



Appendix G:

Fiscal Analysis

Fiscal Analysis

Riverside County General Plan Update

Prepared for:

Transportation and Land Management Agency
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Chapter 1

INTRODUCTION

1.1 Overview

This study has prepared a series of fiscal impact analyses of Riverside County's comprehensive General Plan update for the Preferred Plan land uses and selected scenarios. The analyses were provided for the County's General Fund at hypothetical build-out at four unincorporated geographic levels: 1) the entire Riverside County; 2) Western Riverside County; 3) Eastern Riverside County; and 4) Fiscal Analysis Areas.

This study employed the use of a Fiscal Model developed exclusively for the County of Riverside and implemented on the County's computer system. The modeling system connects with the County's Geographic Information System (GIS) and parcel level assessor's data from the County's Auditor-Controller. When combined with the digitized General Plan land use designations, parcel level files with acreage, planned land use and assessment information were created.

For the fiscal analysis, a predefined set of Preferred Plan parcel level databases were developed and organized into the four geographic levels mentioned above. Each of these Preferred Plan databases provided the starting point for the General Plan fiscal analysis and the following scenarios: 1) Preferred Plan; 2) Sphere of Influence areas; 3) Alternative Retail Development levels; and 4) comparison with SCAG 2025 forecasts.

1.2 Fiscal Model Methodology

The General Fund is the main operating fund of the County. It is used to account for expenditures and revenues for Countywide and selected locally delivered services. General Fund programs administered by the Board of Supervisors include: Administrative and Fiscal; General Services; Environmental and Development Services; Justice and Law Enforcement; Fire Protection; Health Services; Community and Social Services; Education, Recreation and Culture; and Capital Lease, Construction and Contingency.

The methodology has been to calibrate a set of General Fund revenue and cost factors based on the County's *Fiscal Year 2000-21 Final Budget*. The factors have been prepared to evaluate the fiscal impacts of development in the unincorporated portions of

Riverside County assuming a continuation of current public service levels and in constant 2001 dollars, i.e., not accounting for inflation.

Additionally, a set of market factors were estimated to account for residential and non-residential valuation, retail and non-retail taxable sales generation, average property turnover rates, average densities and square feet per employees by land use types. An important estimate was the average retail sales per household by incorporated cities versus unincorporated areas. These estimates formed the basis for retail scenarios at varying levels of development.

1.3 Organization of the Report

Chapter 2 presents a summary of the fiscal analyses for the various geographic areas and scenarios tested. Chapter 3 describes the Fiscal Model process and the key data sources. This is followed by Chapter 4 that includes a comparison of the General Plan build-out projections with SCAG 2025 forecasts for population, households, employment and jobs to household ratios.

Chapter 5 presents the fiscal impact analyses at the unincorporated Riverside County level for the Preferred Plan compared with the Sphere of Influence area, selected retail development scenarios and SCAG 2025. Chapters 6 and 7 present similar fiscal impact analyses for the unincorporated Western Riverside County and Eastern Riverside County areas.

Chapter 8 then finishes the fiscal impact analyses for the seven Fiscal Analysis Areas. The final Chapter 9 presents the General Fund fiscal methodology and the model calibration using existing budget and market information. The report concludes with six appendices. Appendices A through D include the detailed fiscal and development summary tables for all of the fiscal impact analyses. Appendices E and F then present the detailed tables that estimate net County General Fund costs and the calibration runs using existing County budget and development information.

Chapter 2 SUMMARY

2.1 Approach

This summary presents the key findings based on the fiscal analyses of the Preferred Plan at several geographic levels in the unincorporated areas, including: 1) Riverside County; 2) Western Riverside County; 3) Eastern Riverside County; and 4) seven Fiscal Analysis Areas. Additionally, scenarios were tested to cover development for the Sphere of Influence areas, selected levels of retail development and comparison with SCAG 2025 forecasts. The fiscal projections and development summaries are presented for General Fund recurring revenues and operating and maintenance costs at hypothetical build-out in 2001 constant dollars.

2.2 Socio-Economic Projections

The socio-economic projections provide the context for the fiscal analysis. The General Plan's projected population at build-out for unincorporated Riverside County is 1,366,265 and exceeds SCAG's 2025 projection of 985,945 by about 39 percent. Households at build-out for the same area are projected at 529,560 and exceed SCAG's 2025 household projections of 334,472 by about 58 percent.

Employment projections reveal a significant difference between the General Plan projections at build-out and SCAG 2025 projections. SCAG's General Plan employment projection of 763,212 for unincorporated Riverside County at build-out exceeds SCAG's 2025 projection of 215,919 by about 3.5 times. This reflects SCAG's forecast to concentrate relatively more employment in existing cities.

The jobs to households ratio is a general indicator used to measure the growth in jobs relative to households of each scenario used in the General Plan process. In theory, if households have job opportunities closer to where they live, this can potentially reduce overall commuting. For unincorporated Riverside County, the projected General Plan ratio of 1.44 jobs to households at build-out is about 2.2 times higher than SCAG's 2025 projections of 0.65. In 1997, for the combined incorporated and unincorporated areas of the county, the ratio for Riverside County was 0.93, not only less than one job per

household but significantly less than the regional ratio of 1.34. Also, Riverside County is shown to have the lowest ratio of all the counties in 1997.

2.3 Average Retail Sales Per Household, 2000

Retail sales are an important revenue generator for most jurisdictions and tend to be concentrated within incorporated cities. The average retail sales per household for incorporated cities within Riverside County was estimated at \$33,162. This compares with an average per household of only \$11,200 for the unincorporated areas. The combined average for the entire County was estimated at \$27,182.

The Preferred Plan land uses contain a sizable shift in the proportion of future retail development in unincorporated Riverside County. This analysis forms the basis for projecting several retail scenarios where lesser levels of retail development are tested.

2.4 General Plan Build-out Database

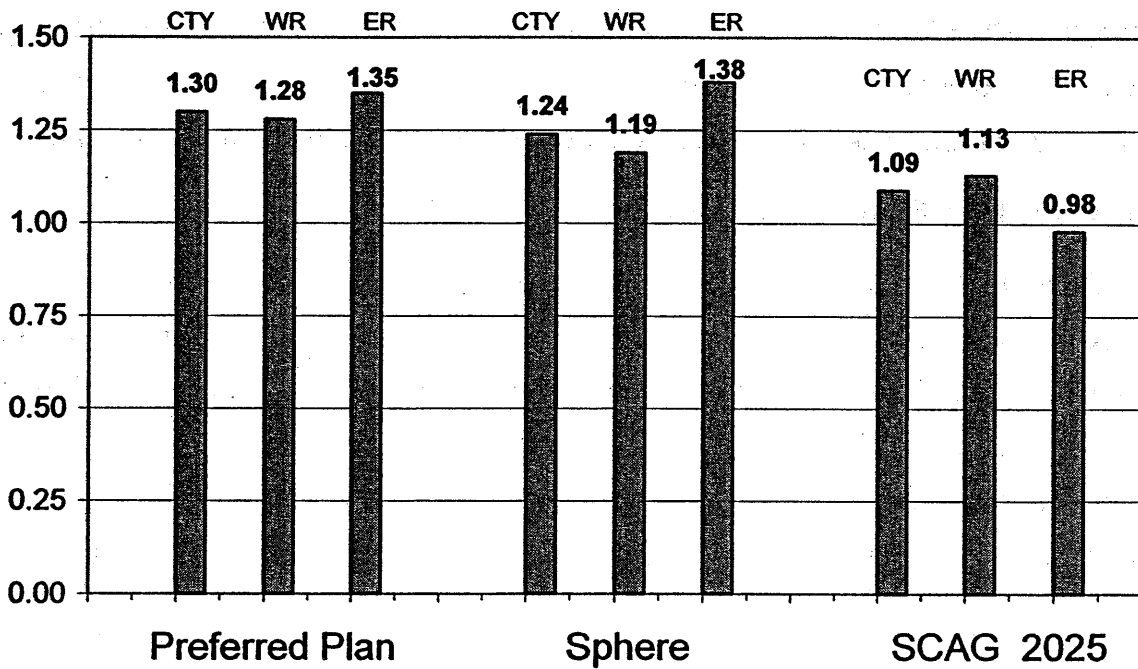
For the General Plan fiscal analysis, a predefined set of parcel level databases was developed. Initially, a countywide file of digitized Preferred Plan General Plan land uses were provided and then organized into the following databases: Riverside County, Western and Eastern Riverside County and seven Fiscal Analysis Areas. Each of these Preferred Plan databases provided the starting point for the General Plan fiscal analysis and subsequent scenarios. The General Plan database used in this fiscal analysis was current as of July 2001. While some technical changes in the database have since been made, they are not considered large enough to change the basic findings.

2.5 General Plan Fiscal Analysis

The overall fiscal results for the Preferred Plan have a positive General Fund revenue/cost ratio, i.e., where projected revenues exceed projected costs. However, while they are also generally positive for the selected scenarios, they can vary significantly by geographic area and level of retail development as discussed below.

Preferred Plan. The fiscal results for the Preferred Plan are summarized in Figure 2-1 at a positive fiscal impact ratio of 1.30. That is, General Fund revenues are projected to exceed costs at build-out by about 30 percent. The three major revenue sources are property taxes, sales taxes and motor vehicle license fees accounting for about 78 percent of the total revenues. The General Fund costs for the following five categories

**Figure 2-1
Summary of Revenue/Cost Ratios
Riverside County General Plan Update**



Note: CTY:County, WR:Western Riverside, ER:Eastern Riverside

Source: Stanley R. Hoffman Associates, Inc.

account for about 84 percent of total projected costs: 1) local Justice and Law Enforcement for sheriff patrol; 2) Justice and Law Enforcement for countywide functions, such as the court system; 3) General Fund Fire Protection costs; 4) Administrative and Fiscal functions; and 5) Capital Lease/Construction/Contingency.

When the fiscal analysis for the Preferred Plan was prepared for the unincorporated areas in Western and Eastern Riverside County, the major finding was that the Eastern Riverside County area was more positive at 1.35 compared with Western Riverside County at 1.28 as shown in Figure 2-1, probably reflecting more tourist related retail activities relative to projected household growth.

Sphere of Influence Areas. When the fiscal analysis was prepared for development within the unincorporated Sphere of Influence areas as shown in Figure 2-1, the major finding was that the revenue/cost ratios for Riverside County and Western Riverside County were less at 1.24 and 1.19, respectively, than for the entire Preferred Plan area. This reflects the County's General Plan policy direction of concentrating future development in community centers and rural villages generally located outside these sphere areas.

SCAG 2025 Forecasts. The final set of fiscal impact ratios shown in Figure 2-1 reflect the fiscal analysis with development assumptions that approximate SCAG's 2025 forecasted level of growth. This yields a low fiscal ratio of 1.09 for the total unincorporated County areas that reflects SCAG's projections of more employment growth in existing incorporated cities and proportionally more housing growth in unincorporated areas.

Western Riverside County is slightly higher at 1.13, but Eastern Riverside County is actually projected to be fiscally negative at 0.98, slightly less than breakeven. While these projections contain a level of uncertainty, they tend to illustrate general differences between the County's job oriented focus and SCAG's less job intensive development in the unincorporated areas.

2.6 Retail Development Scenarios

Retail sales tax is the third largest General Fund revenue source to the County behind property taxes and motor vehicle license fees. Since this is such an important revenue source for the County in achieving a balanced General Fund budget, a series of retail square footage reduction scenarios have been analyzed and summarized in Figure 2-2.

The projected fiscal surplus decreases significantly as less retail square footage is assumed to be developed under the scenarios tested for each of the major geographic areas. For example, as shown in Figure 2-2 for the total unincorporated area of Riverside County, the revenue/cost ratio of 1.30 for the Preferred Plan decreases to 1.20 for the 56 percent scenario and down to 1.13 for the 23 percent scenario. Similarly, the same pattern of decrease is shown for unincorporated Western and Eastern Riverside County.

The 56 percent scenario represents an estimated capture of household taxable retail sales at 56 percent of the level of the retail development under the Preferred Plan projection. This approximates the average retail sales per household of all incorporated cities in the County as discussed earlier in Section 2.3; the 23 percent scenario approximates the County's existing average retail sales per household within the unincorporated area. The 35 percent scenario represents an intermediate point where the County is projected to increase above its existing average but not quite to the average of the cities.

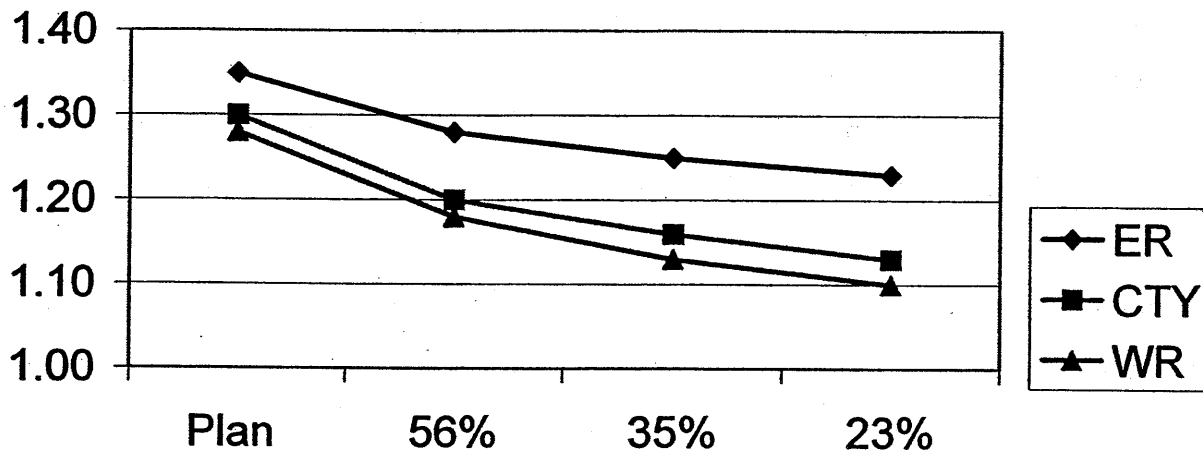
2.7 Fiscal Analysis Areas

The Fiscal Analysis Areas (FAA's) were selected to represent economic subareas of the County as shown later in Figure 3-1. These seven FAA's provide a more manageable number to study sub-regional differences than the 20 Community Plan areas.

The fiscal comparisons for the Preferred Plan are shown for each FAA in Figure 2-3. The highest revenue/cost ratios of 1.39 and 1.36 are for the Coachella Valley and Northwest areas, respectively. The lowest ratios are for more undeveloped areas such as Eastern at 1.15 (including Desert Center and Palo Verde Valley) and the Centralwest at 1.16, including the San Jacinto Valley. The REMAP, or Riverside Extended Mountain Area Plan, is also lower at a ratio of 1.21.

Figure 2-2

**Retail Development Scenarios: Revenue/Cost Ratios
Riverside County General Plan Update**

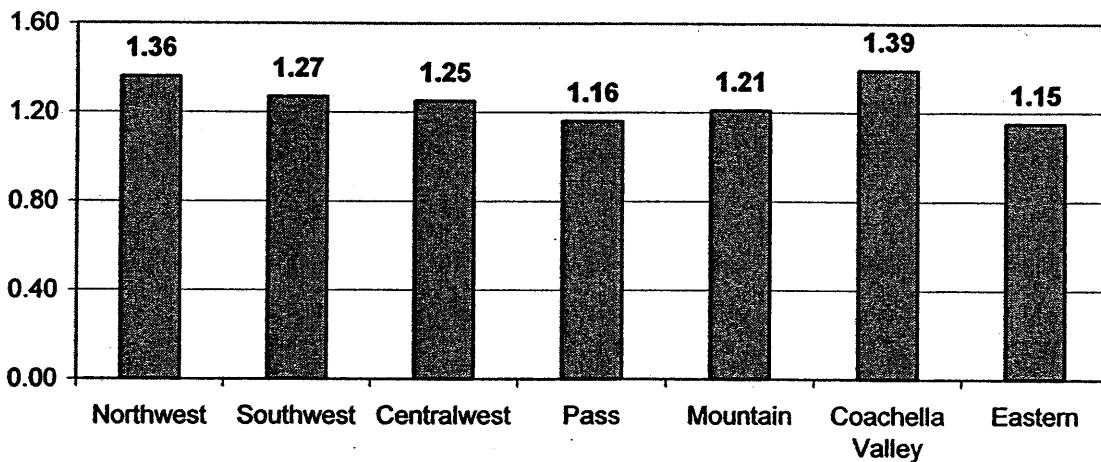


Note: ER: Eastern Riverside, WR: Western Riverside, CTY: County

Source: Stanley R. Hoffman Associates, Inc.

Figure 2-3

**Fiscal Analysis Areas: Revenue/Cost Ratios
Riverside County General Plan Update**



Source: Stanley R. Hoffman Associates, Inc.

Chapter 3 FISCAL MODEL PROCESS

3.1 Overview of Riverside County Fiscal Model

The fiscal modeling system consists of three major components: (1) the Geographic Information System (GIS) Interface Model; (2) the Parcel Level Databases; and (3) the Fiscal Impact Model. The system has been implemented on Riverside County's computer system and dynamically links with their GIS databases. This study has used the databases developed for the comprehensive General Plan update process to project General Fund fiscal impacts at build out for the Preferred Plan land uses and selected alternatives.

