railroad Canyon Road, southwest of the City and the Project site (CLGP, p. SF-35). Conversely, a majority of the City is impacted by two separate dam inundation areas; the Perris Dam and the Diamond Valley Dam. The Diamond Valley dam inundation area affects the northern portions of the City, where as the Perris Dam inundation areas are generally restricted to properties located along the lake shoreline. However, the Project site is not located within a dam inundation area (CLGP, p. SF-35). Regardless, in the event of failure from either of these dams, the City has evacuation routes and disaster preparedness measures in place that will help the City deal with flooding and inundation hazards. Because the site is not immediately adjacent to the lake, Project inundation as a result of a seiche is unlikely to release pollutants any more than the inundation of the existing structures and surrounding buildings. Thus, the Project will not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. Therefore, impacts are less than significant.

e) **Less Than Significant Impact.** As noted in the responses above, each future implementing development project within the TCSP will be required to comply with NPDES permits to address water quality, including projects upstream of an impaired water body, which will provide compliance with the existing SARWQCB water quality control plan (Basin Plan). The Project site is located outside of an existing groundwater management plan or future GSP. Thus, through implementation of existing regulations to address water quality and because the Project site is outside of an existing or future groundwater plan, the Project will not conflict or obstruct the Basin Plan or groundwater management plan. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI.	**LAND USE AND PLANNING** Would the project:				
a)	Physically divide 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?	☐	☐	☐	☒
References: CLGP; Project Description ***SUBSTANTIATION:***					

a) **No Impact.** Division of an established community commonly occurs as a result of development and construction of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. For example, a large freeway structure with few crossings could effectively split a community. Likewise, geographic features could similarly affect a community, such as the development of a large residential project on the opposite side of a river from the existing community. The Project proposes a zone change and specific plan intended to guide future redevelopment of an existing shopping center. Thus, because the site is already developed, implementation of the Project will not physically divide an established community because the project parcels are within an existing developed area. Therefore, no impacts are anticipated

b) **No Impact.** The Project site has an existing General Plan land use designation of Mixed-Use (MXU) and a zoning designation of General Commercial (C-1). The Project proposes a zone change to change zoning from C-1 to MXU to allow for residential uses and provide consistency with the existing land use designation of MXU. The proposed specific plan will guide future implementing development by providing development standards and guidelines for future implementing development projects within the TCSP. Residential use is already allowed and envisioned within the CL GP land use designation for the Towne Center. Hence, the proposed Project's land use and zoning will be consistent. Thus, the Project would have no impact on any land use plan, policy, or regulation of the Canyon Lake General Plan. Therefore, no impacts are anticipated.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII.	**MINERAL RESOURCES**				
	Would 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

References: CLGP; COR GP DEIR; Project Description
SUBSTANTIATION: *(Check ☐ if project is located within the Mineral Resource Zone Overlay):*

a) **No Impact.** The California Geological Survey Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources, as mandated by the Surface Mining and Reclamation Act (SMARA) of 1975. The classification of these mineral resources is a joint effort of the state and the local governments. It is based on geologic factors and requires that the State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs), The Project site is located in MRZ-3 which is defined as significance of mineral deposits undetermined; mineral deposits may have the potential to exist. However, further exploration would be needed to categorize or ascertain full potential of area (COR GP DEIR, pp.4.14-3, 4.14.-7). The Project site is a developed shopping center. Further, it is unlikely that a mining operation could feasibly function at the Project site should significant resources be discovered in the future, due to the existing development surrounding the Project site. Thus, for these reasons, the Project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, have no impacts are anticipated.

b) **No Impact.** No areas are designated as mining sites within the City. Further, mining would generally be incompatible with the existing and future land uses of the City. Thus, for these reasons, the Project will not 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. Therefore, no impacts are anticipated.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII.	**NOISE** Would 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

References: ENTECH

SUBSTANTIATION: *(Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):*

a) **Less Than Significant Impact With Mitigation Incorporated.** The analysis below is based on the *Noise and Vibration Study* prepared by Entech Consulting Group dated October 11, 2021 (ENTECH) and included as Appendix D to this document. Exterior noise levels within the City are regulated by the City's Municipal Code (Chapter 11.15) which identifies measurement methods, sound amplification, and unusual noises or sounds.

The existing noise environment was characterized by collecting field noise measurements at sensitive residential properties within the Project area. Two long-term monitoring locations (LT1 and LT2) and five sensitive receptors locations (R1, R2, R3, R4, and R5) were chosen based on proximity to nearby residential properties and local roadways and are reflected on **Figure 4, Existing Sensitive Receptors**, above. LT1 represents the noise levels adjacent to western Project boundary. LT2 represents the noise levels adjacent to the eastern portion of the Project boundary. The noise level measurements were collected over a 24-hour period and represent exterior noise levels. Measurements were taken hourly during typical weekday conditions over 24 hours. Results of this monitoring are reflected below in **Table L, Existing (Ambient) Long-Term (24-hour) Noise Level Measurements** (ENTECH, p. 23).

Table L, Existing (Ambient) Long-Term (24-hour) Noise Level Measurements[1]

Noise Monitoring Location ID[3,4]	Hourly Noise Levels (1hr- Leq)[2]						24-Hour Noise Levels (CNEL)
	Daytime			Nighttime			
	Min	Max	Average	Min	Max	Average	
LT1	44.4	57.4	47.2	37.8	48.7	38.2	51.7
LT2[6]	47.7	50.6	49.0	42.9	51.19	45.8	55.7

Source: ENTECH, Table 5-1

Notes

1. Noise measurements were taken on September 15, 2021 and September 16, 2021. See Appendix D of ENTECH study for monitoring data.
2. Daytime hours -7:01 am to 10:00pm; Night time hours -10:01pm to 7:00am.
3. Refer to Figure 5 located in Appendix D of ENTECH study for location of the monitoring sites.
4. Taken with Larson Davis Type 1 noise meter.
5. Monitor located adjacent to the Canyon Lake Golf Course to the west portion of the Project site boundary.
6. Monitor located adjacent to the east portion of the Project site boundary south of Railroad Canyon Road..

Table L above, identifies an overall existing exterior noise level of 51.7 dBA CNEL at LT-1 with average day time noise level of 47.2 dBA L_{eq} and average nighttime noise level of 38.2 dBA $L_{eq.}$ An overall existing exterior noise level of 55.7 dBA CNEL with average day time noise level of 49.0 dBA L_{eq} and average nighttime noise level of 45.8 dBA $L_{eq.}$is reflected at LT-2 (ENTECH, p.23).

Construction Noise

The most significant source of short-term noise is related to noise generated during construction activities at the Project site which may potentially result in increased noise levels to the closest nearby residences located across Railroad Canyon Road to the north and existing residents located immediately west, adjacent to the Project sites western boundary.

A worst-case noise scenario was analyzed to estimate the loudest activities that may occur at the Project site during construction of future implementing projects within the TCSP. Movement of heavy construction equipment during site preparation, grading operation, and the erection of buildings for future implementing projects was deemed to be the loudest anticipated construction activities. Canyon Lake's Municipal Code Chapter 11.15 establishes the standard maximum exterior noise level deemed acceptable for residential land uses (sensitive receptors) as not to exceed 80 dBA L_{max}. **Table M, Construction Noise Levels dBA L_{max} by Construction Phase** demonstrates the anticipated worst-case construction noise levels assuming all pieces of equipment would be operating simultaneously during each construction phase at each sensitive receptor location (ENTECH, p. 31) based on phase of construction.

Table M, Construction Noise Levels dBA L_{max} by Construction Phase					
Receiver ID	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**
Demolition	81.6	90.5	74	70.5	77.5
Grading	76.0	84.9	68.4	69.9	72.0
Building	77.0	85.9	69.4	65.9	73.0
Paving	76.0	84.9	68.4	64.9	72.0
Painting	72.0	80.9	64.4	60.9	68.9
Source: ENTECH, Table 9-4					

As shown in **Table M**, all receiver locations, except for R2, will experience construction noise levels below 80 dBA Lmax. R2, directly adjacent to the west Project site boundary, would experience noise levels above 80 dBA. However, it is not likely that all pieces of equipment would be operating simultaneously during construction. Further, for all sensitive receivers within 50 feet of the Project site, with the implementation of mitigation measures **MM NOI 1** through **MM NOI 5**, noise levels will be reduced to less than significant

MM NOI 1: During construction, construction shall occur between the hours of 7:00 am and 7:00 pm weekdays.

MM NOI 2: During construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufacturers' standards. The construction contractors shall place all stationary equipment, so that emitted noise is directed away from the noise-sensitive receptors near the project site.

MM NOI 3: During construction, stationary construction equipment, stockpiling, and vehicle staging areas shall be placed a minimum of 125 feet away from the property boundary.

MM NOI 4: During construction, no combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 125 feet of any property boundary unless a noise protection barrier surrounds the equipment.

MM NOI 5: During construction, construction contractors shall limit haul truck deliveries to the same hours specified for operation of construction equipment (between the hours of 7:00 am and 7:00 pm weekdays). To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Thus, with implementation of mitigation measures **MM NOI 1** through **MM NOI 5**, the proposed Project will not create a substantial temporary 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.

Operational Noise

Transportation Noise

A qualitative analysis was performed to determine whether future implementing projects within the TCSP will provide a net increase in vehicle trips compared to existing conditions that may have the ability to increase noise levels to a perceptible level of 3 dBA or greater. Generally, a traffic noise increase of 3 dBA is unnoticeable for people, whereas an increase of 5 dBA is readily perceptible (ENTECH, p. 28). SoundPlan was utilized to calculate the noise level increase resulting from the Project-related vehicle trip contributions. Based on 2019 traffic counts, the existing average daily trips (ADT) along Railroad Canyon Road west of the Project site is 33,958. A two (2) percent growth factor was applied to the ADT to establish the existing ADT for 2021. The Project's daily trips are projected to be 3,196. Existing plus Project Noise levels were predicted based on the Project's added traffic volumes using Sound Plan. (ENTECH, p. 26). **Table N, Existing, Project and Existing Plus Project Noise Levels (dBA CNEL)**, below, summarizes the exterior traffic noise levels for Railroad Canyon Road with existing conditions, Project only conditions, and existing with Project.

Table N, Existing, Project and Existing Plus Project Noise Levels (dBA CNEL)

Receiver Location	Existing	Project Only	Existing Plus Project	Net Increase over Existing CNEL
R1	69	59	70	1
R2	49	38	49	0
R3	65	55	66	1
R4	50	40	51	1
R5	42	31	42	0

Source: ENTECH, Table 7-2

Existing traffic noise levels along Railroad Canyon Road exceed 60 dBA CNEL so an increase of up to 3 dBA is considered to be acceptable. As shown in **Table N**, the existing plus Project noise levels increase no more than 1 CNEL. Hence, the Project would not generate enough traffic that would result in a permanent 3 dBA increase in ambient noise levels so traffic noise would not exceed any local standards. Thus, impacts are less than significant.

Stationary Noise

The primary non-transportation noise sources associated with the Project are rooftop HVAC equipment and on-site parking lot circulation. In order to evaluate these noise sources at the nearest noise-sensitive receptors, the SoundPLAN noise prediction model was utilized. The City of Canyon Lake Municipal Code, Section 11.15.030, requires operational noise levels not to exceed the 80 dBA Lmax daytime or 60 dBA Lmax nighttime noise level standards at the nearby sensitive receiver locations. Stationary-related noise impacts were evaluated utilizing the maximum noise levels assumptions for the HVAC equipment and on-site parking lot circulation. (ENTECH, p. 29).

As previously mentioned, the Canyon Lake Municipal Code requires operational noise not to exceed 80 dBA L_{max} daytime or 60 dBA L_{max} nighttime at nearby sensitive receptors.

Therefore, stationary noise was evaluated utilizing maximum noise levels for Heating Ventilation and Air Conditioning (HVAC) equipment, onsite parking lot circulation. The noise study evaluated 5 surrounding sensitive receptors in residential areas. **Table O, Project Only Operational Noise Levels (dBA L_{max})** identifies the sensitive residential receiver locations and distances near the Project site. Each operational source type's predicted operational noise levels were combined to obtain the total Project-only operational noise level at each nearby sensitive residential receiver location. (ENTECH, p. 29).

Table O, Project Only Operational Noise Levels (dBA L_{max})

Receiver Location	Distance	Parking Lot Circulation & Air conditioning units (dBA L_{max})	Daytime Standard 80dBA L_{max} Exceeded	Nighttime Standard 60dBA L_{max} Exceeded
R1	125	57	No	No
R2	45	66	No	No
R3	300	46	No	No
R4	450	44	No	No
R5	200	44	No	No

Source: ENTECH, Table 8-1

Table O reflects that the combined Project operational noise levels at receivers R1 through R5 range from 43 to 60 dBA L_{max}. Hence, operational noise levels associated with the Project will not exceed Municipal Code standards for exterior noise level standards of 80 dBA L_{max} daytime and 60 dBA L_{max} nighttime at any of the receiver locations. Thus, impacts are less than significant.

With implementation of mitigation measures **MM NOI 1** through **MM NOI 5** the proposed Project will not generate a substantial temporary 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. Further, the Project will remain within acceptable standards established by City Municipal code and will not result in a substantial 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. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** The City of Canyon Lake does not have any specified thresholds for groundborne vibration so the Federal Transit Administration (FTA) vibration criteria was utilized to evaluate groundborne vibration impacts. Ground-borne vibration levels resulting from construction activities within the Project area were estimated using the FTA data in its Transit Noise and Vibration Impact Assessment Manual (FTA, 2018). Predicted construction vibration levels were identified at the nearest off-site residential land use and compared to the FTA damage and human annoyance criteria. Should Project vibration levels exceed the FTA maximum acceptable vibration standard of 80 vibration decibels (VdB) at noise-sensitive receiver locations during construction or operation, noise levels will exceed the vibration threshold.

Construction

Table P, Construction Equipment Vibration Levels presents the expected Project related vibration levels at 45 feet at the nearest land use located at R2. The receptor distance was measured from the west Project site boundary to receiver R2. (ENTECH, p.31).

Table P, Construction Equipment Vibration Levels

Noise Receiver	Distance to Property Line	Large Bulldozer Reference Vibration Level PPV_{ref} (VdB) at 25ft	Peak Vibration PPV (VdB) at 45 ft	Exceed 80 VdB Threshold?
R2	45 feet	87 VdB	79VdB	No

Source: ENTECH, Table 9-5

Notes

1. Reference noise level obtained from the FTA Noise and Vibration Manual, Table 7-4.

Based on the FTA's reference vibration levels, a large bulldozer represents the peak vibration source with a reference level of 87 VdB at a distance of 25 feet. At 45 feet, construction vibration levels are expected to approach 57 VdB. Using the construction vibration assessment annoyance criteria provided by the FTA for infrequent events, the Project site will not result in a perceptible human response (annoyance) during construction of future implementing projects and any potential impacts at the closest sensitive receptor are unlikely to last the entire duration of construction. Additionally, construction will be restricted to daytime hours therefore eliminating potential vibrations during sensitive nighttime hours. (ENTECH, p. 32). Hence, the proposed Project will not result in excessive ground borne vibration or noise levels during construction.

Operation

The Project is a redevelopment plan for the Towne Center in order increase commercial-retail and incorporate residential land uses. The existing Towne Center already receives occasional truck deliveries and trash pickup and would continue to receive these services with future implementing developments so operation of the future re-developed site would be similar in nature to existing conditions with respect to vibration. Hence, the proposed Project will not result in excessive ground borne vibration or noise levels during operation.

Thus, the proposed Project will not result in excessive ground borne vibration or noise levels. Therefore, impacts are less than significant.

c) **No Impact**. The Project site is not 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. Further, the Project site is not located within the vicinity of a private airstrip. The closest airport is Perris Valley Airport located approximately 6.5 miles to the northeast. As such, the Project would not expose people residing or working in the project area to excessive noise levels. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated with implementation of mitigation measures MM NOI 1 through MM NOI 5.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV.	**POPULATION AND HOUSING**				
	Would 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 roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

References: CLGP; CLGP MND; DOF; USCB 2020; SB2; SCAG

SUBSTANTIATION:

a) **Less than Significant Impact.** In 2017, a series of statewide housing bills went into effect to meet the needs of Californian's by creating more policy, regulation, and programs to help supply the State of California with more housing opportunities. The proposed zone change and TCSP is a direct response to the State's request of localities to provide more housing, specifically affordable housing, which is needed throughout California. The City of Canyon Lake is nearly built out in terms of planned single-family residential units. The City has been granted funding through the State of California Senate Bill 2 (SB2) to propose plans that create additional housing opportunities within the City. SB2 provides funding and technical assistance to local governments in California to help prepare, adopt, implement plans, and process improvements that streamline housing approvals and accelerate housing production. Hence, the City has prepared a Specific Plan to not only help spur economic development for the City but to help accelerate housing production and streamline the approval process within the City.

The approved CLGP Land Use Element identifies that 4,777 residential units were planned for development within the City. Today, all but 226 of those planned units have been constructed. The approved CLGP and CLGP Mitigated Negative Declaration (CLGP MND) projected these 4,777 units would result in 17,000 people at buildout. Currently, the City's population is at 11,082 people with 4,551 of the 4,777 approved units developed (USCB 2020). **Table Q**, **Population Projection,** provides additional details below.

Table Q, Population Projection

Type of DU's	Number of DU's	People[1]	Population
Developed	4,551	11,082[2]	11,082[2]
Undeveloped	226	626[1]	11,708
New	188	521[1]	12,229
TOTAL	**4,965**	**12,229**	**12,229**

Notes:
1. Based on household generation factor of 2.77 people per dwelling unit for Canyon Lake (DOF).
2. Based on current population (USCB 2020).

Table Q identifies that with development of the balance of units previously planned for Canyon Lake, the City's population would increase to 11,708. With the addition of the 188 units proposed by the TCSP, population would increase to 12,229. Because the CLGP MND projected the buildout population from planned residential development to be 17,000 people, even with development of the new units, projected population is 4,771 less than originally projected and analyzed. Thus, while the zone change and TCSP introduce new housing units, the resulting increase in population is well within what was already analyzed under the City's General Plan.

Additionally, State law requires that jurisdictions provide their fair share of regional housing needs by conducting a Regional Housing Needs Assessment (RHNA) and adopt a general plan for future growth (California Government Code Section 65300). The California Department of Housing and Community Development (HCD) is mandated to determine state-wide housing needs by income category for each Council of Governments (COG) throughout the state. The housing need is determined based on four broad household income categories: very low (households making less than 50 percent of median family income), low (50 to 80 percent of median family income), moderate (80 to 120 percent of median family income), and above moderate (more than 120 percent of median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner. Southern California Association of Governments (SCAG) is the council of government (COG) for Riverside County. SCAG determined that Canyon Lake's projected RHNA share for the 5th Cycle Housing Element (2013 - 2021) was 83 housing units. Of the 83 housing units, 35 units were classified in the income categories of extremely low, very low, and low resulting in the need for 10, 11, and 14 housing units respectively. The sites inventory demonstrated sufficient lots available within the City to accommodate the moderate and above moderate income housing needs. The City of Canyon Lake **has adopted** ~~is currently in the process of updating for~~ the 6th Cycle Housing Element (2021-2029) **but it is not yet certified by the State**. RHNA for this planning period has projected the need for 129 housing units. Of the 129 units, 67 are classified in the income categories of extremely low, very low and low categories resulting in the need for 21, 22, and 24 affordable housing units, respectively, totally 67 units. The sites inventory continues to demonstrate there are sufficient lots to accommodate the moderate and above moderate income housing needs.

The proposed TCSP is an implementing program of the City's Housing Element dated September 1, 2021 (HE). Program Category No. 1 of the HE identifies actions to make sites available within the community that would accommodate the RHNA needs. Specifically, the proposed TCSP is an implementing plan designed to meet Program No. 1.2 (Rezone Program on Mixed-use Sites for the Towne Center Specific Plan). Under this program, the City will identify and rezone sites through preparation of the Towne Center Specific Plan and adoption of a Mixed Use zone in order to allow for owner-occupied and rental multifamily residential uses, "by-right," at a minimum of 20 units per acre. The purpose of this program is to accommodate for the 67 housing units needed in the lower-income ranges identified in the RHNA. Through compliance with this program, sites will allow future implementing residential developments have the capacity for at least 16 units per site with the objective of creating an opportunity for at least 75 units (67 plus a 10 percent buffer) of rental housing for lower income households. Future implementing affordable housing projects will be required to comply with the City's housing element.

As stated, the proposed TCSP is a direct response to meet RHNA by providing housing opportunities by right within the Towne Center Specific Plan. Planning Areas 1, 2, 4 and 5 are proposed to provide new housing opportunities. Planning Areas 1 and 2 are designed to provide for 75 affordable housing units. If Planning Areas 1 and 2 develop to provide a total of 75 affordable housing units, adjustments may be needed in Planning Areas 4 and 5 to reduce units to maintain overall development of up to 188 residential dwelling units within the TCSP.

The adoption of the proposed zone change and TCSP will not create unplanned population changing the potential level of infrastructure needs, including streets, water, stormwater, and sewer facilities. Further, the TCSP will help the City meet future affordable housing needs within its jurisdiction so as to comply with State housing requirements and goals. Thus, the proposed Project will not induce substantial unplanned population growth in an area, either directly or indirectly. Therefore, impacts are less than significant.

b) **No Impact.** The proposed Project is intended to meet the housing needs of local existing and future residents in an area that does not currently contain or allow for residential uses. Thus, the proposed Project does not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, no impacts are anticipated.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XV.	**PUBLIC SERVICES**				
a)	Would the project 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:				
	Fire Protection?	☐	☒	☐	☐
	Police Protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other Public Facilities?	☐	☐	☒	☐
References: CLGP ***SUBSTANTIATION:***					

a) Less Than Significant Impact with Mitigation Incorporated

Fire Protection

The TCSP may result in the demolition of portions of the existing Towne Center in order to re-develop to expand commercial and include residential uses. And, the addition of mid- to high-rise structures in the Towne Center could necessitate the need for an additional fire station with ladder truck capabilities. **As previously mentioned, as of January 1, 2022 the City of Canyon Lake provides its own fire protection services, utilizing previously designated Station No. 60, which is now designated as Station 1.** ~~However, the existing Towne Center receives fire protection the Riverside County Fire Department /CalFire and is served by three stations. The City has taken action to consider creating its own Fire Department. Currently, fire~~ Station No. ~~60~~ **1**, located at 28730 Vacation Drive is the only station sited within the City's boundary. Station No. ~~60~~ **1** is situated approximately three miles north of the Towne Center. **Two other fire stations could also provide service to the Town Center.** Station No. 5 **operated by CalFire, is** located at 28971 Goetz Road, located roughly 3.2 miles northeast of the Towne Center and Station No. 94 **also operated by CalFire, is** located at 22770 Railroad Canyon Road, approximately one mile southwest of the Towne Center, are located just outside the City's boundary. All stations are staffed full-time 24 hours, 7 days a week, including paramedics, operating Type-1 structural fire-fighting apparatus. The new development envisioned by the TCSP would continue to receive services from the existing fire stations, as well as be expected to comply with State and local fire codes to decrease fire hazards. Future implementing development projects that propose mid- to high-rise structures will be required to be reviewed by the Fire Department. Implementation of mitigation measure **MM PS 1** will ensure that future implementing development projects considering mid- to high-rise developments coordinate with the Fire Department to determine potential for impacts to services.

MM PS 1: Prior to occupancy, implementing Projects proposing mid- to high-rise developments (3-stories or greater) shall be required to coordinate with the Fire

Department t**o determine their service needs based upon the ultimate Project design.**

Thus, with implementation of mitigation measure **MM PS 1**, the proposed Project would cause less than significant impact to the service ratios, response times or other performance objectives. Therefore, impacts are less than significant with mitigation incorporated.

Police Protection

The existing Towne Center receives police protection services from Canyon Lake Police Department which is contracted with Riverside County Sheriff's Department. Service is provided from the Lake Elsinore Sheriff's Station located at 333 Limited Avenue Lake, Elsinore, as well as a satellite office situated within the existing Towne Center at 31516 Railroad Canyon Road, Canyon Lake. In addition to the five officers City contracts for, the City owns five police vehicles, one volunteer vehicle, one full size pick-up truck and two police boats (CLGP, SE-51). Additional police services are available on an as needed basis and are furnished by the Lake Elsinore Sheriff Station. The existing Towne Center will continue to receive police protection, so the implementation of the TCSP and new residential uses envisioned are not expected to change the service level of police protection. Therefore, impacts are less that significant.

Schools

The proposed Project is located in the Lake Elsinore Unified School District (LEUSD). Future residents of Canyon Lake are served by the Lake Elsinore Unified School District (LEUSD). There are no LEUSD facilities located within the City of Canyon Lake. However, Canyon Lake does contain two private schools: Hope Learning Academy and Canyon Lake Community Church. Hope Learning Academy, located within the Towne Center, is a private school serving grades 7 through12. Canyon Lake Community Church provides schooling to pre-Kindergarten and Kindergarten age children. The TCSP will allow for future development up to 188 residential units which may introduce approximately 521 new residents to the City. Future implementing development will be required to offset impacts to schools and school districts through the payment of school development impact fees to LEUSD and may be required to enter into school facility mitigation agreements, as required by law. Thus, future implementing development projects will be required to pay school development impact fees and/or enter into school facility mitigation agreements with LEUSD and as such, would not result in substantial adverse physical impacts associated with schools. Therefore, impacts are less than significant.

Parks

The proposed Project will allow for future development of up to 188 residential dwelling units which will increase the population in Canyon Lake. However existing park facilities are private and managed by the Canyon Lake Property Owners Association (POA). As such these private facilities are only available for POA members. At this time the POA is not considering integrating the Towne Center as part of their residential properties. Resulting in future residents of the Towne Center not having access to existing park facilities. Therefore, future implementing residential development projects will not result in substantial adverse physical impacts associated with parks. Therefore, no impacts are anticipated.

Other Public Facilities

There are no other public facilities in which the implementation of the proposed Project will impact. Thus, the proposed Project would not result in substantial adverse physical impacts associated with other public facilities. Therefore, no impacts are anticipated.

Therefore, no significant adverse impacts are identified or anticipated with implementation of mitigation measure MM PS 1.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVI.	**RECREATION**				
a)	Would 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?	☐	☐	☐	☒
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
References: CLGP ***SUBSTANTIATION:***					

a) **No Impact.** As discussed in Public Services Section XV, Item (a), all parks and recreation facilities in Canyon Lake are managed by the POA and are accessible to POA members only. At this time the Towne Center will not be a part of the POA. Although future implementing development may increase population Canyon Lake parks and recreation facilities will not be available to Towne Center residents. Therefore, the Project will not increase the use of existing neighborhood and regional facilities such that substantial physical deterioration of the facility will occur. Not impacts are anticipated.

b) **Less Than Significant Impact.** The proposed zone change and TCSP will allow for future development of additional open space uses to be utilized by the entire Canyon Lake community. Potential impacts as a result of developing open space areas within the Project area, are analyzed throughout this document, since these are included as part of the proposed Project that future implementing developers may develop. Thus, the proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII.	**TRANSPORTATION**				
	Would the project:				
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐
References: CLGP; ENTECH; POA; RTA; TRANS ***SUBSTANTIATION:***					

a) **No Impact.** Access to the proposed Project site occurs from Railroad Canyon Road located along the northern Project boundary at the intersection with Towne Center East and Towne Center West. Both intersections provide signalized access and the site contains a number of interior roads facilitating vehicular circulation within the Towne Center. Railroad Canyon Road is classified as a Mountain Arterial with 120 feet of designated right-of-way. It is also classified as a Class II bikeway facility which extends from the easterly end of the community to the City of Lake Elsinore. Class II bikeways provide a separate, striped, and signed bike lane within the roadway right-of-way. Railroad Canyon Road has been fully improved and provides a raised center median. Railroad Canyon Road is one of only three public, dedicated, and maintained rights-of-way within the City. All other roads with the exception of Blackhorse Drive and the south side of Sorrel Lane, are privately managed and maintained by the Canyon Lake POA, including the existing roadways within the Towne Center. Riverside Transit Agency (RTA) serves this area of Riverside County. Railroad Canyon Road provides bus stops, including a bus shelter located on the south side of Railroad Canyon Road near the road's intersection with South Canyon Lake. There is signage identifying the area is served by RTA Route 40. However, these stops are no longer identified with RTA so the current status of this route is unknown. Dial-a-ride service is available through the Sun City system which provides connection to the RTA.

The proposed Project is a plan that will continue to utilize the existing vehicular roadway systems and include concepts that propose a series of pedestrian pathways to improve pedestrian mobility within the center and access to Railroad Canyon Road. Based on 2019 traffic counts, the existing ADT along Railroad Canyon Road west of the Project site was 33,958. A two (2) percent growth factor was applied to the ADT to establish the existing ADT for 2021 as reflected in **Table R, Existing plus Project Traffic (ADT)**, below.

Table R, Existing plus Project Traffic (ADT)			
Roadway	**Existing**	**Project**	**Total**
Railroad Canyon Road	35,330	3,196	38,526
Source: ENTECH, Table 7.1			

The Project's daily trips are projected to be 3,196 representing a 9 percent increase in traffic along Railroad Canyon Road based on anticipated future uses. Hence, anticipated traffic generated by the Project will be minimal. Thus, the proposed Project will not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, no impacts are anticipated.

b) **Less Than Significant Impact.** A *Vehicle Miles Traveled (VMT) Analysis* was prepared by Translutions, Inc. dated August 18, 2021 (TRANS) and is included in Appendix E of this document. The City of Canyon Lake has adopted VMT thresholds based on the recommendations from the Western Riverside County Council of Governments in June 2020. Based on the resolution, a project would result in a significant VMT impact if the project VMT exceeds the baseline VMT per Service Population. The City also requires the use of RIVTAM for the analysis**. Table S, Project Generation VMT**, below identifies Project generated VMT and the baseline conditions in which to compare to determine potential for Project impacts.

Table S, Project Generated VMT						
2012	**Proposed Retail**	**Proposed Office**	**Proposed Residential**	**Retail to be demolished**	**Net Project VMT**	**City Threshold**
Households	0	0	188	0	**188**	**4,056**
Population	0	0	611	0	**611**	**11,516**
Employment	27	172	0	(69)	**130**	**1,435**
Service Population	27	172	611	(69)	**741**	**12,951**
OD VMT	7,932	8,026	18,296	(12,825)	**21,429**	**432,566**
OD VMT (per service population)	294	47	30	186	**28.9**	**33.4**
Source: TRANS, Table A **Notes** OD= Origin destination						

As reflected in the Table above, the VMT anticipated to be generated from the proposed Project is below household, population, employment, and service population levels resulting in a baseline Project VMT per service population of 28.9; which is below the City threshold for VMT per service population of 33.4 (TRANS, p. 2). As the proposed Project provides the potential for housing within the vicinity of office and commercial areas and includes provisions to improve pedestrian mobility, it will provide easy access for future residents in the Canyon Lake Towne Center to minimize car trips, thereby inherently reducing VMT. Thus, the proposed Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b). Therefore, impacts are less than significant impact.

c) **Less than Significant Impact.** The Project is a plan for redevelopment of the existing Towne Center to allow for a mixture of commercial and residential development but does not include any actual development at this time. Any roadway construction or improvements required of future implementing projects of the TCSP will be required to adhere to requirements of both the specific plan and the City standards. Thus, the proposed Project will not substantially increase hazards due to a geometric design feature or incompatible use, because the Project site has already been developed and contains existing roadways and will be required to comply with TCSP and City guidelines. Therefore, impacts are less than significant.

d) **Less Than Significant Impact.** The Towne Center has two existing access points along located on Railroad Canyon Road which has been identified as an emergency evacuation route. No new vehicle access points are being proposed by the TCSP, and existing driveways will continue to serve as evacuation routes from TCSP users and residents. Future implementing developments that may occur on the subject properties would be served by existing roadway systems. Internal drive aisle improvements would be required to be designed to meet SP, City, and Fire Department specifications. For these reasons, the proposed Project is not anticipated to increase hazards through design or incompatible uses and will not result in inadequate emergency access. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project 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	☐	☐	☐	☒
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐
References: AE ***SUBSTANTIATION:***				

a) **No Impact.** The proposed Project may have the potential to affect tribal cultural resources, as 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. However, *a Phase I Cultural Resource Assessment for the Towne Center Specific Plan Project* was prepared June 2021 by Applied Earthworks (AE) and is included in Appendix B of this document. As identified in Cultural Resources Section V, Item (a), above, there are no built environment features, such as buildings or structures, over 50 years of age meeting the definition of a historic resource as described above. (AE, p.20). As such, the Project site is not 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). Therefore, no impacts are anticipated.

b) **Less Than Significant With Mitigation.** As of July 1, 2015, AB52, signed into law in 2014, amends CEQA and establishes new requirements for tribal consultation. The law applies to all projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration. It also broadly defines a new resource category of "tribal cultural resource" and establishes a more robust process for meaningful consultation between the lead agency and Native American Tribes that includes: prescribed notification and response timelines, consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures, and documentation of all consultation efforts to support CEQA findings. The City, as lead agency, is also required to coordinate with Native American Tribes through the SB18 consultation when an amendment or adoption of a general plan or specific plan, or designation of open space.

A search of the Sacred Lands File (SLF) from the Native American Heritage Commission (NAHC) was conducted as part of the Cultural Resource Investigation prepared by Applied Earthworks June 21, 2021 (AE). Results of the SLF search as part of the Cultural Resource Investigation indicated no known Native American cultural resources within the Project area. A total of 24 Native American individuals and organizations were contacted to elicit information on Native American resources within the Project area. As of June 8, 2021, three responses were received: Agua Caliente Band of Cahuilla Indians, Mesa Grande Band of Diegueño Mission Indians, and Quechan Tribe of the Fort Yuma Reservation. three responses have been received. The Agua Caliente Band of Cahuilla Indians wish to defer to other Tribes, as the Project is not within their Traditional Use Area. The Mesa Grande Band of Diegueno Mission Indians wish to defer to local Tribes in the area. The Quechan Tribe of the Fort Yuma Reservation also wish to defer to local tribes due to lack of knowledge about resources in Riverside County. (AE, pp. 17-18).

Separate from the Cultural Resource Investigation and consistent with the requirements of AB52 and SB18, the City distributed notification of the proposed Project to area Tribes on March 19, 2021. On March 22, 2021, a representative from the Fort-Yuma Quechan Tribe declined to consult and indicated they had no comments on the Project, defer to the more local Tribes, and support the local tribe decisions regarding the Project. On April 6, 2021, a representative from the Agua Caliente Band of Cahuilla Indians declined to consult and indicated the Project is not within their Tribe's traditional use area and would defer to other tribes in the area. On March 24, 2021, the Rincon Band of Mission Indians indicated that the Project site is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the Project area. The tribe did request consultation as well as copies of existing documents pertaining to the Project such as the cultural survey and to be included on all distribution lists for environmental document reviews, consultations, circulation of public documents, and notices for public hearings and scheduled approvals. City provided requested materials to Rincon October 14, 2021. Rincon responded via email on October 28, 2021 confirming receipt of material and that review is in process. Consultation between the City and Rincon began on March 24, 2021. As a result of the consultation, mitigation measure **MM CUL 1** through **MM CUL 3** and **MM TCR 1** through **MM TCR 5**, which requires monitoring, avoidance of sacred sites, if any, the repatriation of TCR artifacts, if any, and monitoring reporting activities will be implemented.

> **MM TCR 1:** Prior to grading (at least 45 days prior to pulling grading permits), the Project applicant/landowner shall contact the affiliated Tribe(s) to enter into a Tribal Monitoring & Cultural Resources Treatment Agreement to retain a qualified tribal monitor to monitor all ground disturbing activities. The Agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of professional tribal monitors during grading, excavation, and ground disturbing activities; project scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered during development. Upon completion, the finalized Agreement shall be submitted to the City of Canyon Lake's Planning Department to satisfy this requirement. The affiliated Tribe(s) shall also be notified at least 48 hours in advance of the pre-construction meeting so preparations can be made for a representative to attend. During the meeting, the representative, in coordination with the Project archaeologist, shall discuss the procedures outlined in the Cultural Resource Monitoring Plan (CRMP).

MM TCR 2 During construction, all sacred sites that may be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

MM TCR 3 During construction, the project applicant/landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all cultural artifacts that are found on the project area to affiliated Tribe(s) for proper treatment and reburial on Project site.

MM TCR 4: During construction, all cultural resources collected shall be repatriated to the affiliated Tribe(s) for permanent onsite reburial. Excluding sacred items, human remains, and grave goods, project archaeologists shall be allowed to retain the cultural resource(s) at their office to document and photograph the cultural resource(s) for inclusion in the final Phase IV monitoring report. Within 60 days after all monitoring is completed, the project archaeologist shall return all cultural resources to the affiliated Tribe(s). During those 60 days, the affiliated Tribe(s) shall work with the proponent to select a location for reburial that shall be free from any disturbance including but not limited to development, excavation, any landscaping that exceeds the depth of the resources, above- or below-ground utility installation, flooding, etc. Upon return of the cultural resources, the proponent shall allow the affiliated Tribe(s) a reasonable timeframe in which to access the agreed upon area. The affiliated Tribe(s) shall document the reburial location with GPS coordinates, add the data to internal GIS systems, and complete a form for submittal to the NAHC.

MM TCR 5: Prior to occupancy, a final Phase IV report shall be completed by the Project archaeologist no later than 90 days after monitoring has been completed. The report shall include the results of monitoring including a list of project personnel, a catalog of any cultural resources that were identified, any associated DPR 523 Forms and/or confidential maps, details of the location of the final disposition of cultural resources, any issues or problems that occurred during monitoring, and any other pertinent information. Once completed, the project archaeologist shall submit a draft to City Planning for review and approval. Upon approval by City Planning, a complete final report shall be submitted to the appropriate Information Center, the Rincon Band of Luiseño Mission Indians, and other affiliated Tribe(s) any relevant curation facility, and the landowner/applicant.

Thus, with implementation of mitigation measure **MM CUL 1** through **MM CUL 3** and **MM TCR 1** through **MM TCR 5**, the proposed Project's impacts are less than significant with mitigation incorporated.

Therefore, no significant adverse impacts are identified or anticipated with implementation of mitigation measures MM CUL 1 through MM CUL 3 and **MM TCR 1 through MM TCR 5 incorporated.**

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIX.	**UTILITIES AND SERVICE SYSTEMS**				
	Would 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?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

References: COR GP DEIR; EVMWD 2020; EVMWD 2016; TCSP

SUBSTANTIATION:

a) **Less Than Significant Impact.** Utility providers for the Project site include: EVMWD (water and sewer), City of Canyon Lake Engineering Department (storm drain), Southern California Edison (electricity), Southern California Gas Company (natural gas), Verizon Frontier (communications), and CR&R (solid waste collection and disposal). Said utility providers currently serve the existing land uses and are expected to serve the future implementing projects of the TCSP. *Figure 5.1 - Existing Utility Locations)* of the TCSP identifies the locations of potable water mains, sewer mains, fire hydrants, and irrigation lines. It is likely that future modifications for existing utilities will stay within the boundary of the already disturbed Project site resulting in minimal impacts. Thus, because implementation of future development pursuant to the TCSP is not expected to require the need to upgrade or change utility services in a way that would result in significant new environmental impacts. Therefore, impacts are less than significant.

Less Than Significant Impact. As discussed in the Hydrology & Water Quality Section of this document, EVMWD provides potable water service to the Project site. The Canyon Lake community typically receives treated potable water from EVMWD's Canyon Lake Water Treatment Plant. However, the plant has been offline since 2020 due to water quality issues. In the interim, the Project area has been served with EVMWD's other water supplies including imported water and groundwater produced in the Elsinore and Bedford/Coldwater basins. The Project site currently has an existing water demand associated with commercial/governmental land uses. The proposed Project land use plan is entirely "mixed use" and conceptual land uses for individual planning areas include residential, commercial retail and office, commercial retail and residential, civic uses and public plaza.

Assembly Bill 610 (AB610) requires that specified information about water supplies that are available for development, be provided to and considered by local planning agencies. Further, it requires that any city or county that has determined a project is subject to CEQA, require the project comply with Part 2.10 of Division 6 of the Water Code. Among other things, AB610 holds that any residential project that would result in 500 or more residential units prepare a Water Supply Assessment (WSA) to ensure the water supplier can accommodate the demand. If any of the following thresholds are met, a WSA is required under SB610:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision;
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project; or
- If a public water system has fewer than 5,000 service connections, then "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

The proposed Project does not meet any of the thresholds that trigger the preparation of a WSA. EVMWD's 2020 Urban Water Management Plan (UWMP) provides projections of water demand within its service area based on forecasts in growth in residential, commercial/institutional, EVMWD uses (i.e., EVMWD facilities), and hydrant accounts. In addition, a 10 percent uncertainty buffer was added for planning uncertainties (p. 4-5). Appendix H of the 2020 UWMP includes water duty (unit water demand) factors for planned residential, mixed use, commercial, and individual equivalent dwelling units (EDUs) from EVMWD's 2016 Water System Master Plan. The estimated demand from said document for planned commercial projects is 2,500 gallons per day (gpd) per acre and 2,300 gpd/acre for planned mixed use projects (p. H-1). These factors suggest that

the proposed conversion to an all-mixed use land use may actually reduce the Project site's existing water demand. Further, new construction will have the latest water-saving fixtures and water-efficient landscaping (i.e., Model Water Efficient Landscape Ordinance).

Although EVMWD's water demand projections may not have specifically accounted for the Project site changing land uses from existing, and the net change in water demand for the site is unknown without a development plan, EVMWD determined in its 2020 UWMP that with the aforementioned assumptions on future water demands and EVMWD projections on water supplies that, "no water shortages are anticipated within the next 25 years under normal, single dry, and five consecutive dry year conditions, including a five-year drought extending through 2025" (EVMWD 2020, p.ES-8). Further, "The implementation of local water projects is crucial to ensure EVMWD's water supplies are reliable, while reducing EVMWD's reliance on imported water" (*ibid*). Thus, because the water supplier has projected sufficient supplies for anticipated growth in normal and drought years; the water duty factors for the proposed land use are less than the water duty factors for the existing land use, and the Project will implement existing regulations for water-efficient landscaping and water-saving features. Therefore, impacts are less than significant.

b) **Less Than Significant Impact.** EVMWD provides sewer collection and treatment service to the Project site. According to EVMWD's *2016 Sewer System Master Plan Final Report*, wastewater from the City of Canyon Lake area is conveyed to EVMWD's Railroad Canyon Water Reclamation Facility (WRF) with excess flow conveyed to EVMWD's Regional WRF for treatment. The Railroad Canyon WRF average design capacity is currently (2016) 1.12 million gallons per day (mgd) and average daily flow (2011-2014) is 0.62 mgd (SSMP, p. 5-2). The *2016 Sewer System Master Plan* did not include any capital improvements or recommendations for the Railroad Canyon WRF. The District's wastewater generation rate for General Commercial land uses is 650 gpd/acre and 690 gpd/acre for Mixed Use land uses (24 DU/acre max) (SSMP, p. 4-18). Based on these factors, the Project may result in an increase in wastewater generation from existing condition since the Project proposes to convert from commercial to mixed use. However, this estimated increase in wastewater generation of approximately 40 gpd/acre from the TCSP is minor compared to the treatment capacity of the WRF and so, is expected to be within the bounds of the planned wastewater generation coming from the Project site and treatment capacity of the WRF. Thus, the proposed Project will not result in a determination by the wastewater treatment provider which serves or may serve the Project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Therefore, impacts are less than significant.

Less than Significant Impact. Waste collection services for the Project site are provided by CR&R Waste and Recycling Services through a contract with the City. CR&R does not handle household hazardous waste. The nearest collection site for household hazardous waste is approximately five miles west of the City (Lake Elsinore Regional Permanent HHW Collection Facility). CR&R has an extensive network of processing facilities that manage solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials that go to their landfills. Solid waste generation rates for different land use types are estimated utilizing the 2015 Riverside County General Plan EIR Table 4.17-O as follows: residential (0.41 tons/unit/year), commercial/office (0.0024 tons/SF/year); and industrial (0.0108 tons/SF/year). The site is developed with 171,800 SF of existing Commercial-Retail generating an estimated 412 tons of waste per year. The

Project proposes a maximum of 188 dwelling units, 103,000 SF of Office, and 202,300 SF of Commercial Retail uses. The proposed Project would result in an estimated 77 tons of residential waste and 733 tons of commercial/office waste, totaling 810 tons of waste per year ; 321 tons per year more than the existing center

However, future implementing projects of the TCSP will be required to comply with solid waste reduction goals and comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the *Riverside County Integrated Waste Management Plan*. The *Riverside County Integrated Waste Management Plan* outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost-effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

Future implementing development projects of the TCSP will also be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic. Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

Through implementation of existing regulations to minimize the solid waste disposed of in landfills, and because the site is already a generator of waste, the Project will not impair the attainment of solid waste reduction goals. Therefore, impacts are less than significant.

c) **Less than Significant Impact.** Refer to Utilities and Service Systems Section XIX, Item (d), above. The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. Canyon Lake is included in the County's *Integrated Waste Management Plan*, which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

Future implementing developments of the TCSP will be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations. The proposed Project will be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XX.	**WILDFIRE**				
	If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
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?	☐	☐	☒	☐
References: CALFIRE; CLGP ***SUBSTANTIATION:***					

a) **Less Than Significant Impact.** The Project site is not located within an area classified as a federal, state, or local VHFSZ, but is located near a VHFSZ as described in Hazards and Hazardous Materials Section IX, Item (g) above. Regardless, as described in Hazards and Hazardous Materials Section IX, Item (f) above, the City of Canyon Lake does not have an adopted emergency response plan but does have a very active CLEPC that helps coordinate the state, county, and local regulations that will help keep the city functioning during a state of emergency. Further, Canyon Lake has two established evacuation routes: 1) Greenwald Avenue which is an existing paved two-lane roadway connecting to SR-74; and 2) Railroad Canyon Road which is a major transportation connection throughout the City and to I-15 (CLGP, p. SF-59). Goetz Road, while not identified as an official evacuation route, is another option to vacate the City during an emergency situation. The existing two access points to Railroad Canyon Road from the Towne Center, will continue to serve as the emergency access. Future implementing development projects within the proposed TCSP will be required to coordinate with the City and emergency response agencies should any road or access closures be required to ensure there will be no impacts to emergency response or evacuation. Thus, the proposed Project will not substantially impair an adopted emergency response or evacuation plan. Therefore, impacts are less than significant.

Less Than Significant Impact. Fires in the Canyon Lake area have historically occurred in the foothills and undeveloped areas of the City. If the prevailing winds fan a fire so that it moves into the more developed portions of the City, then evacuation of the potentially affected neighborhoods may be required. In general, evacuees would take roads leading north, east, or west, out of the City and away from the fires, and towards more developed

areas (CLGP, p. SF-62). As identified in Wildfire Section XX, Item (a) above, the Project will not impair the City's evacuation route The existing Project site does not contain significant slopes that could impair fire-fighting abilities. Thus, the proposed Project, due to slope, prevailing winds, and other factors, would not exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Therefore, impacts are less than signific ant.

Less Than Significant Impact. The Towne Center has already been developed and established and includes existing infrastructure. The proposed Project will not require the installation or maintenance of roads, fuel breaks, emergency water sources, power lines, or other utilities. Future implementing development projects within the TCSP that do require new or expanded infrastructure facilities such as power lines or utilities, may be required to provide their own environmental documentation to demonstrate level of any potential impacts. Hence, the proposed Project, which is a plan for re-development of the existing site, will not exacerbate fire risks or result in temporary or ongoing impacts to the environment. Therefore, impacts are less than significant**.**

Less Than Significant Impact. The Project site slopes slightly from south to north and it is not susceptible to landslides as discussed in Geology and Soils Section VII, Item (a.iv) above and is not located within a flood hazard zone as discussed in Hydrology and Water Quality Section X, Item (c.iv) above. Further, while the Project site is located within a community built around a water body, as discussed in Hydrology and Water Quality Section X, Item (d) above, is not located in a dam inundation zone. Because the site is not susceptible to landslides, not within a flood hazard zone, and not within the lakes inundation zone, the proposed Project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of run-off, post-fire instability, or drainage changes. Therefore, impacts are less than significant.

Therefore, no significant adverse impacts are identified or anticipated so no mitigation measures are required.

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	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XXI.	**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?	☐	☒	☐	☐
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 projects, and the effects of probable future projects)?	☐	☐	☐	☒
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) **Less Than Significant Impact With Mitigation.** As discussed throughout the Initial Study, the proposed Project does not contain sensitive biological resources that could potentially be affected by the proposed TCSP. All potentially significant impacts to biological resources would be avoided or reduced to a less than significant impact with the implementation of mitigation measure **MM BIO 1** identified in this initial study.

As discussed in Cultural Resources Section V, Item (b) above, there are no known significant historic, archaeological, or paleontological resources at the Project site. Although the Towne Center has been previously disturbed the TCSP allows future subsurface parking which would require grading a deeper levels. As a result there is potential for resources to be discovered during subsurface parking construction activities. Implementation of Project specific mitigation measures **MM CUL 1** through **MM CUL 4**, **MM TCR 1** through **MM TCR** 5, and **MM GEO 1** will reduce potential impacts to less than significant levels.

Thus, the proposed Project will not 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, reduce the number, or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts are less than significant with mitigation incorporated.

b) **Less Than Significant Impact With Mitigation.** As demonstrated by the analysis in this document, with implementation of mitigation measures, the proposed Project will not result in any significant environmental impacts. The Project is consistent with local and regional plans, and the Project's air quality emissions do not exceed established thresholds of significance. The Project adheres to all other land use plans and policies with jurisdiction in the Project area. With implementation of mitigation measures **MM BIO 1, MM CUL 1** through **MM CUL 5, MM TCR 1** through **MM TCR 5, MM GEO 1,** and **MM NOI 1** through **MM NOI 5**, the Project will not result in significant impacts to Biological Resources, Cultural Resources, Paleontological Resources, or Noise. Therefore, the proposed Project will not result in impacts that are individually limited, but cumulatively considerable and impacts will be less than significant with mitigation.

c) **Less Than Significant Impact With Mitigation.** Effects on human beings were evaluated as part of this analysis of this initial study and found to be less than significant with implementation of mitigation measures. Effects on human beings were evaluated as part of this analysis of this document and found to be less than significant with implementation of mitigation measures for biological resources, cultural resources, geology and soils, and noise. Based on the analysis and conclusions in this document, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings. Therefore, impacts are considered less than significant with mitigation incorporated.

Therefore, no significant adverse impacts are identified or anticipated and mitigation measures MM BIO 1, MM CUL 1 through **MM CUL 5, MM TCR 1** through **MM TCR 5, MM GEO 1, and MM NOI 1 through MM NOI 5 are required.**

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ATTACHMENT 3

Responses to Comments

Final
Initial Study/Mitigated Negative Declaration No. 22-02

Towne Center Specific Plan
SCH 2022030162

Lead Agency:

City of Canyon Lake
Planning Department
31516 Railroad Canyon Road
Canyon Lake, California 92587

May 2022

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SECTION 1.0 INTRODUCTION

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (*CEQA Guidelines*) § 15073, the Initial Study/Mitigated Negative Declaration (IS/MND) for the Towne Center Specific Plan was circulated to the State Clearinghouse, Responsible Agencies, and interested parties for a 30-day period that commenced on March 4, 2022 and concluded on April 4, 2022 for public review and comment.

SECTION 2.0 COMMENT LETTERS AND RESPONSES TO COMMENTS

CEQA Guidelines § 15074 requires the decision-making body to consider the proposed IS/MND together with any comments received during the public review process. There is no requirement for a formal response to each of the comments received (unlike the requirement for a Final Environmental Impact Report). However, in order to provide the City of Canyon Lake with additional information upon which to base their decision whether to approve or deny the proposed Project, the following Responses to Comments has been prepared. Each comment letter is labeled alphabetically with each individual comment identified by a number. The responses are provided following each letter. All written comments have been made a part of the public record.

LIST OF PERSONS, ORGANIZATIONS AND AGENCIES THAT COMMENTED ON THE INITIAL STUDY

Letter	Commenting Party	Date
A	Agua Caliente Band of Cahuilla Indians	March 15, 2022
B	Dale and Deborah Earnshaw	April 4, 2022
C	Southwest Regional Council of Carpenters	April 4, 2022

Comment Letter A – Agua Caliente Band of Cahuilla Indians

Comment letter A commences on the next page.

Comment Letter A

From: Gonzalez Romero, Arysa (TRBL)
Sent: Tuesday, March 15, 2022 8:15 AM
To: Jim Morrissey
Subject: Towne Center Specific Plan

Greetings,

A records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts. A-1

Thank you,

Arysa Gonzalez Romero, M.S., RPA.
Cultural Resources Analyst
Agua Caliente Band of Cahuilla Indians
Tribal Historic Preservation Office
Phone: (760)-831-2484
Email: aromero@aguacaliente.net

Response to Comment Letter A – Agua Caliente Band of Cahuilla Indians

Response to Comment A-1:
The city received Agua Caliente Band of Cahuilla Indians' (ACBCI) letter dated March 15, 2022, indicating that the Project is not location within the Tribe's Traditional Use Area. The ACBCI defers to other tribes in the area.

The city appreciates the ACBCI review of the ISMND and participation in the CEQA process. No environmental issues were raised in this comment and no revisions are necessary.

Comment Letter B – Dale and Deborah Earnshaw

Comment letter B commences on the next page.

From: Deborah Earnshaw
Sent: Monday, April 4, 2022 2:56 PM
To: Jim Morrissey
Subject: Comments Regarding Towne Center Specific Plan

Mr. Morrissey:

This email is to provide our comments regarding the City of Canyon Lake's Towne Center Specific Plan, Project No. 22-02.

We understand that state law is requiring cities to build more affordable housing, and we understand the need for it. However, to have five story buildings erected directly behind our homes will rob this neighborhood of its privacy, its peace and quiet, as well as the extensive views we enjoy and have paid for.

Currently, there is no noise from the Towne Center overnight, because the area is deserted at that time. We are concerned that with so many residential units, the noise from the around the clock activity that is inherent with that many people's living quarters, will definitely be noticeable. Any increased lighting that would be necessary for the safety of residents, could also have an adverse effect on our neighborhood.

B-1

The drawings seemed to use the same roadway configurations which are currently in use. Assuming most housing units would have two vehicles each, that would be hundreds more vehicles traversing these same short roadways, with multiple trips each day. Can that area really accommodate such an increase in traffic? We are also concerned that a mix of commercial and residential traffic where children may be playing would be unsafe. The traffic on Railroad Canyon Boulevard, already heavy, will be increased.

We also feel that there are way too many housing units and businesses planned for the amount of land available for this project. If the area is overly crowded, businesses could lose clientele.

B-2

The construction noise and dirt in the air, lasting for possibly years, would be a great burden on the residents of our neighborhood, destroying the quality of life and adding to health concerns for many.

All that we have mentioned above would significantly decrease the value of our homes.

We do not support this plan as it currently stands. Please rethink the planned height of the buildings (by limiting them to no more than three stories), as well as the density of this project.

B-3

Thank you for allowing us to comment.

Sincerely,

Dale and Deborah Earnshaw
35504 Suncrest Drive
Lake Elsinore, CA 92532

Response to Comment Letter B – Dale and Deborah Earnshaw

Response to Comment B-1:
The City appreciates Dale and Deborah Earnshaw's (commentor) review and participation in the CEQA process. This comment expresses their concerns regarding potentially having a five-story building directly behind their property. The commentor believes that future developments could disrupt the privacy, peace, quiet and views that they appreciate as well as increase noise and nighttime lighting which could affect their property.

As outlined in the Town Center Specific Plan, the Project site is surrounded by an existing golf course, which abuts the Project. The project site is also located downhill of nearby residents, so that if proposed implementing projects are five stories, they will not be as intrusive to views of the residents located uphill and even farther away from the Project site.

The comment voices concerns regarding the potential increase in noise levels during daytime and nighttime hours. The commentor emphasized that currently nighttime noise levels were nonexistent due to the center's operational hours. Analyzed in Noise Section XIII, item (a) of the ISMND, based the Noise and Vibration Study prepared by Entech Consulting Group, the proposed Project would not exceed the City's established daytime and nighttime thresholds outlined in the City Municipal Code (Chapter 11.15). As further described in Noise Section XIII, item (a) of the ISMND during Project construction, noise levels could exceed the City's established threshold. However, this increase in noise levels would be temporary in nature. Nevertheless, the proposed Project is required to comply with the mitigation measures **MM NOI 1 though MM NOI 5** outlined in the Noise Section XIII, item (a) of the ISMND. Through adherence with **MM NOI 1 through MM NOI 5** the Project will not have significant impacts related to noise levels.

The comment also expressed concern regarding the adverse effect of increase lighting to neighboring communities. As mentioned in Aesthetics Section I, item (d) of the ISMND, despite the existing light sources within the Towne Center, the proposed Project may introduce sources of nighttime lighting due to the re-design of the existing structures. The TCSP provides guidelines for exterior lighting. Spill of light to neighboring properties will be reduced by implementation of design guidelines which requires that light be faced downward or shielded and hooded. Additionally, the proposed Project will have to comply with Riverside County Ordinance 655 which provides regulatory guidelines for sites that could possibly interfere with Mt. Palomar Observatory activities. Through compliance with the TCSP guidelines, and the Riverside County Ordinance 655 impacts resulting from increased lighting will be reduced.

The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no further analysis is required or revisions to the IS/MND is required.

Response to Comment B-2:
The comment also expressed concerns for the potential traffic increase from the Project as well as along Railroad Canyon Boulevard. As outlined in Transportation Section XVII, item (a) of the ISMND, the proposed Project is planned to utilized the existing vehicular roadways systems within the Town Center as the major points of access for the Proposed Project. The TCSP includes concepts that propose a series of pedestrian pathways to improve pedestrian mobility within the center as well as access to Railroad Canyon Road if implemented. As outlined in the ISMND, the Project would create approximately 3,196 daily trips of passenger cars which represents a 9 percent increase in traffic along

Railroad Canyon Road. Nevertheless, the anticipated traffic increase is considered minimal compared to the overall traffic experienced on Railroad Canyon Road.

The comment questions children safety within a commercial and residential mixed-use site that attracts traffic. The TCSP incorporates open spaces into their design standards and guidelines, these open spaces can be public or private. The purpose of these open spaces is to provide City residents a designated safe space where they can gather, interact, and rest. Future development would be required to adhere to the TCSP design standards and guidelines and provide safe spaces for residents to interact.

The commentor expressed their concern with the proposed housing density ratio that could overcrowd the Towne Center resulting in businesses losing clientele. As discussed, on Page 71 of the Population and Housing Section XIV, item (a) of the ISMND, Table Q identified that the Canyon Lake General Plan had previously planned for a 4,777 residential unit development that would include a population increase of 17,000 within the City. Currently the City's population is at 11,082 with 4,551 units constructed. The TCSP proposes 188 units that would approximately increase population to 12,229. Thus, the proposed Project would not exceed the already projected buildout analyzed in the City's General Plan of 17,000 people. An increase in residential units at the Towne Center would expand clientele for the commercial businesses located at the Towne Center. Residents of the Towne Center could shop locally within the Towne Center reducing Vehicle Miles Traveled impacts as well.

The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no further analysis is required or revisions to the IS/MND is required.

Response to Comment B-3:
The commentor expressed their concern regarding long lasting construction impacts that could degrade their quality of life. The comment identified construction noise and air quality resulting from the movement of dirt. Impacts from construction will be temporary and short term in nature. As previously stated, construction noise will comply with the City's Municipal Code regulations. Therefore, the implementing Projects will be required to comply with the mitigation measures **MM NOI 1 through MM NOI 5** outlined in the Noise Section XIII, item (a) of the ISMND. Additionally, implementing Projects are also required to comply with South Coast Air Quality Management District (SCAQMD) rules for the reduction of fugitive dust emissions at outlined in Air Quality Section III, item (a) of the ISMND. Specifically, SCAQMD Rule 403 establishes a standard of best management practices during construction and operation activities. Project adherence to the City's Municipal Code, mitigation measures stated above, and SCAQMND regulations would reduce the construction impacts to Noise and air quality to less than significant.

The comment also infers home values could decrease due to the impacts resulting from Project implementation. Additionally, the commentor requested that the TCSP reevaluate the allowable height and density of the residential units. These comments do not represent information that change the environmental analysis contained within the ISMND. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no further analysis is required or revisions to the IS/MND is required.

Comment Letter C – Southwest Regional Council of Carpenters

Comment letter C commences on the next page.

Exhibits attached to Letter C commence following the Response to Comment Letter C.

VIA E-MAIL

April 2, 2022

Jim Morrissey
City Planner
City of Canyon Lake
31516 Railroad Canyon Road
Canyon Lake, CA 92587
Em: jmorrissey@canyonlakeca.gov

RE: Towne Center Specific Project Mitigated Negative Declaration

Dear Mr. Morrissey,

On behalf of the Southwest Regional Council of Carpenters ("**Southwest Carpenters**" or "**SWRCC**"), my Office is submitting these comments on the City of Canyon Lake("**City**" or "**Lead Agency**") Mitigated Negative Declaration ("**MND**") (SCH No. 2022030162) for the Towne Center Specific Project ("**Project**").

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects. C-1

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC incorporates by reference all comments raising issues regarding the IS / MND submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project's environmental documentation may assert any issue timely raised by other parties). C-2

Moreover, SWRCC requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("**CEQA**"), Cal Public Resources Code ("**PRC**") § 21000 *et seq*, and the California Planning and Zoning Law ("**Planning and Zoning Law**"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

C-2 Cont'd

The City should require the Applicant provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build the Project. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

C-3

> [A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

> . . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.[1]

C-3 Cont'd

Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.[2]

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."[3]

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint

[1] California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

[2] South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10.

[3] City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, *available at* https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf.

labor-management training programs, . . .”[4] In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”[5]

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

> People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.[6]

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.[7] Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

C-3 Cont'd

> In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The city’s First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about

[4] City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

[5] City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

[6] California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf.

[7] Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, *available at* http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

C-3 Cont'd

The City should also require the Project to be built to standards exceeding the current 2019 California Green Building Code to mitigate the Project's environmental impacts and to advance progress towards the State of California's environmental goals.

I. THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. Background Concerning the California Environmental Quality Act

C-4

CEQA has two basic purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations ("**CCR**" or "**CEQA Guidelines**") § 15002(a)(1).[8] "Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR 'protects not only the environment but also informed self-government.' [Citation.]" *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564. The EIR has been described as "an environmental 'alarm bell' whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return." *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm'rs.* (2001) 91 Cal. App. 4th 1344, 1354 (*"Berkeley Jets"*); *County of Inyo v. Yorty* (1973) 32 Cal. App. 3d 795, 810.

Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures. CEQA Guidelines § 15002(a)(2) and (3). *See also, Berkeley Jets,* 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1988) 47 Cal. 3d 376, 400. The EIR serves to

[8] The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 *et seq*, are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. (Cal. Pub. Res. Code § 21083.) The CEQA Guidelines are given "great weight in interpreting CEQA except when . . . clearly unauthorized or erroneous." *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204, 217.

provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to "identify ways that environmental damage can be avoided or significantly reduced." CEQA Guidelines § 15002(a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has "eliminated or substantially lessened all significant effects on the environment where feasible" and that any unavoidable significant effects on the environment are "acceptable due to overriding concerns" specified in CEQA section 21081. CEQA Guidelines § 15092(b)(2)(A–B).

While the courts review an EIR using an "abuse of discretion" standard, "the reviewing court is not to 'uncritically rely on every study or analysis presented by a project proponent in support of its position.' A 'clearly inadequate or unsupported study is entitled to no judicial deference.'" *Berkeley Jets*, 91 Cal. App. 4th 1344, 1355 (emphasis added) (quoting *Laurel Heights,* 47 Cal. 3d at 391, 409 fn. 12). Drawing this line and determining whether the EIR complies with CEQA's information disclosure requirements presents a question of law subject to independent review by the courts. *Sierra Club v. Cnty. of Fresno* (2018) 6 Cal. 5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal. App. 4th 48, 102, 131. As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

> A prejudicial abuse of discretion occurs "if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. The EIR's function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. For the EIR to serve these goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Communities for a Better Environment v. Richmond* (2010) 184 Cal. App. 4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal. 4th 412, 449–450).

C-4
Cont'd

B. Due to the COVID-19 Crisis, the City Must Adopt a Mandatory Finding of Significance that the Project May Cause a Substantial Adverse Effect on Human Beings and Mitigate COVID-19 Impacts

CEQA requires that an agency make a finding of significance when a Project may cause a significant adverse effect on human beings. PRC § 21083(b)(3); CEQA Guidelines § 15065(a)(4).

Public health risks related to construction work requires a mandatory finding of significance under CEQA. Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.[9]

SWRCC recommends that the Lead Agency adopt additional CEQA mitigation measures to mitigate public health risks from the Project's construction activities. SWRCC requests that the Lead Agency require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

C-5

In particular, based upon SWRCC's experience with safe construction site work practices, SWRCC recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.

[9] Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, *available at* https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx.

- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.

C-5
Cont'd

- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.[10]

C-5 Cont'd

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

[10] *See also* The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVIC-19 Standards for U.S Constructions Sites, *available at* https://www.cpwr.com/wp-content/uploads/publications/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, *available at* https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

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II. THE IS/MND IS INADEQUATE

1. The City Should Prepare an EIR for the Project

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. This presumption is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal. App. 4th 1597, 1602; *Friends of "B" St.* v. *City of Hayward* (1980) 106 Cal. 3d 988, 1002.

The fair argument test stems from the statutory mandate that an EIR be prepared for any project that "may have a significant effect on the environment." Pub. Res. Code ("PRC") § 21151; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. App. 3d 68, 75*; Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 884. Under this test, if a proposed project is not exempt and may cause a significant effect on the environment, the lead agency must prepare an EIR. PRC §§ 21100(a), 21151; CEQA Guidelines § 15064(a)(1), (f)(1). An EIR may be dispensed with only if the lead agency finds no substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment. *Parker Shattuck Neighbors v. Berkeley City Council* (2013) 222 Cal. App. 4th 768, 785. In such a situation, the agency must adopt a negative declaration. PRC § 21080(c)(1); CEQA Guidelines §§ 15063(b)(2), 15064(f)(3). C-6

"Significant effect upon the environment" is defined as "a substantial or potentially substantial adverse change in the environment." PRC § 21068; CEQA Guidelines § 15382. A project "may" have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. *No Oil, Inc. v. City of Los Angeles*, 13 Cal. 3d at 83 fn. 16; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 309. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1). See *County Sanitation Dist. No. 2 v. County of Kern* (2005) 127 Cal. App. 4th 1544, 1580.

This standard sets a "low threshold" for preparation of an EIR. *Consolidated Irrig. Dist. V. City of Selma* (2012) 204 Cal. App. 4th 187, 207; *Nelson v. County of Kern* (2010) 190 Cal. App. 4th 252; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal. App. 4th 903, 928; *Bowman v. City of Berkeley* (2004) 122 Cal. App. 4th 572, 580; *Citizen Action to Serve*

All Students v. Thornley (1990) 222 Cal. App. 3d 748, 754; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 310. If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. See *Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 886; *Clews Land & Livestock v. City of San Diego* (2017) 19 Cal. App. 5th 161, 183; *Stanislaus Audubon Soc'y, Inc. v. County of Stanislaus* (1995) 33 Cal. App. 4th 144, 150; *Brentwood Ass'n for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal. App. 3d 491; *Friends of "B" St. v. City of Hayward* (1980) 106 Cal. App. 3d 988; CEQA Guidelines § 15064(f)(1).

As explained in full below, there is a fair argument that the Project will have a significant effect on the environment. As a result, the "low threshold" for preparation of an EIR has been met and the City must prepare an EIR.

2. The MND Fails to Support Its Findings with Substantial Evidence

When new information is brought to light showing that an impact previously discussed in the EIR but found to be insignificant with or without mitigation in the EIR's analysis has the potential for a significant environmental impact supported by substantial evidence, the EIR must consider and resolve the conflict in the evidence. See *Visalia Retail, L.P. v. City of Visalia* (2018) 20 Cal. App. 5th 1, 13, 17; see also *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th 1099, 1109. While a lead agency has discretion to formulate standards for determining significance and the need for mitigation measures—the choice of any standards or thresholds of significance must be "based to the extent possible on scientific and factual data and an exercise of reasoned judgment based on substantial evidence. CEQA Guidelines § 15064(b); *Cleveland Nat'l Forest Found. v. San Diego Ass'n of Gov'ts* (2017) 3 Cal. App. 5th 497, 515; *Mission Bay Alliance v. Office of Community Inv. & Infrastructure* (2016) 6 Cal. App. 5th 160, 206. And when there is evidence that an impact could be significant, an MND cannot adopt a contrary finding without providing an adequate explanation along with supporting evidence. *East Sacramento Partnership for a Livable City v. City of Sacramento* (2016) 5 Cal. App. 5th 281, 302.

In addition, a determination that regulatory compliance will be sufficient to prevent significant adverse impacts must be based on a project-specific analysis of potential impacts and the effect of regulatory compliance. In *Californians for Alternatives to Toxics v. Department of Food & Agric.* (2005) 136 Cal. App. 4th 1, the court set aside an EIR for a

C-6
Cont'd

statewide crop disease control plan because it did not include an evaluation of the risks to the environment and human health from the proposed program but simply presumed that no adverse impacts would occur from use of pesticides in accordance with the registration and labeling program of the California Department of Pesticide Regulation. *See also Ebbetts Pass Forest Watch v Department of Forestry & Fire Protection* (2008) 43 Cal. App. 4th 936, 956 (fact that Department of Pesticide Regulation had assessed environmental effects of certain herbicides in general did not excuse failure to assess effects of their use for specific timber harvesting project).

C-6 Cont'd

1. *The MND Fails to Support its Findings on Transportation Impacts with Substantial Evidence.*

CEQA Guidelines § 15064.3(b) requires analysis of a Project's vehicle miles traveled (VMT) impacts as part of the environmental document's transportation impacts analysis.

C-7

The Project claims the Existing plus Project Traffic would have no impact on traffic. In arriving at their conclusion, the Project states there would be a two percent growth applied to existing average daily trips. However, the Project does not explain how it arrives at the two percent growth factor. There is no information or analysis backing the growth factor. As such, the IS/MND fails to support its conclusion of no impact.

In addition, the IS/MND only looks at the traffic impact during the operation of the Project. It fails to look at the traffic impact from the construction of the Project. As such, the IS/MND should analyze the traffic impact during the construction as well.

2. *The MND Fails to Support its Findings on Air Quality and Green House Gases*

CEQA Guidelines § 15064.4 allow a lead agency to determine the significance of a project's GHG impact via a qualitative analysis (e.g., extent to which a project complies with regulations or requirements of state/regional/local GHG plans), and/or a quantitative analysis (e.g., using model or methodology to estimate project emissions and compare it to a numeric threshold). So too, CEQA Guidelines allow lead agencies to select what model or methodology to estimate GHG emissions so long as the selection is supported with substantial evidence, and the lead agency "should explain the limitations of the particular model or methodology selected for use." CEQA Guidelines § 15064.4(c).

C-8

The MND states the other odor generation would have less than significant impact. The rationale provided was that it would be short term and therefore there would be no impact. However, there is no analysis as to what odors would come out and how it would be short term.

C-8 Cont'd

3. *The MND Fails to Mitigate for Sensitive Receptors of Noise*

Section 15126.4(a)(1)(B) of the CEQA Guidelines states "[f]ormulation of mitigation measures shall not be deferred until some future time." While specific details of mitigation measure may be deferred, an agency is required to (1) commit itself to mitigation, (2) adopt specific performance standards the mitigation will achieve, and (3) identify the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure. *See Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 281; *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 671.

C-9

The IS/MND states R2 would have a significant impact with its entire operation have a noise level above 80 dBA. In addition R1 would have a significant impact during demolition with a dBA of 81.6. The IS/MND states a series of mitigation strategies but do not explain or analyze how those mitigations would lead to a less than significant impact. As such, the mitigations should be analyzed as to how they would be less than significant.

II. THE PROJECT VIOLATES THE STATE PLANNING AND ZONING LAW AS WELL AS THE CITY'S GENERAL PLAN

A. Background Regarding the State Planning and Zoning Law

Each California city and county must adopt a comprehensive, long-term general plan governing development. *Napa Citizens for Honest Gov. v. Napa County Bd. of Supervisors* (2001) 91 Cal. App.4th 342, 352, citing Gov. Code §§ 65030, 65300. The general plan sits at the top of the land use planning hierarchy (See *DeVita v. County of Napa* (1995) 9 Cal. App. 4th 763, 773), and serves as a "constitution" or "charter" for all future development. *Lesher Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal. App. 3d 531, 540.

C-10

General plan consistency is "the linchpin of California's land use and development laws; it is the principle which infused the concept of planned growth with the force of law." See *Debottari v. Norco City Council* (1985) 171 Cal. App. 3d 1204, 1213.

State law mandates two levels of consistency. First, a general plan must be internally or "horizontally" consistent: its elements must "comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." (See Gov. Code § 65300.5; *Sierra Club v. Bd. of Supervisors* (1981) 126 Cal. App. 3d 698, 704.) A general plan amendment thus may not be internally inconsistent, nor may it cause the general plan as a whole to become internally inconsistent. See *DeVita*, 9 Cal. App. 4th at 796 fn. 12.

Second, state law requires "vertical" consistency, meaning that zoning ordinances and other land use decisions also must be consistent with the general plan. (See Gov. Code § 65860(a)(2) [land uses authorized by zoning ordinance must be "compatible with the objectives, policies, general land uses, and programs specified in the [general] plan."]; see also *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal. App. 3d 1176, 1184.) A zoning ordinance that conflicts with the general plan or impedes achievement of its policies is invalid and cannot be given effect. See *Lesher*, 52 Cal. App. 3d at 544.

State law requires that all subordinate land use decisions, including conditional use permits, be consistent with the general plan. See Gov. Code § 65860(a)(2); *Neighborhood Action Group*, 156 Cal. App. 3d at 1184.

C-10
Cont'd

A project cannot be found consistent with a general plan if it conflicts with a general plan policy that is "fundamental, mandatory, and clear," regardless of whether it is consistent with other general plan policies. See *Endangered Habitats League v. County of Orange* (2005) 131 Cal. App. 4th 777, 782-83; *Families Unafraid to Uphold Rural El Dorado County v. Bd. of Supervisors* (1998) 62 Cal. App. 4th 1332, 1341-42 ("*FUTURE*").

Moreover, even in the absence of such a direct conflict, an ordinance or development project may not be approved if it interferes with or frustrates the general plan's policies and objectives. See *Napa Citizens*, 91 Cal. App. 4th at 378-79; see also *Lesher*, 52 Cal. App. 3d at 544 (zoning ordinance restricting development conflicted with growth-oriented policies of general plan).

1. The MND is Required to Review the Project's Consistency with Regional Housing Plans, Sustainable Community Strategy and Regional Transportation Plans

CEQA Guidelines section 15125(d) requires that an environmental document "discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans. *See also Golden Door Properties, LLC v. County of San Diego* (2020) 50 Cal. App. 5th 467, 543. The MND should thoroughly evaluate the consistency of this Project with the City's General Plan, City's Regional Housing Needs Assessment targets, Sustainable Community Strategy and Regional Transportation Plan. The MND fails to analyze the Project's consistency with any of these applicable plans.

C-10 Cont'd

III. CONCLUSION

SWRCC request that the City revise and recirculate the IS / MND for public comment to address the aforementioned concerns. If the City has any questions or concerns, feel free to contact my Office.

Sincerely,

Mitchell M. Tsai
Attorneys for Southwest Regional Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

Response to Comment Letter C – Southwest Regional Council of Carpenters

Response to Comment C-1:
The comment introduces the commenter as the Southwest Regional Council of Carpenters. The comment does not address the adequacy of the analysis in the IS/MND. Therefore, no further analysis is required or revisions to the IS/MND is required.

Response to Comment C-2:
The comment reserves the commenter's right to provide additional comments on the Project and incorporates "all comments raising issues regarding the [Draft IS/MND]." The comment does not address the adequacy of the analysis in the IS/MND. As a commenter on the Draft EIR, Southwest Carpenters will receive future notices on the Project at the address noted on the comment letterhead (c/o Mitchell M. Tsai, 155 South El Molino Avenue, Suite 104, Pasadena, CA 91101). Therefore, no further analysis or revisions to the IS/MND is required.

Response to Comment C-3
The comment states that the City should require the applicant to hire local, skilled and trained workers to build the Project, specifically workers who have graduated from a Joint Labor Management apprenticeship training program or have as many on-the-job hours of experience as would be required by such a state-approved apprenticeship program. The comment states that hiring local can reduce environmental impacts of the project by hiring workers who reside within a 10-mile radius of the Project site. The comment further states that hiring local can have "sustainable economic development" and points out that cities such as Hayward are adopting such policies into General Plans and Municipal Codes. The comment states that hiring local workers would reduce vehicle miles traveled. The comment suggests that the City consider a hire-local requirement to address greenhouse gas emissions, air quality, and transportation issues. It should be noted that there is no applicant for this Project as clearly stated throughout the IS/MND. The project is a Specific Plan being considered by the City of Canyon Lake to guide future development projects in the City in order to support the City's housing until goals set forth by the State of California.

The comment does not state a specific concern or question regarding the adequacy of the IS/MND in identifying and analyzing the environmental impacts of the Project, nor does the comment identify any physical environmental impacts caused by the Project. Nevertheless, the IS/MND analyzed the project's transportation-related impacts, including in Section III, Air Quality; Section VIII, Greenhouse Gas Emissions; and Section XVII, Transportation, and that all potential impacts would be less than significant Therefore, no further analysis or revisions to the IS/MND is required.

Response to Comment C-4
This comment provides background information and general guidance regarding CEQA. It does not address any inadequacies of the ISMND and therefore no further analysis is needed.

Response to Comment C-5
This comment addresses concerns regarding the projects risk of spreading COVID-19. It should be noted that there is no applicant for this Project as clearly stated throughout the IS/MND. The project is a Specific Plan being considered by the City of Canyon Lake to guide future development projects in the City in order to support the City's housing until goals set forth by the State of California.

This comment discusses the existing Coronavirus disease 2019 (COVID-19) in regards to the potential spread of COVID-19 as a result of Project implementation. COVID-19 is the infectious disease caused by the most recently discovered coronavirus that affects the respiratory system. While most people (about 80 percent) recover from the disease without needing hospital treatment, about 20 percent of people who gets COVID-19 become seriously ill. High risk populations for contracting COVID-19 include elderly people, and those with underlying medical problems (i.e., high blood pressure, heart and lung problems, diabetes, and cancer, among others) are at higher risk of developing serious illness. Based on Cal/OSHA's Safety and Health Guidance COVID-19 Infection Prevention in Construction (Cal/OSHA Guidance), dated October 27, 2020, California employers are required to establish and implement an Injury and Illness Prevention Program (IIPP) to protect construction employees from all worksite hazards, including infectious diseases. The Cal/OSHA Guidance contains information for construction employers on ways to update their IIPPs to include information on employee training, industry guidance, California Department of Public Health (CDPH) guidelines, government programs, Families First Coronavirus Response Act, Governor's Executive Order M-62-20, and measures to prevent the spread of COVID-19 (increase cleaning and disinfection, physical distancing, good hygiene practices, safe work practices, symptoms, returning to work guidance). The Cal/OSHA Guidance also contains a list of additional COVID-19 resources for construction. These measures, which are implemented by California employers would minimize COVID-19 risks. The City acknowledges the seriousness of the COVID-19 pandemic, but the risk of COVID-19 transmission as part of project construction is not considered a significant impact under CEQA that would require mitigation.

Response to Comment C-6

This comment states that the IS/MND is inadequate, and that the city should prepare an EIR for the Project. The City disagrees with the Commenter's opinion that the City has failed to comply with mandates under the California Environmental Quality Act ("CEQA") and that an Environmental Impact Report ("EIR") is necessary. This comment does not identify any specific deficiencies in the environmental document, identify any substantial new information requiring revisions to the Initial Study/Mitigated Negative Declaration, or provide significant evidence concerning the project's environmental impacts. (See, e.g., *Defend the Bay v. City of Irvine* (2004) 119 Cal.App.4th 1261; *Citizens for Positive Growth & Pres. v. City of Sacramento* (2019) 43 Cal.App.5th 609.) Under California Public Resources Code, § 21080, subd. (e)(2), "substantial evidence" excludes argument, speculation, unsubstantiated opinion, or narrative like the conclusory opinions set forth in this comment. As explained in Responses to Comments below, the commenter has not provided any project-specific, fact-based evidence to support the claim that there is a fair argument the proposed project may have a significant impact on the environment.

In contrast to the provided comment, the Initial Study and Mitigated Negative Declaration ("IS/MND") evaluated all potential impacts in detail and determined all environmental impacts would either be less than significant or less than significant with mitigation. There is no substantial evidence in the record that the Project may have a significant impact on the environment; therefore, the required CEQA document to be utilized by the lead agency is an MND. (State CEQA Guidelines, § 15070(a)). After an initial study is prepared and it has been determined that no significant impacts will occur, either because of the design of the Project or through mitigation, then the lead agency is directed to prepare a negative declaration. (Quoting State CEQA Guidelines Section 15063(b)(2) "the lead agency shall prepare a negative declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.").

The reasons for which the commenter suggests the IS/MND is inadequate are reviewed below.

Response to Comment C-7
This comment expresses concerns that the MND does not support its findings on transportation impacts with substantial evidence. Specifically, it states that the two percent growth rate identified in the IS/MND is not substantiated with any evidence. As stated on page 78 of Section IVII. (a) of the IS/MND, a two percent annual growth factor was applied to the 2019 average daily traffic (ADT) volumes to extrapolate the existing ADT in 2021. The two percent annual ambient growth rate is typical for the Project's surrounding area and throughout Riverside County, as provided in the Riverside County Transportation Analysis Guidelines (2020).

The comment also states that the IS/MND should analyze traffic impacts during Project construction. As a temporary condition, Project construction is not required by the City or County as an analysis scenario in the ADT volumes or vehicle miles traveled (VMT) analysis for transportation impacts of the Project, and is not included as part of the CEQA thresholds for transportation analysis. This comment does not change any of the significant determinations of the IS/MND.

Response to Comment C-8
This comment specifies that the Air Quality and Greenhouse Gas Analysis was not specific enough on which gases would be emitted and that the IS/MND states that odor generation would be short term, but does not analyze "how it would be short term." Impacts related to odor from potential sources of diesel vehicles during construction were identified on Page 31 of the IS/MND and stated because sensitive receptors were not adjacent to the site, and construction is not a long term introduction of odors, that this impact is less than significant. This comment does not change any of the significant determinations of the IS/MND.

Response to Comment C-9
This comment states that the IS/MND fails to emphasize how the mitigation measures introduced in the Noise Section XIII, item (a) of the ISMND, would be effective in mitigating Project impacts. As outlined on page 67 of the IS/MND, the mitigation measures would be effective in decreasing noise as a result of the Project in a number of ways. Per **MM NOI-1**, this measure would limit noise to 7:00am to 7:00pm so that it would not disturb the peace of surrounding residents. Per **MM NOI 2**, all construction equipment would be kept up to manufacturers standards so as to keep noise below a level of significance. All equipment will be placed away from sensitive receptors which would be most impacted by noise. Per **MM NOI 3**, stationary construction equipment will be kept a minimum of 125 feet away from property boundary to decrease noise to outside receptors. Per **MM NOI 4**, no combustion powered equipment will be operated within 125 feet of property boundaries unless proper noise protection barriers are installed. This will also keep ambient noise to outside receptors to a minimum. Per **MM NOI 5**, construction contractors will limit haul truck deliveries to also be within the time frame determined in **MM NOI 1**. In addition, haul routes will be kept away from residential homes to the greatest extent possible. These measures through implementation are clearly intended to reduce noise at sensitive receptor locations (R2 and R1) during demolition. None of the mitigation measures constitute improper deferred mitigation, as suggested by the commenter. Moreover, all of these mitigation measures combined substantiate the conclusion that the Project will have a less than significant impact related to noise.

Response to Comment C-10
This comment provides a general overview of the need for California cities to adopt a General Plan, as well as summary statements regarding consistency with such plans. This comment also summarizes the concerns addressed above and reiterates the State Planning and Zoning Law and states that the MND must review the Project's consistency with Regional Housing Plans, Sustainable Community Strategy, and Regional Transportation Plans. The comment does not address the adequacy or accuracy of the

ISMND. Moreover, as described in the Project Description of the ISMND and Section XI, Land Use and Planning, the Project entails a zone change. The proposed zone change would change the existing zone from General Commercial (C-1) to Mixed Use (MXU), in order to provide consistency with the City of Canyon Lake's General Plan land use designation of Mixed Use (MXU). Therefore, implementation of the Project would provide consistency with the General Plan and no further analysis or revisions to the IS/MND is required.