The GIS Interface Model allows for development and modification of land use scenarios in an ArcInfo environment using the County's existing GIS system. Scenarios can be created from predefined land use files for fiscal analysis or in real time "on-the-fly." The Fiscal Model then analyzes these scenarios and allows the user to quickly develop alternative land use, market and fiscal assumptions for "What-if" scenarios.

3.2 Overlay with Riverside County Assessor's Data

A key step in the fiscal analysis process is to overlay the County Assessor's information from the Auditor-Controller's database with the General Plan land use designations for residential and non-residential land uses. This generates a set of Assessor's parcels for the entire County or any subarea being tested with allowable General Plan land uses, acreages, residential densities, non-residential floor area ratios (FARs), and existing land and building assessment information. This file is updated at least annually.

This parcel level database provides the flexibility to study areas of Riverside County including: the entire County, major subareas, such as Western and Eastern Riverside County, Fiscal Analysis Areas, Community Plan areas and all the way down to individual parcels. In addition to studying General Plan designated areas, the Fiscal Model can also be used to analyze unincorporated Spheres of Influence, specific project areas and proposed annexations and incorporations.

3.3 Preparation of General Plan Parcel Level Databases

For the General Plan fiscal analysis, a predefined set of parcel level databases was developed. Initially, a countywide file of digitized Preferred Plan General Plan land uses were provided and then organized into the following databases: Riverside County, Western and Eastern Riverside County and seven Fiscal Analysis Areas. Each of these Preferred Plan databases provided the starting point for the General Plan fiscal analysis and subsequent scenarios.

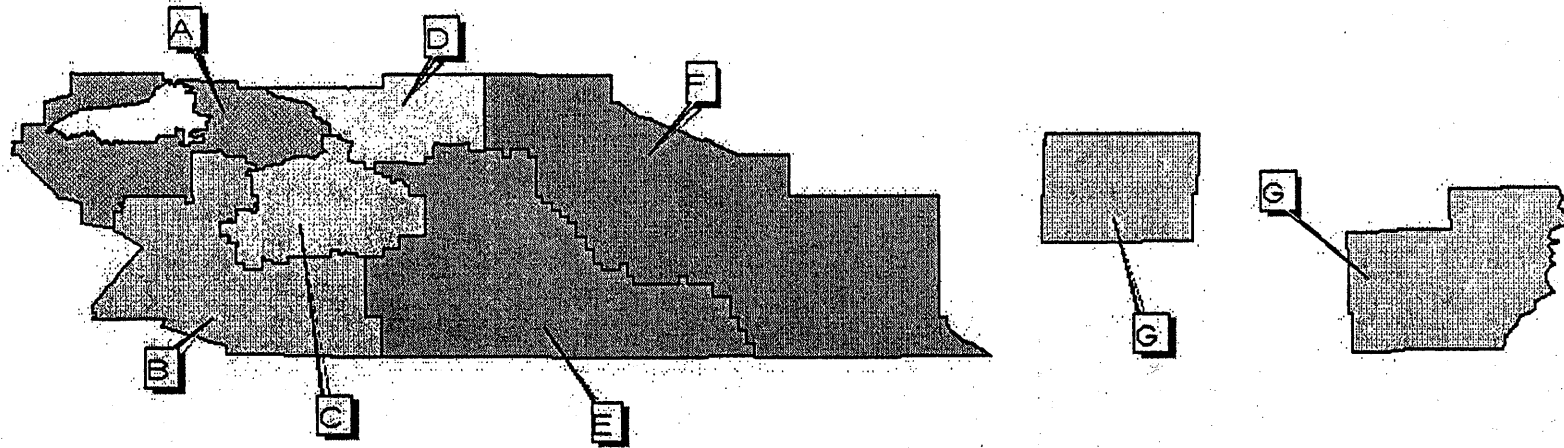
The scenarios modified the land uses in various ways to simulate different geographies or market conditions. For example, different levels of retail development were tested to show the sensitivity of the General Fund balance to taxable sales generation. Also, fiscal conditions were tested for development projected within the Spheres of Influence areas and for development assumptions comparable to SCAG's 2025 forecasts.

3.4 Fiscal Analysis of General Plan Study Areas

A separate analysis unit, entitled the Fiscal Analysis Area (FAA), was also developed to represent economic sub areas of the County as shown in Figure 3-1. These seven FAA's provide a more manageable number to study sub-regional differences than the 20 Community Plan areas. As shown in Figure 3-1, the Western Riverside County sub region consists of five FAA's, including: Northwest, Southwest, Centralwest, the Pass and Mountain. The Eastern Riverside County sub-region consists of two FAA's, including the Coachella Valley and the eastern Riverside County area with Desert Center and Palo Verde Valley.

The 20 Community Plan is wholly contained within one of the seven FAA's as presented in Table 3-1. In Western Riverside County, the Northwest FAA extends from Jurupa and Eastvale on the west to March AFB and Reche Canyon/Badlands on the east. The Southwest area extends from Lake Elsinore and Mead Valley southward to the unincorporated areas around the cities of Temecula and Murrieta. The Centralwest area covers the Sun City/Menifee area eastward to the San Jacinto Valley. The Pass extends through the San Gorgonio Pass between Mt. San Gorgonio on the north and Mt. San Jacinto on the south. Finally, the Mountain area covers the mountainous region extending from the San Jacinto Valley over the Mt. San Jacinto range to the Coachella Valley.

Figure 3-1 Fiscal Analysis Areas Riverside County General Plan Update



Western Riverside

- A Northwest
- B Southwest
- C Centralwest
- D Pass
- E Mountain

Eastern Riverside

- F Coachella Valley
- G Eastern

Source: Stanley R. Hoffman Associates, Inc.

Mende Consulting

**Table 3-1
Fiscal Analysis Areas (FAAs)
Riverside County General Plan Update**

FAA Number	Code	Name	Area Plans
FAA01	A	Northwest	Jurupa, Eastvale, Temescal Canyon, Lake Mathews, Highgrove/Northside, March, Reche Canyon/Badlands
FAA02	B	Southwest	Lake Elsinore, Mead Valley, Southwest Area
FAA03	C	Centralwest	Sun City/ Menifee, Lakeview/ Nuevo, Highway 74/79 Corridor, San Jacinto Valley
FAA04	D	Pass	The Pass
FAA05	E	Mountain	REMAP
FAA06	F	Coachella Valley	Western Coachella Valley, Eastern Coachella Valley
FAA07	G	Eastern	Desert Center, Palo Verde Valley

Source: Stanley R. Hoffman Associates, Inc.
Transportation and Land Management Agency, County of Riverside

Chapter 4

OVERVIEW OF SOCIO-ECONOMIC PROJECTIONS

4.1 General Plan Build-Out Projections Versus SCAG 2025

An overview of socio-economic projections is presented for the Preferred Plan land uses for unincorporated Riverside County. These land uses have been prepared as part of the County's Comprehensive General Plan update. Figures 4-1 through 4-4 present projections at hypothetical build-out for population, households, employment, and jobs to household ratios for unincorporated Riverside County and Western and Eastern Riverside County sub-regions. The Southern California Association of Governments' (SCAG) projections for the year 2025 are also included for comparison with the County's build-out projections.

Population

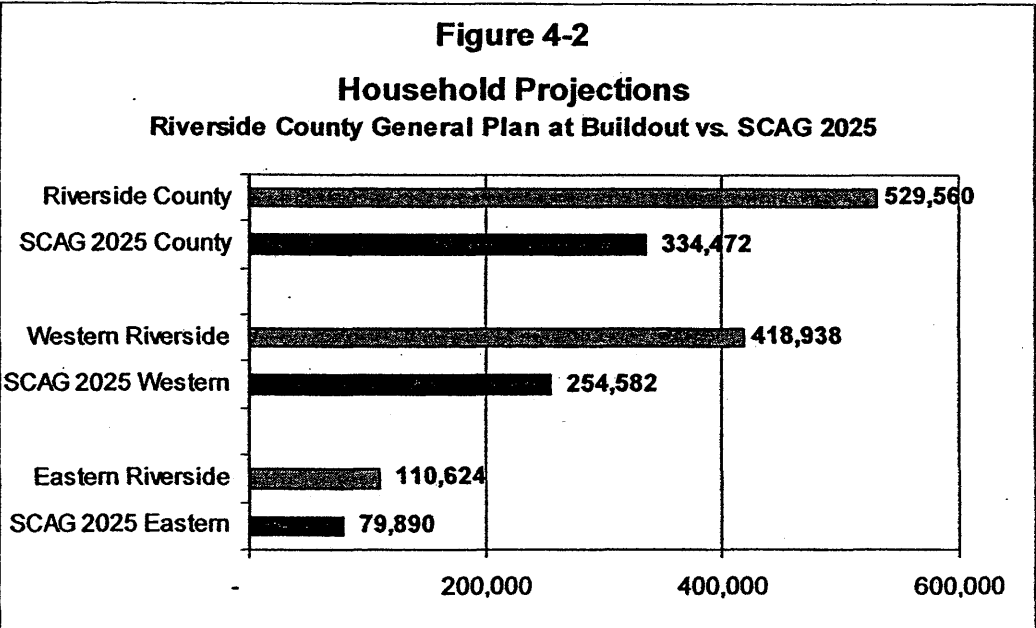
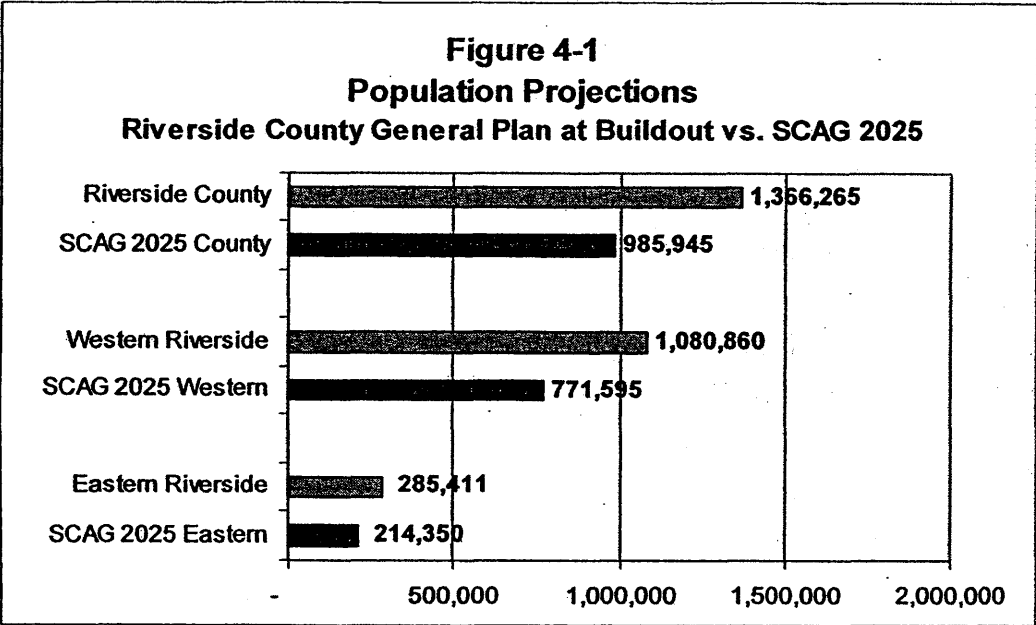
The General Plan's projected population at build-out for unincorporated Riverside County is 1,366,265 and exceeds SCAG's 2025 projection of 985,945 by about 39 percent as shown in Figure 4-1. About 79 percent of this population, or 1,080,860, is projected for unincorporated Western Riverside County with the remaining 285,411, or 21 percent, projected for unincorporated Eastern Riverside County.

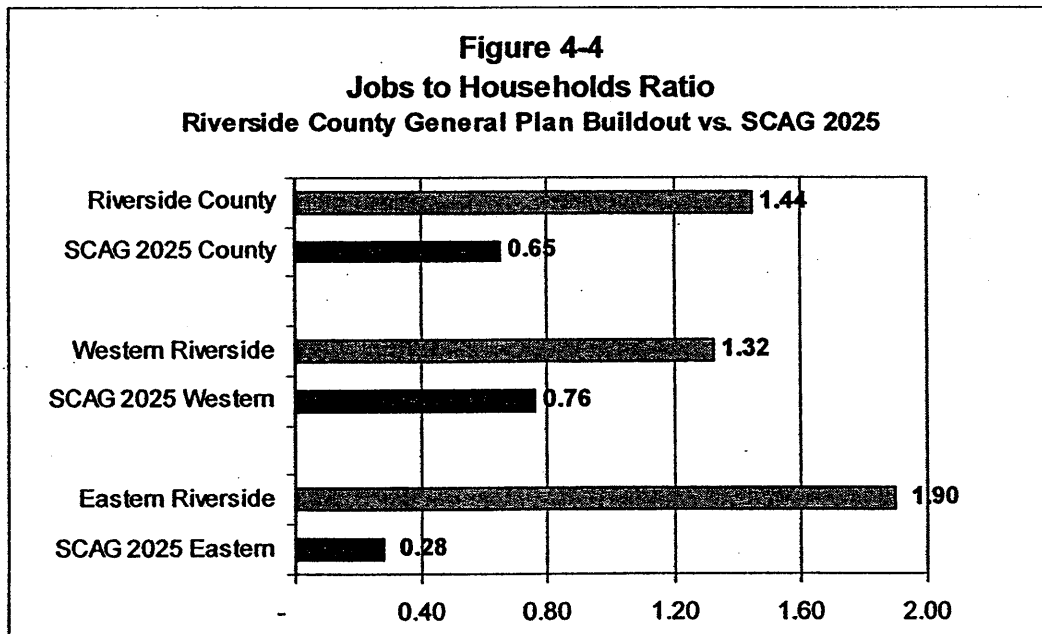
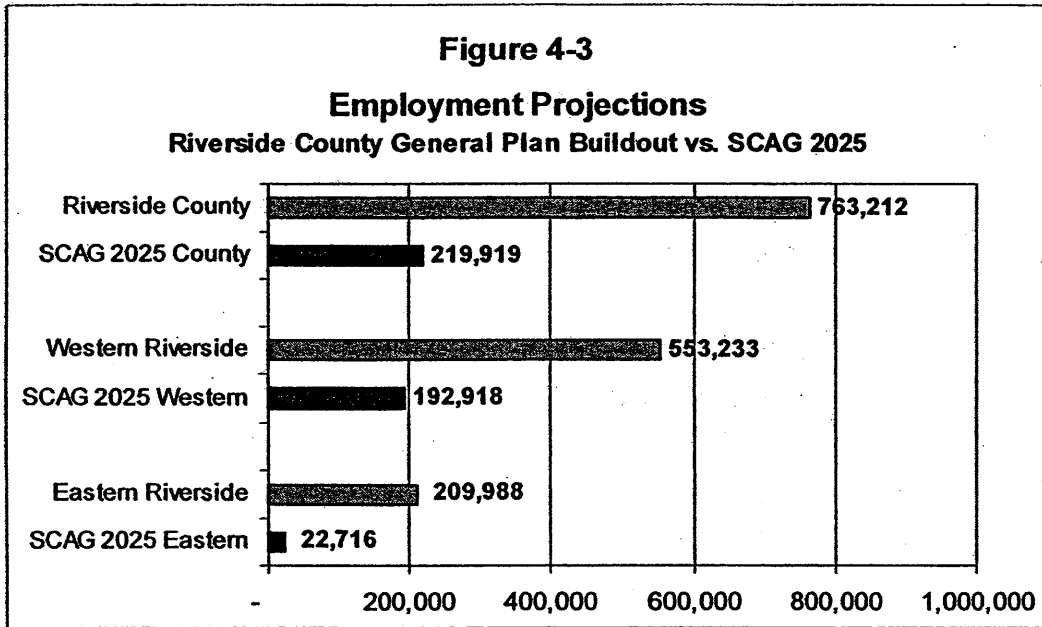
Households

Households at build-out for unincorporated Riverside County are projected at 529,560 and exceed SCAG's 2025 household projections of 334,472 by about 58 percent as shown in Figure 4-2. Similar to population, about 79 percent of these households, or 418,938, are projected for unincorporated Western Riverside County with the remaining 110,624, or 21 percent, projected for unincorporated Eastern Riverside County. Household projections represented occupied housing units and do not account for vacant units or second homes that are not occupied full time.

Employment

In contrast, employment projections reveal a significant difference between the General Plan projections at build-out and SCAG 2025 projections. Figure 4-3 shows a General Plan employment projection of 763,212 for unincorporated Riverside County at build-out





that exceeds SCAG's 2025 projection of 215,919 by about 3.5 times. This reflects SCAG's projection to concentrate more employment in existing cities. The General Plan employment projection of 553,233 for Western Riverside County accounts for about 72 percent of total unincorporated Riverside County employment at build-out with the remaining 209,988 employment, or 28 percent, in Eastern Riverside County.

Jobs to Households Ratio

The jobs to households ratio is a general indicator used to measure the growth in jobs relative to households of each scenario used in the General Plan process. In theory, if households have job opportunities closer to where they live, this can potentially reduce overall commuting. Figure 4-4 shows there is a higher jobs to households ratio in the General Plan build-out projections than there is for SCAG 2025.