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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March 8, 2021

Mitchell M. Tsai
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Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."[1] CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.[2]

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[3]

[1] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[2] "California Emissions Estimator Model." CAPCOA, 2017, *available at:* http://www.aqmd.gov/caleemod/home.
[3] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.[4]

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

> "$VMT_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$
>
> Where:
>
> n = Number of land uses being modeled."[5]

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

> "$\text{Emissions}_{pollutant} = VMT * EF_{running,pollutant}$
>
> Where:
>
> $\text{Emissions}_{pollutant}$ = emissions from vehicle running for each pollutant
>
> VMT = vehicle miles traveled
>
> $EF_{running,pollutant}$ = emission factor for running emissions."[6]

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.[7] In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.[8] The default number of construction-related worker trips is calculated by multiplying the

[4] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.
[5] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.
[6] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[7] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[8] CalEEMod User Guide, *available at:* http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.[9] Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."[10] Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.[11] The operational home-to-work vehicle trip lengths are:

> "[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). [12]

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).[13]

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Minimum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

[9] "CalEEMod User's Guide." CAPCOA, November 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.
[10] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.
[11] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.
[12] "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.
[13] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.[14] In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO_2e)	3,623
Amortized Construction GHG Emissions (MT CO_2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO_2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

[14] "Appendix D Default Data Tables." CAPCOA, October 2017, *available at:* http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. 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.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	**Rural (miles)**	**Urban (miles)**
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	**16.47**	**11.17**
Mininum	**10.80**	**10.80**
Maximum	**19.80**	**14.70**
Range	**9.00**	**3.90**

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6826**	**1,721.6826**	**0.1294**	**0.0000**	**1,724.9187**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
Maximum	**4.1619**	**4.1142**	**6.1625**	**0.0189**	**1.3058**	**0.1201**	**1.4259**	**0.3460**	**0.1128**	**0.4588**	**0.0000**	**1,721.6823**	**1,721.6823**	**0.1294**	**0.0000**	**1,724.9183**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	1.4103	1.4103
2	**12-1-2021**	**2-28-2022**	1.3613	1.3613
3	**3-1-2022**	**5-31-2022**	1.1985	1.1985
4	**6-1-2022**	**8-31-2022**	1.1921	1.1921
5	**9-1-2022**	**11-30-2022**	1.1918	1.1918
6	**12-1-2022**	**2-28-2023**	1.0774	1.0774
7	**3-1-2023**	**5-31-2023**	1.0320	1.0320
8	**6-1-2023**	**8-31-2023**	1.0260	1.0260

9	**9-1-2023**	**11-30-2023**	1.0265	1.0265
10	**12-1-2023**	**2-29-2024**	2.8857	2.8857
11	**3-1-2024**	**5-31-2024**	1.6207	1.6207
		Highest	2.8857	2.8857

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	**2.9000e-003**	**0.0641**	**0.0233**	**2.0000e-004**	**6.4100e-003**	**2.1000e-004**	**6.6200e-003**	**1.7300e-003**	**2.0000e-004**	**1.9300e-003**	**0.0000**	**19.6816**	**19.6816**	**1.2800e-003**	**0.0000**	**19.7136**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	**7.7000e-004**	**6.0000e-004**	**6.8100e-003**	**2.0000e-005**	**1.9700e-003**	**2.0000e-005**	**1.9900e-003**	**5.2000e-004**	**1.0000e-005**	**5.4000e-004**	**0.0000**	**1.7801**	**1.7801**	**5.0000e-005**	**0.0000**	**1.7814**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	**1.6400e-003**	**1.2700e-003**	**0.0144**	**4.0000e-005**	**4.1600e-003**	**3.0000e-005**	**4.2000e-003**	**1.1100e-003**	**3.0000e-005**	**1.1400e-003**	**0.0000**	**3.7579**	**3.7579**	**1.1000e-004**	**0.0000**	**3.7607**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	**2.8000e-004**	**2.1000e-004**	**2.4400e-003**	**1.0000e-005**	**7.7000e-004**	**1.0000e-005**	**7.7000e-004**	**2.0000e-004**	**1.0000e-005**	**2.1000e-004**	**0.0000**	**0.6679**	**0.6679**	**2.0000e-005**	**0.0000**	**0.6684**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	**0.4616**	**2.0027**	**3.9885**	**0.0152**	**1.2243**	**0.0121**	**1.2363**	**0.3278**	**0.0112**	**0.3390**	**0.0000**	**1,408.7952**	**1,408.7952**	**0.0530**	**0.0000**	**1,410.1208**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	**0.4135**	**1.5218**	**3.5707**	**0.0144**	**1.1953**	**9.8700e-003**	**1.2051**	**0.3200**	**9.1400e-003**	**0.3292**	**0.0000**	**1,327.3369**	**1,327.3369**	**0.0462**	**0.0000**	**1,328.4916**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	**3.7000e-004**	**2.7000e-004**	**3.1200e-003**	**1.0000e-005**	**1.0700e-003**	**1.0000e-005**	**1.0800e-003**	**2.8000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**0.8963**	**0.8963**	**2.0000e-005**	**0.0000**	**0.8968**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	**5.9000e-004**	**4.1000e-004**	**4.9200e-003**	**2.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.8000e-004**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**1.4697**	**1.4697**	**4.0000e-005**	**0.0000**	**1.4706**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	**0.0101**	**6.9900e-003**	**0.0835**	**2.8000e-004**	**0.0307**	**2.3000e-004**	**0.0309**	**8.1500e-003**	**2.2000e-004**	**8.3700e-003**	**0.0000**	**24.9407**	**24.9407**	**6.1000e-004**	**0.0000**	**24.9558**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	**237.1630**	**46.4588**	**49.5629**	**0.1517**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**15,251.5674**	**15,251.5674**	**1.9503**	**0.0000**	**15,278.5288**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	**0.1916**	**4.1394**	**1.5644**	**0.0136**	**0.4346**	**0.0139**	**0.4485**	**0.1176**	**0.0133**	**0.1309**		**1,463.0568**	**1,463.0568**	**0.0927**		**1,465.3750**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	**0.0772**	**0.0530**	**0.7250**	**2.0600e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**204.9786**	**204.9786**	**6.0400e-003**		**205.1296**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	**0.0857**	**0.0589**	**0.8056**	**2.2900e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**227.7540**	**227.7540**	**6.7100e-003**		**227.9217**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	**0.0803**	**0.0532**	**0.7432**	**2.2100e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**219.7425**	**219.7425**	**6.0600e-003**		**219.8941**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.6857	8,800.6857	0.2429		8,806.7582
Total	**3.6242**	**15.3350**	**33.1995**	**0.1247**	**9.8688**	**0.0949**	**9.9637**	**2.6381**	**0.0883**	**2.7263**		**12,697.2339**	**12,697.2339**	**0.4665**		**12,708.8966**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.4408	8,478.4408	0.2190		8,483.9160
Total	**3.3229**	**11.9468**	**30.5127**	**0.1203**	**9.8688**	**0.0797**	**9.9485**	**2.6381**	**0.0738**	**2.7118**		**12,252.3170**	**12,252.3170**	**0.4172**		**12,262.7460**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	**0.0566**	**0.0361**	**0.5133**	**1.5900e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**158.7723**	**158.7723**	**4.1000e-003**		**158.8748**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	**0.0535**	**0.0329**	**0.4785**	**1.5400e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**153.8517**	**153.8517**	**3.7600e-003**		**153.9458**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.0852	1,641.0852	0.0401		1,642.0886
Total	**0.5707**	**0.3513**	**5.1044**	**0.0165**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,641.0852**	**1,641.0852**	**0.0401**		**1,642.0886**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	**237.2328**	**46.4651**	**47.3319**	**0.1455**	**18.2675**	**2.0461**	**20.3135**	**9.9840**	**1.8824**	**11.8664**	**0.0000**	**14,630.3099**	**14,630.3099**	**1.9499**	**0.0000**	**14,657.2663**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	**0.2019**	**4.1943**	**1.5706**	**0.0133**	**0.4346**	**0.0141**	**0.4487**	**0.1176**	**0.0135**	**0.1311**		**1,430.6932**	**1,430.6932**	**0.0955**		**1,433.0812**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	**0.0858**	**0.0587**	**0.6629**	**1.9400e-003**	**0.2012**	**1.6300e-003**	**0.2028**	**0.0534**	**1.5000e-003**	**0.0549**		**193.0052**	**193.0052**	**5.6800e-003**		**193.1472**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	**0.0954**	**0.0652**	**0.7365**	**2.1500e-003**	**0.2236**	**1.8100e-003**	**0.2254**	**0.0593**	**1.6600e-003**	**0.0610**		**214.4502**	**214.4502**	**6.3100e-003**		**214.6080**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	**0.0896**	**0.0589**	**0.6784**	**2.0800e-003**	**0.2236**	**1.7500e-003**	**0.2253**	**0.0593**	**1.6100e-003**	**0.0609**		**206.9139**	**206.9139**	**5.7000e-003**		**207.0563**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	**4.0156**	**15.5266**	**30.9685**	**0.1186**	**9.8688**	**0.0957**	**9.9645**	**2.6381**	**0.0891**	**2.7271**		**12,075.9763**	**12,075.9763**	**0.4663**		**12,087.6341**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	**3.6978**	**12.1065**	**28.3496**	**0.1144**	**9.8688**	**0.0803**	**9.9491**	**2.6381**	**0.0743**	**2.7124**		**11,655.1325**	**11,655.1325**	**0.4151**		**11,665.5099**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	**0.0633**	**0.0400**	**0.4677**	**1.5000e-003**	**0.1677**	**1.2800e-003**	**0.1689**	**0.0445**	**1.1700e-003**	**0.0456**		**149.5081**	**149.5081**	**3.8500e-003**		**149.6043**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	**0.0601**	**0.0364**	**0.4354**	**1.4500e-003**	**0.1677**	**1.2600e-003**	**0.1689**	**0.0445**	**1.1600e-003**	**0.0456**		**144.8706**	**144.8706**	**3.5300e-003**		**144.9587**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	**0.6406**	**0.3886**	**4.6439**	**0.0155**	**1.7884**	**0.0134**	**1.8018**	**0.4743**	**0.0123**	**0.4866**		**1,545.2860**	**1,545.2860**	**0.0376**		**1,546.2262**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6554**	**1,418.6554**	**0.1215**	**0.0000**	**1,421.6925**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
Maximum	**4.1592**	**4.0240**	**5.1546**	**0.0155**	**0.9509**	**0.1175**	**1.0683**	**0.2518**	**0.1103**	**0.3621**	**0.0000**	**1,418.6550**	**1,418.6550**	**0.1215**	**0.0000**	**1,421.6921**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2021**	**11-30-2021**	1.4091	1.4091
2	**12-1-2021**	**2-28-2022**	1.3329	1.3329
3	**3-1-2022**	**5-31-2022**	1.1499	1.1499
4	**6-1-2022**	**8-31-2022**	1.1457	1.1457
5	**9-1-2022**	**11-30-2022**	1.1415	1.1415
6	**12-1-2022**	**2-28-2023**	1.0278	1.0278
7	**3-1-2023**	**5-31-2023**	0.9868	0.9868
8	**6-1-2023**	**8-31-2023**	0.9831	0.9831

9	**9-1-2023**	**11-30-2023**	0.9798	0.9798
10	**12-1-2023**	**2-29-2024**	2.8757	2.8757
11	**3-1-2024**	**5-31-2024**	1.6188	1.6188
		Highest	2.8757	2.8757

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	**6.8692**	**9.5223**	**30.3407**	**0.0914**	**7.7979**	**0.2260**	**8.0240**	**2.0895**	**0.2219**	**2.3114**	**236.9712**	**12,294.1807**	**12,531.1519**	**15.7904**	**0.1260**	**12,963.4751**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0012**	**51.0012**	**0.0144**	**0.0000**	**51.3601**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	**0.0475**	**0.4716**	**0.3235**	**5.8000e-004**	**0.0496**	**0.0233**	**0.0729**	**7.5100e-003**	**0.0216**	**0.0291**	**0.0000**	**51.0011**	**51.0011**	**0.0144**	**0.0000**	**51.3600**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	**2.6500e-003**	**0.0639**	**0.0209**	**2.0000e-004**	**5.6200e-003**	**2.0000e-004**	**5.8200e-003**	**1.5300e-003**	**1.9000e-004**	**1.7200e-003**	**0.0000**	**18.9847**	**18.9847**	**1.2600e-003**	**0.0000**	**19.0161**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7061**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	**0.0389**	**0.4050**	**0.2115**	**3.8000e-004**	**0.1807**	**0.0204**	**0.2011**	**0.0993**	**0.0188**	**0.1181**	**0.0000**	**33.4357**	**33.4357**	**0.0108**	**0.0000**	**33.7060**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	**5.8000e-004**	**4.3000e-004**	**4.8700e-003**	**1.0000e-005**	**1.3400e-003**	**1.0000e-005**	**1.3500e-003**	**3.6000e-004**	**1.0000e-005**	**3.7000e-004**	**0.0000**	**1.2225**	**1.2225**	**4.0000e-005**	**0.0000**	**1.2234**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5405**	**103.5405**	**0.0335**	**0.0000**	**104.3776**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	**0.0796**	**0.8816**	**0.5867**	**1.1800e-003**	**0.1741**	**0.0377**	**0.2118**	**0.0693**	**0.0347**	**0.1040**	**0.0000**	**103.5403**	**103.5403**	**0.0335**	**0.0000**	**104.3775**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	**1.2200e-003**	**9.0000e-004**	**0.0103**	**3.0000e-005**	**2.8300e-003**	**2.0000e-005**	**2.8600e-003**	**7.5000e-004**	**2.0000e-005**	**7.8000e-004**	**0.0000**	**2.5808**	**2.5808**	**8.0000e-005**	**0.0000**	**2.5828**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	**0.0127**	**0.1360**	**0.1017**	**2.2000e-004**	**0.0807**	**5.7200e-003**	**0.0865**	**0.0180**	**5.2600e-003**	**0.0233**	**0.0000**	**19.0871**	**19.0871**	**6.1700e-003**	**0.0000**	**19.2414**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**5.3000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4587**	**0.4587**	**1.0000e-005**	**0.0000**	**0.4590**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1324**	**293.1324**	**0.0702**	**0.0000**	**294.8881**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	**0.2158**	**1.9754**	**2.0700**	**3.4100e-003**		**0.1023**	**0.1023**		**0.0963**	**0.0963**	**0.0000**	**293.1321**	**293.1321**	**0.0702**	**0.0000**	**294.8877**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	**0.3578**	**1.9125**	**2.9812**	**0.0119**	**0.8696**	**9.4100e-003**	**0.8790**	**0.2336**	**8.7800e-003**	**0.2424**	**0.0000**	**1,105.9771**	**1,105.9771**	**0.0451**	**0.0000**	**1,107.1039**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2789**	**286.2789**	**0.0681**	**0.0000**	**287.9814**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	**0.1942**	**1.7765**	**2.0061**	**3.3300e-003**		**0.0864**	**0.0864**		**0.0813**	**0.0813**	**0.0000**	**286.2785**	**286.2785**	**0.0681**	**0.0000**	**287.9811**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	**0.3177**	**1.4420**	**2.6646**	**0.0112**	**0.8490**	**7.3700e-003**	**0.8564**	**0.2281**	**6.8500e-003**	**0.2349**	**0.0000**	**1,042.5294**	**1,042.5294**	**0.0392**	**0.0000**	**1,043.5090**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7100e-003**	**0.0663**	**0.0948**	**1.5000e-004**		**3.3200e-003**	**3.3200e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**13.0175**	**13.0175**	**4.2100e-003**	**0.0000**	**13.1227**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	**2.8000e-004**	**1.9000e-004**	**2.2300e-003**	**1.0000e-005**	**7.3000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6156**	**0.6156**	**2.0000e-005**	**0.0000**	**0.6160**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0109**	**0.1048**	**0.1609**	**2.5000e-004**		**5.1500e-003**	**5.1500e-003**		**4.7400e-003**	**4.7400e-003**	**0.0000**	**22.0292**	**22.0292**	**7.1200e-003**	**0.0000**	**22.2073**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	**4.4000e-004**	**2.9000e-004**	**3.5100e-003**	**1.0000e-005**	**1.2300e-003**	**1.0000e-005**	**1.2400e-003**	**3.3000e-004**	**1.0000e-005**	**3.4000e-004**	**0.0000**	**1.0094**	**1.0094**	**3.0000e-005**	**0.0000**	**1.0100**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	**4.1404**	**0.0213**	**0.0317**	**5.0000e-005**		**1.0700e-003**	**1.0700e-003**		**1.0700e-003**	**1.0700e-003**	**0.0000**	**4.4682**	**4.4682**	**2.5000e-004**	**0.0000**	**4.4745**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	**7.4800e-003**	**4.9300e-003**	**0.0596**	**1.9000e-004**	**0.0209**	**1.6000e-004**	**0.0211**	**5.5500e-003**	**1.5000e-004**	**5.7000e-003**	**0.0000**	**17.1287**	**17.1287**	**4.3000e-004**	**0.0000**	**17.1394**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		**0.1398**	**1.2312**	**0.7770**	**7.6200e-003**		**0.0966**	**0.0966**		**0.0966**	**0.0966**	**0.0000**	**1,383.4268**	**1,383.4268**	**0.0265**	**0.0254**	**1,391.6478**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		**2,512.6465**	**0.1037**	**0.0215**	**2,521.6356**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	**5.1437**	**0.2950**	**10.3804**	**1.6600e-003**		**0.0714**	**0.0714**		**0.0714**	**0.0714**	**0.0000**	**220.9670**	**220.9670**	**0.0201**	**3.7400e-003**	**222.5835**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		**585.8052**	**3.0183**	**0.0755**	**683.7567**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		**207.8079**	**12.2811**	**0.0000**	**514.8354**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	**237.0219**	**46.4415**	**40.8776**	**0.1240**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,493.4403**	**12,493.4403**	**1.9485**	**0.0000**	**12,518.5707**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Total	**41.1168**	**67.2262**	**207.5497**	**0.6278**	**45.9592**	**2.4626**	**48.4217**	**12.2950**	**2.4385**	**14.7336**	**0.0000**	**76,811.1816**	**76,811.1816**	**2.8282**	**0.4832**	**77,025.8786**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	**0.1760**	**4.1265**	**1.3884**	**0.0131**	**0.3810**	**0.0135**	**0.3946**	**0.1034**	**0.0129**	**0.1163**		**1,409.5212**	**1,409.5212**	**0.0912**		**1,411.8015**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	**0.0584**	**0.0375**	**0.5139**	**1.4100e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**140.7359**	**140.7359**	**4.2200e-003**		**140.8414**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	**0.0649**	**0.0417**	**0.5710**	**1.5700e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**156.3732**	**156.3732**	**4.6900e-003**		**156.4904**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	**0.0607**	**0.0376**	**0.5263**	**1.5100e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**150.8754**	**150.8754**	**4.2400e-003**		**150.9813**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.5482	3,896.5482	0.2236		3,902.1384
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.5585	6,042.5585	0.1697		6,046.8000
Total	**2.8378**	**14.7106**	**24.5142**	**0.0971**	**7.0087**	**0.0741**	**7.0828**	**1.8799**	**0.0691**	**1.9490**		**9,939.1067**	**9,939.1067**	**0.3933**		**9,948.9384**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.8762	3,773.8762	0.1982		3,778.8300
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.4028	5,821.4028	0.1529		5,825.2254
Total	**2.5807**	**11.3809**	**22.5017**	**0.0936**	**7.0088**	**0.0595**	**7.0682**	**1.8799**	**0.0552**	**1.9350**		**9,595.2790**	**9,595.2790**	**0.3511**		**9,604.0554**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	**0.0427**	**0.0255**	**0.3633**	**1.0900e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**109.0150**	**109.0150**	**2.8600e-003**		**109.0866**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	**0.0403**	**0.0233**	**0.3384**	**1.0600e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**105.6336**	**105.6336**	**2.6300e-003**		**105.6992**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	**0.4296**	**0.2481**	**3.6098**	**0.0113**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,126.7583**	**1,126.7583**	**0.0280**		**1,127.4583**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.6034	50,306.6034	2.1807		50,361.1208

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Village South Specific Plan (Proposed)

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	9			**Operational Year**	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	**237.0656**	**46.4460**	**39.6338**	**0.1195**	**18.2032**	**2.0456**	**20.2488**	**9.9670**	**1.8820**	**11.8490**	**0.0000**	**12,035.3440**	**12,035.3440**	**1.9482**	**0.0000**	**12,060.6013**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	**40.7912**	**67.7872**	**202.7424**	**0.6043**	**45.9592**	**2.4640**	**48.4231**	**12.2950**	**2.4399**	**14.7349**	**0.0000**	**74,422.3787**	**74,422.3787**	**2.8429**	**0.4832**	**74,637.4417**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**		**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	**3.1651**	**31.4407**	**21.5650**	**0.0388**	**3.3074**	**1.5513**	**4.8588**	**0.5008**	**1.4411**	**1.9419**	**0.0000**	**3,747.9449**	**3,747.9449**	**1.0549**		**3,774.3174**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	**0.1835**	**4.1800**	**1.4144**	**0.0128**	**0.3810**	**0.0137**	**0.3948**	**0.1034**	**0.0131**	**0.1165**		**1,380.3262**	**1,380.3262**	**0.0941**		**1,382.6791**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.0663**	**2.0445**	**20.1107**	**9.9307**	**1.8809**	**11.8116**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	**0.0638**	**0.0415**	**0.4755**	**1.3300e-003**	**0.1369**	**1.1400e-003**	**0.1381**	**0.0363**	**1.0500e-003**	**0.0374**		**132.5649**	**132.5649**	**3.9900e-003**		**132.6646**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**8.6733**	**1.9853**	**10.6587**	**3.5965**	**1.8265**	**5.4230**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	**0.0709**	**0.0462**	**0.5284**	**1.4800e-003**	**0.1521**	**1.2700e-003**	**0.1534**	**0.0404**	**1.1700e-003**	**0.0415**		**147.2943**	**147.2943**	**4.4300e-003**		**147.4051**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**8.6733**	**1.6349**	**10.3082**	**3.5965**	**1.5041**	**5.1006**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	**0.0665**	**0.0416**	**0.4861**	**1.4300e-003**	**0.1521**	**1.2300e-003**	**0.1534**	**0.0404**	**1.1300e-003**	**0.0415**		**142.1207**	**142.1207**	**4.0000e-003**		**142.2207**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	**3.0904**	**14.8350**	**23.2704**	**0.0926**	**7.0087**	**0.0749**	**7.0836**	**1.8799**	**0.0699**	**1.9498**		**9,481.0104**	**9,481.0104**	**0.3984**		**9,490.9691**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	**2.8211**	**11.4799**	**21.2591**	**0.0893**	**7.0088**	**0.0601**	**7.0688**	**1.8799**	**0.0557**	**1.9356**		**9,155.1981**	**9,155.1981**	**0.3538**		**9,164.0437**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0327**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	**0.0469**	**0.0282**	**0.3349**	**1.0300e-003**	**0.1141**	**9.0000e-004**	**0.1150**	**0.0303**	**8.3000e-004**	**0.0311**		**102.6928**	**102.6928**	**2.7000e-003**		**102.7603**

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**		**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9882**	**9.5246**	**14.6258**	**0.0228**		**0.4685**	**0.4685**		**0.4310**	**0.4310**	**0.0000**	**2,207.5472**	**2,207.5472**	**0.7140**		**2,225.3963**

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	**0.0444**	**0.0257**	**0.3114**	**1.0000e-003**	**0.1141**	**8.8000e-004**	**0.1150**	**0.0303**	**8.1000e-004**	**0.0311**		**99.5045**	**99.5045**	**2.4700e-003**		**99.5663**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**236.5923**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	**0.4734**	**0.2743**	**3.3220**	**0.0107**	**1.2171**	**9.4300e-003**	**1.2266**	**0.3229**	**8.6800e-003**	**0.3315**		**1,061.3818**	**1,061.3818**	**0.0264**		**1,062.0410**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		**0.7660**	**6.7463**	**4.2573**	**0.0418**		**0.5292**	**0.5292**		**0.5292**	**0.5292**		**8,355.9832**	**8,355.9832**	**0.1602**	**0.1532**	**8,405.6387**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	**30.5020**	**15.0496**	**88.4430**	**0.0944**		**1.5974**	**1.5974**		**1.5974**	**1.5974**	**0.0000**	**18,148.5950**	**18,148.5950**	**0.4874**	**0.3300**	**18,259.1192**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,623
Amortized (MT CO2e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized (MT CO2e/year)	100.80
% Decrease in Construction-related GHG Emissions	***17%***

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
Santa Monica, California 90405
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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. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' 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 unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. 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 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, 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 dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial 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:

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

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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.

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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 affect 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. Masters 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. Bachelors Thesis. University of California.

Presentations:

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 from 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. 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 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 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 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 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, *Plaintiffs,* 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.: 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.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiff 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., Plaintiffs 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 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., *Plaintiffs,* vs. Meritor Inc., et al., *Defendants*
Case Number: 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.: 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 Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 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 Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. 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 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 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 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

EXHIBIT C

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

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 Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for 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 worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for 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.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's 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.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt 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 were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified 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, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He 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, Matt 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 his 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. He prepared geologic reports, conducted public 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.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with 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, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- 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 Mexico and 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 senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned 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.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt 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.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

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 and Public 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 at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in 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 Water in 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 a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. 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 of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts 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 and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

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 Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality 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 Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society 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 Air Station, 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, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in 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 examination, 2009-2011.

ATTACHMENT 4

Mitigation Monitoring and Reporting Program (MMRP)

for

Final
Initial Study/Mitigated Negative Declaration No. 22-02

Towne Center Specific Plan
SCH 2022030162

Lead Agency:

City of Canyon Lake
Planning Department
31516 Railroad Canyon Road
Canyon Lake, California 92587

May 2022

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A written monitoring report has been compiled to verify implementation of adopted mitigation measures. **Table A – Mitigation Monitoring and Reporting Program** ,commencing on the following page, provides a summary format for the written report, including identification of the various mitigation measures, applicable implementation measures, applicable implementation stage, identification of the responsible monitoring party, and verification of implementation of each measure.

The following clarifies the meaning of each column in the following table:

Impact/Threshold:	**Identifies potentially affected resource/ environmental condition.**
Project Mitigation Measure:	Those measures that will be implemented to minimize possible significant environmental impacts.
Monitoring/ Timing Frequency:	The phase of the project in which implementation and compliance will be monitored.
Action Indicating Compliance:	Identifies mechanism by which implementation will be verified.
Monitoring Party:	Entity responsible for monitoring implementation of the mitigation measure.
Compliance of Verification:	To be signed and dated by the City of Canyon Lake Planning Department upon receipt of written verification of each mitigation measure.

Editorial revisions were made on a few of the mitigation measures that were presented in the Public Review Initial Study/Mitigated Negative Declaration and are shown below in **bold and underlined** text. These minor changes to **MM CUL 2, MM CUL 3, MM GEO 1 and MM PS 1** are intended to provide additional clarification.

The textual changes to the mitigation measures do not constitute “substantial revision” as defined in State CEQA Guidelines Section 15073.5(b); therefore, recirculation of the Draft IS/MND is not required.

Impact/Threshold	Project Mitigation Measures	Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
					Initials	Date	Remarks
Biological Resources							
Have substantial adverse effects, 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?	**MM BIO 1** **Prior to issuance of grading, should tree and/or vegetation removals be required during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist and provided to the City. The pre-activity field survey shall determine if active nests of bird species protected by the MBTA or the California Fish and Game Code are present. A pre-activity field survey shall also be prepared and submitted to the City if construction activities extend from the non-breeding/nesting season into the breeding/nesting season (February 1 to August 31).** **If the pre-activity field survey determines active nests are within the implementing project site or within an appropriate buffer around the project site (i.e., 500 feet for an active listed species or raptor nests, 300 feet for other sensitive or protected bird nests, or 100 feet of sensitive or protected songbird nests), then the qualified biologist will document this finding in a report to the City. No grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active. Regular monitoring, but no less than once-per-week, by the qualified biologist shall be required to document for the City when the active nest(s) are vacated, and construction can continue.** **If the pre-activity field survey determines that there are no active nests within the implementing project site or within an appropriate buffer (i.e., 500 feet for an active listed species or raptor nests, 300 feet for other sensitive or protected bird nests, or 100 feet of sensitive or protected songbird nests), then the qualified biologist shall document and provide field surveys to the City prior to any construction during the nesting/breeding season.**	Prior to issuance of grading permit	Submittal of pre-activity field survey conducted by a qualified biologist	City of Canyon Lake Planning Department			
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	**MM BIO 1,** see above	Prior to issuance of grading permit	Submittal of pre-activity field survey conducted by a qualified biologist	City of Canyon Lake Planning Department			
Cultural Resources							
Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	**MM CUL 1** **During construction, full-time monitoring shall be provided by a qualified archaeological monitor and a tribal monitor representing the affiliated Tribe(s) throughout the entire project area. Ground disturbing activities include but are not limited to mass grading, trenching, brush clearance, geological excavation, conservation fence installation, and grubbing. Monitoring shall occur in an effort to identify and protect any previously unknown and potentially significant/ important cultural resource(s). Special attention will be focused on any intact soils that have not been previously disturbed. Any newly discovered cultural resource(s) shall be subject to evaluation. In the event of a potential**	During construction/ground disturbance	Confirmation of a qualified archeologist and tribal monitor monitoring report.	City of Canyon Lake Planning Department			

Impact/Threshold	Project Mitigation Measures		Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
						Initials	Date	Remarks
		cultural resource discovery, the archaeological and tribal monitors shall have the authority to temporarily divert ground disturbing activities to inspect the find. Should the monitors determine that there is no longer any potential to impact cultural resources within the Project area, all monitoring shall cease. Appropriate participants shall be notified and the required forms and reports prepared shall be submitted to the City.						
	MM CUL 2	**Prior to grading (at least 45 days prior to issuance of grading permits), the Project applicant/landowner shall enter into an agreement to retain a qualified archaeological monitor to all monitor ground disturbing activities. The qualified archaeologist shall meet the Secretary of the Interior's (SOI) Professional Qualifications Standards (48 Federal Register 44738-39). Upon completion, the finalized Agreement shall be submitted to the City of Canyon Lake's Planning Department to satisfy this requirement. The Project archaeologist shall also be notified at least 48 hours in advance of the pre-construction meeting so preparations can be made for a representative to attend. During the meeting, the archaeologist, in coordination with the tribal representative, will discuss the procedures outlined in the CRMP.**	45 days prior to grading	Submittal of finalized Agreement	City of Canyon Lake Planning Department			
	MM CUL 3	**Prior to grading (at least 60 days prior to issuance of grading permits), the Applicant shall contact the Project archaeologist to develop a Cultural Resources Monitoring Plan (CRMP) to guide the procedures and protocols of a mitigation-monitoring program that shall be implemented within the project boundaries during all ground disturbing activities. The CRMP shall be prepared in consultation with and review from the affiliated Tribe(s). It shall outline the project schedule; if applicable, discuss any specific avoidance, preservation, or excavations required; address the methodology for grading activity observation by the monitors; and shall include a treatment plan, based on the project mitigation measures and conditions of approval, should any cultural resources be identified. The extent of the monitoring program shall be dependent upon the project duration and complexity of ground disturbing activities. The archaeologist in concurrence with the tribal monitor shall determine the required duration and extent of monitoring.** **The final CRMP document shall be submitted to the City planner for review and edits. Once all edits are complete and prior to issuing any planning or building permits, the final CRMP shall be submitted to the planning department, the Applicant, the construction manager, and the affiliated Tribe(s)**	60 days prior to grading	Submittal of CRMP document	City of Canyon Lake Planning Department			
	MM CUL 4	**During construction, in the event that cultural resource(s) are unearthed, the archaeological monitor and tribal monitor shall have the authority to temporarily halt or redirect ground disturbing activities away from the vicinity of these unanticipated discoveries so that they may be evaluated. The landowner/project applicant or appropriate representative, the Project archaeologist, and a tribal representative shall assess the significance of such cultural resource(s) and, if the cultural resource(s) is determined to be culturally significant, they shall meet to confer regarding the appropriate treatment for the cultural resource(s). Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation. The archaeologist and the tribal representative shall make recommendations to the City of Canyon Lake on the measures that will be implemented to protect the newly discovered cultural resource(s), including but not limited to, avoidance in place, excavation, relocation, and further**	During construction, after discovery of cultural resources	Confirmation of qualified archeologist retention/on-going monitoring/submittal of Report of Findings	City of Canyon Lake Planning Department			

Impact/Threshold	Project Mitigation Measures		Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
						Initials	Date	Remarks
		evaluation of the discoveries in accordance with California Environmental Quality Act (CEQA). **No further ground disturbance shall occur in the area of the discovery until the City of Canyon Lake approves the measures to protect the significant cultural resource(s). Any cultural resources recovered as a result, excluding items covered by the provisions of applicable Treatment Plans or Agreements, shall be repatriated to the affiliated Tribe(s).** **If project applicant, the project archaeologist, and the affiliated Tribe(s) cannot agree on the significance or the mitigation for the newly discovered cultural resource(s), these issues shall be presented to the City Planning Department for decision. The City of Canyon Lake shall make the determination based on the provisions of CEQA with respect to cultural resources and shall take into account the religious beliefs, customs, and practices of the affiliated Tribe(s**						
Disturb any human remains, including those outside of formal cemeteries?	**MM CUL 5**	**During construction, if human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Coroner determines the remains to be Native American, then he/she must contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours of being notified, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.**	During construction activities, after discovery of human remains	Confirmation of coroner and NAHC contact and submittal of Report of Findings	City of Canyon Lake Planning Department			
Geology and Soils								
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO 1**	**Prior to ground disturbing activities, applicants shall be required to retain a qualified Paleontologist to prepare a site-specific paleontological assessment and provide such to City for approval.**	Prior to ground disturbance	Submittal of Paleontological Assessment	City of Canyon Lake Planning Department			
Public Services								
Would the project 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	**MM PS 1**	**Prior to occupancy, implementing Projects proposing mid-to high-rise developments (3-stories or greater) shall be required to coordinate with the Fire Department to determine their service needs based upon the ultimate Project design.**	Prior to occupancy	Confirmation of Fire Department coordination	City of Canyon Lake Planning Department			

Impact/Threshold	Project Mitigation Measures		Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
						Initials	Date	Remarks
order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: **Fire Protection**								
Tribal Cultural Resources								
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	**MM TCR 1**	**Prior to grading (at least 45 days prior to pulling grading permits), the Project applicant/landowner shall contact the affiliated Tribe(s) to enter into a Tribal Monitoring & Cultural Resources Treatment Agreement to retain a qualified tribal monitor to monitor all ground disturbing activities. The Agreement shall address the treatment of known cultural resources; the designation, responsibilities, and participation of professional tribal monitors during grading, excavation, and ground disturbing activities; project scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered during development. Upon completion, the finalized Agreement shall be submitted to the City of Canyon Lake's Planning Department to satisfy this requirement. The affiliated Tribe(s) shall also be notified at least 48 hours in advance of the pre-construction meeting so preparations can be made for a representative to attend. During the meeting, the representative, in coordination with the Project archaeologist, shall discuss the procedures outlined in the Cultural Resource Monitoring Plan (CRMP).**	45 Days prior to grading	Coordination of a tribal monitor present during ground disturbing activities, submittal of Agreement	City of Canyon Lake Planning Department			
	MM TCR 2	**During construction, all sacred sites that may be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.**	During construction after sacred sites are discovered	Coordination with archeologist and tribal monitor to ensure the Project is avoiding sacred sites	City of Canyon Lake Planning Department			
	MM TCR 3	**During construction, the project applicant/landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all cultural artifacts that are found on the project area to affiliated Tribe(s) for proper treatment and reburial on Project site.**	During construction, if cultural resources are discovered	Submit proper documentation relinquishing ownership	City of Canyon Lake Planning Department			
	MM TCR 4	**During construction, all cultural resources collected shall be repatriated to the affiliated Tribe(s) for permanent onsite reburial. Excluding sacred items, human remains, and grave goods, project archaeologists shall be allowed to retain the cultural resource(s) at their office to document and photograph the cultural resource(s) for inclusion in the final Phase IV monitoring report. Within 60 days after all monitoring is completed, the project archaeologist shall return all cultural resources to the affiliated Tribe(s). During those 60 days, the affiliated Tribe(s) shall work with the proponent to select a location for reburial that shall be free from any disturbance including but not limited to development, excavation, any landscaping that exceeds the depth of the resources, above- or below-ground utility installation, flooding, etc. Upon return of the cultural resources, the proponent shall allow the affiliated Tribe(s) a reasonable timeframe in which to access the agreed upon area. The affiliated Tribe(s) shall document the reburial location with GPS coordinates, add the data to internal GIS systems, and complete a form for submittal to the NAHC.**	During construction, if cultural resources are discovered	Confirmation of NAHC submittal form	City of Canyon Lake Planning Department			

Impact/Threshold	Project Mitigation Measures		Monitoring/Timing Frequency	Action Indicating Compliance	Monitoring Party	Verification		
						Initials	Date	Remarks
	MM TCR 5	**Prior to occupancy, a final Phase IV report shall be completed by the Project archaeologist no later than 90 days after monitoring has been completed. The report shall include the results of monitoring including a list of project personnel, a catalog of any cultural resources that were identified, any associated DPR 523 Forms and/or confidential maps, details of the location of the final disposition of cultural resources, any issues or problems that occurred during monitoring, and any other pertinent information. Once completed, the project archaeologist shall submit a draft to City Planning for review and approval. Upon approval by City Planning, a complete final report shall be submitted to the appropriate Information Center, the Rincon Band of Luiseño Mission Indians, and other affiliated Tribe(s) any relevant curation facility, and the landowner/applicant**	Prior to Occupancy	Submittal of Phase IV report completed by archaeologist	City of Canyon Lake Planning Department			

ATTACHMENT 5

Canyon Lake
Towne Center

Specific Plan | June 2022

Canyon Lake
Towne Center

PREPARED FOR:

City of Canyon Lake

PREPARED BY:

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Adopted by City Council Resolution No. xxxxxxxxx (Adopted Date)

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Chapter 1 Introduction

1.1 Purpose of the Specific Plan

The specific plan is a comprehensive guide to defining future improvements to, and use of, the specific plan area. The Towne Center Specific Plan describes the permitted land uses and infrastructure requirements for Canyon Lake's Towne Center which will be processed through the City of Canyon Lake.

The design guidelines and development standards contained in this document will assist in creating a building and landscape character that is aesthetically pleasing, functional, and encourages community engagement.

The Towne Center Specific Plan will serve the following purposes:

- Implement standards and guidelines that will enable a mixed use Towne Center, consisting of office, commercial, and residential uses.
- Promote quality development consistent with the goals and policies of the Canyon Lake General Plan.
- Establish development criteria and standards that guide and regulate future development in the Specific Plan area.
- Provide for the creation of a walkable enclave that concentrates development; accommodates office, retail, commercial, and residential development;
- Illustrates a vision, by providing standards and design guidelines that establish a strong "sense of place."

1.2 Goals and Objectives

The Specific Plan will:

- Incorporate mixed use development that expands the current Center to provide residential development with upgraded opportunities for commercial development.
- Enable housing opportunities that are responsive to community needs and housing demand.
- Allow flexibility that can respond to current and future market demands and ensure economic viability. This is implemented through minimum and maximum development standards and suggested design guidelines. This method allows for design creativity as long as requirements are met. If deviations from the Specific Plan are requested, a Specific Plan Amendment may be processed.
- Provide standards and guidelines that permit a mixed use environment.
- Locate and orient uses to relate and interact with one another.
- Incorporate special spaces and features with a distinct and unique character that support the Towne Center's character, enhance the pedestrian experience, and make a lasting impression that encourages people to return.
- Include a variety of outdoor community spaces, that can accommodate a range of activities such as outdoor dining, art walks, farmer's markets, festivals and civic events.
- Utilize existing entry points.
- Maximize the site location and surrounding features through site design and building placement.

Implementation of this Specific Plan provides the parameters for future development. The Specific Plan implements the land use, intensity, and scale of development envisioned within the goals and policies of the Canyon Lake General Plan.

1.3 Document Organization

The Specific Plan defines a vision and establishes standards and requirements for site development. The Specific Plan is arranged into six chapters as follows:

Chapter 1 Introduction

This chapter provides the purpose and intent of the Specific Plan, development overview, site location, and a summary of the existing conditions affecting the Specific Plan area.

Chapter 2 Land Use Plan

This chapter presents the Land Use Plan, describes the zoning designation, and states permitted uses.

Chapter 3 Development Standards and Guidelines

Chapter 3 provides specific standards for development including setbacks, parking requirements, and architectural styles.

Chapter 4 Circulation

This chapter examines the existing circulation and any modifications as a result of the Specific Plan.

Chapter 5 Infrastructure and Services

This chapter describes the transportation opportunities, public services, solid waste disposal, utilities, emergency services, and school provisions.

Chapter 6 Implementation and Administration

Provisions for financing/maintenance of improvements, the process for implementation, and procedures for amending this Specific Plan are discussed in Chapter 6.

1.4 Authority and Scope

The Specific Plan is adopted pursuant to Government Code §§65450 and 65457. The Government Code authorizes cities to adopt specific plans by resolution or ordinance.

A Specific Plan, as the name implies, is designed to address site-specific characteristics and needs to create a bridge between the City's General Plan and a specific development proposal. While a general plan examines an entire city or county, a specific plan focuses on an individual site and crafts design parameters specifically oriented to the unique features of the site.

This Specific Plan is intended to provide both policy and regulatory direction to guide the development of the site. Upon adoption by ordinance or resolution, the Specific Plan will serve as the development criteria. The Specific Plan also establishes the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs on which subsequent project-related development activities are to be founded. It is intended that local public works projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan. If a subsequent development proposal is not found consistent with the Specific Plan, the Specific Plan can be amended in a manner similar to its adoption.

This Specific Plan is designed to meet the requirements of the State of California Government Code. The

Specific Plan is adopted by City Council ordinance or resolution and thereby establishes the zoning regulations for the development of the Specific Plan area.

1.4.1 Relationship of the Specific Plan to the General Plan

Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the City of Canyon Lake's General Plan

The Specific Plan development context has been prepared to be consistent with all applicable goals contained within the General Plan, and to effectively implement the applicable policies. The General Plan Consistency Analysis can be found in the MND.

1.4.2 Relationship of the Specific Plan to the Zoning Code

This Specific Plan serves as the land use regulatory document for the properties included within the Specific Plan boundaries. The provisions of this Specific Plan supersede the Canyon Lake Municipal Code Title 9 regarding the use, development, and entitlement of properties. Where a topic is not addressed in this Specific Plan, the provisions of CLMC Title 9 or applicable requirements shall apply. The standards and guidelines identified in the Specific Plan shall take precedence over the general standards and guidelines contained in Title 9.

Refer to Chapter 6 for detail regarding interpretations, authority, and Plan administration. Since the land use designations and accompanying development standards are uniquely tailored to this Specific Plan, there is no direct correlation to any single zoning category in the City's Municipal Code. It is the intent of the City to adopt this Specific Plan by ordinance or resolution as a regulatory zoning document for the Towne Center.

1.4.3 California Environmental Quality Act (CEQA) Compliance

A Mitigated Negative Declaration (MND) was prepared for this Specific Plan in accordance with CEQA. The EIR MND identifies potential impacts resulting from the proposed development and establishes standard conditions and mitigation measures that reduce them to a less than significant level, where feasible.

As the lead agency, the City of Canyon Lake will implement a monitoring program for the approved standards and mitigation measures.

All subsequent approvals to develop the property must be consistent with the Specific Plan and associated environmental documents. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

1.4.4 Tribal Consultation

In compliance with California law pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, the City of Canyon Lake has consulted with California Native American tribes during the planning and environmental review processes.

1.5 Approvals

Actions and entitlements necessary to facilitate implementation of this proposed Plan include the following:

- Approval of Specific Plan for the entire Plan area.
- Certification of CEQA documentation for the proposed Plan.

1.6 History and Background

The roots of the City begin in 1882 when the California Southern Railroad built a small line from Perris to Elsinore along the east side of the San Jacinto River. This line expanded to reach San Bernadino. In the early 1900's a series of multiple floods wiped out the rail lines, and they were eventually abandoned.

In 1927 work started on the dam that would create Canyon Lake (the lake was originally called Railroad Canyon Reservoir). When the lake was constructed it was one of the largest fresh water lakes in Southern California. From 1937 to 1968 the lake was operated as a small resort with great fishing.

The City of Canyon Lake began as a gated master planned community of about 4,801 lots in 1968 by the Corona Land Company. The City was officially incorporated on December 1, 1990. Community development patterns, location and density of development was established prior to the City's incorporation. The City is structured around private, gated residential areas and is only 1 of 5 gated cities in California. All of the homes within the City are located within the Canyon Lake Property Owners Association (POA), and all but a few roads within the city are privately held and maintained. The entrances to the Canyon Lake POA are gated and guarded, accessible by residents and selected guests approved by the owners within the POA. Recreational parks, water use, and social centers are restricted to residents and their invited guests.

The original developers had envisioned a weekend-retreat type of community, but current residents include retirees, young families, and those looking for security or a change of residence. The City is nearly built out, which is why focusing on the Towne Center is important for future redevelopment opportunities and economic vitality.

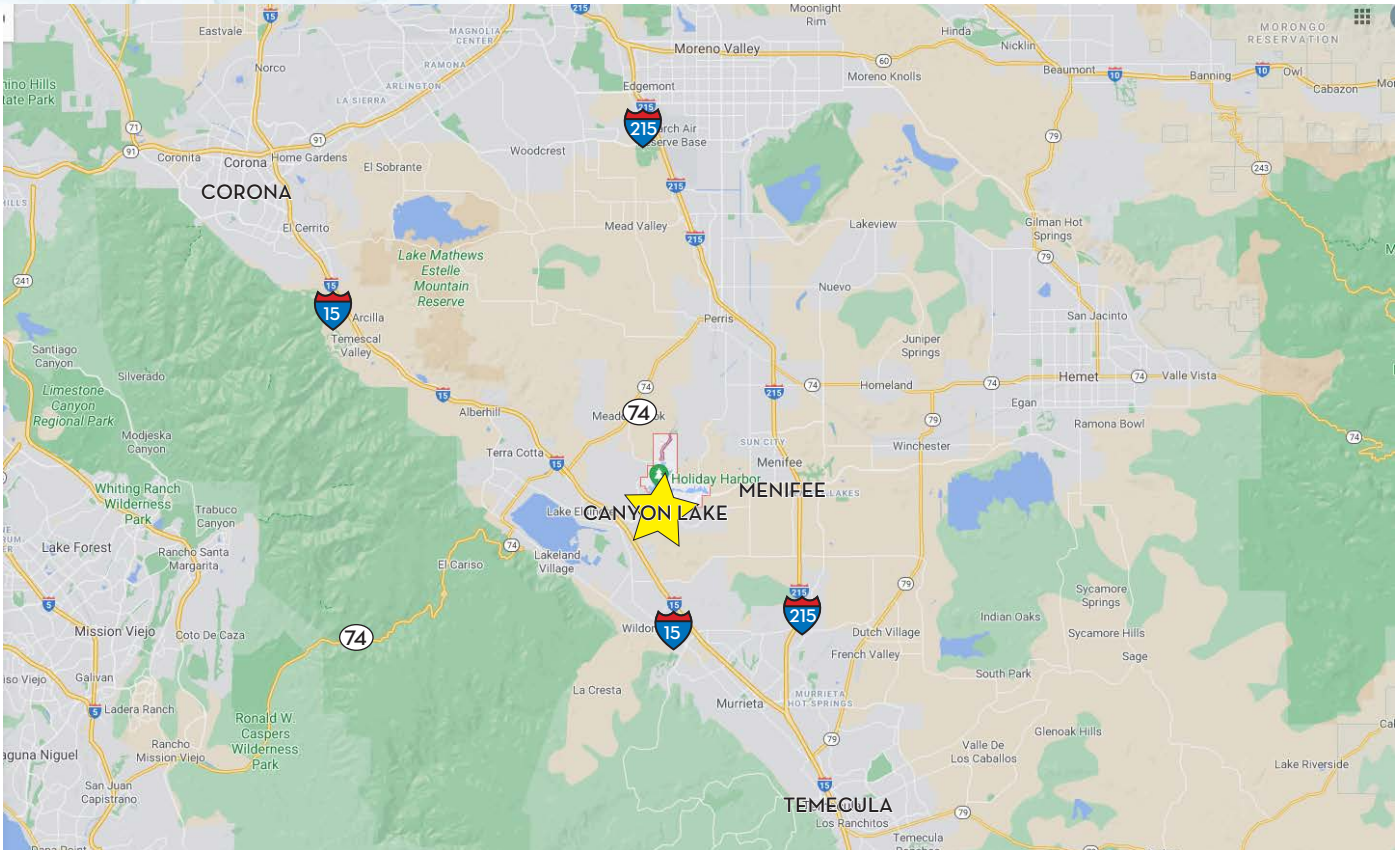

FIGURE 1.1: VICINITY MAP

1.7 PROJECT SETTING

The City of Canyon Lake has a total area of 4.7 square miles, and located half way between Corona and Temecula. Canyon Lake is bounded by the City of Perris to the north, the City of Lake Elsinore to the south and west, and the City of Menifee to the east. Canyon Lake is north of Interstate 15, West of Interstate 215 and south of Highway 74.

Figure 1.1 illustrates the location of the City of Canyon Lake within the region.

The Specific Plan area is south of Railroad Canyon Road, and surrounded on the remaining sides by the Canyon Lake Golf Course. It is located adjacent to the entry gates of greater Canyon Lake at the intersection of Railroad Canyon Drive and Canyon Lake Drive.

Railroad Canyon Road is the boundary to the north. Beyond this street lies existing single family homes.

There are three commercial areas within the City of Canyon Lake. One located at the west end of the City on Railroad Canyon Road, another at the east end on Goetz Road, known as Eastport and the third is Canyon Lake Towne Center.

The Canyon Lake Towne Center is directly across Railroad Canyon Road from the main community gate. The Center provides Canyon Lake with convenient services and is the location of Canyon Lake City Hall, a county sheriff's satellite station, a library, and the

Property Owner's Association (POA) offices, which are all located in the same area of the Center. The Canyon Lake Chamber of Commerce is also located on site.

Figure 1.2 illustrates the location of the study area.

LEGEND

- Point of Entry
- Veterans Memorial
- Civic Building
- Chamber of Commerce
- New Library Location

FIGURE 1.2: EXISTING CONDITIONS

Land within the Specific Plan area was historically zoned for commercial, civic, and office uses. Due to California State requirements and market needs, there is demand for more housing. Since the majority of the City is built out, the Towne Center is the practical location to add housing. This not only will address State housing mandates, but such redevelopment will provide an added community benefit of energizing the Towne Center. Refer to **Figure 1.3** for site analysis. The Specific Plan area currently consists of multiple parcels and land owners.

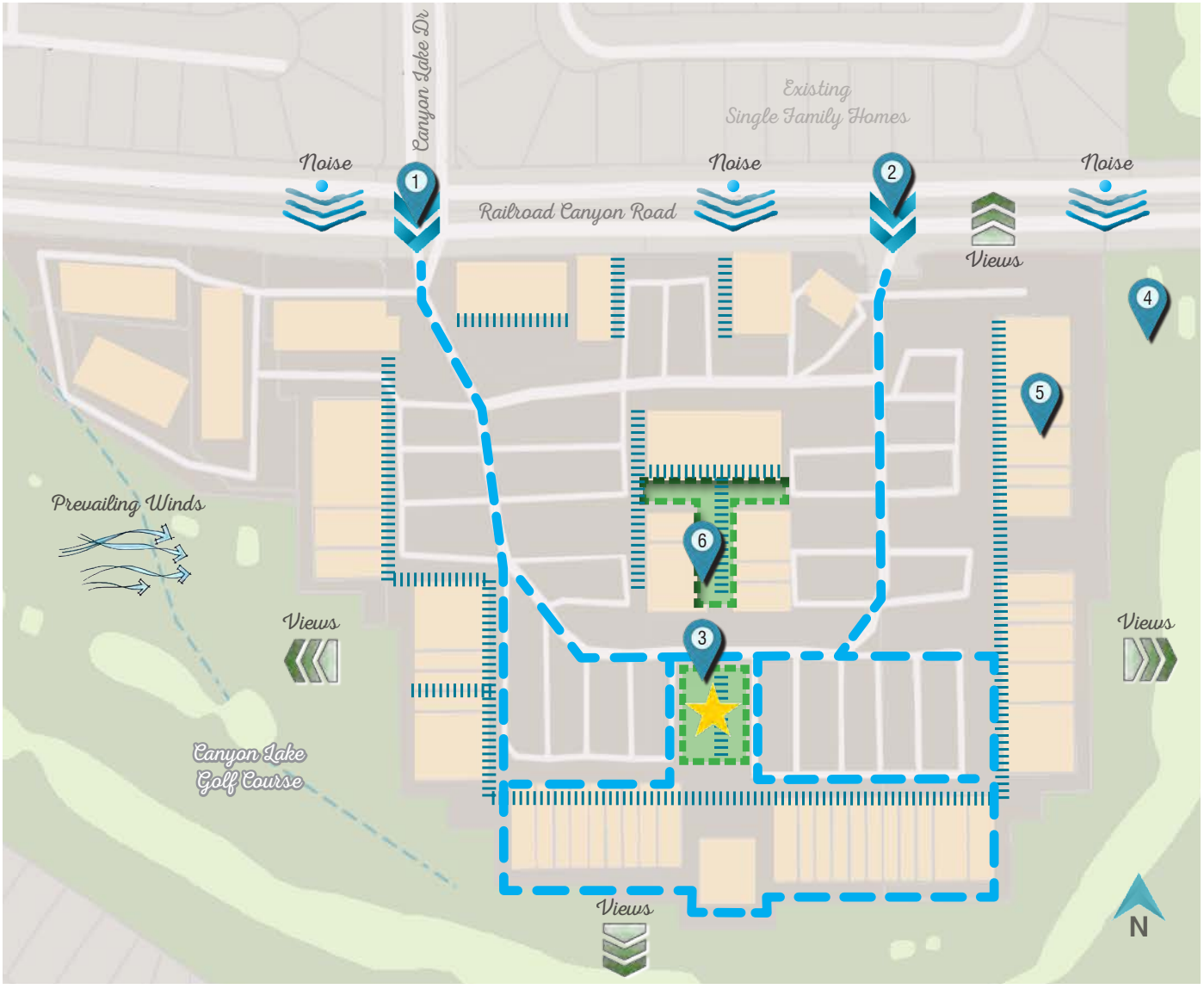

FIGURE 1.3: EXISTING SITE OPPORTUNITIES & CONSTRAINTS DIAGRAM

1: Intersection at Canyon Lake Drive

2: Secondary Entry Drive

1: Noise from Railroad Canyon Road

3: Veterans Memorial

4: Hillside and Golf Course Views

5: City of Canyon Lake City Hall

6: Existing Open Space

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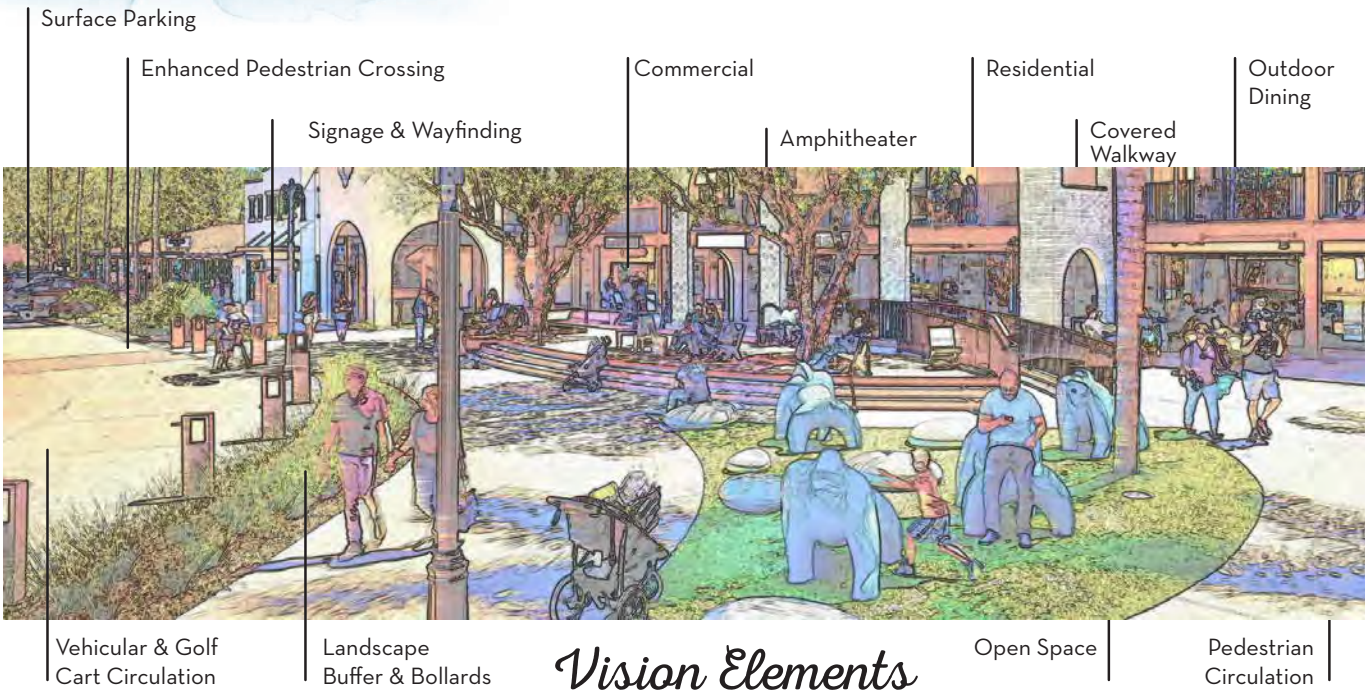
Chapter 2 Land Use

2.1 The Vision

The overarching vision for the Canyon Lake Towne Center Specific Plan is to produce a document that addresses future housing needs and re-energizes the Towne Center. The guiding principle for the design is to activate underutilized parcels with new housing, open space, restaurant, office, parking and commercial opportunities.

Many significant opportunities are present in and around the Specific Plan Area, and as such, the vision strives to maximize the site location and surrounding features.

The Specific Plan Area is surrounded on three sides by a golf course, the northern edge is bordered by Railroad Canyon Road and single family homes. Many of the buildings within the Specific Plan boundary are



Vision Elements

aging and properties reflect deferred investment, maintenance and repair. The visual character is depleted and could greatly benefit from energized and reinvigorated design features.

With a new mix of uses within the Specific Plan Area, opportunities are presented to provide an exciting enclave for small business, higher density living and engaging public space.

Mixed Use Development

The Specific Plan vision builds on the City's policy direction and regulatory framework that strives to preserve the community character, enhance local housing and economic opportunities, and utilize existing site opportunities and features. Additionally in the General Plan Land Use Element, the direction is to retain density within pre-approved residential areas and to consider intensification in commercial areas. The Specific Plan boundary does exactly that; it leaves the gated portion of Canyon Lake as is, and focuses on the Towne Center, providing future opportunity for new housing and enhanced retail and commercial uses. The result is envisioned to be a mixed use Center that serves multiple purposes including residential, social, civic and commerce.

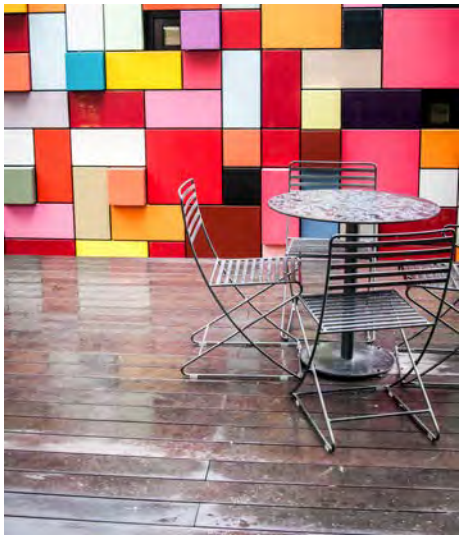
In order for the vision to be fully accomplished, pedestrian activity is paramount and as such, streetscapes, buildings and public space shall accommodate people by maintaining human scale design and an interactive development.

This project area is the quintessential infill opportunity that has potential to bring new life, new homes, and greater economic stability to the Canyon Lake Towne Center.

Strategically Create Housing Opportunities

The Specific Plan will allow for the development of State required affordable housing by finding opportunities for approximately 188 new homes.

This new housing can take shape in a variety of ways including higher density townhomes or flats. Buildings can vary in height and can accommodate vertical mixed use with retail and office on the ground levels and residential above. **Figure 2.1** provides a site assessment that studies the potential for residential units, adequate parking, and gathering areas.



Active Retail Frontage

A key method to creating a pedestrian-friendly and vibrant development is to provide people with a welcoming environment to spend time in, inclusive of visually stimulating surroundings.

The presence of commerce at the ground floor combined with pleasing streetscape elements will encourage people to do more than simply come and go. Such improvements can provide a 24-hour environment in which people are living there, visiting, and enlivening the Center.

The future development should consider the following aspects:

- Enhanced user experience.
- Allow for retention of commercial floor area.
- Provide for façade improvements, pedestrain directional features, monumentation, etc.
- Encourage spaces for social interaction and alternative modes of movement (golf carts, walking).

Create usable public outdoor spaces and Pedestrian Connections

Enhance pedestrian experience through improved connectivity and usability

- Central plaza for events, including a potential for a farmers market
- Propose locations that take advantage of area views and attractions.

Develop parking program

Enhance vehicular experience through improved connectivity, signage flexibility, and usability.

FIGURE 2.1: PRELIMINARY SITE ASSESSMENT DIAGRAM

LEGEND

- Point of Entry
- Vehicular Circulation
- Enhanced Golf Cart Path
- Designated Golf Cart Parking
- Pedestrian Circulation
- Surface Parking
- Podium Parking
- Veterans Memorial
- Enhanced Pedestrian Circulation
- Open Space
- Amphitheater
- Residential
- City Hall & Library
- Commercial
- Restaurant
- Pedestrian Node

2.2 General Plan

The Canyon Lake General Plan is a document designed to guide the growth and development of Canyon Lake. The document provides goals and polices which will assist the City in achieving its economic and community development objectives. The General Plan describes Canyon Lake's goals and strategies regarding Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety.

California law requires cities to adopt a General Plan that provides the policy framework for the long-term physical development of the community. The General Plan expresses the Community's development goals, and provides specific public policies related to the public and private uses of land in the community.

The General Plan links community values, visions, and objectives to the utilization of public and private land and other community resources. The General Plan is comprehensive and long-term; it provides primary guidance for specific projects, policy actions, or programs that may occur in the future.

The approval of a vesting tentative map shall be consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and any other applicable provision of the Canyon Lake Municipal Code.

The current Genral Plan Land Use designation for the Towne Center parcels is Mixed Use and will remain as such into the future as part of this Specific Plan.

Figure 2.2: General Plan Map

2.3 Zoning Regulations

This Specific Plan seeks to amend the project area zoning designations to permit a wider variety of uses.

The Specific Plan uses are anticipated to be a combination of residential, retail, office, and civic uses. Therefore, re-designation from General Commercial to Specific Plan is desired.

A Specific Plan provides for the flexible, creative and detailed planning and design of portions of the City which require a more comprehensive and coordinated approach than can be achieved through the conventional application of zoning regulations.

Refer to **Figure 2.3 and 2.4** for existing and proposed Zoning Designations.

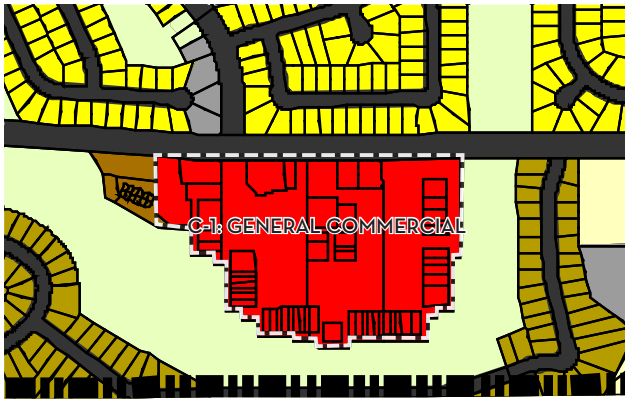


Figure 2.3: Existing Zoning (C-1)

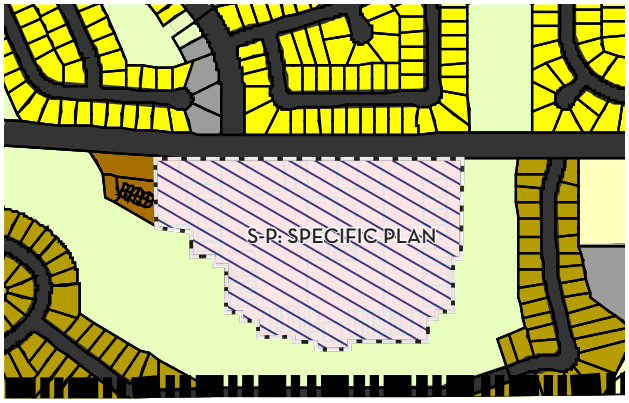


Figure 2.4: Proposed Zoning (S-P)

ZONING DESIGNATION LEGEND

- R-1: ONE FAMILY DWELLINGS
- R-3 : GENERAL RESIDENTIAL
- S-P: SPECIFIC PLAN
- CF: COMMUNITY FACILITY
- R-T: MOBILE HOME SUBDIVISION
- C-1: GENERAL COMMERCIAL
- OS-GC: OPEN SPACE GOLF COURSE
- ROADS
- PROJECT SITE

2.4 LAND USE PLAN

Although a diagrammatic plan **(Figure 2.1)** has been prepared for illustrative purposes to identify how each planning area may re-develop, the intended primary uses within each Planning Area may be interchanged; consistent with the objectives of the plan, allowing flexibility to future developers. Each Planning Area is described below by highlighting the conceptual primary land use(s).

To achieve the goals and objectives of this Specific Plan, the site is divided into eight separate "Planning Areas" designated as Mixed Use (MXU) as illustrated in **Figure 2.5 Land Use Plan.** The purpose of these Planning Areas is to provide conceptual land use distributions and intensities as the intent of this Specific Plan is to provide general guidance for each Planning Area to help shape future re-development. **Table 2.1: Land Use Summary (By Planning Area),** identifies the uses and intensities allowable for the Specific Plan as a whole.

Each Planning Area is described below by highlighting the conceptual primary land use(s).

Planning Area 1: Housing. This Planning Area is currently developed with a Hotel (Building 8). Referred to as Residential Site D, this Planning Area has the potential re-develop as two levels of residential, perhaps townhomes. A third level may be permitted in order to achieve desired residential density. This Planning Area is also a preferred location to accommodate affordable housing units as it adjacent to existing multi-family residential to the west and includes both pedestrian and enhanced pedestrian providing residents with pedestrian access to Railroad Canyon Road as well as walking paths providing connection to adjacent Planning Areas and a pedestrian node at the southwest corner of the Planning Area that may provide an area for rest or other amenities while enjoying views of the existing golf course.

Planning Area 2: Commercial Retail and Housing. This Planning Area is currently developed (Buildings 7 and 9). Referred to as Residential Site B, this Planning Area contains one of the two vehicular access points into the Towne Center and has to the potential to re-develop Building 7 as a five level structure providing one level of commercial-retail and four levels of residential. This Planning Area is also a preferred location to accommodate affordable housing. It includes pedestrian pathways providing residents and visitors access to Railroad Canyon Road, adjacent Planning Areas, and pedestrian nodes at the southwestern portions of the Planning Area that may provide areas of rest or other amenities to enjoy the views of the existing golf course. This Planning Area also affords the opportunity to provide for small patio and plaza areas.

Planning Area 3. Commercial Retail and Office. This Planning Area is currently developed (Buildings 10 thru 15) and has to the potential to re-develop Buildings 14 and 15 (referred to as the Canyon Lake Market Building) as a three level structure providing one level of commercial-retail and two levels of office. This Planning Area is also a preferred location to accommodate commercial uses as it has prime visibility to Railroad Canyon Drive and is located adjacent to the two access point for the Center. Further more,

with this Planning Area's adjacency to Railroad Canyon Road, an enhanced golf cart connection could be implemented for easy golf cart access from the main Canyon Lake residential community

Planning Area 4. Commercial Retail and Housing. This Planning Area is currently developed (Building 1); a portion of which houses the City's current civic center and office uses . Referred to as Residential Site A, this Planning Area provides one of the two vehicular access points into the Towne Center and affords high visibility to the community from Railroad Canyon Road. This allows for the opportunity to re-develop the existing building as a vertical mixed use four level structure providing for one level of commercial retail and three levels of residential. Additional levels may be permitted to allow for desired residential density. Because this Planning Area is adjacent to the golf course it provides the opportunity to capture views of the course and allows for development of a plaza area. Pedestrian pathways will provide residents and visitors access to Railroad Canyon Road, adjacent Planning Areas, and pedestrian nodes situated along the eastern perimeter of the Planning Area that may provide areas for rest or other amenities, to enjoy views of the existing golf course.

Planning Area 5. Commercial Retail and Housing. This Planning Area is currently developed (Building 2); currently housing both civic and office uses. Referred to as Residential Site C, this Planning Area has to the potential to re-develop as a five level structure providing two level of commercial-retail and parking along with three levels of residential. Because this Planning Area is adjacent to the golf course it provides the opportunity to capture views of the course so allows for development of plazas and patios. Pedestrian pathways provide residents and visitors access to adjacent Planning Areas and pedestrian nodes situated along the eastern and southern perimeter of the Planning Area that may provide areas for rest or other amenities, to enjoy views of the existing golf course.

Planning Area 6. Civic Uses and Public Plaza. This Planning Area is currently developed (Buildings 16 and 17); with both civic and office uses and includes the Veteran's Memorial. This Planning Area has the potential to re-develop Building 16, known as the Edward Jones Building. Redeveloping Building 16 as a two-story building would enable the current civic uses to relocate into a centralized location on site, truly making the Civic Center the heart of the Center. For this to occur, the City would need to purchase the existing buildings and move into the new facility when ready. With the City offices relocating, the current City buildings could be redeveloped for housing. Building 17 may be removed allowing for a large open space public gathering area. Pedestrian pathways providing linkage to all adjacent planning areas.

Planning Area 7: Commercial Retail and Office. This Planning Area is currently developed (Building 6). This Building, known as the Can Do Plaza Building has the potential to re-develop a two level structure providing two levels of retail and office uses and allows for development of small plazas and patios. Pedestrian pathways provide access to neighboring planning areas and pedestrian nodes situated along the eastern and southern perimeter of the Planning Area that may provide areas for rest or other amenities, to enjoy views of the existing golf course.

Planning Area 8. Commercial Retail and Office. This Planning Area is currently developed (Buildings 3 thru 5); providing both commercial retail and office uses. This Planning Area has the potential to re-develop Building 3 as a two level structure providing two levels of office uses and allows for development of a small plaza. Enhanced pedestrian pathways providing access to neighboring planning areas

Refer to **Table 2.1** for a summary of land uses by planning area.

TABLE 2.1: LAND USE SUMMARY BY PLANNING AREA

			Square Footage (SF)		Residential Density	
PA	SP Land Use Designation	Acres	Commercial-Retail[1]	Office	Dwelling Units	Target Density[2-6]
1	Mixed Use (Residential Site D)[1,2,3]	0.7	·	·	16	16.0
2	Mixed Use (Residential Site B)[1,2,4]	2.6	6,000	·	46	47.7
3	Mixed Use	4.3	·	44,000	·	·
4	Mixed Use (Residential Site A)[1,5]	2.6	6,500	·	40	51.3
5	Mixed Use (Residential Site C)[1,6]	1.9	18,000	·	86	60.6
6	Mixed Use[7]	4.1	·	9,000	·	·
7	Mixed Use	0.8	·	22,000	·	·
8	Mixed Use	2.6	·	28,000	·	·
	Existing	·	171,800	·	·	·
	TOTALS	19.6	202,300	103,000	188	·

Notes:

1.	A total of 202,300 square feet of commercial-retail uses is provided as part of this plan. Square footage identified in PA 2, 4, 5 is additional commercial-retail acreage that may develop within these planning areas, that does not exceed total 202,300 square feet.
2.	A total of 43 Very-Low income-qualified housing units and 24 Low income-qualified housing units are required for City of Canyon Lake to meet State Regional Housing Need Allocations (RHNA). Including the Department of Housing and Community Development's (HCD) 10 percent buffer recommendation, this plan has the capacity to provide an additional 7 units to provide a total of 75 affordable housing units within Planning Areas 1 and 2 (Residential Sites B and D). Should these Planning Areas (PA) develop to provide all 75 units, adjustments may be needed to reduce units in PA's 4 and 5 (Residential Sites A and C), to maintain overall development of up to 188 residential dwelling units within the Towne Center Specific Plan. Any adjustments to the housing capacity of a Planning Area will be completed in accordance with the No Net Loss Law.
3.	Target Density Based on 36,000 SF footprint and is based upon building footprint that includes no external setbacks or additional lot area.
4.	Target Density Based on 45,000 SF footprint and is based upon building footprint that includes no external setbacks or additional lot area.
5.	Target Density Based on 35,000 SF footprint and is based upon building footprint that includes no external setbacks or additional lot area.
6.	Target Density Based on 62,000 SF footprint and is based upon building footprint that includes no external setbacks or additional lot area.
7	Building 17 may be removed allowing for a large open space public gathering area.

FIGURE 2.5: LAND USE PLAN

Proposed Land Use	Square Feet(SF) / Dwelling Units(DU)
Office	103,000 SF
Commercial Retail	202,300 SF
Residential	188 DU

2.5 PERMITTED LAND USES

Per the Canyon Lake Municipal Code Section 9.30.020, the following uses are permitted within the Mixed Use Zone:

a. Singular, stand-alone uses that contribute to an overall mixture of residential and commercial uses within the zone or combined uses in one project as a mixed-use development.

b. Supportive housing by right as defined in Government Code Section 65651(a) through (d).

Mixed Use development within the Specific Plan area may occur horizontally (side by side) or vertically (above or below various floors of a building).

Commercial uses referenced in Section 9.30.020 but specifically identified and permitted in the Specific Plan Area are Civic and Public Facility uses including City Services (i.e. City Hall), Public Open Space, Chamber of Commerce and Community Associations.

Uses similar to those mentioned in CLMC Section 9.30.020, but not specifically noted, shall be subject to the City Planner's review and interpretation, and subject to the support of the following findings:

- The proposed use is consistent with the goals, objectives, and policies of the City of Canyon Lake General Plan and this Specific Plan.
- The characteristics of and activities associated with the proposed use are equivalent to those of one or more of the permitted uses and is not more destructive, detrimental, or intensive than the uses in Code Section 9.30.020.
- The proposed similar use will be treated in the same manner as the specified use to determine what permits are required and what other standards and requirements of this Chapter are applicable. In addition to the development regulations provided in Chapter 2, development within the Specific Plan Area shall comply with the design guidelines described in Chapter 3.

2.5.1 ALLOWED TEMPORARY USES & EVENTS

Neighborhood or community events that require the temporary closure of private drives, streets or parking lots may be allowed, subject to the review and approval of a Temporary Use, Temporary Event Permit or Special Event Permit by the City Planner and City Manager pursuant to the CLMC.

Temporary uses and temporary events may be subject to additional permits and other City approvals, licenses, and inspections required by applicable laws or regulations.

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Chapter 3 Standards & Guidelines

3.1 Purpose of Development Regulations and Guidelines

Development regulations provided in this chapter establish the primary development requirements for any new development or use proposed within the Canyon Lake Towne Center Specific Plan area. The intent is to ensure future development and uses meet the vision and goals of this Specific Plan. The regulations of this Specific Plan are applied in addition to the applicable provisions of the Canyon Lake Municipal Code (CLMC). When conflicts occur between the requirements of the CLMC Title 9 (Planning and Zoning) and standards adopted as part of this Specific Plan, the requirements of this Specific Plan shall govern. In cases where any development regulation is not specifically stated in this plan, the CLMC shall prevail.

Mixed use developments are envisioned to be developed with both residential and nonresidential uses either vertical or horizontal. Connectivity among the buildings, strategically designed to provide a comfortable, safe and engaging development shall be parking areas, gathering spaces, and pedestrian walkways.

Figure 3.1 illustrates a conceptual site plan. Utilizing podium buildings, the unit count can be met while retail and office spaces can be included throughout the Towne Center. This conceptual design focuses on four opportunity sites and considers the rest of the buildings to remain. As this is only a concept that exhibits how the Towne Center could meet the required housing units per State mandate while complying with the goals of the City's General Plan.

The following sections discuss standards and guidelines to ensure the compatibility of allowed uses within the Canyon Lake Towne Center Specific Plan area. Uses such as specialty commercial retail stores, professional offices, entertainment, high-density residential, and civic/cultural facilities are encouraged to enhance the Center's visitor and resident experience.

FIGURE 3.1: CONCEPTUAL SITE PLAN

3.1.1 Opportunity Lots

Figure 3.2 illustrates opportunity sites that have been chosen for likely locations to conduct comprehensive redevelopment. Lots A, B, C, and D are strategically identified as locations for residential uses to meet the following objectives:

- Take advantage of golf course and mountain views;
- The locations are at higher elevations on the site;
- A, B, C are setback from Railroad Canyon Road minimizing road noise, D is closest to the street but can be strategically designed to also minimize noise;
- The proposed locations are away from Railroad Canyon Road, providing a more calm and intimate living condition.

Proposed developments on opportunity lots A, B, C, and D in the Towne Center shall conform to the following building envelope standards (**See Figure 3.2: Opportunity Lots)**. These standards are in place to maintain adequate spatial relationships between existing buildings and proposed new buildings. Additionally, they serve to define a building's placement within each Lot with regards to street proximity, while addressing site specific constraints.

A variety of heights shall be used in order to create interest and diverse massing, as well as different building types between the opportunity lots.

The number and location of the units per lot may vary as the final design is developed, but the overall number of 188 units proposed for the Canyon Lake Towne Center shall not be exceeded.

For each Opportunity Lot, there are two sets of building setback standards that must be maintained. These standards are applicable to the Subterranean Parking Structure and to the Above Grade Portion of the Building (with an exception made for vertical access). While the parking structure below grade most often expresses a larger footprint as to generate parking sufficient to support the project, it is important to maintain certain uses and spatial qualities above grade that necessitates a more conservative building footprint.

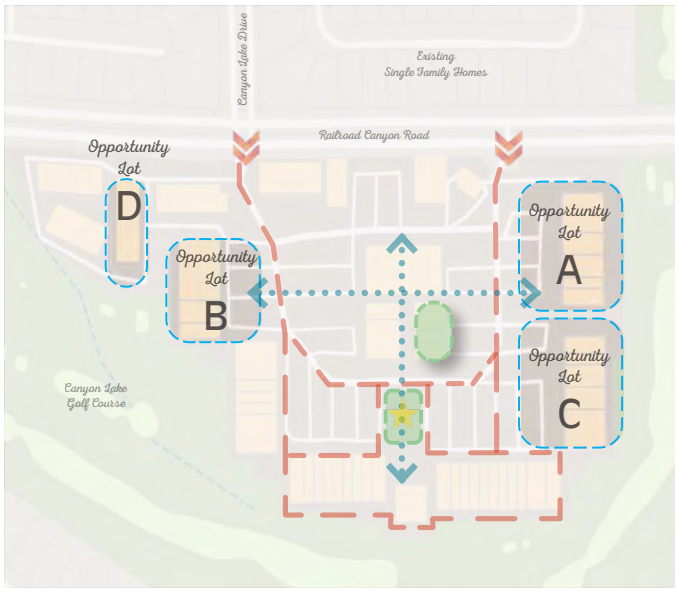


FIGURE 3.2: OPPORTUNITY LOTS

3.2 General Development Standards

Table 3.1: General Development Standards provides development standards for all land uses and development proposed within the Specific Plan area.

The required building envelopes and setback standards reflect four potential building opportunities and massing envelopes on the site. These standards are designed to reflect the minimum setback distances, the maximum height and volume for each building program. It is not intended to maximize each building envelope, but rather to provide adequate space for architectural creativity in architectural facades and building articulation.

Table 3.1: General Development Standards

Maximum Non-Residential FAR[1]	2.0	
Maximum Density[1]	125 dwelling units per acre	
Maximum Building Height[2]	95 feet / 8 stories (measured per CBC)	
Minimum Building Setbacks[3, 4]		
Front	10 feet from curb face	
Side	10 feet from curb face	
Rear	10 feet from curb face	
Between Buildings	10 feet from face of building	
Minimum Residential Open Space	See **Section 3.11: Open Space**	
Minimum Floor Area for Residential Units (excluding garages)	SRO/efficiency Unit	150 S.F. - 400S.F.
	Studio Unit	500 S.F.
	One (1) Bedroom Unit	650 S.F.
	Two (2) Bedroom Unit	800 S.F.
	Three (3) Bedroom Unit	1,000 S.F.
	Four (4) Bedroom Unit	1,200 S.F.

Notes:

1. Individual parcels or structures may exceed this requirement provided that the entire Specific Plan area does not exceed 103,000 SF of Office, 202,300 SF of Commercial-Retail, and 188 Residential Units.

2. Architectural features such as towers, cupolas, and similar elements may exceed the maximum building height by up to 10 feet.

3. Awnings, entrance porticoes, porches, patio walls, stoops, unenclosed stairs, balconies, eaves, entrance overhangs, trellises, signs, and other architectural design elements are permitted in setbacks as long as they don't hinder vehicular line of sight for pedestrian safety.

4. Intent for setback is to ensure pedestrian pathway and encourage a safe and prominent pedestrian experience.

3.3 Off-Street Parking & Vehicle Access

All parking spaces required by this chapter shall be maintained for the duration of the improvement or use requiring such parking spaces or areas. Parking on community or neighborhood event days shall be provided pursuant to a Parking Management Plan approved by the City of Canyon Lake.

All parking and loading facilities required by this chapter shall be provided within the boundaries of the Specific Plan area and shall not be located within any public street, sidewalk, alley, or parkway, unless expressly allowed by other provisions of this Specific Plan; permitted in conjunction with the approval of a Temporary Use, Temporary Event, or Special Event Permit (**See Section 3.1.2**); permitted by a Parking Management Plan approved by the City of Canyon Lake; or during construction activities.

Uses shall provide the minimum number of parking spaces specified in **Table 3.2: Number of Parking Space Required by Use**. Required parking may be provided on private streets and private drives, in designated parking areas, or in parking structures. Non-residential parking throughout the site will be shared between uses within the Specific Plan area pursuant to a parking agreement and/or Parking Management Plan as approved by the City of Canyon Lake. Applicants may request reduced parking standards based on the results of a parking study correlating the need for parking to the housing unit/bedroom mix of the multifamily project and the target population to be housed (e.g., affordable, seniors).

Table 3.2: Number of Parking Spaces Required by Use

USE	PARKING REQUIRED
Multifamily Dwellings	
1 or fewer Bedrooms	1.0 Spaces per Unit
2 Bedrooms	2.0 Spaces per Unit
3 or more Bedrooms	2.5 Spaces per Unit
Guest Parking	0.25 Spaces per Unit
Senior Living Unit	0.75 Spaces per Unit
Retail	1 Space per 250 S.F.
Professional Office	1 Space per 200 S.F.
Loading Space	Refer to Section 3.3.1
Golf Cart	Refer to Section 3.3.7

3.3.1 Commercial Loading Space Requirements

There shall be adequate loading space for delivery vehicle stacking and for loading activities. The loading space and delivery vehicle stacking area shall be located and designed so as to avoid undue interference with the public use of the Center's driveways and circulation.

Each required loading space shall be paved with six inches of concrete over a suitable base and shall not be less than 10' wide, 35' long and 14' high.

Table 3.3: Minimum Number Of Loading Spaces

GROSS FLOOR AREA	# OF LOADING SPACES
7,499 or less	0
7,500 - 14,999	1
15,000 - 24,999	2
25,000 - 39,999	3
40,000 - 59,999	4
60,000 - 79,999	5
80,000 - 100,000	6
For each additional 100,000	6 + 1

3.3.2 Parking

The following requirements apply to all on-site parking facilities:

- Parking shall be provided in parking lot, structures, on private streets, or on private drives.
- The minimum dimension for parking spaces shall be 9' wide x 18' deep. Parking stall depth may be reduced to 16' with an additional 2' of overhang to allow the curb to serve as a wheel stop. In areas where vehicles overhang, areas shall not encroach into required pedestrian pathways. In areas where vehicles will overhang the landscape planters, an additional 2' of planter area shall be required.
- Tandem Parking is permitted (9' wide x 40' deep)
- Compact Parking is permitted (8.5' wide by 16' deep)
- Minimum drive aisle widths shall be 25'. Minimum drive aisle widths may be reduced to 24' in residential parking structures, subject to the approval of public works.

3.3.3 Shared Parking

The Specific Plan permits shared parking to reduce the parking footprint and use the site as efficiently as possible. A Parking Management Plan is encouraged to be provided in order to ensure that parking is sufficient and allows for adjustments over time. Such plan should examine existing conditions and demand, as well as provide strategies to address new demand when development is proposed. The Parking Management Plan will assist the City and applicants in processing future development.

3.3.4 Parking Structures

Parking structures shall be subject to the following standards:

- Parking structures shall be placed behind buildings, wrapped by ground floor residential or commercial uses along public street frontages or landscaped to screen them.
- Parking structure facades facing adjacent residential properties shall incorporate vertical landscaping or architectural features to provide visual screening and avoid continuous horizontal openings.
- Entrances to parking structures shall be provided from internal private streets or drives and shall be set back a minimum of 50 feet from any public street to provide adequate stacking and minimize traffic conflict on Railroad Canyon Road.
- All parking structures shall provide security cameras, call boxes or other security monitoring systems on each level and within stairwells and elevators for safety.

Parking under Homes

3.3.5 Bicycle Parking

Bicycle parking shall be provided for residential and non-residential development per the following standards or as required by CalGreen, whichever is more stringent.

- Multi-family residential uses shall provide long-term bicycle parking spaces equal to a minimum of 10% of the required vehicle spaces.
- Senior living uses shall provide long-term bicycle parking spaces equal to a minimum of 5% of the required vehicle spaces.
- All other uses shall provide long-term bicycle parking spaces equal to a minimum of 5% of the required vehicle spaces plus short-term bicycle parking spaces equal to a minimum of 5% of the required vehicle spaces.
- Short-term bicycle parking shall consist of permanently anchored bicycle racks located within 200' of a primary building entry to remain visible and deter theft.
- Long-term bicycle parking shall be provided in a location with convenient access to the street and shall consist of one of the following:
  - Covered, lockable enclosures with permanently anchored bike racks
  - Lockable bike rooms with permanently anchored bike racks
  - Lockable, permanently anchored bike lockers
- Bicycle facilities can include enhancements such as self-serve repair kiosks.

Long-term Bicycle Parking

Standard Bicycle Parking

Bicycle Repair Kiosk

3.3.6 Electric Vehicle Parking

New non-residential and residential developments within the Specific Plan area shall use the applicable electric vehicle (EV) charging requirements in the most current edition of the CalGreen standards.

Example EV Charging Facilities

3.3.7 Golf Cart, Motorcycle And Scooter Parking

Up to 5% of a development's parking requirement may be met by providing parking for golf carts, motorcycles or scooters. Parking spaces for these vehicles shall not measure less than 6'wide by 11' long.

Existing Golf Cart Parking (on-site)

3.4 Site Planning Criteria

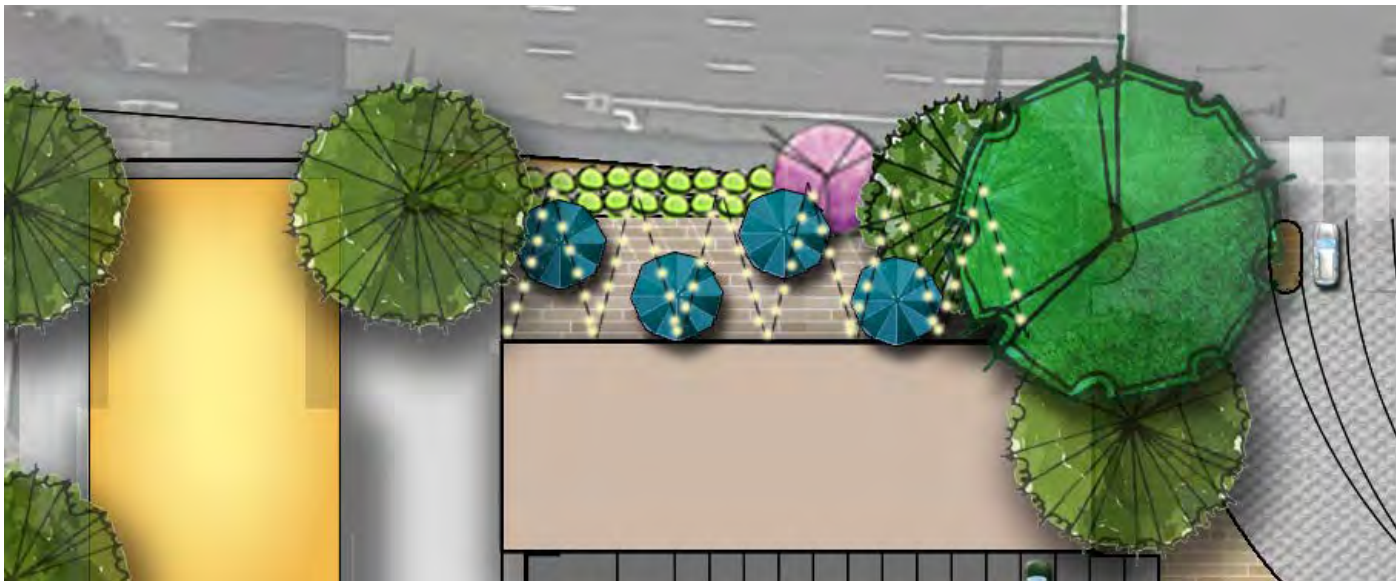
The following site planning criteria should be treated as design guidelines for parcel site planning and placemaking.

Designing shall strongly consider the public realm. Buildings should acknowledge the pedestrian scale and gathering spaces should be welcoming and visible.

When creating mixed use development, activating the streetscape or promenade area enhances the pedestrian experience, provides visual interest and entices people to truly optimize their time there. Whether to shop, dine, go to their residences or simply socialize, mixed use development shall be designed to consider the human experience.

3.4.1 Planning for Interactive Spaces

- Building massing, design, and setbacks shall reinforce a pedestrian-scale for the street scene without generating unusable pockets or dead spaces.
- Buildings should be oriented toward pedestrian pathways and/or social spaces.
- Where building design undulates, spaces along the pedestrian realm should be large enough to foster visual interest, but not too deep to disrupt the continuity of the Towne Center or create indefensible spaces.
- Opportunities for "eyes on the Center" are encouraged and can be implemented through large storefront windows, decks, balconies or windows from homes.
- When developed, enhance the retail experience by introducing architectural elements that create an inviting pedestrian experience such as outdoor dining, public art and/or outdoor retail display.



- Break up the street wall with intermittent public spaces such as plazas, courtyard, paseos, outdoor seating areas and similar features that attract activity and encourage exploration.
- Design building interiors to locate and orient active spaces such as lobbies, leasing areas, dining areas, common gathering spaces, and more toward the street/sidewalk. Avoid placing back-of-house areas such as storage rooms, bathrooms, closets, break rooms, service corridors, and similar spaces immediately adjacent to the front.
- Incorporation of appropriate Crime Prevention Through Environmental Design (CPTED) features in the design of spaces such as territorial reinforcement, strategic natural surveillance, well-lit spaces, and appropriate maintenance.

Frontages

The design of Pedestrian Frontages is a key component of the Specific Plan since it determines the relationship between buildings and the public realm.

The following shall be considered for site design:

- Loading, parking structures, service areas, or other activities that would negatively impact pedestrians shall not be located along the frontages.
- Locate parking structures toward the back of the site, behind other uses, or underground to minimize visual impacts and create a more active and engaging streetscape.

Building facades shall interact with the public realm and shall include at least two of the following design features at ground floor level:

- Storefront windows
- Primary building entries
- Arcade
- Outdoor seating and/or dining
- Patios with a maximum wall height of 48”
- Plaza or courtyard
- Trellis or similar landscape feature

Pedestrian Connectivity

Walkability relies upon the ease, comfort, safety and convenience of pedestrian travel from one place to another. Connections between the Center’s buildings and public spaces shall be easy to navigate to and through. Pedestrians should come first and design features shall take them into account before designing for the car.

- Include traffic calming elements such as special enhanced paving treatments, extended curbs, and clear sight lines to promote pedestrian safety in locations where cars and pedestrians are likely to intermix.
- Create direct, attractive, and safe pedestrian connections between parking areas and the uses they are intended to serve.
- Maintain a clear line of sight at driveways and other intersections with sufficient lighting to ensure pedestrian safety.
- Include landscape features or shade methods to provide a comfortable walking environment, especially in the warmer months.