For unincorporated Riverside County, the projected General Plan ratio of 1.44 jobs to households at build-out is about 2.2 higher than SCAG's 2025 projections of 0.65. For Western Riverside County, the ratio of 1.32 jobs per household is closer to the SCAG 2025 ratio of 0.76, but still 1.7 times higher. For Eastern Riverside County, the jobs to households ratio of 1.90 is radically higher than the SCAG 2025 ratio of 0.28 – almost 7 times higher.

Regional Comparison of Jobs to Households Ratios: 1997 to 2025

For comparison, Table 4-1 presents the jobs to household ratios for each of the six counties within the SCAG region for their forecasts from 1997 to 2025. These ratios are for the combined incorporated and unincorporated areas of each county. In 1997, the ratio for Riverside County was 0.93, not only less than one job per household but significantly less than the regional ratio of 1.34. Also, Riverside County is shown to have the lowest ratio of all the counties.

By 2025, SCAG forecasts that Riverside County will increase to 1.08, a gain of about 16 percent. While Riverside County continues to show more job growth relative to households, it still lags its neighboring counties with San Bernardino County at 1.22 and Orange County at 1.91 by 2025. Los Angeles County while showing a decline in its jobs to household ratio to 1.28 is still forecasted to exceed Riverside County by 2025.

Table 4-1
Regional Job to Households Trends: 1997 to 2025
Riverside County General Plan Update

County	1997			2025			Change
	Jobs	Households	Ratio	Jobs	Households	Ratio	
Imperial	55,573	38,384	1.45	94,061	97,883	0.96	-0.49
Los Angeles	4,303,192	3,071,597	1.40	5,290,938	4,118,809	1.28	-0.12
Orange	1,345,626	887,887	1.52	2,043,660	1,068,051	1.91	0.39
Riverside	432,400	462,830	0.93	1,006,419	933,887	1.08	0.15
San Bernardino	540,141	508,551	1.06	1,085,709	889,875	1.22	0.16
Ventura	<u>293,948</u>	<u>232,831</u>	1.26	<u>431,506</u>	<u>309,210</u>	1.40	0.14
Regional Total	6,970,880	5,202,080	1.34	9,952,293	7,417,715	1.34	0.00

Source: Stanley R. Hoffman Associates, Inc.
 SCAG 2025 Regional Forecasts

4.2 Average Retail Sales Per Household, 2000

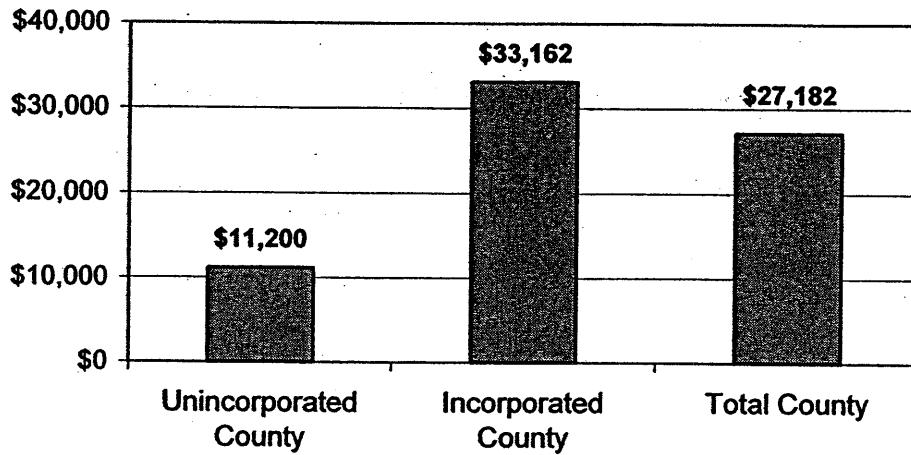
Retail sales are an important revenue generator for most jurisdictions and tend to be concentrated within incorporated cities. As shown in Figure 4-5, the average retail sales per household for incorporated cities within Riverside County was estimated at \$33,162. This compares with an average per household of only \$11,200 for the unincorporated areas. The combined average for the entire County was estimated at \$27,182.

This estimate was based on the California Board of Equalization's 1999 taxable sales data inflated by 3.3 percent to year 2000 dollars. The non-taxable food and drug store sales were estimated to yield a total retail sales estimate. While the Preferred Plan contains a sizable shift in the proportion of future retail development in unincorporated Riverside County, this analysis forms the basis for projecting several retail scenarios where lesser levels of retail development are later tested.

4.3 Market Assumptions

A number of residential and non-residential market assumptions are also included in the Fiscal Model projections as shown in Table 4-2. The average floor area ratios (FARs) by land use for non-residential development provide an estimate of the average amount of gross building square footage when applied against developable acres. These are

Figure 4-5
Average Retail Sales Per Household, 1999
Riverside County General Plan Update



Source: Stanley R. Hoffman Associates, Inc.

**Table 4-2
Market Assumptions
Riverside County General Plan Update**

Land Use Categories	Floor Area Ratio	Annual Turnover	Average Value/SF ¹	Average SF/Emp.	Taxable Sales/SF
Non-Residential					
Business Park	0.30	5%	\$90	600	\$10.50
Commercial Office	0.35	5%	\$110	300	\$0.00
Commercial Retail	0.23	5%	\$100	500	\$125.00
Commercial Tourist	0.25	5%	\$100	500	\$0.00
Heavy Industrial	0.40	5%	\$60	1,500	\$0.00
Light Industrial	0.38	5%	\$75	1,030	\$21.00

Units per Acre	Annual Turnover	Average Value/Unit ²	Average Pop./Unit ³
----------------	-----------------	---------------------------------	--------------------------------

Residential				
Open Space-Rural	0.025	7%	\$187,600	2.58
Agriculture	0.05	7%	\$187,600	2.58
Desert	0.05	7%	\$187,600	2.58
Rural Mountainous	0.05	7%	\$187,600	2.58
Rural Residential	0.15	7%	\$187,600	2.58
Very Low	1.20	7%	\$187,600	2.58
Low	3.50	7%	\$187,600	2.58
Medium	6.50	7%	\$187,600	2.58
Medium High	11.00	7%	\$187,600	2.58
High	17.00	7%	\$187,600	2.58
Very High	30.00	7%	\$187,600	2.58

- Note:
1. The average value per square foot includes construction costs and land value.
 2. The average value per unit is based on the April 2001 average annual home price from the Real Estate Research Council of Southern California.
 3. The average population per housing unit of 2.58 for unincorporated Riverside County is based on the January 1, 2000 Department of Finance estimate which accounts for vacant units. The estimated average population per occupied housing unit is 3.01 in the unincorporated area.

Source: Stanley R. Hoffman Associates, Inc.
The Planning Center.
California Department of Finance Population and Housing Estimates, January 1, 2000.

mid-point averages developed by The Planning Center and can increase somewhat for more intensified development within community center or rural village overlay zones.

Additionally, an average ownership turnover rate was estimated once every 20 years, or 5 percent. The average valuation per square foot is also shown in Table 4-2 as ranging from a low of \$60 per square foot for heavy industrial to \$110 per square foot for commercial office, including construction and land cost. Conversely, average square feet per employee ranges from a low of 300 square feet per employee for commercial office to 1,500 square foot per employee for heavy industrial.

Taxable sales per square foot also vary by type of land use as discussed in detail in Chapter 9, Section 5. Taxable retail sales per square foot are currently estimated to average about \$125 per square foot for existing retail development in unincorporated Riverside County. Additionally, light industrial and business park uses are estimated to generate \$21 per square foot and \$10.50 per square foot of non-retail taxable sales, respectively.

Also, as shown in Table 4-2, residential densities vary by land use from lows of 0.025 units per acre (40 acre minimum) and 0.05 units per acre (20 acre minimum) for Agriculture, Desert and Rural Mountainous zones to 17 units per acre for High density and 30 units per acre for Very High density. As indicated above, these are mid-point averages developed by The Planning Center and can increase somewhat for more intensified development within community center or rural village overlay zones. An average ownership turnover rate of 7 percent, or once every 14 years, is estimated for all units.

The average value for new homes of \$187,600 is based on the April 2001 average annual home price survey from the Real Estate Research Council of Southern California. Based on a calibration analysis discussed in Chapter 9, Section 5, the estimated valuation of existing units was \$146,330. Also, the average population per housing unit of 2.58 for unincorporated Riverside County is based on the January 1, 2000 Department of Finance estimate that accounts for vacant units. The estimated average population per occupied housing unit is 3.01 in the unincorporated area.

Chapter 5

FISCAL ANALYSIS OF UNINCORPORATED RIVERSIDE COUNTY

The General Fund fiscal analysis at hypothetical build-out is presented for six land use scenarios as shown in Table 5-1. These projections are for the unincorporated portion of Riverside County. The Preferred Plan fiscal analysis is the base case against which the other scenarios are compared and represents a projected population of 1,366,265 and households of 529,560. The employment is projected to reach 763,212 for office, retail, tourist commercial and light and heavy industrial land uses. Retail square footage is estimated to total 91,357,850.

Table 5-1
Socio-Economic Summary, Unincorporated Riverside County
Riverside County General Plan Update

Scenario	Population	Housing Units	Employment	Retail Sq. Ft.
Plan	1,366,265	529,560	763,212	91,357,850
Sphere	464,031	179,856	224,476	21,537,959
Retail 56%	1,366,265	529,560	683,365	51,434,470
Retail 35%	1,366,265	529,560	644,081	31,792,532
Retail 23%	1,366,265	1,366,265	622,886	21,195,021
SCAG 2025	856,651	332,035	219,919	25,580,198

Source: Stanley R. Hoffman Associates, Inc.

The socio-economic projections for the Sphere area represent about one-third of the total development and about 24 percent of the retail square footage. A series of retail sensitivity analyses are then presented that test varying levels ranging from 56 percent down to 23 percent of the Preferred Plan retail square footage. The SCAG 2025 projections are also presented for comparison. SCAG 2025 projections of population and employment are about two-thirds the level of the build-out totals. The SCAG 2025 employment projections are only about 29 percent of the build-out totals. The retail square footage under the SCAG 2025 scenario is estimated by reducing the Preferred Plan retail square footage in proportion to employment. The detailed fiscal and land use tables for each of the scenarios are presented in Appendix A.

5.1 Preferred Plan

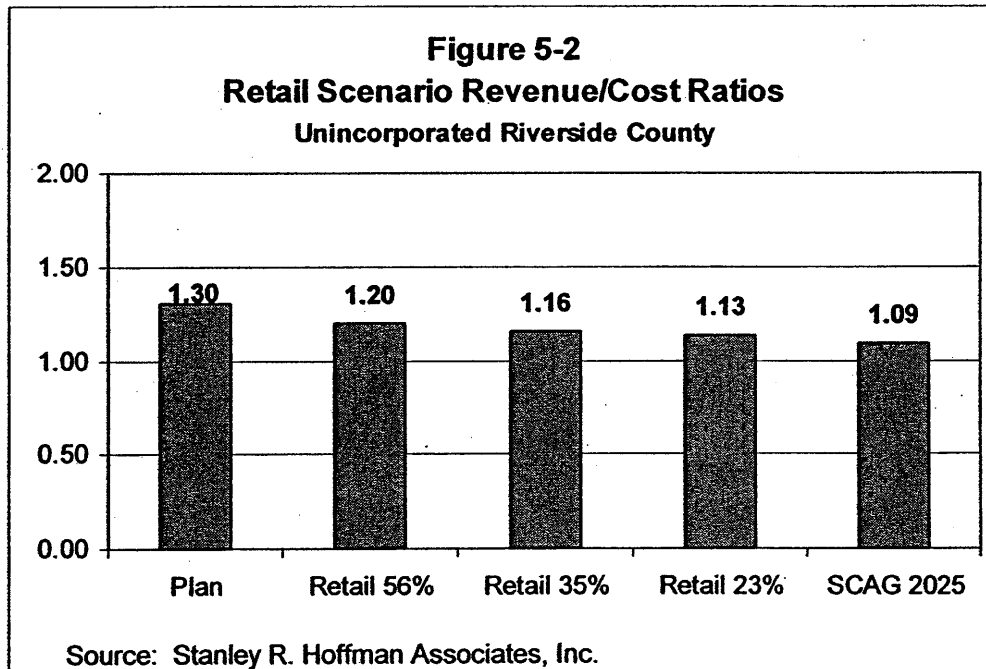
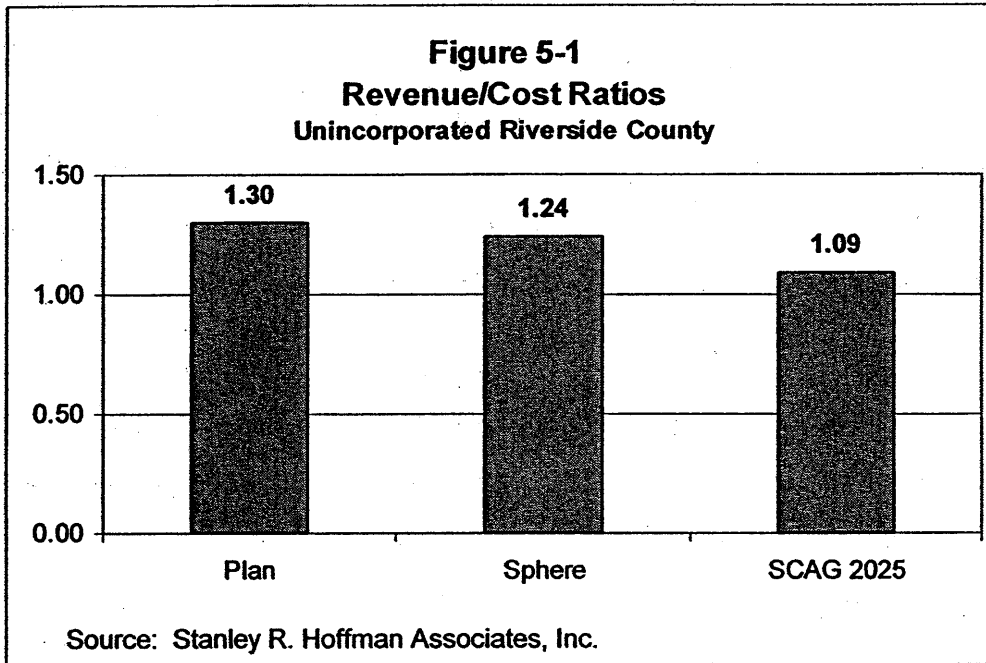
The General Fund fiscal impact analysis for the Preferred Plan yields a revenue/cost ratio at build-out of 1.30 as summarized in Figure 5-1. This means that the projected revenues of about \$600.8 million exceed projected costs of about \$460.7 million by 30 percent, or \$140.1 million, as presented in the detailed Appendix Table A-1.1, page A-1. As shown in the appendix table, the three major revenue sources of property taxes (\$217.7 million), sales taxes (\$177.7 million) and motor vehicle license fees (\$73.8 million) represent about 78 percent of the total revenues.

The General Fund costs total about \$460.7 million. In addition to local Justice and Law Enforcement costs estimated at \$139.5 million for sheriff patrol, Justice and Law Enforcement for countywide functions, such as the court system, are projected at about \$136.2 million. Also, General Fund Fire Protection costs of \$36.3 million are projected to supplement the County Fire Department's property tax and fee revenue sources. Two other significant cost areas include Administrative and Fiscal functions (\$34.6 million) and Capital Lease/Construction/Contingency categories (\$40.4 million). Together, these five categories represent about 84 percent of the total projected costs.

5.2 Sphere

The fiscal projections for the unincorporated Sphere of Influence areas adjacent to existing incorporated cities are summarized in Figure 5-1 at a revenue/cost ratio of 1.24 and presented in detail in Appendix Table A-2.1, page A-3. This ratio of 1.24 is less than the Preferred Plan ratio of 1.30 and suggests that the Preferred Plan retail and employment development is more concentrated outside the existing Sphere of Influence areas, particularly in the proposed community center and rural village overlays.

The total projected revenues of \$186.6 million represent about 31 percent of the Preferred Plan revenues. However, the sales tax revenues are proportionally less for the Sphere area at about 26 percent of total General Fund revenues compared to 30 percent for the larger Preferred Plan area. The total projected costs of \$149.7 million represent about 32 percent of the Preferred Plan costs and have a similar cost distribution.



5.3 Retail Scenarios

A series of retail square footage reduction scenarios are summarized in Figure 5-2 as decreasing the projected fiscal surplus under the Preferred Plan land uses. Compared with the revenue/cost ratio of 1.30 for the Preferred Plan, the ratios decrease from 1.20 for the 56 percent scenario down to 1.13 for the 23 percent scenario. As discussed earlier, the 56 percent scenario represents an estimated capture of household taxable retail sales similar to the average of all incorporated cities in the County while the 23 percent scenario approximates the existing average of the total unincorporated area. The 35 percent scenario represents an intermediate point where the County is projected to increase above its existing average but not quite to the average of the cities.

Retail sales tax is the third most important revenue source to the County behind property taxes and motor vehicle license fees. This analysis demonstrates the importance of retail sales tax for the County in achieving a balanced budget. The General Fund fiscal projections and the development summaries for each scenario are presented in detail in Appendix Tables A-3.1 through A-5.2, pages A-5 through A-10.