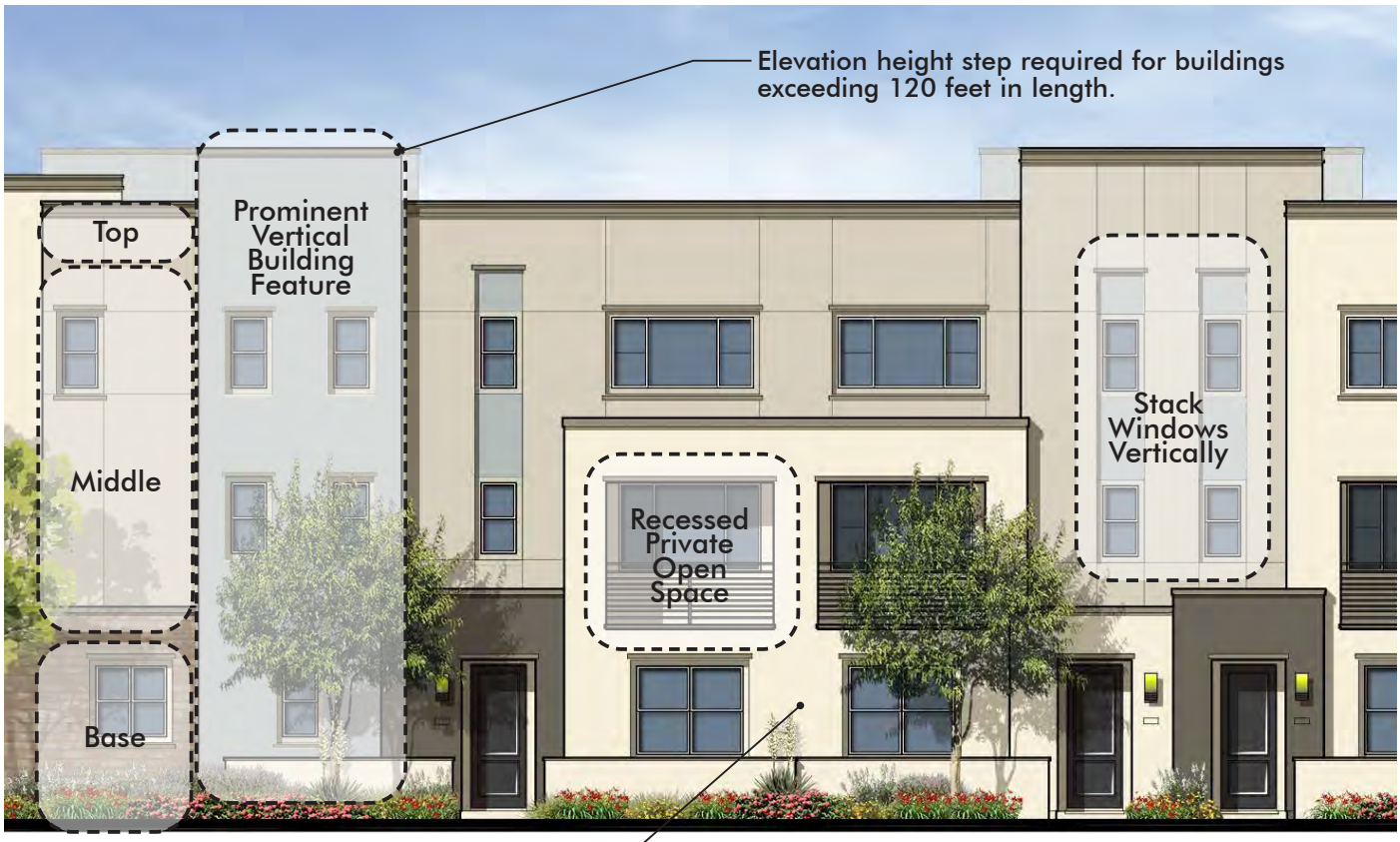
3.5 Scale, Massing, and Articulation

Mixed-use enclaves are primarily defined by the pedestrian experience; how the building massing frames the street creates an engaging built form and sense of place. The scale of higher-density buildings shall be designed for visual interest, creating rhythm and scale. Composition of massing, interlocking volumes, and addition of stylized details will achieve engaged streetscapes. This may mean subtle massing offsets with a higher-level of detail, or bolder forms with more pronounced massing variation and simple to sparse detail. The design approach shall be tailored to the architectural style and context of the pedestrian realm.

3.5.1 Massing and Scale

Buildings should incorporate design and construction methods that add human-scale to the building massing and three dimensional detailing that casts shadows and creates visual interest on the facade.

- Break up large, square building shapes into multiple forms that maintain a human scale.
- Massing elements and building projections shall relate to the proportions of the building.
- Include a distinct base, middle, and top to soften the visual impact of the building on the street, and create a friendly, domestic scale.



Building Elements Diagram

- Undulate vertical and horizontal planes to provide defined offsets that create shadow and depth along highly visible edges.
    - Provide a minimum offset of two feet approximately every 50 feet to avoid monotonous expanses of wall and provide variety within the facade.
- Blank wall areas visible to the public (without windows, architectural detail, or entrances) are prohibited. In less publicly accessed areas such as "back of house" loading zones, wall treatments shall be applied based on use and safety. However, entirely blank walls are discouraged in any condition.
- Design buildings such that they relate to the ground level where pedestrian activity occurs so that there is a comfortable relationship between structures and people.
- Architectural elements that create shadow, relief, and sheltered pedestrian areas, such as balconies, trellises, recesses, overhangs, awnings, stoops, and porches are encouraged.
- The main building entry, if applicable, shall be clearly identifiable and distinguished from the rest of the building, preferably a focal point along the elevation in a manner that is consistent with the style of building.
- Roof design shall be considered in the context of photovaltaic (PV) systems. These locations shall maximize solar access. Thus, simplified roof forms are encouraged.
- Use color and material applications to enhance and reinforce massing forms.
- If providing smaller structures such as townhomes or outbuildings/single tenant structures, consider a simpler, streamlined architectural treatment characterized by stacked massing, simple rooflines, and an acute attention to detail to maximize buildable square footage.
- Differentiate the base, middle and top of a building through massing, color breaks, and changes in material.
- Provide massing breaks, such as stepped back corners and entry courts, to promote wider visibility and a sense of arrival.

3.5.2 Roofs

- Select simple roof forms that reinforce the architectural style.
- Consider roof forms in the overall massing of the building.
- Consider the use of cool roofs, photovoltaics, or other energy saving materials and features.
- Use roof forms and parapets when possible to screen rooftop mechanical equipment.
- Ensure adequate fire and emergency access in roof design.

Roof Decks

Roof Decks are encouraged. Elevator penthouse or non-habitable space (i.e. stairs or landings to access the roof) is allowed.

3.6 ARCHITECTURAL DETAILING

Architectural detailing of building facades is a key feature of quality design. Special attention is required in the treatment of entries (doors, vestibules, porches or courtyards) using enhanced trim or details to emphasize these as primary focal points. Articulated or unique window treatments can further enhance wall surfaces, provide shade and wind protection, and contribute to the character of the Center.

All building elements, such as materials and color, detail elements (balconies, plazas, awnings, surface treatments, and materials), and functional elements (garage door lights, exterior stairs, guardrails, gutters, downspouts, screen walls, electrical enclosures, or similar features) should be integral to the Center design, consistent with the architectural vernacular of the building, and complement the surrounding area.

ENTRIES

For easy wayfinding and visual interest, the following shall occur:

- Major building and tenant entries shall be oriented toward the sidewalk, pathway or gathering space so as to be easily seen.
- Entries shall have identifying features such as lighting, signage or special detailing focusing attention toward the front door.

Windows

Windows play an important role in the exterior architectural character of the building. Special emphasis should be given to the way windows are used for design effect consistent with the architectural vernacular.

- Windows shall be organized to face sidewalks, plazas, and other public spaces to engage pedestrians.
- Windows on upper floors shall be designed for viewing from above but also considered in residential uses not only for exterior aesthetics but to allow natural into the homes.

Materials

Construct buildings using quality materials to create visual character and long-term value.

- A variety of materials and textures shall be incorporated within the design theme.
- Choose colors to accentuate building form and call attention to building features as appropriate to style.
- Heavier building materials, such as brick, stone, tile, and pre-cast concrete, shall be limited to ground level to form the building base and convey a sense of durable, and balanced construction.
- Durable, quality materials designed to appear as an integral part of the design shall be used.
- Material changes should occur at intersecting planes preferably at inside corners of walls or other meaningful locations where architecture elements intersect.
- Special attention shall be given to design elements that are highly visible and accessible to pedestrians.

3.5 Waste Management Design

Waste management shall be designed in compliance with CLMC Chapter 6.01.

- Storage areas that can be overlooked from above should incorporate roof structures to screen the contents of the enclosure from view. Such roof structures should be designed to allow the doors of the refuse container to fully open.
- All refuse/recyclable materials areas, mechanical devices, and utility area screening shall be finished using materials, vocabulary, and details compatible with the surrounding architecture.
- Refuse, recycling, and other service and storage areas shall not face public streets.
- Refuse, recycling, and other service and storage areas shall be located and designed to minimize noise and visual intrusion on adjacent properties.
- Trash enclosures and/or collection staging areas shall be screened with walls, and oriented such that they are not visible from public rights-of-way, and covered and designed in accordance with the requirements of CR&R, the local trash collection provider. Trash enclosures and access doors may not encroach or impede into any pedestrian pathway or vehicle thoroughfare.

Trash Enclosure Example

3.6 UTILITY, LOADING & SERVICE AREAS

- Outdoor equipment and storage areas, whether on the roof, side of building, or ground shall be concealed from public view under the following provisions:
  - Mechanical equipment (e.g., air conditioning, heating, exhaust, and ventilation ducts, refuse and recyclable materials storage areas, and utility services shall be screened from public view from adjoining public streets and rights-of-way and from surrounding areas zoned for residential uses to the extent feasible. Any equipment, whether on the roof or side of a building, or at ground level, shall be screened. The method of screening shall be integrated with the buildings or the surrounding landscape in terms of materials, color, design, and size. Also, the method of screening shall be compatible with other on-site uses in terms of color, material, and architectural style.
  - Mechanical equipment, such as ground transformers, located away from a building shall be screened from public view, including the top, as practical, so that the site appears free of all such devices.
  - All utility connections, gas storage tanks, storage and maintenance equipment, telephone junction boxes, etc., shall be screened through the use of fencing, berming, landscaping, and siting.
  - Incorporate shared loading docks, driveways, and common waste collection areas between adjoining non-residential or mixed use sites to the extent practical.
  - If feasible, loading areas should be screened from public view. The following are suggested methods:
    - Screen loading areas so that they are not visible from public street frontages. A solid masonry wall may be designed to screen loading areas and, where necessary, to mitigate noise impacts.
    - Avoid loading facilities at the front of buildings where it is difficult to adequately screen them from public view or causes pedestrian/vehicular conflict.
    - Loading areas may be incorporated into parking structures.

UTILITY SCREENING EXAMPLE

- All new and existing public and private utility lines, including but not limited to electric distribution and transmission lines, communications, and cable television lines, shall be installed underground when feasible.
- Surface mounted transformers, pedestal-mounted terminal boxes, meter cabinets, concealed ducts and other equipment appurtenant to underground facilities located on private property or installed pursuant to a franchise or other agreement need not be installed underground.
- Landscaping shall be used in conjunction with other features to reduce potential light and glare impacts of service areas on neighbors.
- Loading and service areas shall be located away from pedestrian frontages or otherwise designed as an integral part of the building and screened with decorative gates or doors.
    - Loading and unloading of heavy trucks shall be limited to hours of 7:00 a.m. to 10:00 p.m. daily to avoid noise impacts associated with traffic, trash collection, routine deliveries and other late-night activities.

3.6.1 Storage

If provided in a publicly visible manner, outside storage areas shall be screened with a solid sight obscuring wall, a minimum of six feet in height, of a type and design approved by the Planning Department. The wall shall include sight-obscuring gates.

3.7 Lighting

Consistent lighting fixtures and fixture theming shall be used throughout the Towne Center to enhance, unify and reinforce the character of the overall site design. The site lighting fixtures shall be made of materials/elements that can be tied to the color and texture of the proposed monuments, landscape structures, walls and architecture.

The following standards shall apply to outdoor lighting within the Specific Plan area:

- All exterior lighting shall be designed, arranged, directed, or shielded in such a manner as to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjoining land uses and/or roadways. Additionally, outdoor lighting shall be located and designed to prevent a significant increase in the overall ambient illumination.
- All lighting fixtures shall be architecturally integrated with the character of the principal structures.
- Lighting shall add to the character and theme of the Towne Center, utilizing creative lighting for ambiance and visual interest.
- Uniformity or, where appropriate, compatibility of lighting type (i.e., height, wattage, energy efficiency, base support, finish material, texture, color, and style of poles and luminaries) shall be provided.

- Landscaping and pedestrian walkway lights shall have a low height.
- Security lighting shall be provided at all entrances/exits.
- All lights and illuminated signs in a parking area shall be directed away from adjacent properties and the public right-of-way.
- Loading areas shall have lighting for security and safety purposes. All illumination shall be directed away from adjoining properties.
- Shielded lighting fixtures shall be used to direct light downward and away from adjacent residences.
- Outdoor lighting shall not blink, flash, oscillate, or be unusually bright or intense.
- Lighting shall be provided along all public and private streets, within all parking structures, common areas, and all public and semi-public spaces for safety and security.
- Overhead string lighting and lantern lighting are permitted. Lighting over parking and the vehicular travel way shall maintain a vertical overhead clearance of 13'-6". Such lighting shall be prohibited on public streets or any other private street or private drive within the Specific Plan area unless otherwise approved by Fire and the City of Canyon Lake.

Pedestrian Scale Lighting and Lighting Variety

3.8 Landscaping

The objective of the overall landscaping concept is to provide a distinct visual impression and building identity, soften the hardscape and structures, provide the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment, enhancing the residents and visitors experience. A successful development requires a holistic relationship between the architecture and the landscaped with thoughtful and distinctive plantings, lighting and street furnishings, making the Towne Center truly a "place" and not just another strip mall.

3.8.1 Landscaping

Landscaping should be designed to create a cohesive landscape design throughout the entire Specific Plan area. In addition, landscape designs should adhere to the following design guidelines:

- Select plant materials that are consistent with the Model Water Efficient Landscape Ordinance.
- Provide a layering of plant materials that provides texture and interest.
- Use trees and shrubs to soften building elevations, define walkways and entries, create intimate spaces, provide pedestrian scale, frame views, and create focal points.
- Provide adequate room for plants and trees to mature and grow.
- Trees shall vary in species to provide a diverse and adaptable landscape that can be resilient to changes in climate and disease for the long term benefit of the Center.
- Select plant species and location that allow natural surveillance and avoid the creation of hiding places to promote pedestrian safety.
- Use seasonal trees and shrubs for creating shade, adding color, and providing visual impact.
- Use accent planting to define entries and pedestrian nodes.

3.8.2 Paving

Use special paving to enhance pedestrian walkways, plazas, courtyards, and other pedestrian gathering spaces.

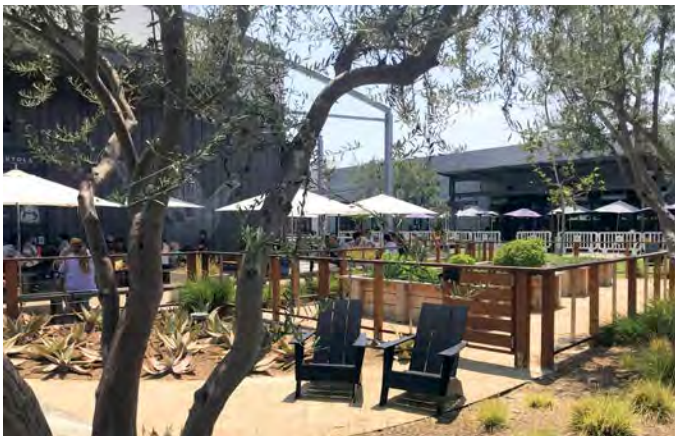
- Consider the use of permeable paving materials to help promote infiltration and reduce stormwater runoff.
- Consider the use of paving materials with a high solar reflectivity index.

3.8.3 Furnishings

Site furniture within the Specific Plan area includes, but is not limited to, benches, plant containers, tree grates and guards, tables and chairs, shade structures, bicycle racks, bollards, trash/recycling receptacles, and kiosks.

Site furniture reinforces the brand and character of the Towne Center. It should communicate a welcoming pedestrian environment for pedestrians and patrons of the businesses. It should be designed for people, portraying a high level of quality and character to enhance the Towne Center's vision as a public space for activity, living and commerce. It shall support the level of quality, and create unique spaces that leave a lasting impression and desire to return.

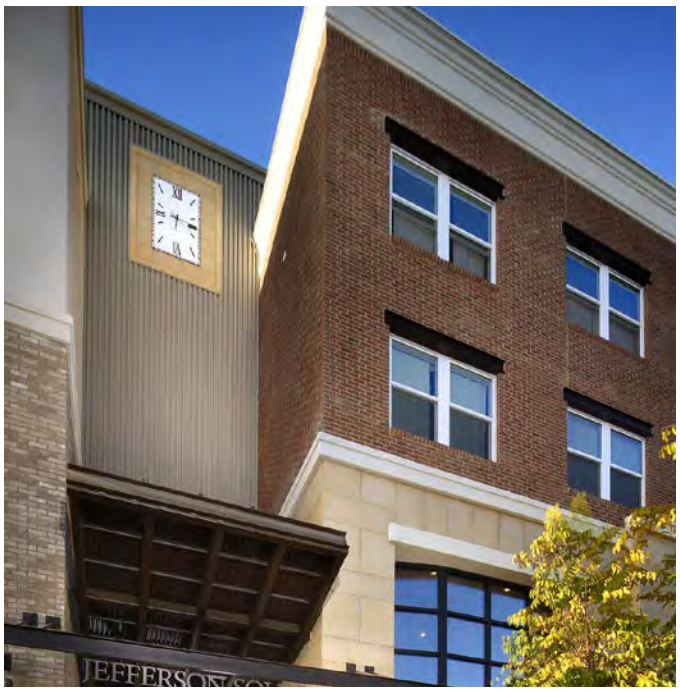
- Consider a selection of site elements including lighting, signage, and furniture that creates a harmonious appearance and reinforces the design theme.
- Carefully place site elements to maximize visual effect, minimize conflicts with pedestrian pathways and vehicle sight lines, and support pedestrian comfort and convenience.
- Thoughtfully place furniture to meet the needs of the anticipated use and user.
- Select site elements that are not only consistent with the design theme but are creative, unique, and memorable.
- Use site elements to encourage interaction, elicit excitement, and activate playfulness, and encourage interaction.
- Choose site elements that are durable and high quality in high traffic areas, with special emphasis on the most visible and highly used pieces.
- Ensure that furniture does not encroach or obstruct pedestrian pathways or building entrances.
- Furniture should encourage relaxation and comfort but not sleeping or undesirable activity.



3.9 Elevations and Color Application

The plotting of elevations, color, and material palettes should be selected with the design objectives of avoiding monotony, providing depth and interest with a variety of colorful design schemes, and promoting visual diversity along public streets.

- Colors should complement the architectural style and overall color scheme of the building.
- Selected finish materials should be appropriate in their use and application, be durable, and of high quality.
- Changes should occur at logical termination points, generally at inside corners.



3.10 Architectural Styles

The massing, character and detailing of an architectural style should be expressive of and authentic to that style. However, the style guidelines should be applied with flexibility to allow appropriate detailing and design for the specific structure or use. The following suggested styles are well-suited for higher-density residential buildings, mixed-use buildings, and commercial/office buildings.

Architectural styles within the community may include:

- Contemporary
- Spanish
- Main Street

The suggested styles accommodate this more urban setting. Each building does not have to represent the same architectural style, but the level of detail and quality shall be present for each new or updated structure. The structures, although they may be different architectural styles, shall be harmonious and visually work in concert with one another.

These styles include simple, unadorned geometric forms detailed with materials, projections, and windows. The styles emphasize interlocking volumes with a collage of materials and colors. Architectural elements such as awnings, balconies and trellises can be appended to the volumes, allowing indoor/outdoor spaces to be created. Vertical and horizontal elements can provide interest to the structures. The roofs may be flat with parapets, sloped, or a combination of both.

Additional styles may be proposed; however, they must follow the same principles and attention to detail as the specific vernaculars listed here.

General Elements:

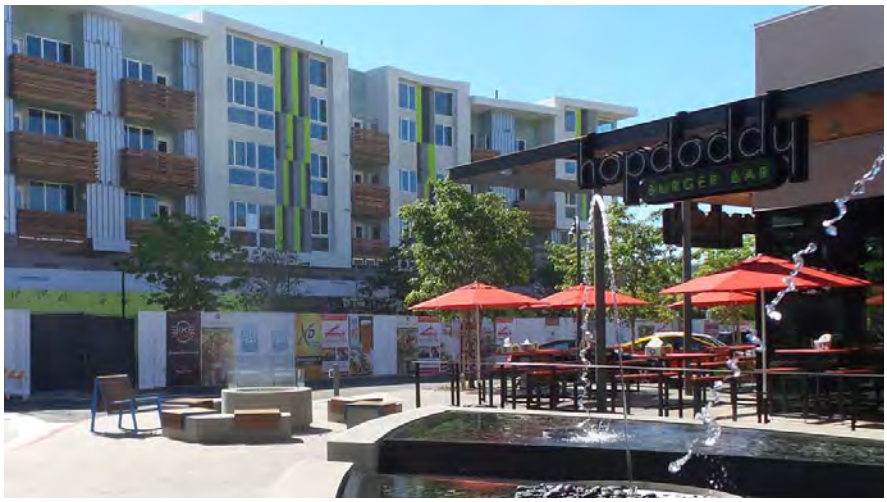
- Plan form is more cubic expressed in bold, simplified forms.
- Roofs are typically shielded by parapets and may have accent roof features such as gables, hips or sheds.
- Wall materials typically consist of stucco, metal, brick, stone and/or siding; it is recommended that design be comprised of two different wall materials.
- Projections to articulate facades are typical and may include building wall planes, awnings, overhangs, canopies, window trim or accent roof forms.
- Windows are typically a primary feature; design sometimes includes groupings, unique size or shape or oversized and symmetrical mullions.
- Railings shall enhance the architectural style.

3.10.1 CONTEMPORARY

The Contemporary style represents the current thinking in design. The style is composed of simple, rectangular geometric forms with generous window areas, accented by bold use of materials and colors and detailed by interesting balcony railings and canopies. Flat roofs are typical but shallow-pitched roofs may also be utilized. Windows and balconies can emphasize a corner orientation to break open the mass of the building. A combination of bold background colors can distinguish architectural features as will modern exterior materials such as fiber cement siding, panels or metal siding. Windows help articulate the form to create larger organizations, whether in horizontal or vertical compositions.

ELEMENTS	STANDARDS*	ENHANCEMENTS
Roof Components	Flat roof with parapet or shed roofs Roof pitches 3:12 to 4:12 where applicable Simple unadorned parapet walls	Accent roof element (sloping, hip OR gable, broad extended eaves, etc.) Gable, hip OR shed forms Exaggerated accent roof forms
Roof Materials	Consistent with overall design, as applicable	
Roof Colors	Consistent with overall design, as applicable	
Architectural Components	Signature form, detail or feature	Architectural liberties are taken in interpretation & design
Wall Materials	Stucco	Accents of metal, veneer and/OR siding
Wall Colors	Contrasting form and/or material defining colors	
Trim & Details	Minimal OR exaggerated window trim	Closed OR exposed eaves
Trim Colors	Contrasting traditional OR contemporary colors	
Windows	Vertically proportioned, stacked or purposely unbalanced placement	
Doors	Rectangular, highlighted as primary feature of elevation	
Accent Colors	Contrasting traditional OR contemporary colors	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval of the Planning Staff.



CONTEMPORARY ELEVATION EXAMPLES

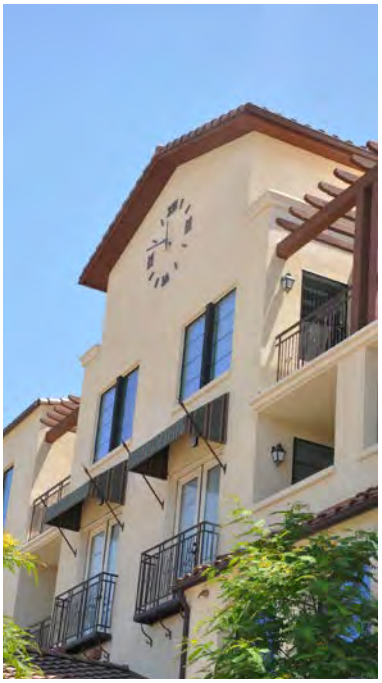
3.10.2 SPANISH

The Spanish style includes box-like forms that can include either flat roofs with parapet or shallow-pitched roofs. The wall surfaces are simple or have lightly textured surfaces, with clean cut openings for windows and doors. Arched doorways and small balconies provide form to the Adaptive Spanish style. Contemporary elements such as iron awnings, sliding barn doors and a combination of traditional light fixtures and contemporary lighting strategies provide a contemporary look.

This style combines the old and the new into one cohesive adaptive style. It utilizes traditional Spanish architectural elements, such as arches, corbels, and wood headers, and relieves them of their ornamental detail for a more simplified contemporary design.

ELEMENTS	STANDARDS*	ENHANCEMENTS
Roof Components	Simple roofs of hips or gables or flat roofs with parapet	Barrel tile caps at parapets Exposed rafter tails at select locations
Roof Materials	Concrete "S" Tile or Flat Shake	
Roof Colors	Hues of terra cotta, natural clay colors, or wood tones	
Architectural Components	Simple asymmetrical massing Detailed profile trim at entry	
Wall Materials	Stucco predominates Large clean white expanses are allowed	Decorative Spanish tile details Brick accents Wing walls Use of control joints for added interest
Wall Colors	Toned whites and light to medium value warm colors	
Trim & Details	Color blocking recommended Full-arched or eyebrow-arch elements	Window boxes Shed roof with braces over windows Potshelves Corbels Iron elements Gable end details
Trim Colors	Medium to dark browns reminiscent of stained wood	
Windows	Vertically proportioned windows Simple/minimal trim Window trim at top & bottom or recessed depending on chosen vernacular Asymmetrically ordered groupings	Recessed focal window
Doors	Panel pattern entry doors Panel pattern garage doors	Entry doors with windows Garage doors with windows
Accent Colors	Clear to muted browns, rust and burgundy in medium to dark value range or dark browns	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval of the Planning Staff.



Spanish Elevation Examples

3.10.3 Contemporary Farmhouse

Due to the simple and honest nature of this architectural form, the Farmhouse style can easily be adapted to a more abstract solution and is appropriate within many of the higher density settings. Since this style's roof shapes, variety of textures, colors and materials can easily be extrapolated to more contemporary applications, one can find many examples of this transformation throughout the West.

The Contemporary Farmhouse style blends the sleek clean lines of contemporary design with warm farmhouse charm to create a uniquely fresh take on this country living inspired style.

ELEMENTS	STANDARDS*	ENHANCEMENTS
Roof Components	Main gable roof with intersecting gables or pitched forms Roof pitches 4:12 to 7:12 on selected elements	Simplified traditional gable accents (knee brace, outrigger, pediment, louvered roof vent) Roofline articulation (dormer, segments with higher heel, intersecting roofs) Exposed eaves
Roof Materials	Flat or shake roof tile pattern	Standing seam accents
Roof Colors	Consistent with or accenting overall design	
Architectural Components	Trim may be wide, omitted or recessed according to chosen vernacular and surrounding material	Wood or metal awning, canopy or trellis Plank shutters Post and beam details
Wall Materials	Predominantly stucco with siding accents	Tile, stone or brick accents
Wall Colors	Palette may be monochromatic or rich with color in medium-light to medium values; including subdued hues of taupe, warm gray, yellow and green and warm-toned whites	
Trim & Details	Fully trimmed windows with wide sills	
Trim Colors	Medium to dark values; including warm tones of gray, blue-gray, brown and gray-green	
Windows	Vertically oriented windows, often single-hung where operable	Dormers or bay window Exaggerated expanse of windows Window mullion break-ups Recessed focal window
Doors	Raised panel entry door Simple raised panel sectional garage door	Entry door with windows Garage door with windows
Accent Colors	Medium to medium-dark values; including muted shades of blue, green, gray and red	

* All of the standard characteristics shall be incorporated into the design of any building using this architectural style. Variations shall be subject to review and approval of the Planning Staff.

CONTEMPORARY FARMHOUSE ELEVATION EXAMPLES

3.11 Open Space

The standards in this section are provided to ensure that a network of interconnected paseos, plazas, and smaller open spaces are provided to enhance the livability and quality of the Specific Plan area. The purpose of establishing standards for public and private open space is to establish safe and inviting areas where the community may gather, interact and rest within an attractive and vibrant pedestrian environment. These areas may be publicly or privately owned and maintained.

3.11.1 Private Open Space

Private outdoor space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, courtyard, balcony, or roof garden (typically only applicable in townhomes or other homes with direct access). When in the form of a balcony or patio, private outdoor space shall be open on a least one side but need not be open to the sky.

- Studios: No minimum required
- One or more bedrooms: A minimum of 40 square feet, with minimum dimension of 4' in the form of a patio, deck or balcony.

3.11.2 Common Open Space

Common outdoor space may include courtyards, plazas, swimming pools, outdoor spas, rooftop decks, terraces, or other similar spaces that are substantially open to the sky. The dimensions for usable common outdoor space may include the building setback area if the buildings facing the open space area display a high degree of articulation and the building setback area is heavily landscaped. Landscaping may consist of in-ground or potted plants.

- A minimum of 50 square feet per unit of common open space shall be provided and may include courtyards, plazas, swimming pools, rooftop decks, terraces or other similar outdoor spaces.
- The minimum dimension and size of a common area shall be 10' in length and width and 100 square feet in size.

Common Open Space Example (Above Ground Floor)

3.12 Landscaping

3.12.1 General Requirements

- A minimum of 15% of the Specific Plan area shall be landscaped in an effective manner. Landscape areas should include publicly accessible outdoor pedestrian spaces that occur on site. Hardscape surfaces used for vehicle circulation and parking shall not be included in the required landscape area.
- Setback areas along public street frontages shall be landscaped and may be included in the required 15% minimum landscape area.
- Decorative and creative hardscape designs are be encouraged and may be apportioned towards 50% of the required 15% minimum landscape area, provided the hardscape design provides a mix of surface colors and textures to create a pattern such as pavers, tile, brick, colored or stamped concrete (except painted concrete), can be utilized.
- When in or adjacent to a parking area or drive aisle, planted areas shall be protected with a minimum 6" high concrete curb above the surrounding pavement or ground level.
- Landscape areas shall be continuously maintained as approved by the City of Canyon Lake. Plant materials shall be maintained and trimmed so as to not hinder sight distance necessary for safe vehicle travel and pedestrian movement.
- All planted areas shall be provided with a permanent automatic irrigation system.

3.12.2 Planting Materials

- Plant materials shall be placed in such a manner that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Select trees and shrubs whose growth would not interfere with overhead transmission/telephone utility lines or underground public utilities.
- Plant selection and irrigation shall meet the requirements below and requirements of the CLMC unless a grey water system or other alternative water system is available to provide irrigation.
    - Plant Selection: landscaping shall emphasize drought-tolerant plants whenever/wherever possible. The use of cactus, however, shall be very limited and used only in small areas for accent.
    - Irrigation: As required by the CLMC.
- The minimum number of trees required shall be determined by the number needed to achieve the following spacing and sizing requirements:
    - Railroad Canyon Road: A minimum of 35' on center, 24" box size or larger.
    - Private Drive or Street: A minimum of 30' on center, 24" box size or larger.
- Tree spacing shall may be modified to meet the following:
    - Five feet minimum between the center of a tree and the edge of a driveway, water or gas meter, or sewer lateral.

- Ten feet minimum between the center of a tree and the point of intersection of the edge of driveways with streets or walkways.
- Ten feet minimum between the center of a tree and utility pole.
- Eight feet minimum between the center of a tree and fire hydrants or fire-department sprinkler and standpipe connections.

- Ground cover requirements shall be as follows:
  - Unless grey water or another alternative source of water is available, the following shall apply:
    - Turf should be limited and trees, shrubs, and ground cover should be planted wherever possible unless a greywater or other water source are available.
    - Artificial turf areas may be counted towards fulfilling the minimum common open space area requirement.
    - A minimum of 3" of mulch shall be applied to all non-turf planting areas.
  - Live plants used as ground cover shall be provided in a sufficient quantity to achieve
    - 100% coverage of all planted areas, excluding areas comprised of non-living forms of ground cover, within one year; crushed rock, pebbles, redwood chips and other forms of decorative pervious materials may be used as ground cover in lieu of live plants, provided that no individual landscaped planter area shall be without shrubs and/or trees.
- Large shrubs shall be placed as follows:
  - A minimum of 5' between the center of a tree or large shrub and the edge of driveway, water or gas meter, or sewer laterals.
  - A minimum of 10' between the center of a tree or large shrub and the point of intersection of the edge of driveways with streets or walkways.
  - A minimum of 10' between the center of a tree or large shrub and a utility pole.
  - A minimum of 8' between the center of a tree or large shrub and fire hydrants or fire department sprinkler and standpipe connections.
- One shrub or vine shall be provided for every 50 square feet of landscaping area and shall not be less than 5 gallons.

3.12.3 Fences & Walls

Perimeter walls/ fencing should be provided as necessary to ensure site security and safety. Walls needed for space separation/delineation should be low to allow for overall openness and preserve views.

Low walls and hedges can act as barriers between private and public open space. Courtyard and landscape wall materials shall be varied and compliment the adjacent architecture. Use of open/ decorative panels will help break up and vary the wall styles. In some areas, where appropriate, plant material can act as an organic barrier and eliminate the use of constructed walls altogether.

- Maximum Height: 8' unless required for sound attenuation based on an acoustical study.
- Shall be articulated with colors and materials to compliment the architectural palette.
- Articulation shall occur in the form of a pilaster, plane shift or similar design feature a minimum of every twelve feet to avoid monotony or a single plane blank wall.
- Security fencing for pools and other private outdoor areas that face public spaces shall consist of open view fences such as tubular steel or similar. When screening is needed, walls shall be used instead of solid fencing.

Wall Enhancement Examples

3.13 Signage

Except as specified herein, signage within the the Towne Center Specific Plan area shall comply with the development standards for signs in Section 9.25 of the CLMC.

3.13.1 Master Sign Plan

A Master Sign Plan shall be required prior to issuance of building permits and/or installation of any sign. The purpose of the Master Sign Plan is to ensure consistency and a complementary design between the various signs provided throughout the Specific Plan Area to covey a unified architectural statement while still meeting the general intent of the CLMC.

- The City Planner is the review authority for the Master Sign Plan. The Director may forward the application for review and approval to the Planning Committee at his discretion.
- The City Planner may approve minor revisions to the Master Sign Plan if the proposed revisions are consistent with the intent of the original approved Sign Plan. Substantial deviations from the original plan shall require the approval of a new Master Sign Plan application.
- The Master Sign Plan shall meet the following standards:
    - The Master Sign Plan shall comply with the purpose and intent of this Specific Plan and CLMC.
    - The Master Sign Plan shall support and enhance the design theme and quality of the overall development by providing a series of signs that are complementary and harmonious to one another.

Entry Monument sign Example

Wall sign Example

Store sign Example

- The Master Sign Plan shall identify all signs.
- The Master Sign Plan shall be designed to accommodate future revisions that may be required as tenants or uses change over time.
- Approval of the Master Sign Plan shall not authorize the use of signs not specifically permitted by this Specific Plan.
- Review and approval of the Master Sign Plan shall not consider the signs' proposed message content.

3.13.2 Temporary and Changeable Signs

Sandwich Board Signs

Sandwich boards are permitted subject to the following requirements:

- Sandwich Board associated with a specific tenant shall be placed directly in front of the associated establishment.
- Signs shall not interfere with vehicular traffic.
- Signs may not be anchored, attached or chained to sidewalks, poles or other structures.
- Sandwich Boards shall not exceed seven square feet total sign size, two linear feet in width or 42" in height.
- Balloons and other wind-blown devises shall not be attached.
- Signs shall be weighted down or removed if wind speeds exceed 20 miles per hour.

Sandwich Board Examples

Pageantry

Pageantry signs are permitted changeable signage within the Specific Plan Area subject to the following requirements:

- Pageantry signs shall all convey the same theme or message
- Pageantry signs may not advertise individual tenants but may advertise on-site festivals, shows, community sales, or similar local on-site community events.

Pageantry Example

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Chapter 4 Circulation

4.1 Circulation Plan

Enhancements to the project area fronting Railroad Canyon Road, as well as the development of an internal system of private streets and/or drives will provide site connectivity and promote safe pedestrian circulation, vehicular traffic and ensure adequate emergency access for fire and other services. The private street and drives also seek to carefully coordinate the movements of cars, golf carts, pedestrians and bicycles to minimize potential conflicts and encourage a safe and enjoyable pedestrian experience in compliance with the City's General Plan.

FIGURE 4.1: CONCEPTUAL CIRCULATION DIAGRAM

- Point of Entry
- Vehicular Path
- Enhanced Golf Cart Crossing & Path
- Designated Golf Cart Parking
- Pedestrian Path of Travel
- Surface Parking
- Parking Garage
- Veterans Memorial
- Enhanced Pedestrian Path

4.2 Vehicular Network

Canyon Lake lies between two major north-south interstates; located approximately 2.5 miles east of Interstate-15 (I-15)and five miles west of Interstate 215 (I-215)linking Canyon Lake to northern Riverside County and San Diego County.

The vehicular network system within Canyon Lake consists of public and private streets. Railroad Canyon Road, Sorrel Lane, and Blackhorse Drive are the only public, dedicated and maintained rights-of-way. All other roads, are privately managed and maintained by the Canyon Lake Property Owners Association (POA), including the existing roadways within the Towne Center. Blackhorse Drive and Sorrel Lane are expected to be managed and maintained by the Canyon Lake POA in the future.

Railroad Canyon Road is adjacent to the northern boundary of the Towne Center. This roadway was originally classified as a Mountain Arterial on the Riverside County General Plan upon incorporation, with a designed 120 feet right-of-way. It is also classified as a Class II bikeway facility which extends from the easterly end of the City to the City of Lake Elsinore. Class II bikeways provide a separate, striped, and signed bike lane within the roadway right-of-way. Railroad Canyon Road has been fully improved and provides a raised center median.

The development of internal private streets and drives within the Towne Center project will be designed to provide access through the site and shall ensure adequate vehicle access for emergency vehicles and other services, such as trash or delivery trucks.

Coordination of vehicles, bicycles and pedestrians should be designed with safety, convenience and visual quality in mind.

The goal is to create a sense of high quality while enhancing the pedestrian and vehicular experience. Enhanced paving should be used at key areas throughout the development, using colors and textures to create visual cues for safety, for instance at pedestrian crossings. Concrete, pavers or similar durable materials may be used and should compliment the building in finish, material and color.

4.3 Site Access

Access to the Towne Center occurs from Railroad Canyon Road at the intersection with Towne Center East and Towne Center West. Both intersections provide signalized access. A number of interior circulation drives facilitate access to the interior of the Towne Center.

Pedestrian walkways shall be provided for pedestrian access and connectivity to the surrounding area. Entry monumentation should be provided and enhanced with landscape, light fixtures or signage to add presence and character to the project.

4.4 Public Transit

The Riverside Transit Agency (RTA) serves this area of Riverside County. Railroad Canyon provides bus stops including a bus shelter on the south side of Railroad Canyon Road near the street's intersection with South Canyon Lake with signage identifying the area is served by RTA Route 40. However, these stops are no longer identified with RTA so the current status of this route is unknown. Dial-a-ride service is available through the Sun City system which provides connection to the RTA.

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Chapter 5 Infrastructure

5.1 Infrastructure Plan

The Towne Center is fully developed with existing infrastructure. The following discussion provides details of the existing conditions. As the Towne Center re-develops, future developers will be responsible to ensure sufficient capacity exist in each system.

5.2 Water & Sewer

Elsinore Valley Municipal Water District provides domestic water service and sanitary sewer to the Towne Center. Canyon Lake is a drinking water reservoir and plays a very important role in EVMWD's overall water supply. EVMWD's Canyon Lake Water filtration plant serves Canyon Lake residents and customers throughout the District's service area during summertime peak water demand. All properties are served by a public sewer system.

Refer to **Figure 5.1** for existing utilities.

5.3 Drainage

Canyon Lake is a tributary to the San Jacinto River and located within the San Jacinto Watershed. The natural flow of water within this watershed carries nutrient rich sediment into Canyon Lake. However, this natural flow of water also carries high levels of nitrogen and phosphorus that hurt water quality and threaten aquatic life.

The Santa Ana Regional Water Quality Control Board (Regional Board) is one of nine regional boards overseen by the State Water Resources Control Board (State Board). The mission of the State Board is to ensure the highest reasonable quality for waters of the State, while allocating those waters to achieve the optimum balance of beneficial uses. Individual Regional Boards develop and enforce water quality objectives and implementation plans that will best protect the beneficial uses of the State's waters. In 1998, Canyon Lake was added the list of the Regional Board's impaired waters based on its periodic algal blooms and fish kills. The Regional Board has been a cooperative partner with Lake Elsinore and San Jacinto Watershed Authority and is a member agency of the Lake Elsinore/Canyon Lake Total Maximum Daily Loads (TMDL) Task Force (LECL Task Force). In 2004, TMDL were adopted to regulate the amount of nutrients that can be released into the watershed to meet water quality standards for both Lake Elsinore and Canyon Lake. The LECL Task Force was developed to improve water quality and wildlife habitats in Lake Elsinore, Canyon Lake, and the San Jacinto Watershed. The LECL Task Force is made up of all the discharges identified in the TMDL, including Municipal Separate Storm Sewer Systems (MS4) permittees. All future developers are required to comply with the National Pollution Discharge Elimination System (NPDES).

Refer to **Figure 5.1** for existing utilities.

5.4 Utility Providers

The following service providers provide services and infrastructure to the Towne Center

- Verizon Frontier - Communications
- Southern California Gas Company - Natural Gas
- Southern California Edison - Electric

5.5 Solid Waste

The City of Canyon Lake contracts with CR&R Waste & Recycling Services for trash collection and recycling needs. All future developments will be required to comply with solid waste reduction goals and comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the Riverside County Integrated Waste Management Plan.

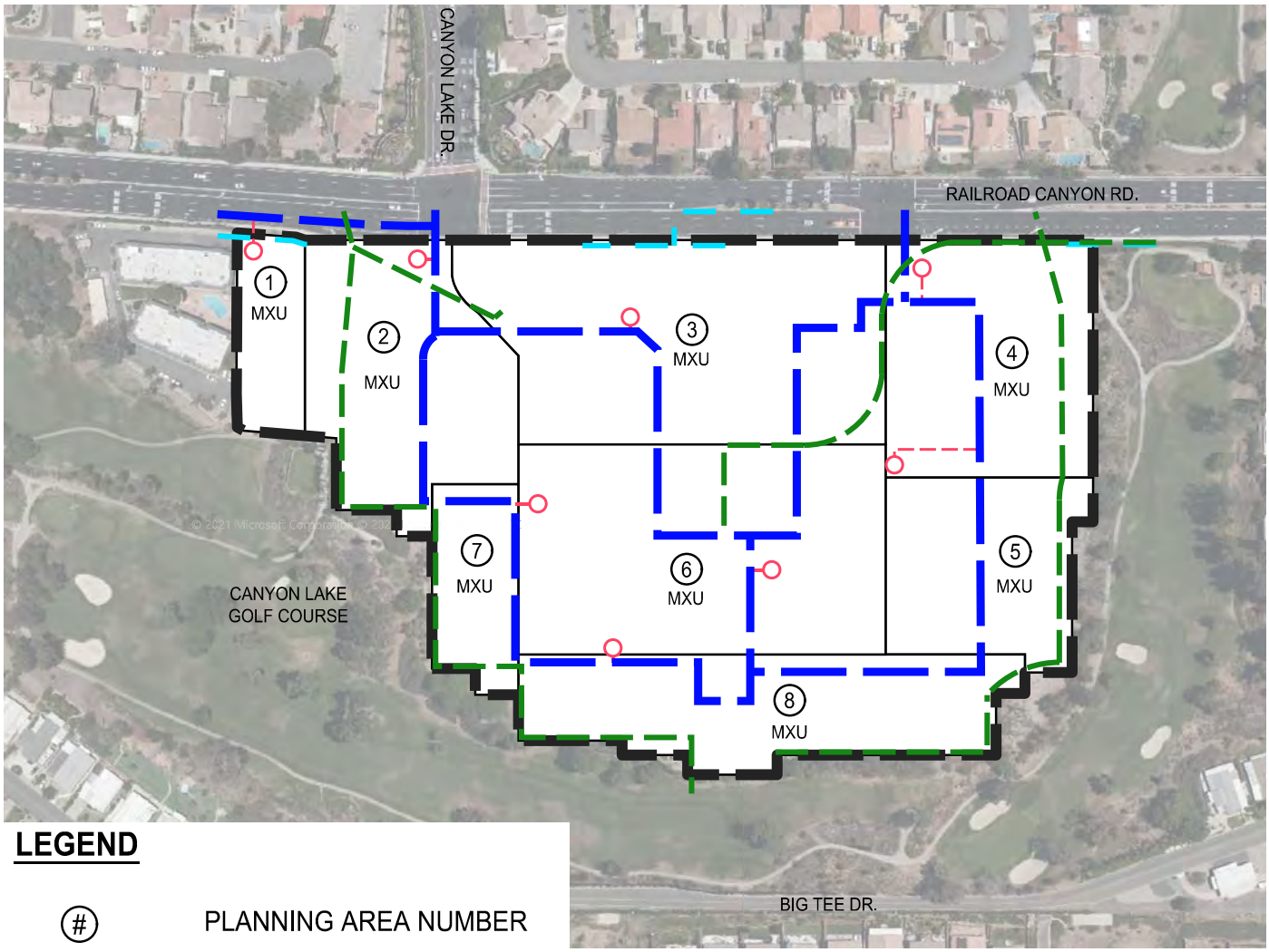


FIGURE 5.1: EXISTING UTILITY LOCATIONS

5.6 Schools

Future students of Canyon Lake Town Center are served by the Lake Elsinore Unified School District (LEUSD). There are no LEUSD facilities located within the gates of Canyon Lake. However, Canyon Lake does contain two private schools; Hope Learning Academy and Canyon Lake Community Church. Hope Learning Academy, located within the Towne Center, is a private school serving grades 7 through 12. Canyon Lake Community Church provides schooling to pre-Kindergarten and Kindergarten age children.