5.4 SCAG 2025

Also shown in both Figures 5-1 and 5-2 is a comparison of the SCAG 2025 projections with the other scenarios. The SCAG 2025 projections yield the lowest revenue/cost ratio of 1.09. As presented earlier in Chapter 4, this is due to the lower projected employment gains in the unincorporated areas of the County as compared with the cities under SCAG 2025. The level of sales tax revenues under the SCAG 2025 projections represents about 18 percent of the total General Fund revenues. This is virtually the same as the current sales tax proportion under the County's 2000-2001 General Fund budget.

The SCAG 2025 projections are estimated by lowering the development land uses under the Preferred Plan in proportion to the lower residential population and employment projections. The detailed General Fund fiscal projections and the development summary for this scenario are presented in Appendix Tables A-6.1 and A-6.2, pages A-11 and A-12.

Chapter 6

FISCAL ANALYSIS OF UNINCORPORATED WESTERN RIVERSIDE COUNTY

The General Fund fiscal analysis at hypothetical build-out is also presented for six land use scenarios for the unincorporated portion of Western Riverside County as shown in Table 6-1. The Preferred Plan fiscal analysis is the base case against which the other scenarios are compared and represents a projected population of 1,080,860 and households of 418,938 – 79 percent of the total projected unincorporated County. The employment is projected to reach 553,233 for office, retail, tourist commercial and light and heavy industrial land uses – about 73 percent of the total projected County employment. Retail square footage is estimated to total 76,034,251.

Table 6-1
Socio-economic Summary, Unincorporated Western Riverside County
Riverside County General Plan Update

Scenario	Population	Housing Units	Employment	Retail Sq. Ft.
Plan	1,080,860	418,938	553,233	76,034,251
Sphere	360,449	139,709	131,442	17,195,970
Retail 56%	1,080,860	418,938	486,779	42,807,283
Retail 35%	1,080,860	418,938	454,084	26,459,919
Retail 23%	1,080,860	418,938	436,444	17,639,946
SCAG 2025	665,062	257,776	195,121	26,535,954

Source: Stanley R. Hoffman Associates, Inc.

The socio-economic projections for the Sphere area represent about one-third of the total development and about 23 percent of the retail square footage. A series of retail sensitivity analyses are then presented that test varying levels ranging from 56 percent down to 23 percent of the Preferred Plan retail square footage. The SCAG 2025 projections are also presented for comparison. SCAG 2025 projections of population and employment are about 63 percent of the level of the build-out totals. The SCAG 2025 employment projections are only about 29 percent of the build-out totals. The retail square footage under the SCAG 2025 scenario is estimated by reducing the

Preferred Plan retail square footage in proportion to employment. The detailed fiscal and land use tables for each of the scenarios are presented in Appendix B.

6.1 Preferred Plan

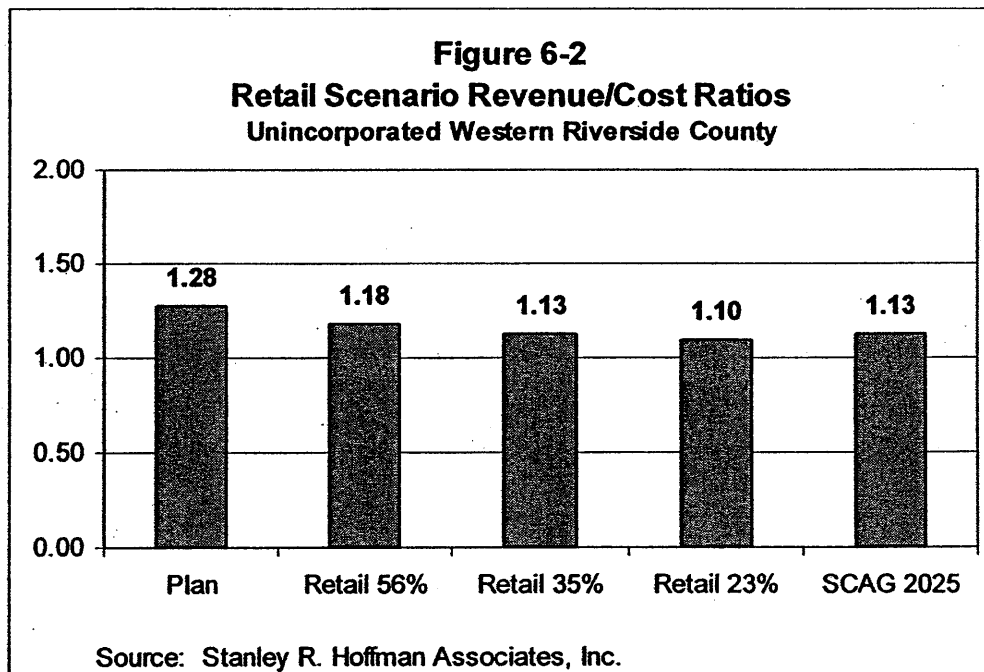
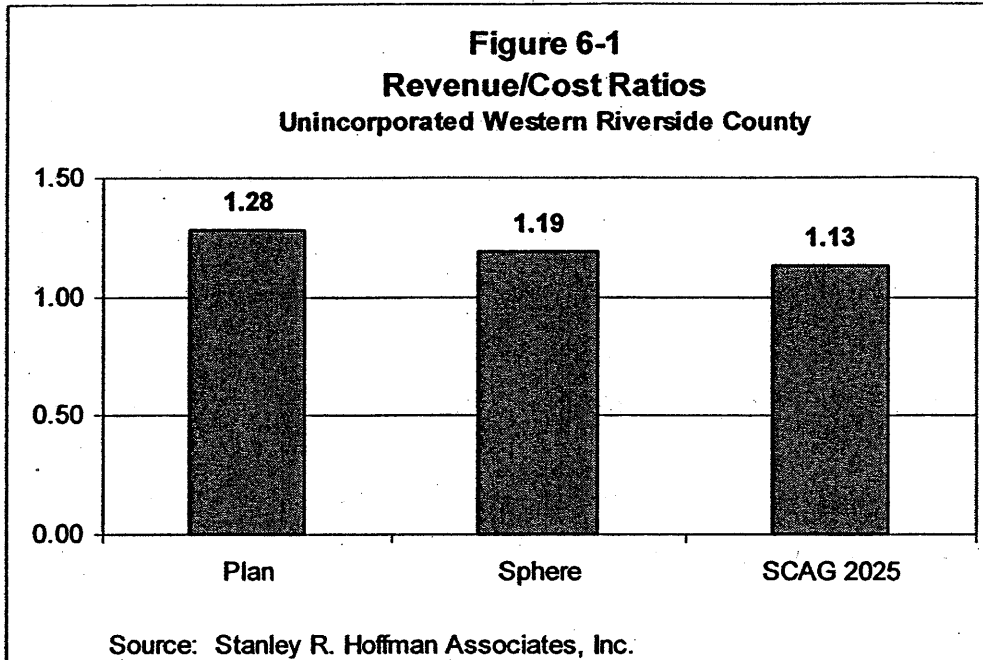
The General Fund fiscal impact analysis for the Preferred Plan yields a revenue/cost ratio at build-out of 1.28 as summarized in Figure 6-1. This means that the projected revenues of about \$457.0 million exceed projected costs of about \$354.6 million by about 28 percent, or \$102.4 million, as presented in the detailed Appendix Table B-1.1, page B-1. As shown in the appendix table, the three major revenue sources of property taxes (\$163.9 million), sales taxes (\$133.8 million) and motor vehicle license fees (\$58.4 million) represent about 78 percent of the total revenues.

The General Fund costs total about \$354.6 million. In addition to local Justice and Law Enforcement costs estimated at \$107.1 million for sheriff patrol, Justice and Law Enforcement for countywide functions, such as the court system, are projected at about \$104.5 million. Also, General Fund Fire Protection costs of \$27.9 million are projected to supplement the County Fire Department's property tax and fee revenue sources. Two other significant cost areas include Administrative and Fiscal functions (\$26.6 million) and Capital Lease/Construction/Contingency categories (\$31.0 million). Together, these five categories represent about 84 percent of the total projected costs.

6.2 Sphere

The fiscal projections for the unincorporated Sphere of Influence areas adjacent to existing incorporated cities are summarized in Figure 6-1 at a revenue/cost ratio of 1.19 and presented in detail in Appendix Table B-2.1, page B-3. This ratio of 1.19 is less than the Preferred Plan ratio of 1.28 and suggests that the Preferred Plan retail and employment development is more concentrated outside the existing Sphere of Influence areas, particularly in the proposed community center and rural village overlays.

The total projected revenues of \$129.0 million represent about 28 percent of the Preferred Plan revenues. However, the sales tax revenues are proportionally less for the Sphere area at about 24 percent of total revenues compared to 29 percent for the larger Preferred Plan area. The total projected costs of \$108.0 million represent about 30 percent of the Preferred Plan costs and have a similar cost distribution.



6.3 Retail Scenarios

A series of retail square footage reduction scenarios are summarized in Figure 6-2 as decreasing the projected fiscal surplus under the Preferred Plan land uses. Compared with the revenue/cost ratio of 1.30 for the Preferred Plan, the ratios decrease from 1.18 for the 56 percent scenario down to 1.10 for the 23 percent scenario. As discussed earlier, the 56 percent scenario represents an estimated capture of household taxable retail sales similar to the average of all incorporated cities in the County while the 23 percent scenario approximates the existing average of the total unincorporated area. The 35 percent scenario represents an intermediate point where the County is projected to increase above its existing average but not quite to the average of the cities.

Retail sales tax is the third most important revenue source to the County behind property taxes and motor vehicle license fees. Again, this analysis demonstrates the importance of retail sales tax for the County in achieving a balanced budget. The General Fund fiscal projections and the development summaries for each scenario are presented in detail in Appendix Tables B-3.1 through B-5.2, pages B-5 through B-10.

6.4 SCAG 2025

Also shown in both Figures 6-1 and 6-2 is a comparison of the SCAG 2025 projections with the other scenarios. The SCAG 2025 projections yield a revenue/cost ratio of 1.13. As presented earlier in Chapter 4, this is due to the lower projected employment gains in the unincorporated areas of the County as compared with the cities under SCAG 2025. The level of sales tax revenues under the SCAG 2025 projections represents about 22 percent of the total General Fund revenues. This is only about 3 percentage points higher than the current sales tax proportion under the County's 2000-2001 General Fund budget.

As stated previously, the SCAG 2025 projections are estimated by lowering the development land uses under the Preferred Plan in proportion to the lower residential population and employment projections. The detailed General Fund fiscal projections and the development summary for this scenario are presented in Appendix Tables B-6.1 and B-6.2, pages B-11 and B-12.

Chapter 7

FISCAL ANALYSIS OF UNINCORPORATED EASTERN RIVERSIDE COUNTY

The General Fund fiscal analysis at hypothetical build-out is presented for six land use scenarios for the unincorporated portion of Eastern Riverside County as shown in Table 7-1. Again, the Preferred Plan fiscal analysis is the base case against which the other scenarios are compared and represents a projected population of 285,411 and households of 110,624 -- 21 percent of the total unincorporated County. The employment is projected to reach 209,988 for office, retail, tourist commercial and light and heavy industrial land uses. Retail square footage is estimated to total 15,323,600.

Table 7-1
Socio-Economic Summary, Unincorporated Eastern Riverside County
Riverside County General Plan Update

Scenario	Population	Housing Units	Employment	Retail Sq. Ft.
Plan	285,411	110,624	209,988	15,323,600
Sphere	103,587	40,150	93,182	4,341,689
Retail 56%	285,411	110,624	193,937	8,627,187
Retail 35%	285,411	110,624	190,061	5,332,613
Retail 23%	285,411	110,624	186,506	3,555,075
SCAG 2025	207,187	80,305	29,525	1,654,949

Source: Stanley R. Hoffman Associates, Inc.

The socio-economic projections for the Sphere area represent about 36 percent of the total development and about 28 percent of the retail square footage. A series of retail sensitivity analyses are then presented that test varying levels ranging from 56 percent down to 23 percent of the Preferred Plan retail square footage. The SCAG 2025 projections are also presented for comparison. SCAG 2025 projections of population and employment are about 72 percent of the build-out totals for Eastern Riverside. The SCAG 2025 employment projections are only about 14 percent of the build-out totals. The retail square footage under the SCAG 2025 scenario is estimated by reducing the Preferred Plan retail square footage in proportion to employment. The detailed fiscal and land use tables for each of the scenarios are presented in Appendix C.

7.1 Preferred Plan

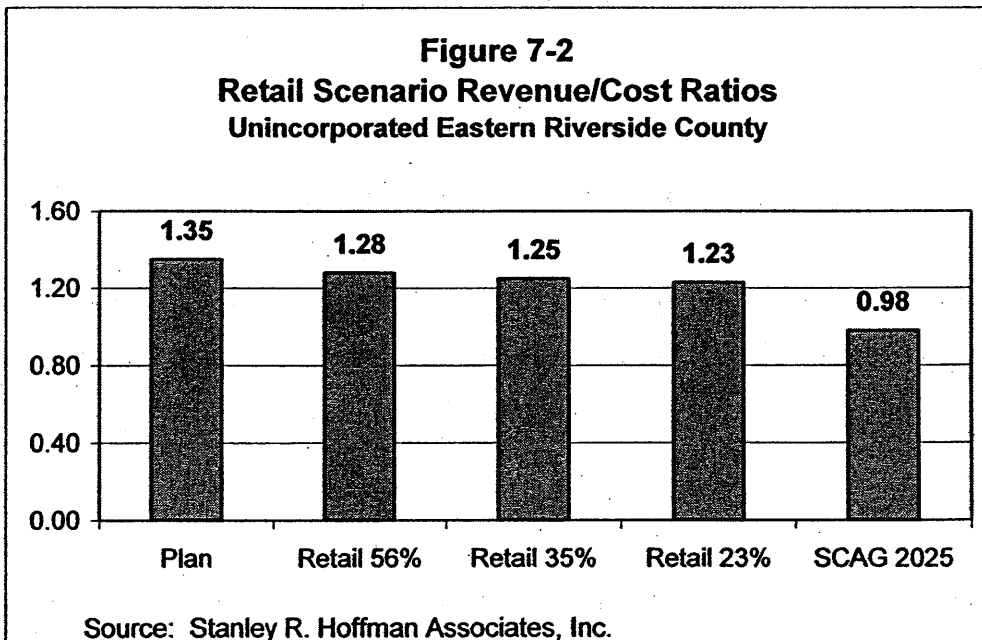
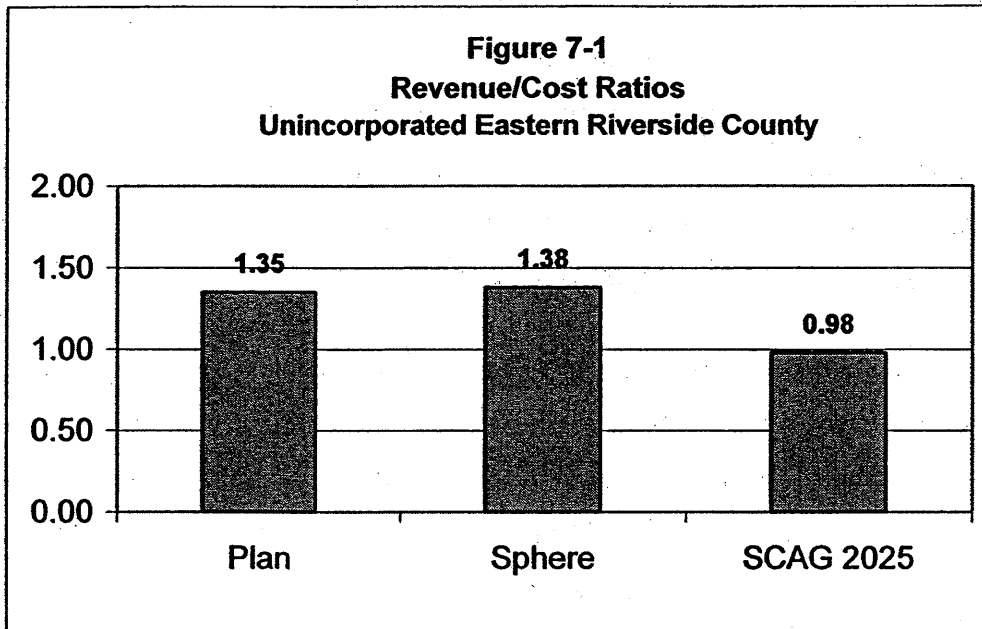
The General Fund fiscal impact analysis for the Preferred Plan yields a revenue/cost ratio at build-out of 1.35 as summarized in Figure 7-1. This means that the projected revenues of about \$143.8 million exceed projected costs of about \$106.1 million by about 35 percent, or \$37.7 million, as presented in the detailed Appendix Table C-1.1, page C-1. As shown in the appendix table, the three major revenue sources of property taxes (\$53.8 million), sales taxes (\$43.9 million) and motor vehicle license fees (\$15.4 million) represent about 79 percent of the total revenues.

The General Fund costs total about \$106.1 million. In addition to local Justice and Law Enforcement costs estimated at \$32.4 million for sheriff patrol, Justice and Law Enforcement for countywide functions, such as the court system, are projected at about \$31.6 million. Also, General Fund Fire Protection costs of \$8.4 million are projected to supplement the County Fire Department's property tax and fee revenue sources. Two other significant cost areas include Administrative and Fiscal functions (\$8.1 million) and Capital Lease/Construction/Contingency categories (\$9.4 million). Together, these five categories represent about 85 percent of the total projected costs.