The City of Canyon Lake complies with adopted measures measure in order to help with overcrowding schools. Future development is will be required to offset impacts to schools and school districts through the payment of school development impact fees and may be required to enter into school facility mitigation agreements, as required by State law.

5.7 Police

The City of Canyon Lake contracts law enforcement services through the Riverside County Sheriff's Department. Service is provided from the Perris station located at 137 North Perris Boulevard, Perris, as well as a satellite office is situated within the existing Towne Center at 31516 Railroad Canyon Road, Canyon Lake. In addition to the five officers City contracts for, the City owns five police vehicles, one volunteer vehicle, one full size pick-up truck and two police boats.

5.8 Fire

The City of Canyon Lake contracts fire protection services through the Riverside County Fire Department/CalFire and is served by three stations. The City has recently taken action to create its own fire station. Currently, fire Station No. 60, located at 28730 Vacation Drive is the only station sited within the City's boundary. Station No. 60 is situated approximately three miles north of the Towne Center. Station No. 5 located at 28971 Goetz Road, located roughly 3.2 miles northeast of the Towne Center and Station No. 94 located at 22770 Railroad Canyon Road, located approximately one mile southwest of the Towne Center, are located just outside the City's boundary. All stations are staffed full-time 24 hours, 7 days a week, including paramedics, operating Type-1 structural fire-fighting apparatus.

Chapter 6 Implementation & Administration

6.1 General

Pursuant to Government Code Section 65451, all Specific Plans must contain a "program of implementation measures including regulations, programs, public works projects, and financing measures" necessary to implement the Specific Plan. This Chapter describes applicable implementation methods.

The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code. Any development regulation and requirement not addressed in the Specific Plan shall be subject to the City's adopted codes, regulations, and guidelines.

6.2 Applicability and Severability

All development and proposed uses shall comply with the requirements and standards set forth in this document. Where conflicts exist between the standards set forth in this document and those found in Canyon Lake Zoning Code, the standards in this document shall apply. Standards not addressed in this document are subject to the Canyon Lake Zoning Code.

If any chapter, section, subsection, sentence, clause or phrase of this document or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Towne Center Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

The City of Canyon Lake shall administer the provisions of the Canyon Lake Towne Center Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the City of Canyon Lake General Plan, the City of Canyon Lake Municipal Code, and other applicable State and City regulations. The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code. Any development regulation and requirement not addressed in the Specific Plan shall be subject to the City's adopted codes, regulations, and guidelines.

6.3 Development Phasing

The sequence and rate of development for the Specific Plan will be influenced by the following factors: (i) economic and market conditions; (ii) the rate of growth of the City and region; and (iii) changes in regional infrastructure/public facilities, conditions and needs. As these factors change during the course of the build-out process, necessary adjustments in corresponding infrastructure requirements may be modified.

The basic phasing mechanism of the Specific Plan is likely to be the subdivision map process, to create parcels for each new building or combination of buildings. As each Final Tract Map is processed, specific infrastructure requirements for that subdivision will be established. Tentative Tract and Final Maps will be forwarded to the City Council upon the recommendation of the Finance and Planning Committee.

Development phasing allows for flexibility in construction, staging and market conditions. Canyon Lake Towne Center may be developed by product type or a mix of product types. Public improvements, services, access and utilities to adequately serve the proposed uses for each phase of development should be provided. Each undeveloped phase, if existing buildings are removed, should be maintained in a weed free condition. Hydro-seeding and temporary irrigation systems may be required at the discretion of the City Planner. Public facilities analyses of infrastructure requirements and design, construction and phasing plan will be completed, as required.

6.4 Financing

Canyon Lake Towne Center and all associated public roadway and utility improvements will be privately financed. On-going maintenance and operations for private uses will be financed by a Master Association and sub associations as described in Section 6.4: Maintenance Responsibilities. For public services, several types of financing strategies and tools are available that could include, but are not limited to, the strategies indicated below and at the discretion of the City as part of an approved Development Agreement.

6.4.1 Mello-Roos

The Mello-Roos Facilities Act of 1982 enables cities, counties, special districts and school districts to establish community facilities districts and to levy special taxes to fund a variety of facilities and services required by a specific plan. At the discretion of the City, a Mello-Roos tax can be applied to the planning and design work directly related to the improvements being financed and may also fund services on a pay-as-you-go basis, including police and fire protection, ambulances, flood protection, recreational programs, parks and schools.

6.4.2 Special Assessment Districts

Special assessment districts, such as those permitted by the Municipal Improvement Act of 1913, the Improvement Bond act of 1915, and the Lighting and Landscape Maintenance Act of 1972, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property. A special assessment district can be established by the developer to cover new public improvements and other additions to the community, such as landscaping, street furniture, signs, lighting and other enhancements, funded by a special property tax. The assessment district would include all properties that directly benefit from the improvements. These properties will be assessed to pay for the improvements at no risk to public agency general funds.

A special assessment district must meet the following requirements:

- Public facilities and services for which special assessments are levied and collected must benefit the property upon which the special assessments are imposed.
- Special assessments levied and collected pursuant to a designated special assessment district must not exceed a proportionate share of the benefits received by the property upon which the special assessments are imposed.
- The proportionate share of the benefits received by the property upon which a special assessment is imposed shall be calculated and apportioned by using any equitable means of assessment and apportionment which the developer may prescribe including, but not limited to, square footage, increased value, number of dwelling units, traffic generation or other impact generation factors, or any combination thereof.

6.4.3 Impact Fees & Exactions

In certain instances, funding for on-site facilities will be tied directly to the Canyon Lake Towne Center Specific Plan. The developer will pay all impact fees and exactions as required by any conditions of approval or adopted Development Agreement. On-site local streets, private streets and drives, utility connections from the main trunk lines and drainage facilities are typical examples of facilities that will be funded by the developer. Such improvements will usually be required concurrently with the development.

6.4.4 Developer Funding

In certain instances, funding for on-site facilities will be tied directly to the Canyon Lake Towne Center Specific Plan. On-site local streets, private streets and drives, utility connections from the main trunk lines and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrently with the development.

6.4.5 Infrastructure Financing

The Developer will be responsible for financing and constructing the Specific Plan facilities and services to support the development. As a condition of each Final Tract Map or development approval,the Project Applicant for those maps or approvals will be required to supply the City with acceptable assurances that the facilities and services required for that development phase will be completed. That Project Applicant will also be responsible for ensuring that both initial and on-going financing of the Specific Plan facilities has been adequately addressed.

Prior to issuance of Building Permits for a Tract Map subdivision phase, a schedule of related infrastructure improvements shall be approved by the City Manager, and prior to issuance of a Certificate of Occupancy the improvements necessary to serve the permitted unit shall be completed.

The backbone water facilities and infrastructure shall be owned, operated, and serviced by the Elsinore Valley Municipal Water District (EVMWD). The fair share cost of designing and constructing the water system shall be borne by the developer.

Telephone, electricity, gas and cable television lines shall be owned and maintained by the appropriate utility companies. The cost of funding the installation of the utilities shall be borne by the developer or as otherwise specified in the Development Agreement.

All initial access improvements to (including, but not limited to, striping, widening, new intersections, etc.) shall be the responsibility of the developer to design, fund, construct, and maintain.

6.5 Maintenance Responsibilities

Successful operation of maintenance districts and associations are important in ensuring that the Specific Plan area is well-maintained.

Maintenance responsibilities for rights-of-way, common open space, landscaped areas, street lighting, and common facilities will be divided among a Master Association and the City of Canyon Lake. Decisions regarding this joint assessment program will be made at a future date during the review of site development plans or tentative maps.

6.5.1 Master Associations

If not included within a Community Development District, Community Facilities District, Landscape and Lighting District, or other similar public maintenance mechanism, common areas identified in the Specific Plan shall be maintained by the property owners through a permanent private master maintenance organization. Areas of responsibility shall include as shared items, but not be limited to, utilities, private streets and drives, parking areas, parking structures, landscaped parkways, open space, paseos, trails, perimeter walls, and private recreation areas.

6.5.2 Residential Neighborhood Sub-association

In the multi-family residential areas of Canyon Lake Towne Center, a smaller sub-association will be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in this area. Potential private recreation centers, common open space areas, and "private" parking facilities that are resident serving only exemplify facilities that would come under the jurisdiction of a residential neighborhood association.

6.5.3 Commercial Maintenance Sub-association(s)

Commercial uses may form one or more sub-associations as deemed necessary or desirable to address maintenance and operational issues specific to its members that are not otherwise covered by the Master Association.

6.5.4 Roadways Maintenance

Private streets and drives within the Specific Plan Area will be designed and constructed to standards acceptable to the City. Private streets and drives and any private infrastructure and utilities within streets and drives will be the responsibility of either a Master Association or similar private maintenance association.

6.6 Administration & Implementation

This Specific Plan shall generally be enforced in a manner identical to the prevailing City of Canyon Lake procedure(s) to enforce the provisions of the zoning and subdivision codes unless otherwise described herein. The City of Canyon Lake Planning Department shall enforce the site development standards and design guidelines set forth herein, in accordance with the State of California Government Code,

Subdivision Map Act, the City of Canyon Lake General Plan, and the City of Canyon Lake Municipal Code. The development procedures, regulations, standards, and specifications contained in this adopted Specific Plan shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future.

6.6.1 Compliance

The City of Canyon Lake shall monitor compliance with the adopted Specific Plan, conditions of approval, and mitigation measures at these stages, as appropriate:

- During the review and approval of tentative tract/ parcel maps, subsequent conditional development permits, and use permits.
- During the review of working drawings, and prior to the issuance of grading or building permits. Prior to the issuance of a certificate of occupancy for any building within the Specific Plan Area.
- Prior to the recordation of any parcel map or final map within the Specific Plan boundaries.
- During occupancy and operation of the uses.

6.6.2 Development Applications

The following administrative policies apply to the implementation of future development applications (including tract maps, parcel maps, use permits, or adjustments) for projects within the Specific Plan area.

No development shall occur or building permits issued within the adopted Specific Plan Area until the proposed development is reviewed by the City Planner, found to be consistent with the adopted Specific Plan, and approved by the appropriate authority. Criteria for review and approval of proposed development shall include, but not be limited to the following:

- Conformance with the land use designation; Conformance with the specific plan development standards, design guidelines, and goals and policies of the Specific Plan; and Conformance with the intended density and FAR of the zone of the site.
- Future development within the Specific Plan area may, depending upon the type of application, require individual project review and analysis including General Plan and Specific Plan consistency and environmental analysis, according to the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.
- Future tentative maps and site plan review documents shall be consistent with the Subdivision Map Act and Specific Plan.
- Building permits for the project may be issued after a final map has been recorded and all applicable requirements, conditions of approval,

and mitigation measures have been complied with.

- Specific plotting designs and residential dwelling unit types for the senior and multi-family residential component shall be determined at the time of individual implementing site design. Residential densities and unit types may vary within the different lots so long as the number of units in the overall site and the overall maximum density does not exceed that allowed by this Specific Plan. Residential parking shall also be accounted with changes in unit type.
- Should the number of units proposed exceed the amount contained in the Specific Plan or the development proposal is found not to be consistent with the various criteria contained in the Specific Plan, a Specific Plan Amendment shall be required. Other actions, such as the preparation of additional environmental documentation, may be required.

6.6.3 Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within this Specific Plan is undefined, unclear, or vague, then the City Planner shall make a determination as to its meaning and intent within a timely manner of a written request for interpretation as to the intent of any disputed clause, paragraph, section, or development standard. The City Planner shall have the final determination unless appealed. At his or her discretion, the City Planner may forward an item requiring interpretation to the City Council for final determination. All decisions by the City Council shall be deemed final.

6.7 Specific Plan Modifications & Amendments

6.7.1 Substantial Conformance

This Specific Plan provides development flexibility by allowing various development scenarios that achieve the vision for the Specific Plan area. Projects that comply with the Specific Plan may be found to be in substantial conformance and approved without any modification or amendment to the Specific Plan:

6.7.2 Administrative Adjustments

Administrative Adjustments may be granted to development projects requesting minor adjustments or variations from the plans, guidelines and standards of the Specific Plan that are consistent with the vision of the Specific Plan and do not result in additional potentially significant environmental impacts as defined by CEQA.

An administrative adjustment may be granted only once for a specific type of request per parcel. Administrative Adjustments shall be reviewed by the City Planner for final determination, and may be approved, conditionally approved, or denied without a public hearing. All adjacent (contiguous) property owners and occupants shall be noticed by mail 10 days before the anticipated date of the decision by the City Planner regarding the administrative review of an Administrative Adjustment.

The City Planner may provide additional notice with content or use a distribution method as is necessary or desirable. The City Planner also has the discretion on a case-by-case basis to require noticing and defer the application to the City Council or other appropriate body for Development Review applications based on criteria including traffic, parking demand, building shade and shadow, noise, historic significance and other potential impacts. Development Review applications not exempt from the California Environmental Quality Act (CEQA) will be automatically subject to a public hearing before the appropriate body.

The following adjustments may be considered for Administrative Adjustments:

- Minor changes to the design of the roadway cross-sections and location of vehicle ingress and egress, provided that the streets and drives have adequate capacity to handle the anticipated volumes of traffic and the design changes are supported by the City's Traffic Engineer.
- Minor adjustments that are within 15% of the development standards or regulations as provided in Chapter 2 of the Specific Plan excluding any regulation pertaining to the Public ROW and pertaining this Specific Plan.
- Minor variations from the architectural, landscape, or signage design guidelines, such as modifications to the plant palette, material selections, lighting, entry design, and similar that are consistent with the overall intent of the Specific Plan.
- Adjustments to the alignment, location and sizing of utilities and facilities that comply with the applicable plans and standards of the agency responsible for such utilities and facilities.
- Revisions to graphics and text that do not significantly change the intent of the Specific Plan.
- The addition of permitted uses that do not change or exceed the maximum development intensities permitted by the Specific Plan and are consistent with the vision of the Specific Plan, as deemed appropriate by the City Planner.
- Any other modifications deemed by the City Planner to be minor modifications that are in keeping with the intent of the Specific Plan and are in conformance with the City's General Plan.

The City Planner shall record the determination in writing with findings on which the determination is based. The Administrative Adjustment may be approved, with or without conditions, after making all of the following findings:

- Approval of the Administrative Adjustment and minor Specific Plan Modifications would not alter the mixed-use development vision, maximum density/intensity, circulation pattern, or conditions of approval as set forth in the Specific Plan, Development Agreement, or other related approvals.

- Approval of the Administrative Adjustment and minor Specific Plan Modifications would not be detrimental to the public health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district;
- The project is consistent with the City's General Plan and complies with all other applicable provisions of the Province Specific Plan.

6.7.3 Specific Plan Amendments

Specific Plan Amendments are modifications or amendments that change the intent, provisions, or development standards of the Specific Plan.

Major amendments shall constitute the following:

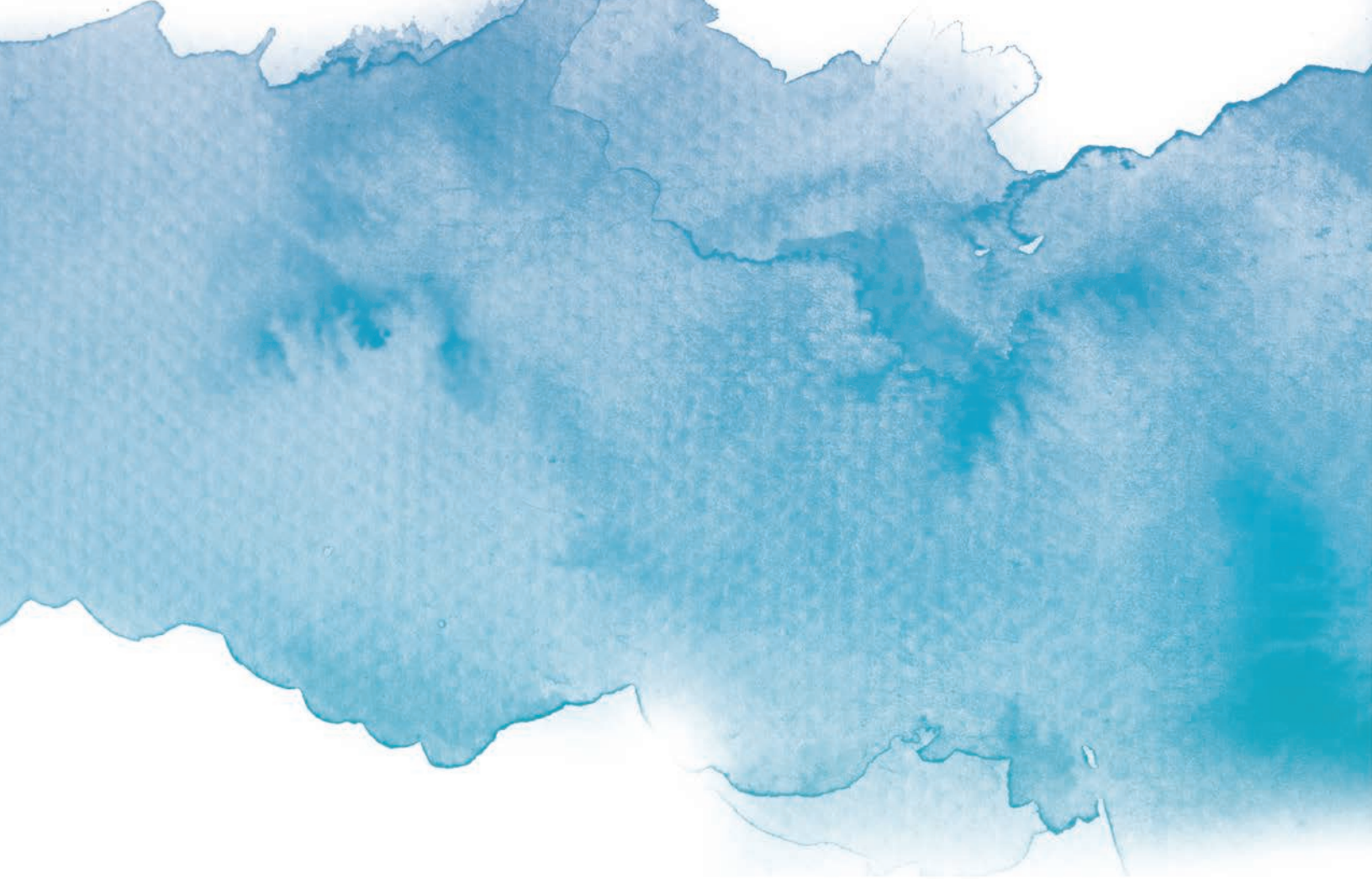
- Modifications to the Specific Plan boundaries.
- Amendments to the Specific Plan that would result in an amendment to the City's adopted General Plan.
- Amendments to an approved Development Agreement.
- Changes to uses and development intensities that exceed the Maximum Development Intensities permitted by the Specific Plan.
- Any changes in development intensity that would result in substantial changes or potentially significant impacts not considered by the EIR

The project master developer, project owner, or project applicant shall have the authority to initiate an amendment to the adopted Specific Plan at any time. No authorization by City staff, or the City Council shall be necessary to initiate a Specific Plan Amendment.

Said Amendment shall not require a concurrent General Plan Amendment unless it is determined by the City of Canyon Lake that the proposed amendment would substantively affect the General Plan goals, objectives, policies, or programs for the Province Specific Plan area.

All Specific Plan Amendments shall be subject to the requirements of the California Environmental Quality Act (CEQA).

Specific Plan Amendments shall be reviewed in accordance with the City's Specific Plan Amendment process and shall be reviewed by the City Council or other applicable body for their consideration. In all cases, Specific Plan Amendments must be found to be in conformance with the objectives and intent of the Canyon Lake Towne Center Specific Plan and the City's General Plan and in compliance with State law.



ATTACHMENT 6

ORDINANCE NO. 222

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, AMENDING THE CITY ZONING MAP OF THE CITY OF CANYON LAKE CHANGING CERTAIN PROPERTY FROM C-1 GENERAL COMMERCIAL TO MIXED USE ZONE

WHEREAS, the City of Canyon Lake has adopted a General Plan, as required by State law, and includes a Land Use Element intended for the purposes of establishing appropriate land uses within the City for the development of various businesses, housing, and open space areas; and

WHEREAS, the Canyon Lake General Plan Land Use Element includes a Land Use Map designating the location of areas suitable for various land uses; and

WHEREAS, the City of Canyon Lake General Plan Land Use Map has designated the Towne Center Shopping Center area as Mixed Use permitting the establishment of commercial and residential land uses; and

WHEREAS, the City of Canyon Lake has adopted a Mixed Use Zone, Chapter 9.30 of the Canyon Lake Municipal Code, to provide for implementation of the General Plan Mixed Use Land Use designation; and

WHEREAS, the Mixed Use Zone permits the development of residential and commercial land uses with the adoption of a Specific Plan; and

WHEREAS, the City of Canyon Lake has prepared the Towne Center Specific Plan to utilize this zoning district to advance the City's interest in meeting its Regional Housing Needs Allocation or RHNA housing numbers, as set by the State of California and the Southern California Association of Goverments (SCAG) and upgrade the commercial viability, the City Council now desires to rezone the Towne Center Shopping Center area from C-1 General Commercial to Mixed Use Zone.

WHEREAS, the City of Canyon Lake has prepared and circulated for public review a proposed Mitigation Negative Declaration that evaluates the potential effects of the proposed zone change on the Towne Center consistent with the requirements of the California Environmental Quality Act (CEQA).

THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES ORDAIN AS FOLLOWS:

SECTION 1. Mitigated Negative Declaration. The City of Canyon Lake as prepared and circulated for public review a proposed mitigated negative declaration finding the potential environmental effects of the proposed zone change is less than significant with the inclusion of mitigation measures to address potential impacts upon Biological, Cultural, Geologic, and Tribal Resources, and Fire Protection Services.

SECTION 2. Zoning Map Amendment. The adopted Zoning Map for the City of Canyon Lake, see attached, is hereby amendment to change the Zoning District for the Canyon Lake Towne Center from C-1 General Commercial to Mixed Use Zone consistent with the City of Canyon Lake General Plan Land Use Map, also attached.

SECTION 2. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality 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 and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 3. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 4. Publication and Posting. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause the ordinance or a summary thereof to be published in accordance with state law.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2022.

_____
Jeremy Smith, Mayor

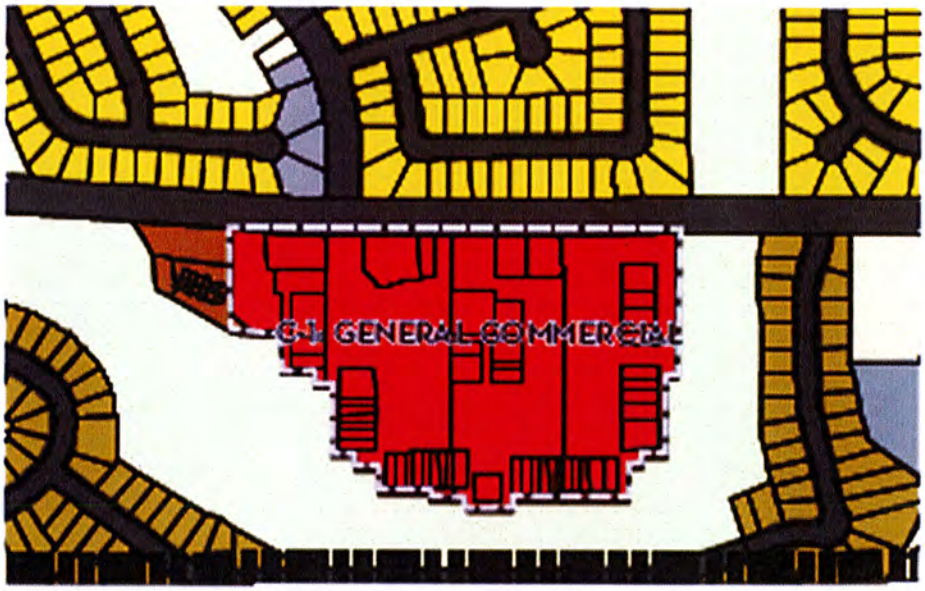
ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

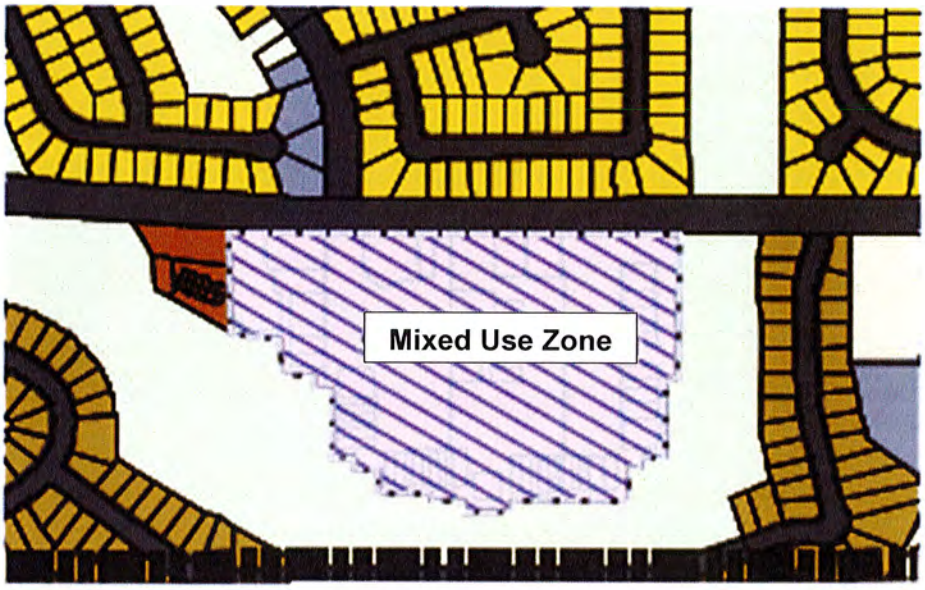
APPROVED AS TO FORM:

_____
Steven Graham, City Attorney

EXHIBIT MAP



EXISTING ZONING: C-1 GENERAL COMMERCIAL



PROPOSED ZONING: MIXED USE

ATTACHMENT 7

RESOLUTION 2022-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING THE TOWNE CENTER SPECIFIC PLAN

WHEREAS, The City of Canyon Lake has adopted a General Plan, consistent with Government Code Section 65300; and

WHEREAS, said General Plan includes a Land Use Element intended for the purposes of establishing appropriate land uses within the City for the development of various businesses, housing, and open space areas; and

WHEREAS, the Canyon Lake General Plan Land Use Element includes a Land Use Map designating the location of areas suitable for various land uses; and

WHEREAS, the City of Canyon Lake General Plan Land Use Map has designated the Towne Center Shopping Center area as Mixed Use permitting the establishment of commercial and residential land uses; and

WHEREAS, the City of Canyon Lake has adopted a Mixed Use Zone, Chapter 9.30 of the Canyon Lake Municipal Code, to provide for implementation of the General Plan Mixed Use Land Use designation; and

WHEREAS, this proposed Specific Plan was noticed in the Friday Flyer for public hearing before the City Council on June 1, 2022, as provided for in Government Code Section 65091; and

WHEREAS, an Initial Study/Proposed Negative Declaration was prepared consistent with the California Environmental Quality Act (CEQA) and made publicly available for review and comment from March 4 to April 4, 2022, and used as a basis for the evaluation of this Project, and Staff has recommended changes to the mitigation measures that were not included in the document when circulated for public review in order to provide greater clarification and these changes do not represent a change in the intent or scope of the measures.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Mitigated Negative Declaration. The City of Canyon Lake as prepared and circulated for public review a proposed mitigated negative declaration finding the potential environmental effects of the proposed Specific Plan and associated zone change is less than significant with the inclusion of mitigation measures to address potential impacts upon Biological, Cultural, Geologic, and Tribal Resources, and Fire Protection Services. The minor changes undertaken to the mitigation measures subsequent to the public circulation of the environmental document, are for the purpose of clarifying their intent and scope, and are equivalent or more effective in mitigating or avoiding potential significant effects, and

have been presented in a noticed public hearing, as required by Section 15074.1 of the CEQA Guidelines.

Section 2. **Specific Plan**. The proposed Specific Plan is consistent with State law, Section 65451 of the California Government Code as it includes:

a. The distribution, location, and extent of the uses of land;
b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities;
c. Standards and criteria by which development will proceed, and standards for conservation;
d. A program of implementation measures, including financing; and
e. Demonstrated consistency with the City's General Plan.

Section 3. **Additional Housing**. The proposed Specific Plan implements the State's desire for additional housing as referenced by the adopted RHNA criteria required for Cities and based upon some of the findings in the City's adopted Housing Element Resolution that stipulated as follows:

a. Due to the limited area of vacant land for new development and the City's desire to undertake mixed-use development consistent with the desires of the Governor's Office of Planning and Research, the City has focused its attention on the Canyon Lake Towne Center as an opportunity area for new mixed-use residential development.

b. The City of Canyon Lake has hired a consultant team with experience in mixed use design to prepare a Specific Plan for the Towne Center to provide a design concept that would be successful in the development of housing to meet the City's identified need.

c. The City has had discussions with a developer about undertaking mixed use development at various locations within the City. The Developer expressed optimism in their ability to construct this type of development project within the City and to work with the City Staff on this type of concept.

d. The mixed use development at the Towne Center is in an optimal location for redevelopment, due to a number of factors:

    1) Existing food, retail, and administrative services within the Towne Center.
    2) Proximity to public transit on Railroad Canyon Road.
    3) Proximity to regional freeways, I-15 and State Route 215.
    4) Employment opportunities both within the Towne Center and the surrounding urbanized area, including the adjoining Cities Lake Elsinore and Menifee.
    5) City ownership of a portion of the Towne Center.
    6) Infrastructure that serves the existing commercial development, including water, sewer, natural gas, cable, and electricity.
    7) Reduced environmental concerns due to the existing commercial development of

the site that includes improvements to the entirety of the shopping center site, including parking, landscaping and buildings.

8) There are no Development Impact Fees adopted specifically for City use.

e. Development of the site could occur as either a large redevelopment project encompassing the entire property or incrementally. If developed incrementally, individual buildings could be constructed separately from the balance of this specific plan area.

f. The proposed residential component of the Towne Center (TC) Specific Plan is to be located over existing commercial development. The TC is currently comprised of 17 separate buildings. All four of the proposed residential housing sites would be located over existing separate commercial buildings. As such, construction for one building would be separate from other buildings, thus providing for the ability to construct housing incrementally.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

ATTACHMENT 8

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Canyon Lake City Council will conduct a public hearing at its regularly scheduled meeting on June 1, 2022, at 6:30 p.m. or as soon thereafter as it may be heard. The meeting will take place in the City Council Chamber at City Hall, located at 31516 Railroad Canyon Road, Canyon Lake, CA 92587.

AT THE PUBLIC HEARING, THE CITY COUNCIL WILL CONSIDER approval of a Zone Change from General Commercial (C-1) to Mixed Use (MXU) and a Specific Plan for the Towne Center. The zone change will change provide consistency with the General Plan land use designation of Mixed Use (MXU) and provide for the establishment of the proposed Specific Plan.

Environmental Determination: A Mitigated Negative Declaration will be considered for compliance with the California Environmental Quality Act.

The City of Canyon Lake desires to increase fiscal opportunities, incorporate residential uses and redesign the existing Towne Center to attract local interest. The Towne Center Specific Plan (TCSP) provides guidelines and requirements for future developments. The TCSP has divided the site into eight separate "Planning Areas" that will provide guidance for the re-development of the site that are in accordance with the goals and objectives of the City of Canyon Lake and include the following land uses; housing, commercial retail, civic uses, public plaza, and office space.

Anyone wishing to protest this action must file a written response or may appear personally at the public hearing. Prior to the hearing, written comments in favor or against should be sent to the Canyon Lake City Hall, City Clerk's Office at 31516 Railroad Canyon Road, Canyon Lake, CA 92587. If you challenge any project or fee in court, you may be held to raising only those issues you or someone else raised at the public hearing or in written correspondence to the City Clerk at or prior to the public hearing as described in this notice.

The proposed environmental finding may be viewed at City Hall, 31516 Railroad Canyon Road, Canyon Lake, CA 92587 from 8:00 a.m. until 5:00 p.m., Monday Thru Thursday.

For additional information contact Ana V. Sauseda, City Clerk, at 951-244-8547. City Hall is open Monday through Thursday from 8 a.m. to 5 p.m.

/s/

Ana V. Sauseda, CMC
City Clerk

Published 5/20/2022

ITEM NO. 14

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Steven Graham, City Attorney** CM

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-34, Designating the City as the Enforcement Agency for State Regulations on Single-Use Foodware Accessories and Standard Condiments**

Recommendation

It is recommended that the City Council adopt Resolution No. 2022-34, Designating the City as the Enforcement Agency for State Regulations on Single-Use Foodware Accessories and Standard Condiments.

Background and Analysis

On October 5, 2021, the California Legislature enacted Assembly Bill ("AB") 1276 which prohibits a food facility, for on-premises dining or when using a third-party delivery platform, from providing any single-use foodware accessory or standard condiment packaged for single use to a consumer unless requested by the consumer. The new law defines a "single-use foodware accessory" as utensils, chopsticks, condiment cups and packets, straws, and stirrers that are used once and then discarded.

AB 1276 also prohibits single-use foodware accessories from being bundled or packaged in a way that prohibits the consumer from taking only the item they want. AB 1276 does not apply to health care facilities, residential care facilities, and public/private school cafeterias. A food facility may as a drive-thru customer if the consumer wants a single-use foodware accessory if the single-use foodware accessory is necessary for the consumer to consume ready-to-eat food, or to prevent spills of or safely transport ready-to-eat food.

AB 1276 requires the City to designate an enforcement agency by June 1, 2022. Enforcement begins June 1, 2022. The first and second violations of this law will result in a Notice of Violation. Subsequent violations are fined at $25 per occurrence up to a maximum of $300. By adopting Resolution No. 2022-34, the City designates itself as the enforcement agency for enforcing Assembly Bill 1276 and Chapter 5.2 of the Public Resources Code.

Fiscal Impact

N/A

Attachments

1. Resolution No. 2022-34

ATTACHMENT 1

RESOLUTION NO. 2022-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, DESIGNATING THE CITY AS THE ENFORCEMENT AGENCY FOR STATE REGULATIONS ON SINGLE-USE FOODWARE ACCESSORIES AND STANDARD CONDIMENTS

WHEREAS, on November 18, 2021, the California Legislature enacted Assembly Bill 1276 which amended Chapter 5.2 of Part 3 of Division of the Public Resources Code, commencing with Public Resources Code Section 42270, to impose certain restrictions on the use of single-use foodware accessories by food facilities, as defined in Section 113789 of the Health and Safety Code; and

WHEREAS, Public Resources Code 42272 requires local public agencies to enforce the state law, designate an enforcement agency, and makes violation of the state law a criminal infraction punishable by a fine of $25 for each day in violation, not to exceed $300 annually; and

WHEREAS, the City seeks to implement AB 1276 by authorizing an enforcement agency to enforce the new law's requirements prohibiting distribution of single-use foodware accessories and standard condiments unless requested by the consumer on or before June 1, 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the above recitations are true.

Section 2. The City designates itself as the enforcement agency for enforcing Assembly Bill 1276 and Chapter 5.2 of the Public Resources Code imposing regulations on single-use foodware accessories and standard condiments. The City Manager or their designee shall have the authority to enforce Assembly Bill 1276 and Chapter 5.2 of the Public Resources Code and may designate other City departments or individuals with such enforcement authority.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

ITEM NO. 15

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution 2022-35, Authorizing the City Manager to Sign a Memorandum of Understanding Between the City of Canyon Lake and Elsinore Valley Municipal Water District Regarding Enforcement of City of Canyon Lake Ordinances at Elsinore Valley Municipal Water District Property**

Recommendation

That the City Council adopt Resolution 2022-35, authorizing the City Manager to sign a Memorandum of Understanding (MOU) with Elsinore Valley Municipal Water District regarding enforcement of City of Canyon Lake ordinances at Elsinore Valley Municipal Water District property.

Background

Elsinore Valley Municipal Water District (EVMWD) owns and operates the drinking water reservoir known as the Railroad Canyon Reservoir (aka Canyon Lake) within the jurisdictional boundaries of the City of Canyon Lake. The Canyon Lake Property Owners Association (POA) leases certain recreational usage rights to Canyon Lake from EVMWD, along with certain land that circumscribes and is contiguous with Canyon Lake.

EVMWD allows the construction of facilities by third parties on property owned by EVMWD on or adjacent to Canyon Lake, such as docks, walls and other facilities unrelated to the production, generation, storage, or transmission of water or the conveyance and treatment of wastewater. For several years, the City, EVMWD and the POA have discussed the need for such third party facilities to be permitted and inspected in order to ensure public health and safety. However, it has been unclear which entity has the jurisdiction, responsibility and capability to do so.

Pursuant to Section 7 of Article XI of the California Constitution, the City holds general police powers and may make and enforce within the boundaries of the City all local, police, sanitary, and other ordinances not in conflict with general law, including but not limited to building and zoning ordinances.

The City recognizes that facilities owned and operated by EVMWD for the production, generation, storage, or transmission of water and the conveyance and treatment of

wastewater, are generally exempt from the building and zoning codes of the City pursuant to Government Code Section 53091. However, third party facilities on EVMWD property are not covered under this exemption.

The City, EVMWD and the POA agree that the City is in the best position to be the entity that permits and inspects third party facilities on EVMWD property on or adjacent to Canyon Lake. Therefore, this MOU seeks to clarify the application of City ordinances to third party facilities on EVMWD property.

Key points of the MOU include:

- EVMWD agrees that third party facilities on EVMWD property on or adjacent to Canyon Lake, including but not limited to structures owned or operated, or uses engaged in, by the Canyon Lake Property Owners Association or its members thereof, shall be subject to the City's building and zoning ordinances. This authorization shall be limited to third party facilities and shall not extend to any EVMWD facilities.
- The City agrees that it will only process building and zoning applications for third party facilities that are accompanied by written authorization from EVMWD.
- This MOU may be terminated by the City or by EVMWD with 30 days' notice.
- The City and EVMWD shall indemnify each other from any claims, damages, etc.

Should the City Council authorize the City Manager to sign this MOU, City staff will proceed with crafting a draft ordinance pertaining to the regulation of facilities by third parties on property owned by EVMWD on or adjacent to Canyon Lake, such as docks, walls, etc. City staff will be sure to seek and include input from EVMWD and the POA when drafting the ordinance. The draft ordinance will be brought to the City Council for consideration and possible adoption at a future meeting.

Fiscal Impact

None

Attachments

1. Resolution No. 2022-35

ATTACHMENT 1

RESOLUTION NO. 2022-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CANYON LAKE AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT REGARDING ENFORCEMENT OF CITY OF CANYON LAKE ORDINANCES AT ELSINORE VALLEY MUNICIPAL WATER DISTRICT PROPERTY

WHEREAS, the City of Canyon Lake is a general law city and the Elsinore Valley Municipal Water District (EVMWD) is a municipal water district organized under the Constitution and laws of the State of California; and

WHEREAS, pursuant to Section 7 of Article XI of the California Constitution, the City holds general police powers and may make and enforce within the boundaries of the City all local, police, sanitary, and other ordinances not in conflict with general law, including but not limited to, building and zoning ordinances at facilities owned or operated by EVMWD; and

WHEREAS, EVMWD owns and operates a drinking water reservoir known as Canyon Lake within the jurisdictional boundaries of the City; and

WHEREAS, the City recognizes that facilities owned and operated by EVMWD for the production, generation, storage, or transmission of water and conveyance and treatment of wastewater ("District Facilities") are generally exempt from the building and zoning codes of the City pursuant to Government Code Section 53091; and

WHEREAS, EVMWD allows the construction of facilities by third parties on property owned by EVMWD on or adjacent to Canyon Lake such as docks, walls, and other facilities unrelated to the production, generation, storage, or transmission of water or conveyance and treatment of wastewater ("Third Party Facilities"); and

WHEREAS, in the interest of safety and governmental cooperation, the City of Canyon Lake and EVMWD desire to clarify the application of the City's ordinances to Third Party Facilities on EVMWD property.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Each of the above recitals are true and correct and are adopted by the City Council of the City of Canyon Lake.

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Section 2. The City Council authorizes the City Manager to sign and execute the agreement attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED on this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit A

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CANYON LAKE AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT REGARDING ENFORCEMENT OF CITY OF CANYON LAKE ORDINANCES AT ELSINORE VALLEY MUNICIPAL WATER DISTRICT PROPERTY

THIS MEMORANDUM OF UNDERSTANDING REGARDING ENFORCEMENT OF CITY OF CANYON LAKE ORDINANCES AT ELSINORE VALLEY MUNICIPAL WATER DISTRICT FACILITIES ("Memorandum of Understanding") is entered into this 1st day of June, 2022, by and between the City of Canyon Lake, a California municipal corporation ("City") and Elsinore Valley Municipal Water District, a municipal water district ("District"). City and District are sometimes hereinafter individually referred to as "Party" and collectively referred to as the "Parties."

WHEREAS, the City is a general law city and the District is a municipal water district organized under the Constitution and laws of the State of California; and

WHEREAS, pursuant to Section 7 of Article XI of the California Constitution, the City holds general police powers and may make and enforce within the boundaries of the City all local, police, sanitary, and other ordinances not in conflict with general law, including but not limited to, building and zoning ordinances at facilities owned or operated by the District.

WHEREAS, the District owns and operates a drinking water reservoir known as Canyon Lake within the jurisdictional boundaries of the City; and

WHEREAS, the City recognizes that facilities owned and operated by the District for the production, generation, storage, or transmission of water and conveyance and treatment of wastewater ("District Facilities") are generally exempt from the building and zoning codes of the City pursuant to Government Code Section 53091; and

WHEREAS, the District allows the construction of facilities by third parties on property owned by the District on or adjacent to Canyon Lake such as docks, walls, and other facilities unrelated to the production, generation, storage, or transmission of water or conveyance and treatment of wastewater ("Third Party Facilities"); and

WHEREAS, in the interest of safety and governmental cooperation, the City and District desire to clarify the application of the City's ordinances to Third Party Facilities on District property.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated into the operative provisions of this Agreement.

SECTION 2. Pursuant to Government Code Section 53901, the City understands and agrees that the District Facilities are generally exempt from the application of the City's building and zoning ordinances.

SECTION 3. The District agrees that Third Party Facilities, including but not limited to, structures owned or operated, or uses engaged in, by the Canyon Lake Property Owners Association or its members thereof, shall be subject to the City's building and zoning ordinances. This authorization shall be limited to Third Party Facilities and shall not extend to any District Facilities.

SECTION 4. The City agrees that it will only process building and zoning applications for Third Party Facilities that are accompanied by written authorization from the District.

SECTION 5. Termination. This MOU may be terminated by either Party upon thirty (30) days' notice to the other Party.

SECTION 6. Indemnification. City shall indemnify, defend and hold the District, its officers, employees and agents harmless from any and all claims, costs and liability for any damage, injury or death of or to any person or the property of any person, including attorneys' fees, to the extent arising out of or in connection with the willful misconduct or the negligent acts, errors, or omissions by City, its officers, agents or employees with respect to City's performance of this MOU.

District shall indemnify, defend and hold the City, its officers, employees and agents harmless from any and all claims, costs and liability for any damage, injury or death of or to any person or the property of any person, including attorneys' fees, to the extent arising out of or in connection with the willful misconduct or the negligent acts, errors, or omissions of the District, its officers, agents or employees with respect to the District's performance under this MOU.

SECTION 7. Notices. Any party delivering notice or requesting information from the other shall send such notice or request as indicated below:

City: **City of Canyon Lake**
Attn: **City Manager**
31516 Railroad Canyon Road
Canyon Lake, CA 92587

District: **EVMWD**
Attn: **General Manager**
PO Box 3000
Lake Elsinore, CA 92530

SECTION 8. Modification. This MOU shall be amended or modified only in writing signed by each of the Parties.

SECTION 9. Governing Law and Venue. This MOU is governed in accordance with the laws of the State of California. The Parties hereby agree that venue for any action brought to enforce the terms of this MOU shall be in a court of competent jurisdiction in the County of Riverside, California. The Parties expressly waive any right to transfer venue, including but not limited to, pursuant to Code of Civil Procedure Section 394.