7.2 Sphere

The fiscal projections for the unincorporated Sphere of Influence areas adjacent to existing incorporated cities are summarized in Figure 7-1 at a revenue/cost ratio of 1.38 and presented in detail in Appendix Table C-2.1, page C-3. This ratio of 1.38 is more than the Preferred Plan ratio of 1.35 and suggests that the Preferred Plan retail and employment development in Eastern Riverside is slightly more concentrated inside the existing Sphere of Influence areas in contrast to Western Riverside County.

The total projected revenues of \$57.9 million represent about 40 percent of the Preferred Plan revenues. The sales tax revenues are proportionally similar for the Sphere area at about 29 percent compared to 31 percent for the larger Preferred Plan area. The total projected costs of \$41.8 million represent about 39 percent of the Preferred Plan costs with a similar cost distribution.



7.3 Retail Scenarios

As before, a series of retail square footage reduction scenarios are summarized in Figure 7-2 as decreasing the projected fiscal surplus under the Preferred Plan land uses. Compared with the revenue/cost ratio of 1.35 for the Preferred Plan, the ratios decrease from 1.28 for the 56 percent scenario down to 1.23 for the 23 percent scenario. As discussed earlier, the 56 percent scenario represents an estimated capture of household taxable retail sales similar to the average of all incorporated cities in the County while the 23 percent scenario approximates the existing average of the total unincorporated area. The 35 percent scenario represents an intermediate point where the County is projected to increase above its existing average but not quite to the average of the cities.

Retail sales tax is the third most important revenue source to the County behind property taxes and motor vehicle license fees. As before, this analysis demonstrates the importance of retail sales tax for the County in achieving a balanced budget. The General Fund fiscal projections and the development summaries for each scenario are presented in detail in Appendix Tables C-3.1 through C-5.2, pages C-5 through C-10.

7.4 SCAG 2025

Also shown in both Figures 7-1 and 7-2 is a comparison of the SCAG 2025 projections with the other scenarios. The SCAG 2025 projections yield the lowest revenue/cost ratio of 0.98. This is the only scenario that shows a small fiscal deficit and is due to the low projected employment gains in the unincorporated areas of the County as compared with the cities under SCAG 2025. The level of sales tax revenues under the SCAG 2025 projections represents only about 9 percent of the total General Fund revenues. This is much lower than the current sales tax proportion of 19 percent under the County's 2000-2001 General Fund budget. The detailed General Fund fiscal projections and the development summary for this scenario are presented in Appendix Tables C-6.1 and C-6.2, pages C-11 and C-12.

Chapter 8
FISCAL ANALYSIS AREAS

This chapter presents the revenue/cost projections by seven Fiscal Analysis Areas as shown in Figure 8.1. As discussed earlier, the FAA's were selected to represent economic subareas of the County. The Western Riverside County sub region consists of five FAA's, including the mountainous REMAP area. The Eastern Riverside County sub-region consists of two FAA's, including the Coachella Valley and the eastern Riverside County area with Desert Center and Palo Verde Valley. These seven FAA's provide a more manageable number to study sub-regional differences than the 20 General Plan Area Plans. The fiscal comparisons are made only for the Preferred Plan at this time and are summarized in Figure 8-2. The socioeconomic projections are summarized in Table 8-1 for each Fiscal Analysis Area.

Table 8-1
Socio-Economic Summary, Fiscal Analysis Areas
Riverside County General Plan Update

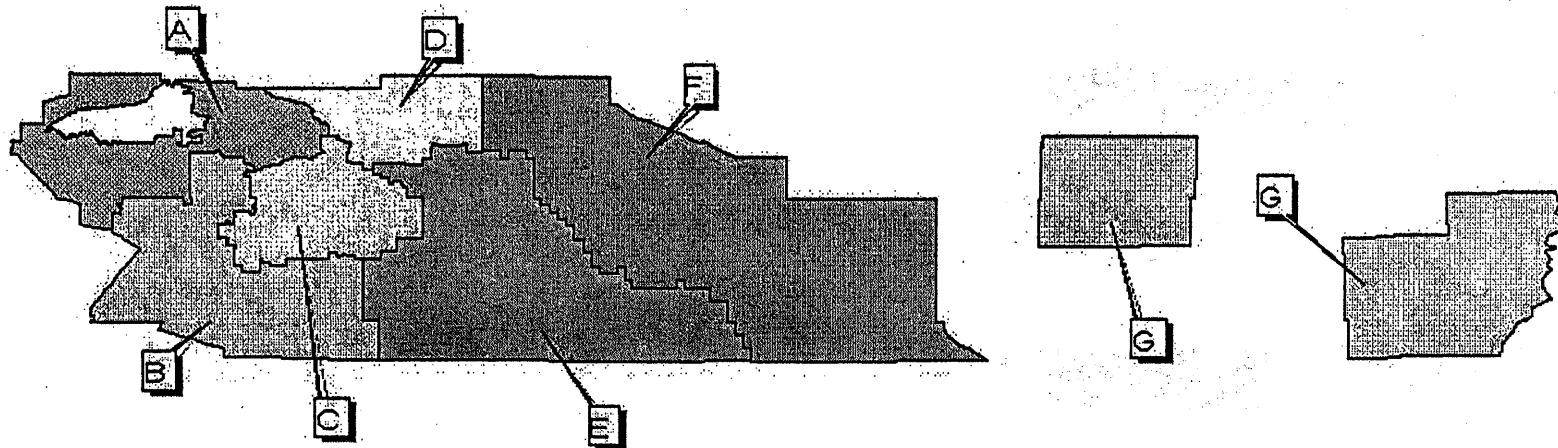
Scenario	Population	Housing Units	Employment	Retail Sq. Ft.
Northwest	265,709	102,988	235,258	20,206,674
Southwest	240,270	93,128	124,394	20,341,066
Centralwest	423,120	164,000	163,501	28,106,941
Pass	51,717	20,045	12,584	2,562,610
Mountain	100,046	38,777	17,734	4,816,960
Coachella Valley	235,078	91,116	181,509	13,586,800
Eastern	50,326	19,506	28,564	1,736,800
Total	1,366,266	529,560	763,544	91,357,851

Source: Stanley R. Hoffman Associates, Inc.

8.1 Northwest

This FAA consists of the following Area Plans: Jurupa, Eastvale, Temescal Canyon, Lake Mathews, Highgrove/Northside, March and Reche Canyon/Badlands. It is the closest subarea to Orange and Los Angeles Counties and represents about 19 percent of the total projected population and about 31 percent of the total projected

Figure 8-1 Fiscal Analysis Areas Riverside County General Plan Update



Western Riverside

- A Northwest
- B Southwest
- C Centralwest
- D Pass
- E Mountain

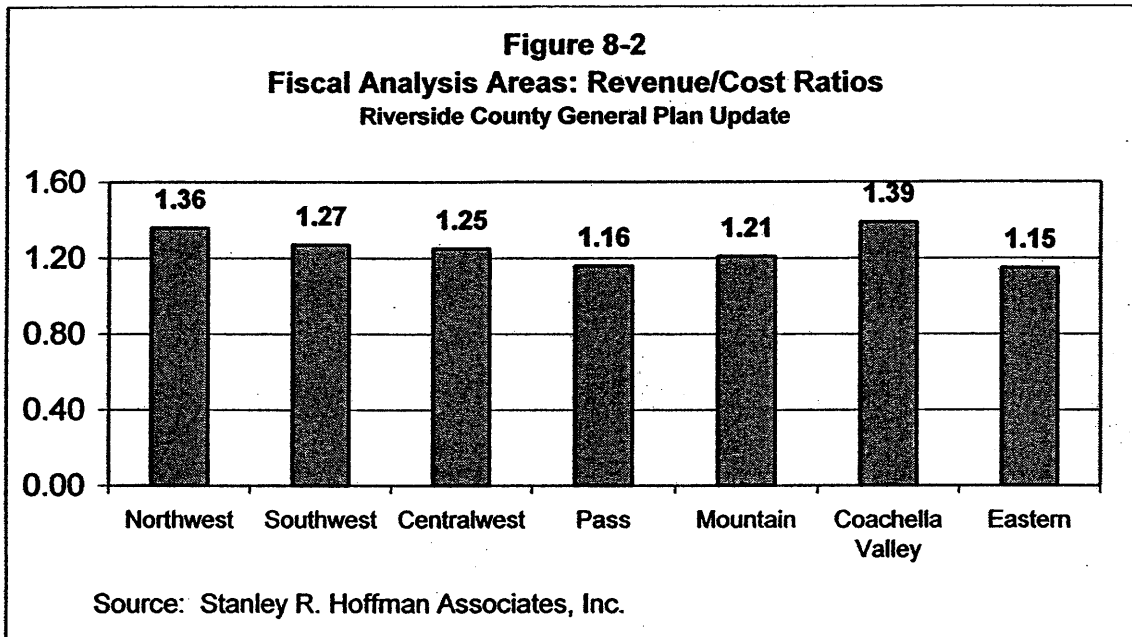
Eastern Riverside

- F Coachella Valley
- G Eastern

Source: Stanley R. Hoffman Associates, Inc.

Mende Consulting

employment. The revenue/cost ratio is the second highest at 1.36, as shown in Figure 8-2 and detailed in Tables D-1.1 and D-1.2, pages D-1 and D-2.



8.2 Southwest

This FAA consists of the following Area Plans: Lake Elsinore, Mead Valley and the Southwest area. This FAA occupies the southwestern corner of Riverside County and includes the rapidly growing cities of Temecula and Murrieta. This FAA is traversed in a north-south direction by Interstate 15. It has a similar proportion of the County's projected population at 18 percent, but significantly less employment, at 16 percent, than the Northwest FAA. The revenue/cost ratio is 1.27 with about 22 percent of the total Preferred Plan retail square footage allocated in this area. The detailed projections are shown in Tables D-2.1 and D-2.2, pages D-2 and D-3.

8.3 Centralwest

This FAA consists of the unincorporated developments of Sun City/Memiffee, Lakeview/Nuevo, Highway 74/79 Corridor and the San Jacinto Valley. It occupies a central geographic position in Western Riverside County extending from the Sun City/Memiffee community to the base of San Jacinto Mountain. It is traversed in the north/south direction by the Highway 74/79 corridor that is slated for upgrade to a multiple lane thoroughfare in the near future. At 423,120, it has the largest proportion

(31 percent) of the total projected County population and 21 of the total projected employment. As shown on Figure 8-2, it has a revenue/cost ratio of 1.25. It also has the highest proportion of the total Preferred Plan retail square footage at 31 percent. The detailed projections are shown in Tables D-3.1 and D-3.2, pages D-5 and D-6.

8.4 Pass

The Pass FAA is located in the northeastern section of Western Riverside County and encompasses the area that leads through the San Gorgonio Pass into the Coachella Valley. It represents only about 4 percent of the total projected County population and about 2 percent of the projected employment. As shown in Figure 8-2, it has one of the lowest projected revenue/cost ratios of 1.16 with only about 3 percent of the projected retail square footage in the unincorporated County. The detailed projections are shown in Tables D-4.1 and D-4.2, pages D-7 and D-8.

8.5 Mountain (REMAP)

The Mountain FAA, or REMAP (Riverside Extended Mountain Area Plan), consists of the unincorporated communities in the foothills of San Jacinto Mountain. It represents about 7 percent of the total projected County population and only 2 percent of the projected employment, as shown in Table 8-1. The revenue/cost ratio of 1.21 is summarized in Figure 8-2 and detailed in Table D-5.1, page D-9. The development summary is presented in Table D-5.2, page D-10.

8.6 Coachella Valley

The Coachella Valley FAA consists of the western Coachella Valley from the San Gorgonio Pass to the eastern Coachella Valley ending at the Salton Sea. It is largely a desert region with a high proportion of second homes and seasonal tourist activities. Its projected population of 235,078 represents 17 percent of the projected total population in the unincorporated area; its build-out employment of 181,509 represents 24 percent of the projected employment. The revenue/cost ratio of 1.39 summarized in Table 8-2 is the highest projected ratio. This area is characterized by a high proportion of tourist destination locations and is allocated about 15 percent of the retail square footage in the unincorporated County under the Preferred Plan. The detailed fiscal projections and development summary are presented in Tables D-6.1 and D-6.2, pages D-11 and D-12.

8.7 Eastern

The Eastern FAA is the most undeveloped portion of the County and extends eastward from the Coachella Valley to the eastern border of Riverside County along the Colorado River. The Desert Center and the Palo Verde Valley area plans are included in this geographic region. The projected population of 50,326 represents about 4 percent of the unincorporated County and the projected employment of 28,564 also represents about 4 percent of the total, as shown in Table 8-1. The projected revenue/cost ratio of 1.15 is the lowest of the seven FAA's. Only about 2 percent of the retail square footage is allocated in this Fiscal Analysis Area. The detailed fiscal projections and development summary are presented in Tables D-7.1 and D-7.2, pages D-13 and D-14.

Chapter 9

GENERAL FUND FISCAL METHODOLOGY

The General Fund is the main operating fund of the County. It is used to account for expenditures and revenues for Countywide and selected locally delivered services. General Fund programs administered by the Board of Supervisors include: Administrative and Fiscal; General Services; Environmental and Development Services; Justice and Law Enforcement; Fire Protection; Health Services; Community and Social Services; Education, Recreation and Culture; and Capital Lease, Construction and Contingency.

This chapter presents the methodology used to derive the 2000-2001 fiscal factors for the County of Riverside General Fund. The fiscal factors have been developed to evaluate the fiscal impacts of new development in the unincorporated portions of Riverside County and for other fiscal analyses. Derivations of the fiscal factors have been prepared based on review and analysis of the current Riverside County *Fiscal Year 2000-01 Final Budget* and discussions with County staff.

9.1 Fiscal Analysis Approach

Several approaches are used in this methodology including the multiplier approach or average cost approach; the marginal cost approach; and case study analysis.

Multiplier Approach. Costs and revenues are estimated on net cost or net revenue per unit basis using the multiplier approach. Unit measures include per capita, per dwelling unit, per employee, per lane mile, per acre or other per unit approach. This approach is also referred to as the average cost method.

Case Study. This approach is used for a unique situation or service. Revenue and cost estimates are made by a consultant or management level personnel knowledgeable about the particular service and existing local conditions. Two examples of the case study approach include:

- The calculation of property tax revenue, which is determined by the allocations of the one percent basic property tax levy within a specific tax rate area (TRA) for estimated project valuations
- The estimation of local fire protection costs from the Fire Department based on unique station requirements

Marginal Cost Approach. The marginal cost approach assumes that certain fixed costs do not increase in direct proportion with new growth. Net costs are adjusted by a marginal rate. The marginal net costs are then allocated on a per capita and per employee basis.

Additionally, the concept of level of service standards that should be applied in the future is very important and is tied to the combination of policy decisions and budget constraints. The level of services is also related to the quality of life expected by residents and businesses. Generally, two approaches are taken with regards to level of service analysis:

- **Existing Levels of Service** - Estimated and used as guidelines to be held constant into the future.
- **Desired Level of Service** - Estimated and used for policy analysis as to the cost to achieve these levels in the future.

The General Fund fiscal analysis utilizes the existing level of service approach. In reality, jurisdictions are balancing both revenues and costs to provide an adequate level of service while striving for ways to either raise revenues or develop more efficient service delivery systems to achieve a desired level of service.

9.2 General Assumptions

The 2000-2001 fiscal factors are based on analysis of the County of Riverside *Fiscal Year 2000-2001 Final Budget* prepared by the County Executive Office, discussions with County staff and population and employment estimates. Population estimates are from the California Department of Finance and employment estimates are from the Southern California Association of Governments. Population and employment estimates for January, 2000 are:

Riverside County	Population	Employment
Total County	1,522,855	511,045
Unincorporated	401,362	78,568

Many of the General Fund recurring revenues and costs are allocated between population and employment based on the shares of population and employment to the combined population and employment for the appropriate jurisdiction. As shown in the following tables population and employment for the Total County is split at a ratio of 75 percent to 25 percent, while population and employment in the unincorporated areas of the County is split at a ratio of 84 percent to 16 percent.

Riverside County	Population and Employment	Share of Total	
		Population	Employment
Total County	2,033,900	75%	25%
Unincorporated	479,930	84%	16%

9.3 General Fund Recurring Revenues

Fiscal Year 2000-2001 recurring revenues to the General Fund are estimated at \$340.37 million. As shown in Table 9-1, these recurring revenues include property tax, property transfer tax, sales and use tax and transient occupancy tax totaling \$159.31 million and other General Fund revenues totaling \$181.05 million.

Land Use and Market Based Revenue Factors

Property tax, property transfer tax, sales and use tax and transient occupancy tax are projected on a case study approach. These revenues are based on project specific land use and market assumptions as well as taxes and rates set by the County and State.

TABLE 9-1
RIVERSIDE COUNTY GENERAL FUND FISCAL ANALYSIS
SUMMARY OF GENERAL FUND REVENUE FACTORS
(In Constant 2001 Dollars)

Category	Fiscal Year 2000-2001 Budget Amount	Distribution/Divisor ¹	Revenue Allocation ²		Revenue Factor ³	
			Population	Employment	Per Capita	Per Employee
Taxes						
Property Tax	\$132,171,000	Assessed Valuation			Case Study	
Property Transfer Tax	7,000,000	Assessed Valuation			Case Study	
Sales and Use Tax	19,394,000	Taxable Sales			Case Study	
Transient Lodging Tax	<u>748,000</u>	Room Receipts			Case Study	
Subtotal	\$159,313,000					
Other General Fund Revenues						
Franchises	\$3,065,000	Unincorporated Population and Employment	84.0%	16.0%	\$6.41	\$6.24
Vehicle Code Fines	2,035,000	Unincorporated Population and Employment	84.0%	16.0%	\$4.26	\$4.14
Other Court Fines	990,000	Countywide Population and Employment	75.0%	25.0%	\$0.49	\$0.48
Municipal Court Fines	17,886,739	Countywide Population and Employment	75.0%	25.0%	\$8.81	\$8.75
Forfeitures and Penalties	8,968,240	Countywide Population and Employment	75.0%	25.0%	\$4.42	\$4.39
Interest on Invested Funds	29,200,932	Countywide Population and Employment	75.0%	25.0%	\$14.38	\$14.28
Motor Vehicle In-lieu ⁴	82,307,629	Countywide Population	100.0%	0.0%	\$54.05	\$0.00
Federal In-Lieu Taxes	993,000	Countywide Population	100.0%	0.0%	\$0.65	\$0.00
Property Tax Administration	8,881,836	Countywide Population and Employment	75.0%	25.0%	\$4.37	\$4.34
Rents and Concessions	478,129	Countywide Population and Employment	75.0%	25.0%	\$0.24	\$0.23
Miscellaneous Revenue	<u>26,246,053</u>	Countywide Population and Employment	75.0%	25.0%	<u>\$12.93</u>	<u>\$12.84</u>
Subtotal	\$181,052,558				\$111.00	\$55.71
Total	\$340,365,558					

- Notes: 1. The particular category is either generated in unincorporated areas or countywide, as shown.
 2. Revenues are allocated between population and employment based on the shares of population and employment to the combined population and employment for the appropriate jurisdiction.
 3. Per capita and per employee factors are derived by dividing the allocated costs by either population or employment for appropriate jurisdiction.
 4. The motor vehicle in-lieu revenue is based on the estimated apportionment payable to Riverside County by the State Controller.

Source: Stanley R. Hoffman Associates, Inc.
 County of Riverside, FY 2000-01 Final Budget
 California State Controller, State of California, Shared Revenue Estimates, Fiscal Year 2000-2001
 State of California, Department of Finance, E-5 County/City Population and Housing Estimates, January 1, 2000
 Southern California Association of Governments, Projections 2000, Riverside County Employment Estimates

Property Tax. Property tax is projected based on project level assessed valuation and the County's General Fund allocation of the 1.0 percent basic levy. The allocation of the 1.0 percent basic levy is derived from the Tax Rate Areas (TRAs) in which the property is located, obtained from the Riverside County Auditor-Controllers office.

Property Transfer Tax (Development Turnover). Riverside County receives property transfer tax equivalent to \$1.10 per \$1,000 of property value transferred for all real estate transactions in the unincorporated areas. The document transfer tax is projected based on property turnover rates and property valuation.

Site Specific Sales Tax. Sales tax can be projected based on taxable sales per square foot for specific retail or non-retail sales tax generating projects. Sales per square feet should be distinguished by retail type as neighborhood, community, regional or other. Business park/light industrial development projects may include sales tax revenues and should be analyzed on a case-by-case basis. Sales tax revenues from hotels are generated from on-site activities as restaurants, banquet facilities, meeting facilities and room service. For a typical hotel, taxable sales are estimated at about 50 percent of gross room receipts. Resort hotels could have a much higher rate and should be analyzed on a case study basis with the appropriate documentation.

Use Tax. Use tax is allocated to a local jurisdiction from the State. Use tax is projected based on a percentage of taxable sales to account for retail sales that are not directly tied to a situs based location. The current rate applied to taxable sales is estimated at 11 percent based on information from the State Board of Equalization.

Transient Occupancy Tax (TOT). A transient occupancy tax (TOT) of 10 percent is levied on the gross room receipts of motels, hotels and inns situated in the unincorporated area of the County. Revenue estimates from this source are based on room rates and occupancy rates of the proposed projects.

Population and Employment Based Revenue Factors

Many of the General Fund revenue factors are presented on a per capita or per employee basis, as shown in Table 9-1. The population and employment estimates and allocation percentages for both Countywide and unincorporated areas were presented earlier in Section 9.2 of this chapter.

Franchises. Franchise revenues are estimated at \$3.07 million. Franchises are projected based on unincorporated population and unincorporated employment, with the split of revenues associated with franchises 84 percent to population and 16 percent to employment. Franchises are projected at \$6.41 per capita and \$6.24 per employee.

Vehicle Code Fines. This revenue source is projected using a factor of \$4.26 per capita and \$4.14 per employee. These factors are based on unincorporated population and employment and the budgeted revenues of \$2.04 million and an 84/16 split among population and employment.

Other Court Fines. Other court fines are projected using a revenue factor of \$0.49 per capita and \$0.48 per employee. These factors are based on Countywide population and employment, with a split of 75/25 among population and employment, and budgeted revenues of \$990.0 thousand.

Municipal Court Fines. Municipal court fines are estimated at \$17.89 million. These fines are projected based on Countywide population and employment, with a split of 75/25 among population and employment. Municipal court fines are projected at \$8.81 per capita and \$8.75 per employee.

Forfeitures and Penalties. This revenue source is projected using a factor of \$4.42 per capita and \$4.39 per employee. These factors are based on budgeted revenues of \$8.97 million and a 75/25 split among Countywide population and employment.

Interest on Invested Funds. As shown in Table 9-1, interest income revenues from invested funds are estimated at \$29.20 million. Interest income is projected at \$14.38 per capita and \$14.28 per employee, based on the Countywide population and employment and a 75/25 split between population and employment.

Motor Vehicle In-Lieu. Motor vehicle in-lieu revenues are subvented to local jurisdictions by the State based on population. These revenues are projected on a per capita basis and are based on the Countywide population and estimated revenues of \$82.31 million from the California State Controller. Motor vehicle in-lieu revenues are projected at \$54.05 per capita.

Federal In-Lieu Taxes. These revenues are allocated to the County based on population. They are projected at \$0.65 per capita based on budgeted revenues of \$993.0 thousand and the total County population.

Property Tax Administration Revenues. Property tax administration revenues are projected using a revenue factor of \$4.37 per capita and \$4.34 per employee. These factors are based on Countywide population and employment, with a split of 75/25 among population and employment, and budgeted revenues of \$8.88 million.

Rents and Concessions. These revenues are projected using a factor of \$0.24 per capita and \$0.23 per employee. These factors are based on budgeted revenues of \$478.1 thousand and a 75/25 split among Countywide population and employment.

Miscellaneous Revenue. Miscellaneous revenues are projected based on budgeted revenues of \$26.25 million and a 75/25 split among Countywide population and employment. These revenues are projected at \$12.93 per capita and \$12.84 per employee.

9.4 General Fund Recurring Net County Costs

As shown in Table 9-2, Fiscal Year 2000-2001 net recurring costs for the General Fund are projected at \$230.44 per capita and \$196.93 per employee. Net County costs shown are derived by subtracting 2000-2001 revenue from the appropriations for each budget function. Appendix Table E-1 presents the derivation of the net expenditures shown in Table 9-2.

A marginal rate is assumed for most Countywide services because certain fixed costs do not increase in direct proportion to new growth. The net County costs are assumed to increase at a marginal rate of 90 percent of new growth for all Countywide services except registrar of voters, clerk-recorder, housing authority, fire protection, museum and capital lease/construction/contingency costs. All unincorporated area services of environment and development, sheriff protection and fire protection are assumed to increase in direct proportion to new growth. The marginal net costs for each service category are then allocated to residential and non-residential development.

TABLE 9-2
RIVERSIDE COUNTY GENERAL FUND FISCAL ANALYSIS
SUMMARY OF GENERAL FUND NET COST FACTORS
(In Constant 2001 Dollars)

Category	Fiscal Year 2000-2001 Net Expenditures	Marginal Net Costs ¹	Net Cost Allocation ²		Cost Factor ³	
			Residential	Non-Residential	Per Capita	Per Employee
Administrative and Fiscal	\$36,374,740	\$33,118,291	\$24,838,718	\$8,279,573	\$16.31	\$16.20
General Services	13,414,753	12,073,278	9,054,958	3,018,319	\$5.95	\$5.91
Environment and Development	374,470	337,023	252,767	84,256	\$0.17	\$0.16
Environment and Development: Unincorporated	4,273,290	4,273,290	3,589,564	683,726	\$8.94	\$8.70
Justice and Law Enforcement	148,160,396	133,344,356	100,008,267	33,336,089	\$65.67	\$65.23
Justice and Law Enforcement: Unincorporated	30,851,053	30,851,053	25,914,885	4,936,168	\$64.57	\$62.83
Fire Protection: Unincorporated	9,229,844	9,229,844	7,753,069	1,476,775	\$19.32	\$18.80
Health Services	29,300,431	26,370,388	26,370,388	0	\$17.32	\$0.00
Community and Social Services	21,938,909	19,745,018	19,745,018	0	\$12.97	\$0.00
Education, Recreation and Culture	466,479	434,831	326,123	108,708	\$0.21	\$0.21
Capital Lease/Construction/Contingency	<u>38,616,418</u>	<u>38,616,418</u>	<u>28,962,314</u>	<u>9,654,105</u>	<u>\$19.02</u>	<u>\$18.89</u>
Total Recurring Costs	\$333,000,783	\$308,393,790	\$246,816,071	\$61,577,719	\$230.44	\$196.93

- Note: 1. All Countywide costs, except capital/lease/construction/contingency costs, are projected to increase at a marginal rate with new growth. Costs for municipal-type services to unincorporated areas are projected to increase in direct proportion to new growth.
2. Net costs are allocated 75 percent to residential development and 25 percent to non-residential development for countywide costs, based on the shares of population and employment to the combined total County population and employment. Costs for unincorporated services are allocated 84 percent to residential development and 16 percent to non-residential development, based on the shares of population and employment to the combined unincorporated County population and employment.
3. Per capita and per employee factors are derived by dividing the allocated costs by either population or employment for appropriate jurisdiction.

Source: Stanley R. Hoffman Associates, Inc.
County of Riverside, FY 2000-01 Final Budget
State of California, Department of Finance, E-5 County/City Population and Housing Estimates, January 1, 2000
Southern California Association of Governments, Projections 2000, Riverside County Employment Estimates

Administrative and Fiscal. These costs are projected based on a 75/25 split among Countywide population and employment and a marginal net County cost of \$33.12 million. Administrative and fiscal costs are projected at \$16.31 per capita and \$16.20 per employee.

General Services. Costs for General Services are projected at \$5.95 per capita and \$5.91 per employee based on a 75/25 split among Countywide population and employment and a marginal net County cost of \$12.07 million.

Environment and Development. The marginal net Countywide cost for Environment and Development services is \$374.5 thousand. These costs are projected at \$0.17 per capita and \$0.16 per employee based on Countywide population and employment and a 75/25 split between population and employment.

Environment and Development: Unincorporated. The net County cost for Environment and Development services in the unincorporated area of the County is \$4.27 million. These costs are projected at \$8.94 per capita and \$8.70 per employee based on unincorporated County population and employment and an 84/16 split between population and employment.

Justice and Law Enforcement. Countywide Justice and Law Enforcement, other than Sheriff's patrol, is based on a 75/25 split among Countywide population and employment and a marginal net County cost of \$133.34 million. These costs are projected at \$65.67 per capita and \$65.23 per employee.

Justice and Law Enforcement: Unincorporated. These services include Sheriff patrol to unincorporated areas. Sheriff patrol services to contract cities are not included in this category. Sheriff's patrol services are projected at \$64.57 per capita and \$62.83 per employee, based on an 84/16 split among unincorporated area population and employment and a net County cost of \$30.85 million.

Fire Protection: Unincorporated. Fire protection to unincorporated areas is provided by the Riverside County Fire Department. General Fund costs for fire protection to the unincorporated areas is projected at \$19.32 per capita and \$18.80 per employee based on net County costs of \$9.23 million and an 84/16 split among unincorporated area population and employment. The \$9.23 million net County cost includes an additional

\$1,000,000 in costs above the Fiscal Year 2000-2001 Budget based on discussion with County Administrative staff to account for increasing fire protection needs.

Health Services. Health Services are projected using only Countywide population and are projected at \$17.32 per capita, based on marginal net County costs of \$26.37 million.

Community and Social Services. Community and Social Services are projected using only Countywide population and a marginal net County cost of \$19.75 million. Community and social services costs are projected at \$12.97 per capita.

Education, Recreation and Culture. Costs for these services are projected based on a 75/25 split among Countywide population and employment and the marginal net County costs of \$434.83 thousand. Education, recreation and culture costs are projected at \$0.21 per capita and \$0.21 per employee.

Capital Lease/Construction/Contingency. These costs are projected at \$19.02 per capita and \$18.89 per employee based on Countywide population and employment. These factors are based on net County costs of \$38.62 million and a 75/25 split between population and employment. Major capital facilities that are funded from a variety of impact fee sources or require special funding are not included in this category.

9.5 Fiscal Model Calibration

The Fiscal Model was calibrated against the County's Fiscal Year 2000-01 budget. The Final Budget for the County assumed an estimated \$316.5 million in General Fund discretionary revenues. When this was combined with a carry over of \$15.46 million, the total amount of discretionary funding sources available was estimated at \$332.0 million. These revenues were used to provide for the discretionary General Fund net county costs – i.e., General Fund costs that are not specifically covered by earmarked program revenue sources from Federal, State or other non-discretionary sources.

To calibrate the Fiscal Model, the discretionary General Fund revenues and costs were estimated for the existing residential and non-residential development and adjusted to essentially breakeven, similar to the County budget, as shown in Appendix Table F-1.1, page F-1. The existing development was estimated by running the Fiscal Model for non-vacant parcels as presented in Appendix Table F-1.2, page F-2. As shown, for the

2000-01 fiscal year, the units were calibrated to 155,272 and the population was calibrated to 400,600 in the unincorporated area according to the January 1, 2000 estimates from the California Department of Finance. Total unincorporated area employment was calibrated to 78,566 based on estimates from SCAG data. Total non-residential square footage was estimated at about 53.3 million with about 10.3 million as retail square footage. Light industrial was estimated at about 28.1 million square feet and business park development at 6.1 million square feet.

After the net costs from the County budget were adjusted to per capita or per employee factors as discussed earlier, the revenue factors were calibrated to estimate property and sales tax consistent with the base year budget. In order to approximate existing property taxes from the unincorporated area, the average housing value was estimated at \$146,330. When compared with the average home prices of \$187,600 as presented in the Real Estate and Construction Report for First Quarter 2001, this reflected the effect of Proposition 13 that causes the assessed value of older properties to lag behind the current estimated market rate value.

The latest annual retail sales tax data available from the California State Board of Equalization was for year 1999. When the retail square footage of 10.3 million square feet was divided into the estimated taxable retail sales, it yielded an estimated taxable retail sales per square foot of \$125 for *existing* retail development. This compares with an estimated taxable retail sales per square foot for *new* retail development of \$185 based on the Urban Land Institute's *Dollars and Cents of Shopping Centers: 2000*.

In a similar manner, the taxable non-retail sales from the estimated existing 28.1 million light industrial development was estimated at \$21 per square foot; the 6.1 million square feet of business park development was calibrated at \$10.50 per square foot based on the assumption that 50 percent was industrial/research and development space and 50 percent was office space. When the retail and non-retail factors were applied against their estimated existing square feet, they yielded approximately \$19.4 million in sales tax, similar to the County's Fiscal Year 2000-01 budgeted amount.