SECTION 10. Attorney's Fees and Costs. In the event that any action or proceeding is brought to enforce one or more of the terms of this MOU, to restrain an alleged violation of this MOU, or to determine the validity of this MOU or any part thereof, the prevailing party in any such action or proceeding shall be entitled to recover from the other its reasonable costs and attorney's fees, in addition to any other remedies available to it in law or equity. If both Parties are successful in one or more causes of action during any such proceeding, the costs and fees shall be apportioned as determined by the court.

SECTION 11. Assignment. Neither Party shall assign this MOU except with the prior written approval of the other Party. Any unauthorized attempt to assign this MOU shall be null and void.

SECTION 12. Severability. If any provision of this MOU is finally determined by a court to be invalid or unenforceable as written, the provision shall, if possible, be enforced to the extent reasonable under the circumstances and otherwise shall be deemed deleted from this MOU. The other provisions of this MOU shall remain in full force and effect so long as the material purposes of the MOU and understandings of the Parties are not impaired.

CITY	DISTRICT
_____	_____
Chris Mann, City Manager	Greg Thomas, General Manager

ITEM NO. 16

STAFF REPORT

TO: **Honorable Mayor and Members of the City Council**

FROM: **Chris Mann, City Manager** CM

BY: **Terry Shea, Finance Director**

DATE: **June 1, 2022**

SUBJECT: **Adoption of Resolution No. 2022-36, Approving the Budget, Appropriating Revenue and Establishing the Appropriations Limit for Fiscal Year 2022-2023; Adoption of Resolution No. 2022-37, Approving the Salary and Wage Schedules for Employees of the City of Canyon Lake for Fiscal Year 2022-23**

Recommendation

That the City Council City Council:

1. Adopt Resolution No. 2022-36, approving the budget, appropriating revenue, and establishing the appropriations limit for Fiscal Year 2022-23; and authorizing the City Manager to execute contracts per the budget and Municipal Code; and

2. Adopt Resolution No. 2022-37, Approving the Salary and Wage Schedule for Employees of the City of Canyon Lake for Fiscal Year 2022-23.

Background

The attached budget for Fiscal Year 2022-23 is presented to the City Council for review. In addition, the City Council approves the salary and wage schedule for employees each year. The City Manager has reviewed the positions and organizational structure of the City and identified the positions necessary. For Fiscal Year 2022-23, the Salary and Wages steps were adjusted for inflation as well as the changing labor market, taking into account the results of a recently completed classification and compensation study.

The historic General Fund revenue detail can be found on budget page 4, and the historic General Fund expenditure detail is on budget page 5. At the bottom of budget page 8, a pie chart identifies General Fund Expenditures by function.

Budget page 9, entitled Fund Balance Summary, of the proposed 2022-23 budget identifies the City's projected General Fund balance at $5,300,000 on June 30, 2022 (unaudited).

General Fund revenues are estimated to be $7,241,00 for Fiscal Year 2022-23. Estimated General Fund expenditures are $6,829,781. The projected fund balance on June 30, 2023,

is $5,711,219. The budget reflects a General Fund surplus of $411,219 for Fiscal Year 2022-23. Included in Fiscal Year 2022-23 is a full year of the City's Fire Department with estimated expenditures of $1,764,872 which represents a significant savings over projected costs to contract with the County for fire service.

The major changes from the Fiscal Year 2022-23 budget are as follows:

- Increase of $99,700 in Property Taxes/Fire Structure Fee, based on assessed value growth.
- Increase of $50,600 in Property Tax VLF based on assessed value growth.
- Increase of $100,000 in Sales Tax based on actual FY 2021-22 amounts and HdL projections.
- Increase in Construction/Bldg. Permit Fees of $72,000 based on Fiscal Year 2021-22 activity.
- Decrease in the City Council's Department of $10,400, in Promotion and Advertising for the Memorial Park updates.
- Increase in the City Attorney's Department of $22,000 for additional hours as needed.
- Increase in the City Manager's Department of $55,000, increase for Salaries and Benefits of $149,402, includes one new position, Outreach of $20,000, Government Relations of $20,000, Decrease of $53,000 in Fire Consultant Contract and $71,110 in Insurance costs which are being budgeted in Department 550 this fiscal year.
- Increase in the City Clerk's Department of $44,000 for salaries and benefits, and an increase for election costs of $35,000.
- Increase in the Finance Department of $65,300. This includes $29,900 for salaries and benefits and a new part-time accounting technician position. An increase of $35,000 for an updated fee study.
- Decrease in the Planning Department of $93,000, which includes an increase for City Planner function, and decreases in the Housing Element, Specific Plan, and Safety Plan.
- Decrease in the Building & Safety Department of $68,000. For Fiscal Year 2022-23 the expenditures will include salaries and wages of $194,000 as this will be the first full year of the City's employees performing the building function. There is a decrease in professional services of $277,000 paid to the outside consultants.
- Increase in the Law Enforcement Budget by $18,200 after transfers out to the CalCOPS Fund of $160,000 in FY 2022-23.
- Decrease in the Fire Budget for Riverside County Cal Fire Contract of $1,041,000 as the contract has expired.
- Fiscal Year 2022-23 will include the first full year of the City's own Fire Department and includes salaries and benefits of $1,250,000 and $514,500 in operations, debt service and maintenance costs, for a projected total of $1,765,000.
- Decrease in the Emergency Preparedness Budget for $5,000 for the EMD Contract with Riverside County and $7,000 for grant expenses.
- Increase in the Animal Control Department Budget by $10,000 for County sheltering costs because of an increase in Canyon Lake activity.
- Increase in the NPDES Budget of $44,000 which is for an increase in professional fees for NPDES consulting to ensure compliance with laws and proper reporting.
- Increase in Code Enforcement of $38,000 for salaries and benefits.

- Increase in the Building and Facilities Maintenance Budget of $202,000 which includes an increase in rents and leases of $31,000 for the City Hall Administration Building, the copier lease being budgeted here for this fiscal year and a tree lease. The biggest increase for this fiscal year is for the City's various insurance costs which are $186,000. For the prior year budget, the amounts were included in the in the City Managers Department and for Fiscal Year 2021-22 the amount was $71,100. The increase is due to increased insurance costs and a full year of the City's Fire Department.
- For the Gas Tax Special Revenue Fund there is a projected increase of $70,000 in Gas Tax and RMRA revenues based on current year activity and projections. For expenditures there is an increase of $30,200 in operations and maintenance costs and $250,000 in projected capital improvement costs using the RMRA funds.
- For the Measure A Special Revenue Fund there is a projected increase of $60,000 in revenues based on Fiscal Year 2021-22 activity and projections provided by RCTC. For expenditures there is an increase of $90,000 for project costs and construction management.
- For the Law Enforcement Grants Special Revenue Fund there is a decrease in expenditures of $20,000. In the prior year, the City used $20,000 of the Funds reserves.
- For the Miscellaneous Grants Special Revenue Fund there is an increase in revenues and expenditures to reflect the City's American Rescue Plan funds that were received in July of 2021 and to be received in July of 2022. The use of these funds was approved by the City Council at the City Council Meeting on March 2, 2022, and have been incorporated into the Fiscal Year 2022-23 Budget.
- In the Capital Projects Fund, there are no proposed projects currently.
- For the Rental Fund there is projected rental income of $88,200. There are operating expenses of $61,025.

Fiscal Impact

See attached Proposed Budget document.

Attachments

1. Fiscal Year 2021-22 Proposed Budget
2. Resolution No. 2022-36
3. Resolution No. 2021-37

ATTACHMENT 1

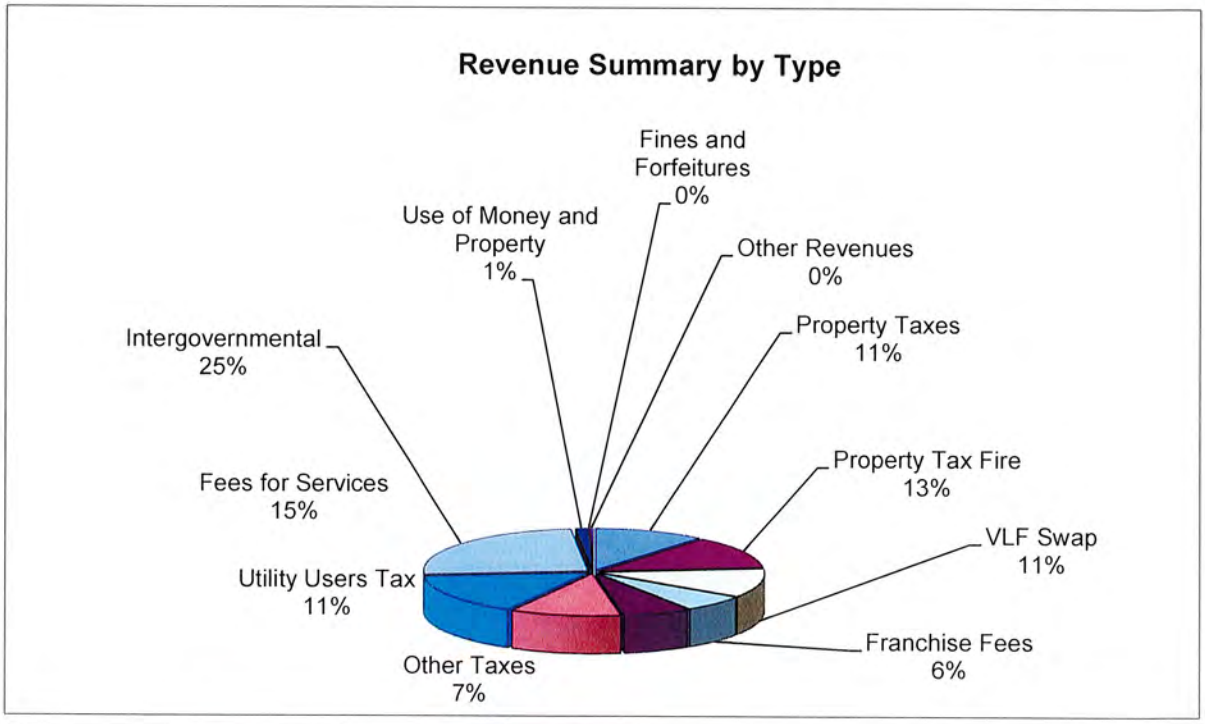
City of Canyon Lake
Revenue Summary by Fund
Fiscal Year 2022-23

Fund Type & Name	Actual Revenue 2019-20	Actual Revenue 2020-21	Budgeted Revenue 2021-22	**Proposed Revenue 2022-23**
GENERAL FUND				
General Fund	$ 5,495,175	$ 7,056,204	$ 6,878,700	**$ 7,241,000**
SPECIAL REVENUE FUNDS				
Gas Tax	467,903	450,595	488,700	**558,990**
Measure A	208,997	286,579	203,000	**263,000**
AQMD Trust	15,254	14,330	13,800	**13,550**
Law Enforcement Grants	155,948	156,727	160,000	**160,000**
Miscellaneous Grants (ARPA)	-	-	-	**1,349,208**
TOTAL SPECIAL REVENUE	$ 848,102	$ 908,231	$ 865,500	**$ 2,344,748**
ENTERPRISE FUND				
Rental Fund	$ 19,656	$ 71,147	$ 244,517	**$ 88,200**
CAPITAL IMPROVEMENT FUND				
Capital Projects	$ -	$ -	$ -	**$ -**
TOTAL	$ 6,362,933	$ 8,035,582	$ 7,988,717	**$ 9,673,948**

City of Canyon Lake Revenue Sources by Type Fiscal Year 2022-23				
Fund Type & Name	Actual Revenue 2019-20	Actual Revenue 2020-21	Budgeted Revenue 2021-22	**Proposed Revenue 2022-23**
GENERAL FUND				
Property Taxes	$ 886,362	$ 944,138	$ 983,700	**$ 1,048,400**
Property Taxes Fire	1,106,007	1,176,887	1,175,000	**1,210,000**
VLF Swap	958,272	996,594	1,016,000	**1,066,600**
Sales Tax	326,534	361,485	300,000	**400,000**
Utility Users Tax	945,807	1,023,300	1,050,000	**1,050,000**
Franchise Fees	357,732	584,976	591,800	**604,100**
Other Taxes	157,613	223,105	172,000	**236,000**
Fees for Services	547,809	1,456,292	1,385,500	**1,494,800**
Intergovernmental	18,559	150,480	130,000	**58,800**
Use of Money and Property	117,174	46,299	25,000	**25,000**
Fines and Forfeitures	24,514	33,245	21,300	**21,300**
Other Revenues	48,792	59,403	28,400	**26,000**
Total General Fund	$ 5,495,175	$ 7,056,204	$ 6,878,700	**$ 7,241,000**
SPECIAL REVENUE FUNDS				
Gas Tax				
Intergovernmental Revenue	$ 458,525	$ 450,913	$ 484,700	**$ 556,990**
Use of Money and Property	9,378	(318)	4,000	**2,000**
Measure A				
Intergovernmental Revenue	203,882	286,782	201,000	**262,000**
Use of Money and Property	5,115	(203)	2,000	**1,000**
AQMD Trust				
Intergovernmental Revenue	14,158	14,364	13,000	**13,500**
Use of Money and Property	1,096	(34)	800	**50**
Law Enforcement Grants				
Intergovernmental Revenue	155,948	156,727	160,000	**160,000**
Miscellaneous Grants Fund				
Intergovernmental Revenue	-	-	-	**1,349,208**
Total Special Revenue	$ 848,102	$ 908,231	$ 865,500	**$ 2,344,748**

City of Canyon Lake
Revenue Sources by Type
Fiscal Year 2022-23

Fund Type & Name	Actual Revenue 2019-20	Actual Revenue 2020-21	Budgeted Revenue 2021-22	**Proposed Revenue 2022-23**
ENTERPRISE FUND				
Rental Fund				
Use of Money and Property	$ 19,656	$ 71,147	$ 95,700	**$ 88,200**
CDBG	-	-	48,817	**-**
Total Enterprise	$ 19,656	$ 71,147	$ 144,517	**$ 88,200**
CAPITAL IMPROVEMENT FUND				
Capital Projects				
Intergovernmental Revenue	$ -	$ -	$ -	**$ -**
Other Revenues	-	-	-	**-**
Transfers In	-	-	-	**-**
Total Capital Projects	$ -	$ -	$ -	**$ -**
TOTAL	$ 6,362,933	$ 8,035,582	$ 7,888,717	**$ 9,673,948**



City of Canyon Lake
Fiscal Year 2022-23
General Fund Revenue Detail

Code	Description	Actual 2019-20	Actual 2020-21	Budget 2021-22	Proposed 2022-23
	Taxes				
4020	Base Property Tax (S)	$ 812,294	$ 866,029	$ 894,000	**$ 963,000**
4030	Base Property Tax (U)	35,262	37,180	40,000	**40,000**
4032	Property Tax Fire	1,106,007	1,176,887	1,175,000	**1,210,000**
4040	Homeowner-S Exemption Reimb	8,295	8,165	8,900	**8,900**
4050	Real Property Transfer Tax	105,481	156,471	120,000	**156,000**
4060	Property Tax-Py (S)	21,207	9,064	22,000	**17,700**
4070	Property Tax -Py (U)	1,598	-	2,000	**2,000**
4080	Property Tax 2345/Cur/Sup	6,779	16,373	11,800	**11,800**
4090	Property Tax 2345/Py/Sup	927	7,327	5,000	**5,000**
4705	Property Tax Vlf Swap	958,272	996,594	1,016,000	**1,066,600**
4100	Sales & Use Tax	326,534	361,485	300,000	**400,000**
4130	Utility Users Tax	945,807	1,023,300	1,050,000	**1,050,000**
4150	Franchise Fee - Cable Tv	139,234	140,324	144,000	**144,000**
4160	Transient Lodging Tax	52,132	66,634	52,000	**80,000**
4170	Edison Franchise Fee	114,074	126,634	126,000	**138,000**
4180	Refuse Disposal Franchise Fee	102,763	316,186	320,000	**320,000**
4190	So. Cal Gas Franchise Fee	1,661	1,832	1,800	**2,100**
	Subtotal Taxes	**$ 4,738,327**	**$ 5,310,485**	$ 5,288,500	**$ 5,615,100**
	Licenses, Permits & Fees				
4200	Construction/Bldg Permit Fee	$ 330,478	$ 400,278	$ 360,000	**$ 432,000**
4201	CBSC Green Fees	601	823	800	**900**
4202	SMIP Fees	1,307	1,992	1,500	**2,500**
4220	Site Plan Review	24,522	28,996	20,000	**20,000**
4225	Credit Card Convenience Fee	545	-	-	**-**
4230	Miscellaneous Planning Fees	364	178	-	**-**
4231	Grading Fees	5,634	16,953	8,000	**20,000**
4250	Encroachment Fees	4,635	238	4,200	**-**
4786	Cable Access Fee	27,904	28,128	29,000	**29,000**
4798	Stormwater Fees	-	986		
4450	Foreclosure Fees	2,172	1,810	2,000	**1,400**
4400	Business License Fee	128,162	109,448	110,000	**110,000**
4405	EMS Subscription Program	-	792,067	750,000	**802,000**
4410	Residential Rental Registration	-	59,560	60,000	**60,000**
4415	Fire Life Safety Inspection Program	-	1,748	25,000	**2,000**
4794	Rental Inspection Fees	21,485	13,087	15,000	**15,000**
	Subtotal Licenses, Permits & Fees	$ 547,809	$ 1,456,292	$ 1,385,500	**$ 1,494,800**
	Use of Money & Property				
4690	Library Lease Income	$ 46,683	$ 47,825	$ -	**$ -**
4792	Sale of Assets	15,000	-	-	**-**
4900	Interest Income	55,491	(1,526)	25,000	**25,000**
	Subtotal Use of Money & Property	$ 117,174	$ 46,299	$ 25,000	**$ 25,000**
	Intergovernmental				
4700	Motor Vehicle License Fee	$ 8,932	$ 8,068	$ 7,000	**$ 8,800**
4590	Grant Revenues (Emergency)	-	-	7,000	**7,000**
4596	AVA Funds	-	-	8,000	**8,000**
4585	Grant Revenues CDBG	-	-	23,000	**-**
4593	Grant Revenues LEAP SB 2	9,627	6,594	85,000	**35,000**
4598	Cares Act Revenue	-	135,818	-	**-**
	Subtotal Intergovernmental	$ 18,559	$ 150,480	$ 130,000	**$ 58,800**
	Fines & Forfeitures				
4600	Court, Vehicle & Parking Fees	$ 24,514	$ 33,245	$ 21,300	**$ 21,300**
	Other Income				
4790	Miscellaneous	31,342	$ 29,497	$ 20,000	**$ 20,000**
4791	Insurance Reimbursements	9,695	23,996	-	**-**
4793	Veterans Donations	5,755	1,710	5,000	**4,000**
4796	Military Banner Program	2,000	4,200	3,400	**2,000**
		$ 48,792	$ 59,403	$ 28,400	**$ 26,000**
	TOTAL REVENUE	$ 5,495,175	$ 7,056,204	$ 6,878,700	**$ 7,241,000**

City of Canyon Lake
Fiscal Year 2022-23
General Fund Expenditure Detail

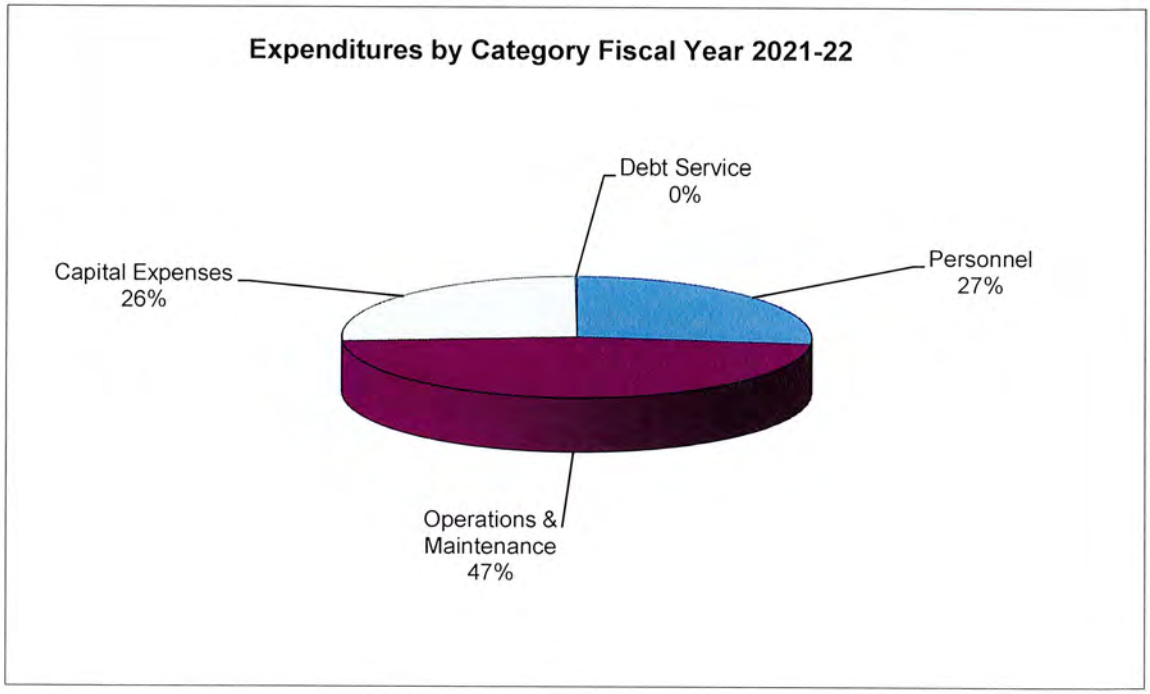
Department	Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
City Council				
Personnel	$ 22,025	$ 21,490	$ 20,748	**$ 19,840**
Operations & Maintenance	55,452	71,215	151,125	**141,625**
City Attorney				
Operations & Maintenance	70,703	137,735	88,000	**110,000**
City Manager				
Personnel	319,339	448,859	458,563	**607,965**
Operations & Maintenance	225,656	334,163	287,060	**192,880**
Capital Outlay	47,525	-	-	**-**
City Clerk				
Personnel	136,686	137,402	150,010	**194,240**
Operations & Maintenance	43,323	79,144	67,770	**100,450**
Finance				
Personnel	3,793	86,034	94,603	**124,496**
Operations & Maintenance	122,500	79,441	162,463	**197,885**
Planning				
Operations & Maintenance	69,040	177,621	284,000	**191,200**
Building & Safety				
Personnel	-	-	-	**193,538**
Operations & Maintenance	353,725	405,791	344,600	**83,200**
Law Enforcement				
Operations & Maintenance	1,687,289	1,655,742	1,857,220	**1,875,500**
Capital Outlay	-	-	6,000	**6,000**
Fire (Riverside County)				
Operations & Maintenance	2,104,282	1,817,074	1,041,110	-
Capital Outlay	-	9,993	-	**-**
City Fire Department				
Personnel	-	-	663,140	**1,250,382**
Operations & Maintenance	-	-	294,490	**514,490**
Capital Outlay	-	-	735,470	**-**
Emergency Preparedness				
Operations & Maintenance	9,522	15,489	49,000	**37,900**
Animal Control				
Operations & Maintenance	148,791	145,981	141,070	**151,290**
Public Works				
Operations & Maintenance	8,350	3,706	10,000	**10,000**
NPDES				
Operations & Maintenance	67,500	83,404	83,000	**127,000**
Code Enforcement				
Personnel	271,121	278,664	275,344	**313,120**
Operations & Maintenance	36,576	32,016	44,900	**43,050**
Capital Outlay	-	-	1,000	**1,000**
Building & Facilities Maintenance				
Operations & Maintenance	106,654	134,264	116,030	**326,730**
Capital Outlay	3,150	21,727	24,100	**16,000**
TOTAL EXPENDITURES	$ 5,913,002	$ 6,176,955	$ 7,450,816	**$ 6,829,781**

City of Canyon Lake
Expenditure Summary by Fund
Fiscal Year 2022-23

Fund Type & Name	Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
GENERAL FUND				
General Fund	$ 5,913,002	$ 6,176,955	$ 7,450,816	**$ 6,829,781**
SPECIAL REVENUE FUNDS				
Gas Tax	$ 322,248	$ 162,558	$ 177,400	**$ 457,600**
Measure A	46,473	8,009	200,000	**290,960**
AQMD Trust	-	-	-	**-**
Law Enforcement Grants	140,000	250,000	180,000	**160,000**
Miscellaneous Grants	5,855	-	-	**2,317,000**
TOTAL SPECIAL REVENUE	$ 514,576	$ 420,567	$ 557,400	**$ 3,225,560**
ENTERPRISE FUND				
Rental	$ 15,064	$ 71,668	$ 216,582	**$ 61,025**
CAPITAL IMPROVEMENT FUND				
Capital Projects	$ 5,029	$ -	$ -	**$ -**
TOTAL	$ 6,447,671	$ 6,669,190	$ 8,224,798	**$10,116,366**

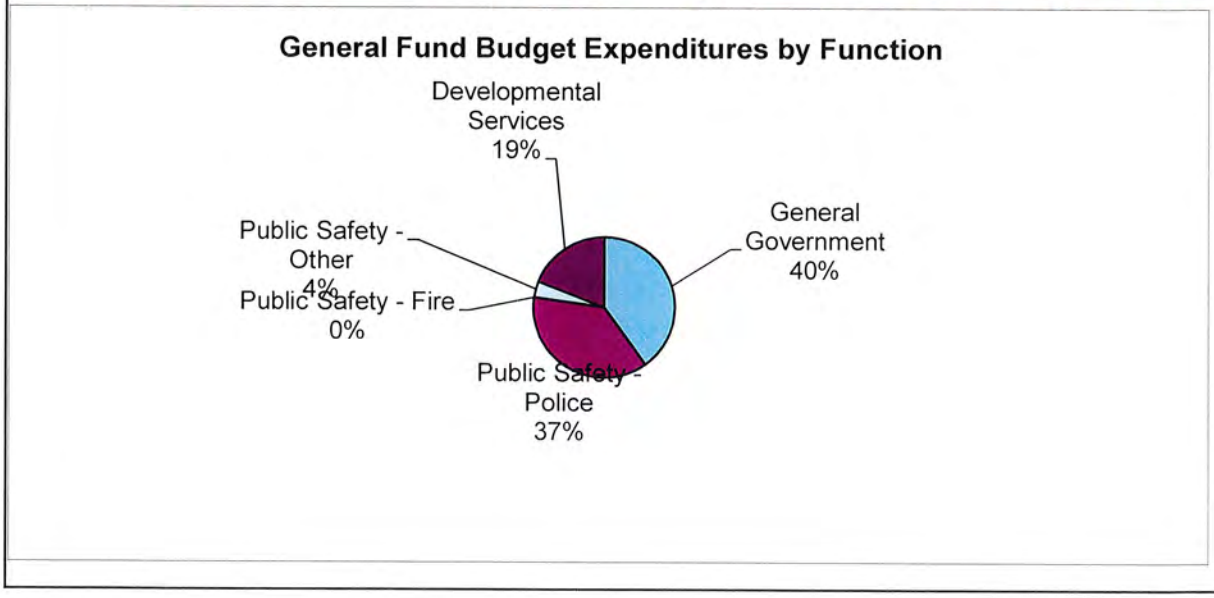
City of Canyon Lake
Expenditure Summary by Category
Fiscal Year 2022-23

CATEGORY/TYPE	Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
Personnel	$ 752,964	$ 972,449	$ 1,662,408	**$ 2,703,581**
Operations & Maintenance	5,420,719	5,603,651	5,733,023	**4,755,985**
Capital Expenses	224,222	75,767	802,667	**2,643,000**
Debt Service	49,766	17,323	26,700	**13,800**
Transfers Out	-	-	-	**-**
TOTAL	$ 6,447,671	$ 6,669,190	$ 8,224,798	**$ 10,116,366**



City of Canyon Lake
General Fund Budget Expenditure Summary
Fiscal Year 2022-23

	Department/Division	Personnel	O & M	Capital	Total
GENERAL GOVERNMENT					
100	City Council	$ 19,840	$ 141,625	$ -	$ 161,465
200	City Attorney	-	110,000	-	110,000
310	City Manager	607,965	192,880	-	800,845
320	City Clerk	194,240	100,450	-	294,690
330	Finance	124,496	197,885	-	322,381
550	P W Building & Fac Maint	-	326,730	16,000	342,730
	SUBTOTAL	$ 946,541	$ 1,069,570	$ 16,000	$ 2,032,111
DEVELOPMENT SERVICES					
350	Planning	$ -	$ 191,200	$ -	$ 191,200
360	Building and Safety	193,538	83,200	-	276,738
510	Public Works Administration	-	10,000	-	10,000
515	NPDES	-	127,000	-	127,000
520	Code Enforcement	313,120	43,050	1,000	357,170
	SUBTOTAL	$ 506,658	$ 454,450	$ 1,000	$ 962,108
PUBLIC SAFETY					
410	Law Enforcement	$ -	$ 1,875,500	$ 6,000	$ 1,881,500
420	Fire & Medical Aid (County)	-	-	-	-
421	City Fire Department	1,250,382	514,490	-	1,764,872
425	Emergency Preparedness	-	37,900	-	37,900
430	Animal Control	-	151,290	-	151,290
	SUBTOTAL	$ 1,250,382	$ 2,579,180	$ 6,000	$ 3,835,562
	TOTAL	$ 2,703,581	$ 4,103,200	$ 23,000	$ 6,829,781



City of Canyon Lake
Fund Balance Summary
Fiscal Year 2022-23

Fund Type & Name	Estimated Available Balance 06/30/22	+	Estimated Revenues 2022-23	=	Funds Available 2022-23	-	Budgeted Appropriations 2022-23	=	Estimated Available Balance 06/30/23
GENERAL FUND									
General Fund	$ 5,300,000		$ 7,241,000	*	$ 12,541,000		$ 6,829,781	*	**$ 5,711,219**
SPECIAL REVENUE FUNDS									
Gas Tax	$ 1,410,000		$ 558,990		$ 1,968,990		$ 457,600		**$ 1,511,390**
Measure A	930,000		263,000		1,193,000		290,960		**902,040**
AQMD Trust	39,000		13,550		52,550		-		**52,550**
Law Enforcement Grants	4,000		160,000		164,000		160,000		**4,000**
Miscellaneous grants	984,000		1,349,208		2,333,208		2,317,000		**16,208**
TOTAL SPECIAL REVENUE	$ 3,367,000		$ 2,344,748		$ 5,711,748		$ 3,225,560		**$ 2,486,188**
ENTERPRISE FUND									
Rental	$ -		$ 88,200		$ 88,200		$ 61,025		**$ 27,175**
CAPITAL IMPROVEMENT FUND									
Capital Projects	$ 338,600		$ -		$ 338,600		$ -		**$ 338,600**
TOTAL	$ 9,005,600	+	$ 9,673,948	=	$ 18,679,548	-	$ 10,116,366	=	**$ 8,563,182**

* The proposed General Fund Budget anticipates a surplus of $ 411,219

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government **Function - Department**				**City Council - 100** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ 17,700	$ 18,000	$ 18,000	**$ 18,000**
6080	Benefits	4,325	3,490	2,748	**1,840**
	Personnel Total:	$ 22,025	$ 21,490	$ 20,748	**$ 19,840**
	OPERATIONS & MAINTENANCE COSTS				
6220	Departmental Expense	$ 8,444	$ 8,106	$ 8,300	**$ 8,300**
6225	Council Meeting Expense	-	8,057	10,000	**10,600**
6510	Conference/Meeting/Travel Exp	3,787	650	16,500	**16,900**
6520	Membership/Dues/Publications	11,406	14,260	12,500	**13,500**
6830	Promotion and Advertising	31,815	40,142	103,825	**92,325**
	O & M Total:	$ 55,452	$ 71,215	$ 151,125	**$ 141,625**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ 22,025	$ 21,490	$ 20,748	**$ 19,840**
	Operations & Maintenance	55,452	71,215	151,125	**141,625**
	Capital	-	-	-	**-**
		$ 77,477	$ 92,705	$ 171,873	**$ 161,465**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

General Government **Function - Department**				**City Council - 100** **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6010	**Salaries and Wages**			$ 18,000	**$ 18,000**
	City Council Members (5)				
6080	**Benefits**			2,748	**1,840**
	Medicare/Workers Comp				
	Personnel Total:			$ 20,748	**$ 19,840**
6220	**Departmental Expense**			$ 8,300	**$ 8,300**
6225	**Council Meeting Expense**			10,000	**10,600**
	Meeting taping	$	7,500		
	Closed session meals	$	1,600		
	Presentation materials	$	1,500		
6510	**Conference/Meeting/Travel Exp**			16,500	**16,900**
	League of CA Cities Conference	$	8,000		
	League Division Meetings	$	1,500		
	League New Mayor & Council Acad	$	4,000		
	SCAG Regional Conference	$	2,000		
	Miscellaneous Meetings	$	1,000		
	Chamber Meetings	$	400		
6520	**Membership/Dues/Publications**			12,500	**13,500**
	League of CA Cities	$	7,000		
	Riverside Division	$	100		
	SCAG	$	1,220		
	WRCOG	$	1,500		
	WRCOG Solid Waste	$	2,500		
	LAFCO	$	800		
	2-1-1 Riverside County	$	380		
6830	**Promotion and Advertising**			103,825	**92,325**
	Chamber of Commerce	$	2,825		
	City Golf Championship	$	1,000		
	Veterans Day Celebration	$	10,000		
	CLFD Open House	$	5,000		
	Diplomatic Outreach	$	2,000		
	Winter Wonderland	$	30,000		
	9/11 Event	$	3,500		
	Advertisement/Promotion	$	1,000		
	City Attire	$	500		
	State of the City	$	20,000		
	Trauma Intervention Program	$	1,500		
	Student of the Month	$	1,500		
	Video Production	$	7,500		
	Memorial Day Event	$	5,000		
	Fiesta Day Sponsorship	$	1,000		
	O & M Total:			$ 151,125	**$ 141,625**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government **Function - Department**				**City Attorney - 200** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6610	Professional/Specialized Services	$ 70,703	$ 137,735	$ 88,000	**$ 110,000**
	O & M Total:	$ 70,703	$ 137,735	$ 88,000	**$ 110,000**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	70,703	137,735	88,000	**110,000**
	Capital	-	-	-	**-**
		$ 70,703	$ 137,735	$ 88,000	**$ 110,000**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

General Government **Function - Department**		**City Attorney - 200** **Division - Code**	
Object Acct #	Description and Justification	Budget 2021-22	**Proposed** **2022-23**
	None	$ -	**$ -**
	Personnel Total:	$ -	**$ -**
6610	**Professional/Specialized Services** Attorney services	$ 88,000 -	**$ 110,000**
	O & M Total:	$ 88,000	**$ 110,000**
	None	$ -	**$ -**
	Capital Total:	$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government **Function - Department**				**City Manager - 310** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ 260,134	$ 371,264	$ 355,627	**$ 460,000**
6080	Benefits	59,205	77,595	102,936	**147,965**
	Personnel Total:	$ 319,339	$ 448,859	$ 458,563	**$ 607,965**
	OPERATIONS & MAINTENANCE COSTS				
6210	Office Expense and Supplies	$ 38,152	$ 41,271	$ 25,000	**$ 28,250**
6220	Departmental Expense	460	272	7,800	**7,800**
6310	Communications	1,170	94	2,500	**23,000**
6415	Fleet Maintenance	-	-	-	**1,500**
6425	Fuels & Lubricants	-	-	-	**2,500**
6440	Mileage Reimbursement	-	-	500	**500**
6510	Conference/Meeting/Travel Exp	12,548	7,227	11,900	**11,950**
6520	Membership/Dues/Publications	1,726	2,201	3,500	**3,500**
6610	Professional/Specialized Services	132,189	110,983	137,750	**86,880**
6710	Training and Education	-	-	2,000	**2,000**
6965	Credit Card Fees	556	-	-	**-**
6930	Settlement		125,000		
6855	Contingency	-	-	25,000	**25,000**
6840	Liability Property Ins & Deductible	38,855	47,115	71,110	**-**
	O & M Total:	$ 225,656	$ 334,163	$ 287,060	**$ 192,880**
	CAPITAL COSTS				
8010	Computer Upgrade	$ 16,872	$ -	$ -	**$ -**
8003	Replacement Boat	$ 30,653	-	-	**-**
	Capital Total:	$ 47,525	$ -	$ -	**$ -**

	DIVISION SUMMARY				
	Personnel	$ 319,339	$ 448,859	$ 458,563	**$ 607,965**
	Operations & Maintenance	225,656	334,163	287,060	**192,880**
	Capital	47,525	-	-	**-**
		$ 592,520	$ 783,022	$ 745,623	**$ 800,845**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

General Government Function - Department				City Manager - 310 Division - Code		
Object Acct #	Description and Justification			Budget 2021-22		Proposed 2022-23
6010	**Salaries and Wages**			$ 355,627		$ 460,000
	City Manager	$	200,000			
	Administrative Services Director	$	125,000			
	Executive Assistant	$	55,000	-		-
	Management Analyst I	$	80,000			
6080	**Benefits**			102,936		147,965
	Medical/Dental/PERS/WC/Medicare					
	Personnel Total:			$ 458,563		$ 607,965
6210	**Office Expense and Supplies**			$ 25,000		$ 28,250
	General office supplies	$	16,230			
	Copy costs	$	370			
	Microsoft 365	$	11,650			
6220	**Departmental Expense**			7,800		7,800
6310	**Communications**			2,500		23,000
	Equipment	$	3,000			
	Outreach	$	20,000			
6415	**Fleet Maintenance**					1,500
6425	**Fuels & Lubricants**					2,500
6440	**Mileage Reimbursement**			500		500
6510	**Conference/Meeting/Travel Exp**			11,900		11,950
	League of CA Cities Conference	$	2,850			
	League Division Meetings/Other mtgs	$	500			
	ICMA Conference	$	3,500			
	League City Manager Conference	$	1,500			
	SCAG Regional Conference	$	600			
	CCMF Conference	$	500			
	MMASC Conference	$	1,000			
	WRCOG General Assembly	$	500			
	Miscellaneous	$	1,000			
6520	**Membership/Dues/Publications**			3,500		3,500
	ICMA/CCMF/MMASC/League	$	3,500			
6610	**Professional/Specialized Services**			137,750		86,880
	Support services IT	$	30,130			
	Government Relations	$	20,000			
	Economic Development Consultant	$	30,000			
	Internship Program	$	1,500			
	IworQ	$	500			
	Annual Website/Domain	$	4,750			
6710	**Training and Education**			2,000		2,000
6840	**Liability Property Ins & Deductible**			71,110	*	-
6855	**Contingency**			25,000		25,000
	O & M Total:			$ 287,060		$ 192,880
8010	**Computer Upgrade**			$ -		$ -
	Capital Total:			$ -		$ -

* Current year budgeted in Dept 550

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government **Function - Department**				**City Clerk - 320** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ 120,731	$ 119,851	$ 123,474	**$ 163,257**
6080	Benefits	15,955	17,551	26,536	**30,983**
	Personnel Total:	$ 136,686	$ 137,402	$ 150,010	**$ 194,240**
	OPERATIONS & MAINTENANCE COSTS				
6210	Office Expense and Supplies	$ -	$ 16,313	$ 16,600	**$ 5,300**
6220	Departmental Expense	32,061	13,337	24,000	**25,350**
6240	Printing	3,994	1,643	5,000	**5,000**
6510	Conference/Meeting/Travel Exp	1,311	525	1,800	**1,800**
6511	Military Banner Expense	2,067	6,540	7,500	**7,500**
6520	Membership/Dues/Publications	589	260	1,570	**1,700**
6610	Professional/Specialized Services	1,797	39,526	8,300	**50,800**
6710	Training and Education	1,504	1,000	3,000	**3,000**
	O & M Total:	$ 43,323	$ 79,144	$ 67,770	**$ 100,450**
	CAPITAL COSTS				
8010	Computer Upgrade	$ -	$ -	$ -	**$ -**
	Capital Total:	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ 136,686	$ 137,402	$ 150,010	**$ 194,240**
	Operations & Maintenance	43,323	79,144	67,770	**100,450**
	Capital	-	-	-	**-**
		$ 180,009	$ 216,546	$ 217,780	**$ 294,690**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

General Government **Function - Department**				**City Clerk - 320** **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6010	**Salaries and Wages**			$ 123,474	**$ 163,257**
	City Clerk	**$**	**120,000**		
	Administrative Assistant	**$**	**19,440**		
	Senior Administrative Assistant	**$**	**23,817**		
6080	**Benefits**			26,536	**30,983**
	Medical/Dental/PERS/WC/Medicare				
	Personnel Total:			$ 150,010	**$ 194,240**
6210	**Office Expense and Supplies**			16,600	**$ 5,300**
	Postage	**$**	**2,000**		
	Copy Costs	**$**	**3,300**		
6220	**Departmental Expense**			24,000	**25,350**
	Annual Destruction of Records	**$**	**1,000**		
	Mailing	**$**	**5,000**		
	Digitizing files	**$**	**5,000**		
	Miscellaneous	**$**	**5,000**		
	American Legal Publishing	**$**	**4,850**		
	Data Ticket	**$**	**2,000**		
	Tuition Reimbursement	**$**	**2,500**		
6240	**Public Notices**			5,000	**5,000**
6510	**Conference/Meeting/Travel Exp**			1,800	**1,800**
	Miscellaneous meetings	**$**	**1,800**		
6511	**Military Banner Expense**			7,500	**7,500**
6520	**Membership/Dues/Publications**			1,570	**1,700**
	Notary	**$**	**250**		
	IIMC	**$**	**200**		
	Publications	**$**	**600**		
	CCAC	**$**	**200**		
	Miscellaneous	**$**	**360**		
	MMASC	**$**	**90**		
6610	**Professional/Specialized Services**			8,300	**50,800**
	Harris & Associates	**$**	**6,000**		
	November 2022 Election	**$**	**35,000**		
	ECS Imaging Annual Renewal	**$**	**6,500**		
	American Legal Publishing	**$**	**500**		
	IworQ	**$**	**2,500**		
	Gladwell Governmental Services	**$**	**300**		
6710	**Training and Education**			3,000	**3,000**
	O & M Total:			$ 67,770	**$ 100,450**
8010	**Computer Replacement**			$ -	**$ -**
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government **Function - Department**					**Finance - 330** **Division - Code**
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ -	$ 66,454	$ 69,966	**$ 98,082**
6080	Benefits	3,793	19,580	24,637	**26,414**
	Personnel Total:	$ 3,793	$ 86,034	$ 94,603	**$ 124,496**
	OPERATIONS & MAINTENANCE COSTS				
6210	Office Expense and Supplies	$ 15,921	$ 1,206	$ 1,000	**$ 2,800**
6220	Departmental Expense	1,890	-	38,773	**44,065**
6520	Membership/Dues/Publications	-	-	210	**220**
6530	Software	769	2,082	2,280	**2,300**
6610	Professional/Specialized Services	94,170	66,153	107,200	**129,500**
6612	Annual Audit Expense	9,750	10,000	12,000	**18,000**
6710	Training and Education	-	-	1,000	**1,000**
	O & M Total:	$ 122,500	$ 79,441	$ 162,463	**$ 197,885**
	CAPITAL COSTS				
8010	Computer Upgrade	$ -	$ -	$ -	**$ -**
	Capital Total:	$ -	$ -	$ -	**$ -**

	DIVISION SUMMARY				
	Personnel	$ 3,793	$ 86,034	$ 94,603	**$ 124,496**
	Operations & Maintenance	122,500	79,441	162,463	**197,885**
	Capital	-	-	-	**-**
		$ 126,293	$ 165,475	$ 257,066	**$ 322,381**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

General Government / **Function - Department**				**Finance - 330** / **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6010	**Salaries and Wages**			$ 69,966	**$ 98,082**
	Accountant/Human Resource Specialist	$	85,000		
	Accounting Technician I	$	13,082		
6080	**Benefits**			24,637	**26,414**
	Retiree Medical	$	4,100		
	Benefits	$	22,314		
	Personnel Total:			$ 94,603	**$ 124,496**
6210	**Office Expense and Supplies**			$ 1,000	**$ 2,800**
	Checks and Miscellaneous items	$	1,000		
	Copy Costs	$	1,800		
6220	**Departmental Expense**			38,773	**44,065**
	PERS Unfunded Liability	$	41,565		
	Tuition Rembursement	$	2,500		
6440	**Mileage Reimbursement**			-	-
6520	**Membership/Dues/Publications**			210	**220**
	MMASC	$	100		
	CSMFO	$	120		
6530	**Software**			2,280	**2,300**
	Abila MIP Licensing Online	$	2,300		
6610	**Professional/Specialized Services**			107,200	**129,500**
	Contract Accounting Firm	$	64,000		
	HDL Sales Tax Consutltant	$	5,200		
	Fee Study	$	35,000		
	GASB 75 Acturarial	$	2,000		
	Software support plan	$	600		
	Payroll service	$	4,400		
	Temporary Accounting Support	$	18,300		
6612	**Annual Audit Expense**			12,000	**18,000**
6710	**Training and Education**			1,000	**1,000**
		$	1,000		
	O & M Total:			$ 162,463	**$ 197,885**
8010	**Computer Upgrade**			$ -	**$ -**
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Development Services **Function - Department**				**Planning - 350** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ -	$ -	$ -	**$ -**
6080	Benefits	-	-	-	**-**
	Personnel Total:	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6220	Departmental Expense	$ -	$ 5,000	$ -	**$ -**
6616	Regular Planning Services	51,711	40,185	50,000	**61,200**
6619	General Plan Services	17,329	132,436	234,000	**130,000**
	O & M Total:	$ 69,040	$ 177,621	$ 284,000	**$ 191,200**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	69,040	177,621	284,000	**191,200**
	Capital	-	-	-	**-**
		$ 69,040	$ 177,621	$ 284,000	**$ 191,200**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Development Services / **Function - Department**				**Planning - 350** / **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6010	**Salaries and Wages**			$ -	**$ -**
	Planning Tech	$ -			
6080	**Benefits**			-	**-**
	Medicare, SUI, WC	-			
	Personnel Total:			$ -	**$ -**
6220	**Departmental Expense**			$ -	$ -
6616	**Regular Planning Services**			50,000	**61,200**
	Contract City Planner	**$ 61,200**			
6619	**General Plan Services**			234,000	**130,000**
	Housing Element	**$ 20,000**			
	Safety Plan	**$ 15,000**			
	Professional Fees	**$ 95,000**			
	O & M Total:			$ 284,000	**$ 191,200**
	None				
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Development Services **Function - Department**				**Building & Safety - 360** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ -	$ -	$ -	**$ 158,713**
6080	Benefits	-	-	-	**34,825**
	Personnel Total:	$ -	$ -	$ -	**$ 193,538**
	OPERATIONS & MAINTENANCE COSTS				
6210	Offce Expense and Supplies	$ -	$ -	$ -	**$ 1,730**
6220	Departmental Expenses	1,847	3,136	2,600	**7,000**
6310	Communications	-	-	-	**1,000**
6415	Fleet Maintenance	-	-	-	**1,500**
6425	Fuels & Lubricants	-	-	-	**2,500**
6440	Mileage Reimbursements				**500**
6520	Membership/Dues/Publications	-	-	-	**2,000**
6610	Professional/Specialized Services	351,878	402,655	342,000	**64,970**
6710	Training	-	-	-	**2,000**
	O & M Total:	$ 353,725	$ 405,791	$ 344,600	**$ 83,200**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ 193,538**
	Operations & Maintenance	353,725	405,791	344,600	**83,200**
	Capital	-	-	-	**-**
		$ 353,725	$ 405,791	$ 344,600	**$ 276,738**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Development Services Function - Department				**Building & Safety - 360** Division - Code		
Object Acct #	Description and Justification			Budget 2021-22		**Proposed 2022-23**
6010	**Salaries & Wages**			$ -		**$ 158,713**
	Deputy Building Official	**$**	**93,713**			
	Building Permit Technician II	**$**	**65,000**			
6080	**Benefits**			-		**34,825**
	Medical/Dental/PERS/WC/Medicare	**$**	**34,825**			
	Personnel Total:			$ -		**$ 193,538**
6210	**Office Expense and Supplies**					**$ 1,730**
	Miscellaneous	**$**	**1,000**			
	Copy Costs	**$**	**730**			
6220	**Departmental Expense**			$ 2,600		**7,000**
	Tuition Reimbursement	**$**	**5,000**			
	Printing	**$**	**1,000**			
	Miscellaneous	**$**	**1,000**			
6310	**Communications**					**1,000**
6415	**Fleet Maintenance**					**1,500**
6425	**Fuels & Lubricants**					**2,500**
6440	**Mileage Reimbursment**					**500**
6520	**Membership/Dues/Publications**			-		**2,000**
	State Building Officials	**$**	**2,000**			
6610	**Professional/Specialized Services**			* 342,000		**64,970**
	IworQ	**$**	**4,970**			
	VCA Code	**$**	**60,000**			
6710	**Training**					**2,000**
	O & M Total:			$ 344,600	*	**83,200**
	None			$ -		**$ -**
	Capital Total:			$ -		**$ -**

* Prior year budgeted amounts were for contract services but for Fiscal Year 2022-23 the City has in-house Building & Safety Department employees.