Appendix A
STUDY AREA: RIVERSIDE COUNTY

Appendix A presents the detailed results of the Fiscal Model for unincorporated Riverside County as identified in Chapter 5 of this report. The General Fund tables show recurring revenues and costs, the County's net fiscal impact and the revenue-to-expenditure ratio at build out for the preferred plan land uses and various alternatives. The Development Summary tables show land use, population, housing and employment information plus the estimated total assessed valuation for these same alternatives. The tables are listed as follows:

A-1.1	General Fund Summary, Riverside County, Plan	A-1
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A-2.1	General Fund Summary, Riverside County, Sphere	A-3
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A-3.1	General Fund Summary, Riverside County, Retail 56%	A-5
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A-4.1	General Fund Summary, Riverside County, Retail 35%	A-7
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A-5.1	General Fund Summary, Riverside County, Retail 23%	A-9
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A-6.1	General Fund Summary, Riverside County, SCAG 2025	A-11
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Table A-1.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Plan Build Out

Revenues

Property Tax	217,689,772
Property Transfer Tax	11,287,069
Sales Tax	177,693,954
Federal In-Lieu Taxes	888,072
Forfeitures and Penalties	9,389,392
Franchise Taxes	13,520,202
Interest on Invested Funds	30,545,558
Miscellaneous Revenue	27,465,449
Motor Vehicle License Fees	73,846,623
Municipal Court Fines	18,714,900
Other Court Fines	1,035,812
Property Tax Administration	9,282,918
Rents and Concessions	503,442
Vehicle Code Fines	8,979,987
Total Revenues	600,843,150

Expenses

Administrative & Fiscal	34,649,628
Capital Lease/Const./Contingency	40,401,936
Community and Social Services	17,714,719
Education, Recreation and Culture	454,989
Environment & Development	352,654
Environment & Development - Unicorp.	18,860,967
Fire Protection - Unicorp.	36,323,753
General Services	12,631,494
Health Services	23,658,791
Justice & Law Enforcement	139,510,043
Justice & Law Enforcement - Unicorp.	136,166,270
Total Expenses	460,725,244
Net Fiscal Impact	140,117,906
Revenue / Expenditure Ratio	1.30

**Table A-1.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	7679.07	75,262,542	0.23	0	125,438	10,494,943,360
Commercial Office	1179.77	31,528,375	0.61	0	105,095	4,139,668,905
Commercial Retail	10647.83	91,357,850	0.20	0	182,716	14,230,770,950
Commercial Tourist	3802.19	31,183,045	0.19	0	62,366	4,930,453,515
Heavy Industrial	1908.84	24,944,730	0.30	0	16,630	2,452,898,450
Light Industrial	19991.61	264,733,684	0.30	0	257,023	29,887,039,580
Totals	45,209.31	519,010,226	0.26	0	749,268	66,135,774,760
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	204802.32	10,240	0.05	26,419	10,240	1,921,024,000
High	1573.78	26,754	17.00	69,025	0	5,019,050,400
Low	61457.16	215,100	3.50	554,958	0	40,352,760,000
Medium	12589.06	81,829	6.50	211,119	0	15,351,120,400
Medium High	3664.45	40,309	11.00	103,997	0	7,561,968,400
Open Space Rural	644328.10	16,108	0.03	41,559	0	3,021,860,800
Desert	22213.40	1,111	0.05	2,866	0	208,423,600
Rural Mountainous	160907.82	8,045	0.05	20,756	0	1,509,242,000
Rural	167797.62	25,170	0.15	64,939	0	4,721,892,000
Very High	202.48	6,074	30.00	15,671	0	1,139,482,400
Very Low	82350.21	98,820	1.20	254,956	0	18,538,632,000
Totals	1,361,886.40	529,560	0.39	1,366,265	10,240	99,345,456,000
Other	Acres	Units	Density	Population	Employment	Value
City	409022.93	0	0.00	0	0	0
Freeway	8086.74	0	0.00	0	0	0
Indian	89708.51	0	0.00	0	0	0
Open Space - C	54866.30	0	0.00	0	0	0
Open Space - CH	742846.70	0	0.00	0	0	0
Open Space Mineral	5980.27	0	0.00	0	179	0
Open Space Recreation	23298.08	0	0.00	0	3,495	0
Open Space Water	73121.53	0	0.00	0	0	0
Other - PF / OS	291.47	0	0.00	0	0	0
Public Facility	20722.71	0	0.00	0	30	0
Totals	1,427,945.24	0	0.00	0	3,704	0
Totals	2,835,040.95			1,366,265	763,212	165,481,230,760

Table A-2.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Sphere

Build Out

Revenues

Property Tax	71,015,401
Property Transfer Tax	3,711,975
Sales Tax	48,095,498
Federal In-Lieu Taxes	301,620
Forfeitures and Penalties	3,036,467
Franchise Taxes	4,375,169
Interest on Invested Funds	9,878,283
Miscellaneous Revenue	8,882,193
Motor Vehicle License Fees	25,080,876
Municipal Court Fines	6,052,278
Other Court Fines	335,124
Property Tax Administration	3,002,041
Rents and Concessions	162,997
Vehicle Code Fines	2,906,103
Total Revenues	186,836,025

Expenses

Administrative & Fiscal	11,205,427
Capital Lease/Const./Contingency	13,065,681
Community and Social Services	6,016,533
Education, Recreation and Culture	147,141
Environment & Development	114,045
Environment & Development - Unicorp.	6,103,541
Fire Protection - Unicorp.	11,754,620
General Services	4,084,928
Health Services	8,035,346
Justice & Law Enforcement	45,116,497
Justice & Law Enforcement - Unicorp.	44,064,361
Total Expenses	149,708,120

Net Fiscal Impact 37,127,905

Revenue / Expenditure Ratio 1.24

Table A-2.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Sphere

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	2552.84	25,020,358	0.23	0	41,701	3,488,949,920
Commercial Office	164.36	5,369,334	0.75	0	17,898	689,067,950
Commercial Retail	2579.47	21,537,659	0.19	0	43,075	3,385,072,785
Commercial Tourist	2103.05	17,176,682	0.19	0	34,353	2,719,641,340
Light Industrial	6669.24	88,315,649	0.30	0	85,743	9,970,371,950
Totals	14,068.96	157,419,682	0.26	0	222,770	20,253,103,945
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	12888.53	644	0.05	1,662	644	120,814,400
High	440.73	7,492	17.00	19,329	0	1,405,499,200
Low	19876.33	69,567	3.50	179,483	0	13,050,769,200
Medium	5346.68	34,753	6.50	89,663	0	6,519,662,800
Medium High	1672.16	18,394	11.00	47,457	0	3,450,714,400
Open Space Rural	31850.82	796	0.03	2,054	0	149,329,600
Desert	7188.78	359	0.05	926	0	67,348,400
Rural Mountainous	30824.00	1,541	0.05	3,976	0	289,091,600
Rural	44513.17	6,677	0.15	17,227	0	1,252,605,200
Very High	38.37	1,151	30.00	2,970	0	215,927,600
Very Low	32067.95	38,482	1.20	99,284	0	7,219,223,200
Totals	186,707.52	179,856	0.96	464,031	644	33,740,985,600
Other	Acres	Units	Density	Population	Employment	Value
City	649.20	0	0.00	0	0	0
Freeway	2380.52	0	0.00	0	0	0
Indian	3581.33	0	0.00	0	0	0
Open Space - C	20436.74	0	0.00	0	0	0
Open Space - CH	50603.86	0	0.00	0	0	0
Open Space Mineral	4284.87	0	0.00	0	129	0
Open Space Recreation	5654.89	0	0.00	0	848	0
Open Space Water	10206.48	0	0.00	0	0	0
Other - PF / OS	39.11	0	0.00	0	0	0
Public Facility	3019.08	0	0.00	0	85	0
Totals	100,856.08	0	0.00	0	1,062	0
Totals	301,632.56			464,031	224,476	53,994,089,545

Table A-3.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Retail 56%

Build Out

Revenues

Property Tax	210,141,190
Property Transfer Tax	10,945,033
Sales Tax	127,789,729
Federal In-Lieu Taxes	888,072
Forfeitures and Penalties	9,038,864
Franchise Taxes	13,021,956
Interest on Invested Funds	29,405,343
Miscellaneous Revenue	26,440,213
Motor Vehicle License Fees	73,846,623
Municipal Court Fines	18,016,238
Other Court Fines	997,485
Property Tax Administration	8,936,382
Rents and Concessions	485,078
Vehicle Code Fines	8,649,420
Total Revenues	538,601,626

Expenses

Administrative & Fiscal	33,356,003
Capital Lease/Const./Contingency	38,893,554
Community and Social Services	17,714,719
Education, Recreation and Culture	438,006
Environment & Development	339,487
Environment & Development - Unicorp.	18,166,107
Fire Protection - Unicorp.	34,985,541
General Services	12,159,902
Health Services	23,658,791
Justice & Law Enforcement	134,301,528
Justice & Law Enforcement - Unicorp.	131,149,747
Total Expenses	445,163,385

Net Fiscal Impact 93,438,241

Revenue / Expenditure Ratio 1.20

Table A-3.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Retail 56%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	7679.07	75,262,542	0.23	0	125,438	10,494,943,360
Commercial Office	1179.77	31,528,375	0.61	0	105,095	4,139,668,905
Commercial Retail	5994.73	51,434,470	0.20	0	102,869	8,011,924,092
Commercial Tourist	3802.19	31,183,045	0.19	0	62,366	4,930,453,515
Heavy Industrial	1908.84	24,944,730	0.30	0	16,630	2,452,898,450
Light Industrial	19991.61	264,733,684	0.30	0	257,023	29,887,039,580
Totals	40,556.21	479,086,846	0.27	0	669,421	59,916,927,902
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	204802.32	10,240	0.05	26,419	10,240	1,921,024,000
High	1573.78	26,754	17.00	69,025	0	5,019,050,400
Low	61457.16	215,100	3.50	554,958	0	40,352,760,000
Medium	12589.06	81,829	6.50	211,119	0	15,351,120,400
Medium High	3664.45	40,309	11.00	103,997	0	7,561,968,400
Open Space Rural	644328.10	16,108	0.03	41,559	0	3,021,860,800
Desert	22213.40	1,111	0.05	2,866	0	208,423,600
Rural Mountainous	160907.82	8,045	0.05	20,756	0	1,509,242,000
Rural	167797.62	25,170	0.15	64,939	0	4,721,892,000
Very High	202.48	6,074	30.00	15,671	0	1,139,482,400
Very Low	82350.21	98,820	1.20	254,956	0	18,538,632,000
Totals	1,361,886.40	529,560	0.39	1,366,265	10,240	99,345,456,000
Other	Acres	Units	Density	Population	Employment	Value
City	409022.93	0	0.00	0	0	0
Freeway	8086.74	0	0.00	0	0	0
Indian	89708.51	0	0.00	0	0	0
Open Space - C	54866.30	0	0.00	0	0	0
Open Space - CH	742846.70	0	0.00	0	0	0
Open Space Mineral	5980.27	0	0.00	0	179	0
Open Space Recreation	23298.08	0	0.00	0	3,495	0
Open Space Water	73121.53	0	0.00	0	0	0
Other - PF / OS	291.47	0	0.00	0	0	0
Public Facility	20722.71	0	0.00	0	30	0
Totals	1,427,945.24	0	0.00	0	3,704	0
Totals	2,830,387.85			1,366,265	683,365	159,262,383,902

**Table A-4.1
Riverside County Fiscal Model
General Fund Summary**

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Riverside County

Scenario : Retail 35% Build Out

Revenues

Property Tax	206,427,346
Property Transfer Tax	10,776,754
Sales Tax	103,237,306
Federal In-Lieu Taxes	888,072
Forfeitures and Penalties	8,866,407
Franchise Taxes	12,776,824
Interest on Invested Funds	28,844,367
Miscellaneous Revenue	25,935,806
Motor Vehicle License Fees	73,846,623
Municipal Court Fines	17,672,503
Other Court Fines	978,629
Property Tax Administration	8,765,890
Rents and Concessions	476,042
Vehicle Code Fines	8,486,784
Total Revenues	507,979,353

Expenses

Administrative & Fiscal	32,719,551
Capital Lease/Const./Contingency	38,151,444
Community and Social Services	17,714,719
Education, Recreation and Culture	429,650
Environment & Development	333,009
Environment & Development - Unicorp.	17,824,242
Fire Protection - Unicorp.	34,327,153
General Services	11,927,883
Health Services	23,658,791
Justice & Law Enforcement	131,738,985
Justice & Law Enforcement - Unicorp.	128,681,663
Total Expenses	437,507,090

Net Fiscal Impact	70,472,263
Revenue / Expenditure Ratio	1.16

Table A-4.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Retail 35%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	7679.07	75,262,542	0.23	0	125,438	10,494,943,360
Commercial Office	1179.77	31,528,375	0.61	0	105,095	4,139,668,905
Commercial Retail	3705.45	31,792,532	0.20	0	63,585	4,952,308,312
Commercial Tourist	3802.19	31,183,045	0.19	0	62,366	4,930,453,515
Heavy Industrial	1908.84	24,944,730	0.30	0	16,630	2,452,898,450
Light Industrial	19991.61	264,733,684	0.30	0	257,023	29,887,039,580
Totals	38,266.93	459,444,908	0.28	0	630,137	56,857,312,122

Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	204802.32	10,240	0.05	26,419	10,240	1,921,024,000
High	1573.78	26,754	17.00	69,025	0	5,019,050,400
Low	61457.16	215,100	3.50	554,958	0	40,352,760,000
Medium	12589.06	81,829	6.50	211,119	0	15,351,120,400
Medium High	3664.45	40,309	11.00	103,997	0	7,561,968,400
Open Space Rural	644328.10	16,108	0.03	41,559	0	3,021,860,800
Desert	22213.40	1,111	0.05	2,866	0	208,423,600
Rural Mountainous	160907.82	8,045	0.05	20,756	0	1,509,242,000
Rural	167797.62	25,170	0.15	64,939	0	4,721,892,000
Very High	202.48	6,074	30.00	15,671	0	1,139,482,400
Very Low	82350.21	98,820	1.20	254,956	0	18,538,632,000
Totals	1,361,886.40	529,560	0.39	1,366,265	10,240	99,345,456,000

Other	Acres	Units	Density	Population	Employment	Value
City	409022.93	0	0.00	0	0	0
Freeway	8086.74	0	0.00	0	0	0
Indian	89708.51	0	0.00	0	0	0
Open Space - C	54866.30	0	0.00	0	0	0
Open Space - CH	742846.70	0	0.00	0	0	0
Open Space Mineral	5980.27	0	0.00	0	179	0
Open Space Recreation	23298.08	0	0.00	0	3,495	0
Open Space Water	73121.53	0	0.00	0	0	0
Other - PF / OS	291.47	0	0.00	0	0	0
Public Facility	20722.71	0	0.00	0	30	0
Totals	1,427,945.24	0	0.00	0	3,704	0
Totals	2,828,098.57			1,366,265	644,081	156,202,768,122

**Table A-5.1
Riverside County Fiscal Model
General Fund Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Retail 23% Build Out

Revenues

Property Tax	204,423,606
Property Transfer Tax	10,685,962
Sales Tax	89,990,417
Federal In-Lieu Taxes	888,072
Forfeitures and Penalties	8,773,361
Franchise Taxes	12,644,567
Interest on Invested Funds	28,541,703
Miscellaneous Revenue	25,663,663
Motor Vehicle License Fees	73,846,623
Municipal Court Fines	17,487,047
Other Court Fines	968,455
Property Tax Administration	8,673,903
Rents and Concessions	471,167
Vehicle Code Fines	8,399,037
Total Revenues	491,457,583

Expenses

Administrative & Fiscal	32,376,165
Capital Lease/Const./Contingency	37,751,051
Community and Social Services	17,714,719
Education, Recreation and Culture	425,142
Environment & Development	329,514
Environment & Development - Unicorp.	17,639,794
Fire Protection - Unicorp.	33,971,931
General Services	11,802,701
Health Services	23,658,791
Justice & Law Enforcement	130,356,410
Justice & Law Enforcement - Unicorp.	127,350,051
Total Expenses	433,376,269

Net Fiscal Impact 58,081,314

Revenue / Expenditure Ratio 1.13

Table A-5.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Riverside County

Scenario : Retail 23%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	7679.07	75,262,542	0.23	0	125,438	10,494,943,360
Commercial Office	1179.77	31,528,375	0.61	0	105,095	4,139,668,905
Commercial Retail	2470.30	21,195,021	0.20	0	42,390	3,301,538,839
Commercial Tourist	3802.19	31,183,045	0.19	0	62,366	4,930,453,515
Heavy Industrial	1908.84	24,944,730	0.30	0	16,630	2,452,898,450
Light Industrial	19991.61	264,733,684	0.30	0	257,023	29,887,039,580
Totals	37,031.78	448,847,397	0.28	0	608,942	55,206,542,649

Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	204802.32	10,240	0.05	26,419	10,240	1,921,024,000
High	1573.78	26,754	17.00	69,025	0	5,019,050,400
Low	61457.16	215,100	3.50	554,958	0	40,352,760,000
Medium	12589.06	81,829	6.50	211,119	0	15,351,120,400
Medium High	3664.45	40,309	11.00	103,997	0	7,561,968,400
Open Space Rural	644328.10	16,108	0.03	41,559	0	3,021,860,800
Desert	22213.40	1,111	0.05	2,866	0	208,423,600
Rural Mountainous	160907.82	8,045	0.05	20,756	0	1,509,242,000
Rural	167797.62	25,170	0.15	64,939	0	4,721,892,000
Very High	202.48	6,074	30.00	15,671	0	1,139,482,400
Very Low	82350.21	98,820	1.20	254,956	0	18,538,632,000
Totals	1,361,886.40	529,560	0.39	1,366,265	10,240	99,345,456,000

Other	Acres	Units	Density	Population	Employment	Value
City	409022.93	0	0.00	0	0	0
Freeway	8086.74	0	0.00	0	0	0
Indian	89708.51	0	0.00	0	0	0
Open Space - C	54866.30	0	0.00	0	0	0
Open Space - CH	742846.70	0	0.00	0	0	0
Open Space Mineral	5980.27	0	0.00	0	179	0
Open Space Recreation	23298.08	0	0.00	0	3,495	0
Open Space Water	73121.53	0	0.00	0	0	0
Other - PF / OS	291.47	0	0.00	0	0	0
Public Facility	20722.71	0	0.00	0	30	0
Totals	1,427,945.24	0	0.00	0	3,704	0
Totals	2,826,863.42			1,366,265	622,886	154,551,998,649