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Safety - Police **Function - Department**				**Law Enforcement - 410** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6335	Facility Rate	$ 53,098	$ 27,551	$ 27,550	**$ 28,000**
6410	Vehicle & Equip Maint/Support	1,596	-	2,860	**3,000**
6610	Professional/Specialized Services	1,604,823	1,591,473	1,800,110	**1,816,700**
6845	Booking Fees	6,666	13,603	7,000	**8,000**
6850	Cal ID	11,018	11,285	11,300	**11,300**
6861	County RMS System	10,088	11,830	8,400	**8,500**
	O & M Total:	$ 1,687,289	$ 1,655,742	$ 1,857,220	**$ 1,875,500**
	CAPITAL COSTS				
8000	ALPR Cameras	$ -	$ -	$ 6,000	**$ 6,000**
	Capital Total:	$ -	$ -	$ 6,000	**$ 6,000**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	1,687,289	1,655,742	1,857,220	**1,875,500**
	Capital	-	-	6,000	**6,000**
		$ 1,687,289	$ 1,655,742	$ 1,863,220	**$ 1,881,500**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Public Safety - Police / **Function - Department**				**Law Enforcement - 410** / **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
	None			$ -	**$ -**
	Personnel Total:			$ -	**$ -**
6335	**Facility Rate**			$ 27,550	**$ 28,000**
6410	**Vehicle & Equip Maint/Support**			2,860	**3,000**
6510	**Conference/Meeting/Travel Exp**			-	**-**
6610	**Professional/Specialized Services**			1,800,110	**1,816,700**
	Police Services (total)	**$ 1,951,700**			
6620	Extra Duty - Events	**$ 20,000**			
	Less CalCOPS Fund offset	**$ (160,000)**	#		
	Extra Duty - RRCR	**$ 5,000**			
6845	**Booking Fees**			7,000	**8,000**
6846	Blood/Alcohol Analysis	**$ 8,000**			
6850	**Cal ID**			11,300	**11,300**
6861	**County RMS System**			8,400	**8,500**
	O & M Total:			$ 1,857,220	**$ 1,875,500**
8000	**ALPR Cameras**			$ 6,000	**$ 6,000**
8001	**New Vehicles**				
	Capital Total:			$ 6,000	**$ 6,000**

= Amount of Law Enforcement costs charged to the Police Grants Fund.

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Safety - Fire **Function - Department**				**Fire & Medical - 420** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ -	$ -	$ -	$ -
6080	Benefits	-	-	-	-
	Personnel Total:	$ -	$ -	$ -	$ -
	OPERATIONS & MAINTENANCE COSTS				
6220	Departmental Expense	$ 7,960	$ 5,433	$ 6,000	$ -
6320	Utilities	16,117	14,261	8,700	-
6520	Membership/Dues/Publications	-	1,575	2,000	-
6610	Professional/Specialized Services	2,077,705	1,792,805	1,022,910	-
6720	Landscape Maint/Repair	2,500	3,000	1,500	-
	O & M Total:	$ 2,104,282	$ 1,817,074	$ 1,041,110	$ -
	CAPITAL COSTS				
8000	Equipment	$ -	$ -	$ -	$ -
8018	Station Upgrades	-	9,993	-	-
	Capital Total:	$ -	$ 9,993	$ -	$ -
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	$ -
	Operations & Maintenance	2,104,282	1,817,074	1,041,110	-
	Capital	-	9,993	-	-
		$ 2,104,282	$ 1,827,067	$ 1,041,110	$ -

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Public Safety - Fire **Function - Department**				**Fire & Medical - 420** **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed** **2022-23**
6010	**Salaries and Wages**			$ -	$ -
6080	**Benefits**			-	
	Personnel Total:			$ -	$ -
6220	**Departmental Expense**			$ 6,000	$ -
6320	**Utilities**			8,700	-
	Electric	$	-		
	Water	$	-		
	DirecTv	$	-		
	Internet	$	-		
	Propane	$	-		
6520	**Membership/Dues/Publications**			2,000	-
	NFPA Fire Code Inspection	$	-		
6610	**Professional/Specialized Services**			1,022,910	-
	Cal Fire Contract	$	-		
6720	**Landscape Maint/Repair**			1,500	-
	O & M Total:			$ 1,041,110	$ -
	Capital - Fencing			$ -	$ -
	Station Upgrades			-	-
	Capital Total:			$ -	$ -

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Safety - Fire — **City Fire Department - 421**
Function - Department — **Division - Code**

Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Reserve Firefighter Stipends	$ -	$ -	$ 18,250	**$ 18,250**
6020	Salaries FD Management			127,028	**269,880**
6023	Salaries FD Firefighters			314,056	**601,697**
6024	Salaries FD Firefighters OT			16,844	**119,454**
6025	Salaries FD Firefighters FSLA			9,622	**16,275**
6081	Benefits FD Management			-	**59,195**
6086	Benefits FD Firefighters			177,340	**165,632**
	Personnel Total:	$ -	$ -	$ 663,140	**$ 1,250,382**
	OPERATIONS & MAINTENANCE COSTS				
6210	Office Expens & Supplies	$ -	$ -	$ 3,500	**$ 8,380**
6220	Departmental Expense	-	-	22,740	**76,000**
6245	Fuels & Lubricants	-	-	7,500	**26,325**
6310	Communications	-	-	57,000	**3,480**
6320	Utilities	-	-	12,000	**26,600**
6330	Rents & Leases	-	-	126,500	**125,215**
6410	Fleet & Equipment Maintenance	-	-	25,000	**55,500**
6440	Mileage Reimbursment			-	**500**
6520	Membership/Dues/Publications	-	-	3,650	**3,000**
6530	Software	-	-	10,200	**13,500**
6610	Professional/Specialized Services	-	-	-	**134,940**
6710	Training & Education	-	-	12,400	**36,800**
6720	Landscape Maint/Repair	-	-	1,500	**4,250**
6840	Liability Property Ins & Deductible	-	-	12,500	**-**
	O & M Total:	$ -	$ -	$ 294,490	**$ 514,490**
	STARTUP COSTS				
	Startup Costs	$ -	$ -	$ 312,720	**$ -**
	Startup Capital Outlay Costs	-	-	422,750	**-**
	Capital Total:	$ -	$ -	$ 735,470	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ 663,140	**$ 1,250,382**
	Operations & Maintenance	-	-	294,490	**514,490**
	Capital	-	-	735,470	**-**
		$ -	$ -	$ 1,693,100	**$ 1,764,872**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Public Safety - Fire **Function - Department**				**City Fire Department - 421** **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
	Salaries and Wages (See detail schedule)				
6010	Reserve Firefighter Stipends			$ 18,250	**$ 18,250**
6020	Salaries FD Management			127,028	**269,880**
6023	Salaries FD Firefighters			314,056	**601,697**
6024	Salaries FD Firefighters OT			16,844	**119,454**
6025	Salaries FD Firefighters FSLA			9,622	**16,275**
6081	Benefits FD Management			-	**59,195**
6086	Benefits FD Firefighters			177,340	**165,632**
	Personnel Total:			$ 663,140	**$ 1,250,382**
6210	**Office Expense & Supplies**			$ 3,500	**$ 8,380**
6220	**Departmental Expense**			22,740	**76,000**
6245	**Fuels & Lubricants**			7,500	**26,325**
6310	**Communications**			57,000	**3,480**
6320	**Utilities**			12,000	**26,600**
6330	**Rents & Leases**			126,500	**125,215**
	Type I Engine Lease	$	84,151		
	Type VI Engine Lease	$	41,063		
	Fire Station	$	1		
6410	**Fleet & Equipment Maintenance**			25,000	**55,500**
6440	**Mileage Reimbursement**			-	**500**
6520	**Membership/Dues/Publications**			3,650	**3,000**
6530	**Software**			10,200	**13,500**
	Lexipol Policy Computer Application	$	6,600		
	Training Module	$	2,600		
	Fire Prevention Computer Mod	$	3,300		
	Fire Simulation Software	$	1,000		
6610	**Professional/Specialized Services**				**134,940**
	Public Education Supplies	$	2,500		
	IworQ Fire Prevention Software	$	1,180		
	Dispatch Riverside County	$	110,000		
	MDC Annual Rents	$	7,500		
	NFPA Fire Code Subscription	$	1,600		
	Email/Office Accounts	$	2,160		
	Background & Medical Exams	$	10,000		
6710	**Training & Education**			12,400	**36,800**
	Medical Services Director	$	4,800		
	EMS Coordinator	$	12,000		
	Training Conference	$	7,500		
	Certifications	$	5,000		
	Outside Instructors	$	7,500		
6720	**Landscape Maint/Repair**			1,500	**4,250**
6840	**Liability Property Ins & Deductible**			12,500	**-**
	Auto Physical Damage	$	-		
	O & M Total:			$ 294,490	**$ 514,490**
	Startup Costs			$ 312,720	$ -
	Startup Capital Outlay Costs			422,750	-
	Capital Total:			$ 735,470	$ -

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Safety - Emergency Preparedness Function - Department				Emergency Preparedness - 425 Division - Code	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6215	EOC Equipment/Supplies	$ 2,022	$ 4,134	$ 7,100	**$ -**
6220	Departmental Expense	7,500	11,355	8,000	**9,000**
6310	Communications	-	-	1,400	**1,400**
6610	Professional/Specialized Service	-	-	25,000	**20,000**
6710	Training	-	-	7,500	**7,500**
	O & M Total:	$ 9,522	$ 15,489	$ 49,000	**$ 37,900**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	9,522	15,489	49,000	**37,900**
	Capital	-	-	-	**-**
		$ 9,522	$ 15,489	$ 49,000	**$ 37,900**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Public Safety - Emergency Preparedness				**Emergency Preparedness - 425**	
Function - Department				**Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
	None			$ -	**$ -**
	Personnel Total:			$ -	**$ -**
6215	**Emergency Management**			$ 7,100	**$ -**
	Matching Grant Expense	**$**	**-**		
6220	**Departmental Expense**				
	Code Red Services	**$**	**8,500**	8,000	**9,000**
	Supplies	$	500		
6310	**Communications (Emergency Management EOC)**			1,400	**1,400**
	Satellite Phones	**$**	**1,400**		
6610	**Professional/Specialized Services**			25,000	**20,000**
	EMD Contract (County)	$	20,000		
6710	**Training**			7,500	**7,500**
	O & M Total:			$ 49,000	**$ 37,900**
	None			$ -	**$ -**
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Safety - Animal Control **Function - Department**				**Animal Control - 430** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6610	Professional/Specialized Services	$ 107,380	$ 111,155	$ 108,600	**$ 118,800**
6900	Debt Service	41,411	34,826	32,470	**32,490**
	O & M Total:	$ 148,791	$ 145,981	$ 141,070	**$ 151,290**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	148,791	145,981	141,070	**151,290**
	Capital	-	-	-	**-**
		$ 148,791	$ 145,981	$ 141,070	**$ 151,290**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Public Safety - Animal Control **Function - Department**				**Animal Control - 430** **Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed** **2022-23**
	None			$ -	**$ -**
	Personnel Total:			$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6610	**Professional/Specialized Services**			$ 108,600	**$ 118,800**
	Animal Control	**$**	**42,000**		
	County Sheltering Services	**$**	**76,800**		
6900	**Interest Expense**			32,470	**32,490**
	Debt Service	**$**	**29,800**		
	Audit/Fiscal Agent/Admin	**$**	**2,690**		
	O & M Total:			$ 141,070	**$ 151,290**
	None			$ -	**$ -**
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Development Services **Function - Department**			**Public Works Adminstration - 510** **Division - Code**		
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6010	Salaries and Wages	$ -	$ -	$ -	**$ -**
6080	Benefits	-	-	-	**-**
	Personnel Total:	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6610	Professional/Specialized Services	$ 8,350	$ 3,706	$ 10,000	**$ 10,000**
	O & M Total:	$ 8,350	$ 3,706	$ 10,000	**$ 10,000**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	8,350	3,706	10,000	**10,000**
	Capital	-	-	-	**-**
		$ 8,350	$ 3,706	$ 10,000	**$ 10,000**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Development Services Function - Department				**Public Works Administration - 510** Division - Code	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6015	**Salaries and Wages**			$ -	**$ -**
6080	**Benefits**			-	**-**
	Personnel Total:			$ -	**$ -**
6610	**Professional/Specialized Services**			10,000	**10,000**
	PV Maintenance		**5,000**		
	Tri-Lake	**$**	**5,000**		
	O & M Total:			$ 10,000	**$ 10,000**
	None			$ -	**$ -**
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Development Services **Function - Department**				**NPDES - 515** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6015	Salaries and Wages	$ -	$ -	$ -	**$ -**
6080	Benefits	-	-	-	**-**
	Personnel Total:	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6520	Membership/Dues/Publications	$ 62,492	$ 66,779	$ 67,000	**$ 67,000**
6610	Professional/Specialized Services	5,008	16,625	16,000	**60,000**
	O & M Total:	$ 67,500	$ 83,404	$ 83,000	**$ 127,000**
	CAPITAL COSTS				
	None	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	67,500	83,404	83,000	**127,000**
	Capital	-	-	-	**-**
		$ 67,500	$ 83,404	$ 83,000	**$ 127,000**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Development Services				**NPDES - 515**	
Function - Department				**Division - Code**	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6015	**Salaries and Wages**			$ -	**$ -**
6080	**Benefits**			-	**-**
	Medicare, SUI, WC				
	Personnel Total:			$ -	**$ -**
6520	**Membership/Dues/Publications**			67,000	**67,000**
	NPDES MS4 Permit Fee	**$**	**9,500**		
	LE/CL TMDL	**$**	**36,500**		
	San Jacinto River Watershed Council	**$**	**1,000**		
	LESJWA	**$**	**20,000**		
6610	**Professional/Specialized Services**			16,000	**60,000**
	Consultant for NPDES	**$**	**60,000**		
	O & M Total:			$ 83,000	**$ 127,000**
	None			$ -	**$ -**
	Capital Total:			$ -	**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Development Services — Function - Department
Code Enforcement - 520 — Division - Code

Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PERSONNEL COSTS				
6015	Salaries and Wages	$ 222,103	$ 219,304	$ 209,045	**$ 233,435**
6080	Benefits	49,018	59,360	66,299	**79,685**
	Personnel Total:	$ 271,121	$ 278,664	$ 275,344	**$ 313,120**
	OPERATIONS & MAINTENANCE COSTS				
6210	Office Expense and Supplies	$ -	$ -	$ -	**$ 1,100**
6220	Department Expense	19,719	12,033	18,700	**19,000**
6310	Communications	2,493	2,796	3,600	**3,000**
6415	Fleet Maintenance	6,326	10,987	11,000	**6,500**
6425	Fuels and Lubricants	4,331	3,718	5,000	**4,500**
6520	Membership/Dues/Publications	1,925	2,158	1,600	**1,600**
6610	Professional/Specialized Services	-	-	2,500	**4,850**
6710	Training and Education	1,782	324	2,500	**2,500**
	O & M Total:	$ 36,576	$ 32,016	$ 44,900	**$ 43,050**
	CAPITAL COSTS				
8001	Vehicles	-	-	1,000	**1,000**
	Capital Total:	$ -	$ -	$ 1,000	**$ 1,000**

	DIVISION SUMMARY				
	Personnel	$ 271,121	$ 278,664	$ 275,344	**$ 313,120**
	Operations & Maintenance	36,576	32,016	44,900	**43,050**
	Capital	-	-	1,000	**1,000**
		$ 307,697	$ 310,680	$ 321,244	**$ 357,170**

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

Development Services Function - Department				**Code Enforcement - 520** Division - Code	
Object Acct #	Description and Justification			Budget 2021-22	**Proposed 2022-23**
6015	**Salaries and Wages**			$ 209,045	**$ 233,435**
	Code Enforcement Officer	**$**	**29,635**		
	Code Enforcement Officer	**$**	**64,050**		
	Code Enforcement Officer	**$**	**61,000**		
	Code Enforcement Supervisor	**$**	**78,750**		
6080	**Benefits**			66,299	**79,685**
	Medicare, SUI, WC				
	Personnel Total:			$ 275,344	**$ 313,120**
6210	**Office Expense and Supplies**				**$ 1,100**
	Copy Costs	**$**	**1,100**		
6220	**Departmental Expense**			$ 18,700	**$ 19,000**
	Miscellaneous	**$**	**2,100**		
	Data Ticket/Revenue Experts	**$**	**3,200**		
	Tuition Reimbursement	**$**	**7,500**		
	Printing	**$**	**800**		
	Belts and Equipment	**$**	**1,500**		
	Uniforms	**$**	**1,900**		
	BLM Cleanup	**$**	**2,000**		
6310	**Communications**			3,600	**3,000**
6415	**Fleet Maintenance**			11,000	**6,500**
6425	**Fuels and Lubricants**			5,000	**4,500**
6520	**Membership/Dues/Publications**			1,600	**1,600**
	Memberships	**$**	**1,600**		
6610	**Professional/Specialized Services**			2,500	**4,850**
	Corelogic/Real Quest	**$**	**2,500**		
	IworQ	**$**	**2,350**		
6710	**Training and Education**			2,500	**2,500**
	O & M Total:			$ 44,900	**$ 43,050**
8001	**Vehicles**			1,000	**1,000**
	Capital Total:			$ 1,000	**$ 1,000**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government — **Building and Facilities Maint - 550**
Function - Department — **Division - Code**

Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22		Proposed 2022-23
	PERSONNEL COSTS					
	None	$ -	$ -	$ -		$ -
	OPERATIONS & MAINTENANCE COSTS					
6310	Communications	$ 2,545	$ 3,134	$ 2,500		$ -
6320	Utilities	31,711	32,764	31,020		**29,760**
6330	Rentals & Leases	44,711	44,457	35,260		**66,300**
6520	Membership/Dues/Publications		6,186	7,000		**7,000**
6610	Professional/Specialized Services	27,687	47,723	40,250		**38,100**
6840	Liability Property Ins & Deductible	-	-	-	*	**185,570**
	O & M Total:	$ 106,654	$ 134,264	$ 116,030		**$ 326,730**
	CAPITAL COSTS					
8000	Furniture & Equipment	$ 2,202	$ 21,727	$ 23,100		**$ 6,000**
8007	Office Furniture	738	-	1,000		**-**
8014	Building Improvements	210	-	-		**-**
8018	Fire Station Upgrades	-	-	-		**10,000**
	Capital Total:	$ 3,150	$ 21,727	$ 24,100		**$ 16,000**

	DIVISION SUMMARY					
	Personnel	$ -	$ -	$ -		$ -
	Operations & Maintenance	106,654	134,264	116,030		**326,730**
	Capital	3,150	21,727	24,100		**16,000**
		$ 109,804	$ 155,991	$ 140,130		**$ 342,730**

* Prior year budgeted in Dept 310.

City of Canyon Lake
Budget Detail
Fiscal Year 2022-23

General Government					**Building and Facilities Maint - 550**	
Function - Department					**Division - Code**	
Acct #	Description and Justification				Budget 2021-22	**Proposed 2022-23**
6310	**Communications**				$ 2,500	**$ -**
6320	**Utilities**				31,020	**29,760**
	Electric	**$**	**16,200**			
	Gas	**$**	**1,860**			
	Water	**$**	**1,600**			
	Ring Central	**$**	**7,600**			
	Internet	**$**	**2,500**			
6330	**Rentals and Leases**					
	City Hall - Administration	**$**	**39,200**		35,260	**66,300**
	Annual Charges	**$**	**2,500**			
	Copier Lease	**$**	**9,600**			
	Tree Lease	**$**	**15,000**			
6520	**Membership/Dues/Publications**				7,000	**7,000**
	Merchants Association	**$**	**7,000**			
6610	**Professional/Specialized Services**				40,750	**38,100**
	Pest Control	**$**	**1,750**			
	Security	**$**	**2,600**			
	HVAC Maintenance	**$**	**6,500**			
	Janitorial	**$**	**12,500**			
	Elevator service	**$**	**5,000**			
	Veterans Bricks	**$**	**500**			
	Window cleaning	**$**	**950**			
	Electrical Improvements	**$**	**5,000**	*		
	Maintenance & Repairs	**$**	**3,300**			
6840	**Liability Property Ins & Deductible**					**185,570**
	General Liability Premium	**$**	**142,100**			
	Property Premium	**$**	**9,200**			
	Cyber	**$**	**8,890**			
	ADWRP	**$**	**130**			
	Crime Bond	**$**	**1,150**			
	ERMA	**$**	**5,000**			
	APD	**$**	**9,100**			
	Workers Compensation Deposit	**$**	**10,000**			
	O & M Total:				$ 116,530	**$ 326,730**
8007	**Furniture & Equipment**	$	-		$ 1,000	**$ 6,000**
8018	**Fire Station Upgrades**				-	**10,000**
8014	**ADA Project**		-		23,100	**-**
	Capital Total:	$	-		$ 24,100	**$ 16,000**

* One time costs.

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Works - Streets **Function - Department**					**Gas Tax - Fund 20** **Division - Code**
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PROGRAM REVENUES				
4840	Gas Tax 2103	$ 77,814	$ 73,389	$ 85,000	**$ 102,110**
4850	Gas Tax 2105	57,566	56,041	62,300	**74,840**
4860	Gas Tax 2106	39,316	38,726	42,400	**50,940**
4870	Gas Tax 2107	72,687	75,833	80,000	**96,100**
4875	Gas Tax 2107.5	3,000	3,000	3,000	**3,000**
4876	Road Maintenance Rehab	195,455	203,924	212,000	**230,000**
5021	Traffic Relief Revenue	12,687	-	-	**-**
4900	Interest Income	9,378	(318)	4,000	**2,000**
	Program Revenue Total	$ 467,903	$ 450,595	$ 488,700	**$ 558,990**
	OPERATIONS & MAINTENANCE COSTS				
6610	Professional and Specialized Services	$ 11,902	$ 40,368	$ 22,000	**$ 70,000**
6320	Utilities	1,817	2,158	3,200	**2,800**
6720	Landscape Maintenance	75,988	66,215	81,700	**69,300**
6721	Street Maintenance	19,359	19,539	25,000	**20,000**
6722	Signal and Sign Maintenance	41,048	17,455	30,000	**30,000**
6724	Street Tree Trimming	-	-	5,000	**5,000**
6723	Reclaimed Water (RRCR)	9,471	9,685	10,500	**10,500**
	O & M Total:	$ 159,585	$ 155,420	$ 177,400	**$ 207,600**
	CAPITAL COSTS				
8000	Pedestrian Crosswalk Enhancements	$ -	$ -	$ -	**$ 50,000**
8000	Long-Range Safety Plan Implementation	-	-	-	**100,000**
8000	RRCR Lighting Improvements	-	-	-	**100,000**
8000	Capital Outlay	162,663	7,138	-	**-**
	Capital Total:	$ 162,663	$ 7,138	$ -	**$ 250,000**
	DIVISION SUMMARY				
	Total Revenue	$ 467,903	$ 450,595	$ 488,700	**$ 558,990**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	159,585	155,420	177,400	**207,600**
	Capital	162,663	7,138	-	**250,000**
	Total Expenditures	$ 322,248	$ 162,558	$ 177,400	**$ 457,600**
	Surplus/Shortfall	$ 145,655	$ 288,037	$ 311,300	**$ 101,390**
	Estimated Available Reserves				**$ 1,410,000**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Works - Streets **Function - Department**				**Measure A - Fund 21** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PROGRAM REVENUES				
4550	Measure A Fees	$ 203,882	$ 286,782	$ 201,000	**$ 262,000**
4790	Miscellaneous Income	-	-		
4900	Interest Income	5,115	(203)	2,000	**1,000**
	Program Revenue Total	$ 208,997	$ 286,579	$ 203,000	**$ 263,000**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
6955	Interest Expense	$ 28	$ -	$ -	**$ -**
6960	Principal Expense (RCTC advance)	46,445	-	-	**-**
6610	Professional Services	-	-	-	**20,960**
	O & M Total:	$ 46,473	$ -	$ -	**$ 20,960**
	CAPITAL COSTS				
8100	Catch Basin Improvements	$ -	$ 1,820	$ -	**$ -**
	Blockwall Improvements	-	-	100,000	**100,000**
	Lighting Improvements	-	-	100,000	**30,000**
8100	Signal Timing Improvements	-	-	-	**80,000**
8100	Signal Ahead Flashing Beacons	-	6,189	-	**60,000**
	Capital Total:	$ -	$ 8,009	$ 200,000	**$ 270,000**
	DIVISION SUMMARY				
	Total Revenue	$ 208,997	$ 286,579	$ 203,000	**$ 263,000**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	46,473	-	-	**20,960**
	Capital	-	8,009	200,000	**270,000**
	Total Expenditures	$ 46,473	$ 8,009	$ 200,000	**$ 290,960**
	Surplus/Shortfall	$ 162,524	$ 278,570	$ 3,000	**$ (27,960)**
	Estimated Available Reserves				**$ 930,000**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government Function - Department					AQMD - Fund 25 Division - Code
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PROGRAM REVENUES				
4580	SCAQMD Fees	$ 14,158	$ 14,364	$ 13,000	**$ 13,500**
4900	Interest Income	1,096	(34)	800	**50**
	Program Revenue Total	$ 15,254	$ 14,330	$ 13,800	**$ 13,550**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	**$ -**
	OPERATIONS & MAINTENANCE COSTS				
	Public Works				
	None	$ -	$ -	$ -	**$ -**
	O & M Total:	$ -	$ -	$ -	**$ -**
	CAPITAL COSTS				
8000	Capital Outlay	$ -	$ -	$ -	**$ -**
	Vehicle	-	-	.	**-**
	Capital Total:	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Total Revenue	$ 15,254	$ 14,330	$ 13,800	**$ 13,550**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	-	-	-	**-**
	Capital	-	-	-	**-**
	Total Expenditures	$ -	$ -	$ -	**$ -**
	Surplus/Shortfall	$ 15,254	$ 14,330	$ 13,800	**$ 13,550**
	Estimated Available Reserves				**$ 39,000**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Public Safety - Police **Function - Department**				**Law Enforcement Grants - Fund 26** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PROGRAM REVENUES				
4575	CAL COPS Revenue	$ 155,948	$ 156,727	$ 160,000	**$ 160,000**
4900	Interest Income	-	-	-	-
	Program Revenue Total	$ 155,948	$ 156,727	$ 160,000	**$ 160,000**
414	**PERSONNEL COSTS**				
6010	Salaries and Wages	$ -	$ -	$ -	**$ -**
6080	Benefits	-	-	-	-
	Personnel Total:	$ -	$ -	$ -	**$ -**
414	**OPERATIONS & MAINTENANCE COSTS**				
6610	Professional/Specialized Services	$ 140,000	$ 250,000	$ 180,000	**$ 160,000**
	O & M Total:	$ 140,000	$ 250,000	$ 180,000	**$ 160,000**
	CAPITAL COSTS				
8000	Capital Outlay	$ -	$ -	$ -	**$ -**
	Capital Total:	$ -	$ -	$ -	**$ -**
	DIVISION SUMMARY				
	Total Revenue	$ 155,948	$ 156,727	$ 160,000	**$ 160,000**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	140,000	250,000	180,000	**160,000**
	Capital	-	-	-	**-**
	Total Expenditures	$ 140,000	$ 250,000	$ 180,000	**$ 160,000**
	Surplus/Shortfall	$ 15,948	$ (93,273)	$ (20,000)	**$ -**
	Estimated Available Reserves				**$ 4,000**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

General Government **Function - Department**				**Miscellaneous Grants - Fund 27** **Division - Code**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PROGRAM REVENUES				
4599	American Rescue Plan	$ -	$ -	$ -	**$ 1,349,208**
	Program Revenue Total	$ -	$ -	$ -	**$ 1,349,208**
	OPERATIONS & MAINTENANCE COSTS				
Var	Amounts Listed Below	$ -	$ -	$ -	**$ 217,000**
	O & M Total:	$ -	$ -	$ -	**$ 217,000**
	CAPITAL COSTS				
Var	Amounts Listed Below	$ 5,855	$ -	$ -	**$ 2,100,000**
	Total:	$ 5,855	$ -	$ -	**$ 2,100,000**
	Total Revenue	$ -	$ -	$ -	**$ 1,349,208**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	-	-	-	**217,000**
	Capital	5,855	-	-	**2,100,000**
	Total Expenditures	$ 5,855	$ -	$ -	**$ 2,317,000**
	Surplus/Shortfall	$ (5,855)	$ -	$ -	**$ (967,792)**
	Estimated Available Reserves				**$ 984,000**

American Rescue Plan

Acct #		Total
	Capital Improvement Projects	
7000	City Hall Renovation	$ 1,300,000
7001	Fire Station Upgrades/Equipment	300,000
7002	Repairs - 31542 Railroad Canyon Road	210,000
7003	City Enforcement Boat Deck	80,000
		1,890,000
	Vehicle Acquistion	
7004	Replacement for Yukon	70,000
7005	Replacement for Sierra	70,000
7006	New Code Enforcement Vehicle	70,000
		210,000
	First Responder Premium Pay	
7007	Fire Department Premium Pay (FY 2021-22 Expenditures)	-
	Assistance to Small Businesses/Individuals	
7008	Small Business Emergency Relief Grants	75,000
7009	Small Business Assistance Grants	45,000
7010	Community E-Gift Card Program	15,000
7011	Chamber of Commerce - Business Support Programs	12,000
		147,000
	Other Government Services	
7012	Junior Lifeguard Program Bus Rental	10,000
7013	HdL Consulting Services	60,000
7016	Law Enforcement Services Riverside County Sheriff (FY 2021-22 Expenditures)	-
		70,000
	Total ARPA Expenditures	**$ 2,317,000**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Capital Projects **Function - Department**					**Capital Projects - Fund 40** **Division - Code**
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	PROGRAM REVENUES				
4590	Grant Revenues	$ -	$ -	$ -	$ -
5901	Transfer from Gas Tax Fund	-	-	-	-
	Program Revenue Total	$ -	$ -	$ -	$ -
	CAPITAL COSTS				
8318	Vehicle Calming Signs	$ -	$ -	$ -	$ -
8102	City Hall Expansion	5,029	-	-	-
	Capital Costs Total:	$ 5,029	$ -	$ -	$ -
	DIVISION SUMMARY				
	Total Revenue	$ -	$ -	$ -	$ -
	Personnel	$ -	$ -	$ -	$ -
	Operations & Maintenance	-	-	-	-
	Capital	5,029	-	-	-
	Total Expenditures	$ 5,029	$ -	$ -	$ -
	Surplus/Shortfall	$ (5,029)	$ -	$ -	$ -
	Estimated Available Reserves				$ 338,600

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Enterprise Fund - Rental Function - Department				Rental - Fund 60 Dept - Code 560	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	REVENUES				
4698	Rental Income	$ 19,656	$ 71,147	$ 70,800	**$ 71,000**
5901	Loan from General Fund	-	-	100,000	**-**
4585	CDBG Grant	-	-	48,817	**-**
	Revenue Total	$ 19,656	$ 71,147	$ 219,617	**$ 71,000**
	OPERATING EXPENDITURES				
6210	Office Expense & Supplies	$ 8,998	$ 255	$ 500	**$ 600**
6320	Utilities	1,118.00	9,737	10,900	**13,000**
6325	Repairs & Maintenance	1,655.00	390	6,850	**7,000**
6326	Assessments	-	9,279	10,000	**10,000**
6327	Insurance	-	-	615	**700**
6328	Property Taxes	-	-	-	**2,700**
6610	Professional & Specialized Services		2,605		**-**
6900	Interest Expense	3,293	17,323	15,000	**7,800**
	Expenditure Total:	$ 15,064	$ 39,589	$ 43,865	**$ 41,800**
8014	**CAPITAL COSTS**				
	ADA Project	-	-	48,817	-
	Rehabilitation Projects	-	28,900	100,000	-
		$ -	$ 28,900	$ 148,817	**$ -**
	DIVISION SUMMARY				
	Total Revenue	$ 19,656	$ 71,147	$ 219,617	**$ 71,000**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	15,064	39,589	43,865	**41,800**
	Capital	-	28,900	148,817	**-**
	Total Expenditures	$ 15,064	$ 68,489	$ 192,682	**$ 41,800**
	Surplus/Shortfall	$ 4,592	$ 2,658	$ 26,935	**$ 29,200**
	Estimated Available Reserves				**$ -**

City of Canyon Lake
Budget Summary
Fiscal Year 2022-23

Enterprise Fund - Rental				**Rental - Fund 60**	
Function - Department				**Dept - Code 570**	
Object Acct #		Actual 2019-20	Actual 2020-21	Budget 2021-22	**Proposed 2022-23**
	REVENUES				
4698	Rental Income	$ -	$ 4,418	$ 24,900	**$ 17,200**
	Revenue Total	$ -	$ 4,418	$ 24,900	**$ 17,200**
	PERSONNEL COSTS				
	None	$ -	$ -	$ -	$ -
	OPERATING EXPENDITURES				
6210	Office Expense & Supplies	$ -	$ 98	$ -	**$ 425**
6320	Utilities	-	883	5,000	**2,700**
6325	Repairs & Maintenance	-	-	5,200	**4,200**
6328	Property Taxes		1,622	-	-
6326	Assessments	-	265	-	**3,500**
6327	Insurance	-	-	-	**600**
6610	Professional/Specialized Services		311	2,000	**1,800**
6900	Interest Expense	-	-	11,700	**6,000**
	Expenditure Total:	$ -	$ 3,179	$ 23,900	**$ 19,225**
	CAPITAL COSTS				
	Building Improvements	$ -	$ -	$ -	$ -
	DIVISION SUMMARY				
	Total Revenue	$ -	$ 4,418	$ 24,900	**$ 17,200**
	Personnel	$ -	$ -	$ -	**$ -**
	Operations & Maintenance	-	3,179	23,900	**19,225**
	Capital	-	-	-	**-**
	Total Expenditures	$ -	$ 3,179	$ 23,900	**$ 19,225**
	Surplus/Shortfall	$ -	$ 1,239	$ 1,000	**$ (2,025)**
	Estimated Available Reserves				**$ -**

ATTACHMENT 2

RESOLUTION NO. 2022-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING THE BUDGET, APPROPRIATING REVENUE AND ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-2023

WHEREAS, the City Manager has prepared and submitted to the City Council a proposed budget for the 2022-2023 fiscal year commencing July 1, 2022, and ending June 30, 2023; and

WHEREAS, the City Council held a Council Meeting to discuss the proposed budget on June 1, 2022, where all interested persons were provided the opportunity to be heard; and

WHEREAS, the City Council has considered the same budget and comments thereon, and has determined it is necessary for the efficient management of the City that certain sum of revenue be appropriated to the various departments, officers, agencies and activities of the City; and

WHEREAS, an appropriations limit must be established for FY 2022-2023 to meet the legal requirements of Article XIIIB of the California Constitution, including the designation of certain revenues as tax proceeds, as set forth in said budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. For the Fiscal Year ending June 30, 2023, the appropriations limit has been computed using the change in population for the City of Canyon Lake and the change in California per capita personal income as set out in Section 7901 of the Government Code. The appropriations limit for the fiscal year ending June 30, 2023, is established at $7,213,238 as verified by calculations attached "Exhibit A".

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Section 2. The City Council hereby identifies and authorizes a total estimated Operations, Debt Service and Capital Budget for FY 2022-2023 in the amount of $10,116,366 with reserves and balances of $9,005,600 and appropriates said amount from revenues of the City to the departments, functions and funds as contained in the Budget and authorizes the City Manager to carry out the City's expenditures in conformity herewith.

PASSED, APPROVED AND ADOPTED this 1st day of June 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana V. Sauseda, CMC
City Clerk

Exhibit “A”

"Exhibit A"

CITY OF CANYON LAKE

2022-2023 APPROPRIATIONS COMPUTATION

2021-2022 Appropriations Limit	$6,762,199
Multiply by Cumulative Growth Factor (See below from "C")	
2022-2023 Appropriations Limit	$7,213,238
(a) *Inflation Change = 7.55 %	1.0755 ratio
(b) **Population Change for City = -0.82%	0.9918 ratio
(c) Cumulative Growth Factor Calculation: 1.0755 X 0.9918	1.0667 ratio

* California per capita personal income selected
** City percentage change

ATTACHMENT 3

RESOLUTION NO. 2022-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING THE SALARY AND WAGE SCHEDULES FOR EMPLOYEES OF THE CITY OF CANYON LAKE FOR FISCAL YEAR 2022-23

WHEREAS, the City Council annually adopts a resolution which establishes salaries and wages for its employees; and

WHEREAS, the City Manager has reviewed the staff positions and the organizational structure of the City and identified positions necessary for the City of Canyon Lake.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Exhibit "A" has been modified to incorporate employee positions, salaries, and wages.

Section 2. All other terms and conditions of employment shall remain the same.

Section 3. These changes shall be effective July 1, 2022, and shall continue until modified.

PASSED, APPROVED AND ADOPTED this 1st day of June, 2022.

_____
Jeremy Smith, Mayor

ATTEST:

_____
Ana Sauseda, CMC
City Clerk

Exhibit “A”

SALARY SCHEDULE

Proposed - Effective July 1, 2022

Salaried Employees					
Job Title	Step A	Step B	Step C	Step D	Step E
City Manager	Per Contract				
City Clerk	$120,000.00	$126,000.00	$132,300.00	$138,915.00	$145,860.75
Deputy City Clerk	$96,000.00	$100,800.00	$105,840.00	$111,132.00	$116,688.60
Administrative Services Director	$125,000.00	$131,250.00	$137,812.50	$144,703.13	$151,938.28
Management Analyst II	$96,000.00	$100,800.00	$105,840.00	$111,132.00	$116,688.60
Management Analyst I	$80,000.00	$84,000.00	$88,200.00	$92,610.00	$97,240.50
Accountant / HR Specialist	$85,000.00	$89,250.00	$93,712.50	$98,398.13	$103,318.03
Dep Bldg Official / Sr. Bldg Inspector	$85,000.00	$89,250.00	$93,712.50	$98,398.13	$103,318.03
Code Enforcement Supervisor	$75,000.00	$78,750.00	$82,687.50	$86,821.88	$91,162.97
Executive Assistant / Analyst	$65,000.00	$68,250.00	$71,662.50	$75,245.63	$79,007.91

Hourly Full-Time Employees					
Job Title	Step A	Step B	Step C	Step D	Step E
Senior Code Enforcement Officer	$67,750.00	$71,137.50	$74,694.38	$78,429.09	$82,350.55
Code Enforcement Officer	$61,000.00	$64,050.00	$67,252.50	$70,615.13	$74,145.88
Building Permit Technician II	$65,000.00	$68,250.00	$71,662.50	$75,245.63	$79,007.91
Building Permit Technician I	$58,000.00	$60,900.00	$63,945.00	$67,142.25	$70,499.36
Executive Assistant	$55,000.00	$57,750.00	$60,637.50	$63,669.38	$66,852.84

Hourly Part-Time Employees					
Job Title	Step A	Step B	Step C	Step D	Step E
Senior Administrative Assistant	$22.50/hr.	$23.63/hr.	$24.81/hr.	$26.05/hr.	$27.35/hr.
Administrative Assistant	$20.25/hr.	$21.26/hr.	$22.33/hr.	$23.44/hr.	$24.61/hr.
Code Enforcement Officer	$30.87/hr.	$32.41/hr.	$34.03/hr.	$35.74/hr.	$37.52/hr.
Accounting Technician I	$20.25/hr.	$21.26/hr.	$22.33/hr.	$23.44/hr.	$24.61/hr.

SALARY SCHEDULE - FIRE DEPARTMENT

Proposed - Effective July 1, 2022

Salaried Employees		
Class	**Position**	**Annual Salary**
CFD-01	Fire Chief	Per Contract
CFD-02	Battalion Chief	Per Contract

Hourly Employees						
Class	**Position**	**Step A**	**Step B**	**Step C**	**Step D**	**Step E**
CFD-03	Captain	$22.99/hr.	$24.14/hr.	$25.35/hr.	$26.61/hr.	$27.94/hr.
CFD-04	Captain/Paramedic	$24.13/hr.	$25.34/hr.	$26.60/hr.	$27.93/hr.	$29.33/hr.
CFD-05	Engineer	$20.90/hr.	$21.95/hr.	$23.04/hr.	$24.19/hr.	$25.40/hr.
CFD-06	Engineer/Paramedic	$21.94/hr.	$23.04/hr.	$24.19/hr.	$25.40/hr.	$26.67/hr.
CFD-07	Firefighter/Paramedic	$19.00/hr.	$19.95/hr.	$20.95/hr.	$21.99/hr.	$23.09/hr.

Paid Call Positions		
Class	**Position**	**Hourly Rate**
CFD-8	Paid/Call Captain	$22.99/hr.
CFD-9	Paid/Call Engineer	$20.90/hr.
CFD-10	Paid/Call Firefighter	$19.00/hr.

Volunteer Positions		
Class	**Position**	**Stipend**
CFD-11	Reserve Firefighter	$50.00 per 24-hour shift