Table A-6.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
All Parcels

Study Area: Riverside County

Scenario : SCAG 2025

Build Out

Revenues

Property Tax	99,093,896
Property Transfer Tax	5,814,805
Sales Tax	49,754,308
Federal In-Lieu Taxes	556,823
Forfeitures and Penalties	4,751,842
Franchise Taxes	6,863,427
Interest on Invested Funds	15,459,085
Miscellaneous Revenue	13,900,257
Motor Vehicle License Fees	46,301,987
Municipal Court Fines	9,471,387
Other Court Fines	525,320
Property Tax Administration	4,698,013
Rents and Concessions	256,178
Vehicle Code Fines	4,559,798
Total Revenues	262,007,126

Expenses

Administrative & Fiscal	17,535,465
Capital Lease/Const./Contingency	20,446,599
Community and Social Services	11,107,166
Education, Recreation and Culture	230,271
Environment & Development	178,469
Environment & Development - Unicorp.	9,575,281
Fire Protection - Unicorp.	18,440,733
General Services	6,392,532
Health Services	14,834,111
Justice & Law Enforcement	70,603,222
Justice & Law Enforcement - Unicorp.	69,128,513
Total Expenses	238,472,362

Net Fiscal Impact	23,534,764
Revenue / Expenditure Ratio	1.09

Table A-6.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Riverside County

Scenario : SCAG 2025

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	2150.14	21,073,512	0.23	0	35,123	2,938,584,164
Commercial Office	330.33	8,827,945	0.61	0	29,426	1,159,107,293
Commercial Retail	2981.39	25,580,198	0.20	0	51,160	3,984,615,866
Commercial Tourist	1064.61	8,731,253	0.19	0	17,463	1,380,527,026
Heavy Industrial	534.48	6,984,524	0.30	0	4,656	686,811,540
Light Industrial	5597.65	74,125,431	0.30	0	71,966	8,368,371,041
Totals	12,658.60	145,322,863	0.26	0	209,794	18,518,016,930
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	128411.06	6,421	0.05	16,566	6,421	1,204,579,600
High	986.76	16,775	17.00	43,280	0	3,146,990,000
Low	38533.64	134,868	3.50	347,959	0	25,301,236,800
Medium	7893.34	51,307	6.50	132,372	0	9,625,193,200
Medium High	2297.61	25,274	11.00	65,207	0	4,741,402,400
Open Space Rural	403993.72	10,100	0.03	26,058	0	1,894,760,000
Desert	13927.80	696	0.05	1,796	0	130,569,600
Rural Mountainous	100889.20	5,044	0.05	13,014	0	946,254,400
Rural	105209.11	15,781	0.15	40,715	0	2,960,515,600
Very High	126.96	3,809	30.00	9,827	0	714,568,400
Very Low	51633.58	61,960	1.20	159,857	0	11,623,696,000
Totals	853,902.78	332,035	0.39	856,651	6,421	62,289,766,000
Other	Acres	Units	Density	Population	Employment	Value
City	409022.93	0	0.00	0	0	0
Freeway	8086.74	0	0.00	0	0	0
Indian	89708.51	0	0.00	0	0	0
Open Space - C	54866.30	0	0.00	0	0	0
Open Space - CH	742846.70	0	0.00	0	0	0
Open Space Mineral	5980.27	0	0.00	0	179	0
Open Space Recreation	23298.08	0	0.00	0	3,495	0
Open Space Water	73121.53	0	0.00	0	0	0
Other - PF / OS	291.47	0	0.00	0	0	0
Public Facility	20722.71	0	0.00	0	30	0
Totals	1,427,945.24	0	0.00	0	3,704	0
Totals	2,294,506.62			856,651	219,919	80,807,782,930

Appendix B
STUDY AREA: WESTERN RIVERSIDE COUNTY

Appendix B presents the detailed Fiscal Model results for unincorporated Western Riverside County as identified in Chapter 6 of this report. The General Fund tables show recurring revenues and costs, the County's net fiscal impact and the revenue-to-expenditure ratio at build out for the preferred plan land uses and various alternatives. The Development Summary tables show land use, population, housing and employment information plus the estimated total assessed valuation for these same alternatives. The tables are listed as follows:

B-1.1	General Fund Summary, Western Riverside County, Plan	B-1
B-1.2	Development Summary, Western Riverside County, Plan.....	B-2
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B-5.1	General Fund Summary, Western Riverside County, Retail 23%.....	B-9
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Table B-1.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Western Riverside

Scenario : Plan Build Out

Revenues

Property Tax	163,872,450
Property Transfer Tax	8,569,288
Sales Tax	133,803,927
Federal In-Lieu Taxes	702,559
Forfeitures and Penalties	7,206,094
Franchise Taxes	10,380,487
Interest on Invested Funds	23,442,934
Miscellaneous Revenue	21,079,032
Motor Vehicle License Fees	58,420,483
Municipal Court Fines	14,363,165
Other Court Fines	795,173
Property Tax Administration	7,124,389
Rents and Concessions	386,650
Vehicle Code Fines	6,894,848
Total Revenues	457,041,479

Expenses

Administrative & Fiscal	26,592,569
Capital Lease/Const./Contingency	31,007,297
Community and Social Services	14,014,215
Education, Recreation and Culture	349,193
Environment & Development	270,651
Environment & Development - Unicorp.	14,481,126
Fire Protection - Unicorp.	27,888,752
General Services	9,694,298
Health Services	18,716,604
Justice & Law Enforcement	107,069,858
Justice & Law Enforcement - Unicorp.	104,546,124
Total Expenses	354,630,687

Net Fiscal Impact	102,410,792
Revenue / Expenditure Ratio	1.28

**Table B-1.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Western Riverside

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	6899.67	67,623,631	0.23	0	112,706	9,429,739,635
Commercial Office	1175.69	31,461,744	0.61	0	104,872	4,130,229,500
Commercial Retail	8612.25	76,034,251	0.20	0	152,069	11,735,090,775
Commercial Tourist	1260.43	10,423,214	0.19	0	20,846	1,643,480,250
Heavy Industrial	1413.40	18,470,300	0.30	0	12,314	1,816,246,160
Light Industrial	11385.15	150,764,915	0.30	0	146,374	17,020,565,400
Totals	30,746.59	354,778,055	0.26	0	549,181	45,775,351,720
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	30565.71	1,528	0.05	3,942	1,528	286,652,800
High	1299.96	22,099	17.00	57,015	0	4,145,772,400
Low	50155.87	175,546	3.50	452,909	0	32,932,429,600
Medium	9248.04	60,112	6.50	155,089	0	11,277,011,200
Medium High	2522.66	27,749	11.00	71,592	0	5,205,712,400
Open Space Rural	142623.26	3,566	0.03	9,200	0	668,981,600
Desert	2969.22	148	0.05	382	0	27,764,800
Rural Mountainous	160024.49	8,001	0.05	20,643	0	1,500,987,600
Rural	143813.30	21,572	0.15	55,656	0	4,046,907,200
Very High	202.48	6,074	30.00	15,671	0	1,139,480,000
Very Low	77118.95	92,543	1.20	238,761	0	17,361,060,000
Totals	620,543.94	418,938	0.68	1,080,860	1,528	78,592,768,800
Other	Acres	Units	Density	Population	Employment	Value
City	213836.82	0	0.00	0	0	0
Freeway	3481.41	0	0.00	0	0	0
Indian	75651.83	0	0.00	0	0	0
Open Space - C	50541.54	0	0.00	0	0	0
Open Space - CH	428164.09	0	0.00	0	0	0
Open Space Mineral	5191.02	0	0.00	0	156	0
Open Space Recreation	15722.16	0	0.00	0	2,358	0
Open Space Water	17547.47	0	0.00	0	0	0
Other - PF / OS	287.39	0	0.00	0	0	0
Public Facility	9565.83	0	0.00	0	10	0
Totals	819,989.56	0	0.00	0	2,524	0
Totals	1,471,280.09			1,080,860	553,233	124,368,120,520

Table B-2.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Western Riverside

Scenario : Sphere Build Out

Revenues

Property Tax	47,898,959
Property Transfer Tax	2,618,868
Sales Tax	31,100,940
Federal In-Lieu Taxes	234,292
Forfeitures and Penalties	2,170,215
Franchise Taxes	3,130,676
Interest on Invested Funds	7,060,248
Miscellaneous Revenue	6,348,321
Motor Vehicle License Fees	19,482,268
Municipal Court Fines	4,325,673
Other Court Fines	239,712
Property Tax Administration	2,145,620
Rents and Concessions	116,739
Vehicle Code Fines	2,079,683
Total Revenues	128,952,214

Expenses

Administrative & Fiscal	8,008,671
Capital Lease/Const./Contingency	9,338,221
Community and Social Services	4,673,510
Education, Recreation and Culture	105,166
Environment & Development	81,509
Environment & Development - Unicorp.	4,367,536
Fire Protection - Unicorp.	8,411,302
General Services	2,919,552
Health Services	6,241,679
Justice & Law Enforcement	32,245,382
Justice & Law Enforcement - Unicorp.	31,531,322
Total Expenses	107,923,850

Net Fiscal Impact 21,028,364

Revenue / Expenditure Ratio 1.19

**Table B-2.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

X CCO Overlay
X RV Overlay
X Sphere
All Parcels

Study Area: Western Riverside

Scenario : Sphere

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	2552.84	25,020,358	0.23	0	41,701	3,488,949,920
Commercial Office	164.36	5,369,334	0.75	0	17,898	689,067,950
Commercial Retail	2001.67	17,195,970	0.20	0	34,392	2,677,503,310
Commercial Tourist	243.84	1,991,578	0.19	0	3,983	315,333,160
Light Industrial	2509.59	33,232,565	0.30	0	32,265	3,751,781,690
Totals	7,472.30	82,809,805	0.25	0	130,239	10,922,636,030
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	6512.72	326	0.05	841	326	61,157,600
High	440.73	7,492	17.00	19,329	0	1,405,499,200
Low	14372.09	50,302	3.50	129,779	0	9,436,655,200
Medium	3963.96	25,766	6.50	66,476	0	4,833,701,600
Medium High	1184.92	13,034	11.00	33,628	0	2,445,178,400
Open Space Rural	8578.98	214	0.02	552	0	40,146,400
Desert	54.44	3	0.05	8	0	562,800
Rural Mountainous	30057.67	1,503	0.05	3,878	0	281,962,800
Rural	37563.33	5,635	0.15	14,538	0	1,057,126,000
Very High	38.37	1,151	30.00	2,970	0	215,927,600
Very Low	28569.09	34,283	1.20	88,450	0	6,431,490
Totals	131,336.30	139,709	1.06	360,449	326	26,209,408
Other	Acres	Units	Density	Population	Employment	Value
City	576.33	0	0.00	0	0	0
Freeway	1191.52	0	0.00	0	0	0
Indian	492.50	0	0.00	0	0	0
Open Space - C	18983.31	0	0.00	0	0	0
Open Space - CH	21216.98	0	0.00	0	0	0
Open Space Mineral	4284.87	0	0.00	0	129	0
Open Space Recreation	4011.70	0	0.00	0	602	0
Open Space Water	6550.37	0	0.00	0	0	0
Other - PF / OS	39.11	0	0.00	0	0	0
Public Facility	2910.46	0	0.00	0	146	0
Totals	60,257.15	0	0.00	0	877	0
Totals	199,065.75			360,449	131,442	37,132,044,430

**Table B-3.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Western Riverside

Scenario : Retail 56%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	6899.67	67,623,631	0.23	0	112,706	9,429,739,635
Commercial Office	1175.69	31,461,744	0.61	0	104,872	4,130,229,500
Commercial Retail	4848.69	42,807,283	0.20	0	85,615	6,606,856,073
Commercial Tourist	1260.43	10,423,214	0.19	0	20,846	1,643,480,250
Heavy Industrial	1413.40	18,470,300	0.30	0	12,314	1,816,246,160
Light Industrial	11385.15	150,764,915	0.30	0	146,374	17,020,565,400
Totals	26,983.03	321,551,087	0.27	0	482,727	40,647,117,018
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	30565.71	1,528	0.05	3,942	1,528	286,652,800
High	1299.96	22,099	17.00	57,015	0	4,145,772,400
Low	50155.87	175,546	3.50	452,909	0	32,932,429,600
Medium	9248.04	60,112	6.50	155,089	0	11,277,011,200
Medium High	2522.66	27,749	11.00	71,592	0	5,205,712,400
Open Space Rural	142623.26	3,566	0.03	9,200	0	668,981,600
Desert	2969.22	148	0.05	382	0	27,764,800
Rural Mountainous	160024.49	8,001	0.05	20,643	0	1,500,987,600
Rural	143813.30	21,572	0.15	55,656	0	4,046,907,200
Very High	202.48	6,074	30.00	15,671	0	1,139,482
Very Low	77118.95	92,543	1.20	238,761	0	17,361,066
Totals	620,543.94	418,938	0.68	1,080,860	1,528	78,592,768,800
Other	Acres	Units	Density	Population	Employment	Value
City	213836.82	0	0.00	0	0	0
Freeway	3481.41	0	0.00	0	0	0
Indian	75651.83	0	0.00	0	0	0
Open Space - C	50541.54	0	0.00	0	0	0
Open Space - CH	428164.09	0	0.00	0	0	0
Open Space Mineral	5191.02	0	0.00	0	156	0
Open Space Recreation	15722.16	0	0.00	0	2,358	0
Open Space Water	17547.47	0	0.00	0	0	0
Other - PF / OS	287.39	0	0.00	0	0	0
Public Facility	9565.83	0	0.00	0	10	0
Totals	819,989.56	0	0.00	0	2,524	0
Totals	1,467,516.53			1,080,860	486,779	119,239,885,818

**Table B-4.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Western Riverside

Scenario : Retail 35%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	6899.67	67,623,631	0.23	0	112,706	9,429,739,635
Commercial Office	1175.69	31,461,744	0.61	0	104,872	4,130,229,500
Commercial Retail	2997.06	26,459,919	0.20	0	52,920	4,083,811,553
Commercial Tourist	1260.43	10,423,214	0.19	0	20,846	1,643,480,250
Heavy Industrial	1413.40	18,470,300	0.30	0	12,314	1,816,246,160
Light Industrial	11385.15	150,764,915	0.30	0	146,374	17,020,565,400
Totals	25,131.40	305,203,723	0.28	0	450,032	38,124,072,498
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	30565.71	1,528	0.05	3,942	1,528	286,652,800
High	1299.96	22,099	17.00	57,015	0	4,145,772,400
Low	50155.87	175,546	3.50	452,909	0	32,932,429,600
Medium	9248.04	60,112	6.50	155,089	0	11,277,011,200
Medium High	2522.66	27,749	11.00	71,592	0	5,205,712,400
Open Space Rural	142623.26	3,566	0.03	9,200	0	668,981,600
Desert	2969.22	148	0.05	382	0	27,764,800
Rural Mountainous	160024.49	8,001	0.05	20,643	0	1,500,987,600
Rural	143813.30	21,572	0.15	55,656	0	4,046,907,200
Very High	202.48	6,074	30.00	15,671	0	1,139,480
Very Low	77118.95	92,543	1.20	238,761	0	17,361,066
Totals	620,543.94	418,938	0.68	1,080,860	1,528	78,592,768,800
Other	Acres	Units	Density	Population	Employment	Value
City	213836.82	0	0.00	0	0	0
Freeway	3481.41	0	0.00	0	0	0
Indian	75651.83	0	0.00	0	0	0
Open Space - C	50541.54	0	0.00	0	0	0
Open Space - CH	428164.09	0	0.00	0	0	0
Open Space Mineral	5191.02	0	0.00	0	156	0
Open Space Recreation	15722.16	0	0.00	0	2,358	0
Open Space Water	17547.47	0	0.00	0	0	0
Other - PF / OS	287.39	0	0.00	0	0	0
Public Facility	9565.83	0	0.00	0	10	0
Totals	819,989.56	0	0.00	0	2,524	0
Totals	1,465,664.90			1,080,860	454,084	116,716,841,298

Table B-5.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Western Riverside

Scenario : Retail 23%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	6899.67	67,623,631	0.23	0	112,706	9,429,739,635
Commercial Office	1175.69	31,461,744	0.61	0	104,872	4,130,229,500
Commercial Retail	1998.04	17,639,946	0.20	0	35,280	2,722,541,035
Commercial Tourist	1260.43	10,423,214	0.19	0	20,846	1,643,480,250
Heavy Industrial	1413.40	18,470,300	0.30	0	12,314	1,816,246,160
Light Industrial	11385.15	150,764,915	0.30	0	146,374	17,020,565,400
Totals	24,132.38	296,383,750	0.28	0	432,392	36,762,801,980
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	30565.71	1,528	0.05	3,942	1,528	286,652,800
High	1299.96	22,099	17.00	57,015	0	4,145,772,400
Low	50155.87	175,546	3.50	452,909	0	32,932,429,600
Medium	9248.04	60,112	6.50	155,089	0	11,277,011,200
Medium High	2522.66	27,749	11.00	71,592	0	5,205,712,400
Open Space Rural	142623.26	3,566	0.03	9,200	0	668,981,600
Desert	2969.22	148	0.05	382	0	27,764,800
Rural Mountainous	160024.49	8,001	0.05	20,643	0	1,500,987,600
Rural	143813.30	21,572	0.15	55,656	0	4,046,907,200
Very High	202.48	6,074	30.00	15,671	0	1,139,482
Very Low	77118.95	92,543	1.20	238,761	0	17,361,060
Totals	620,543.94	418,938	0.68	1,080,860	1,528	78,592,768,800
Other	Acres	Units	Density	Population	Employment	Value
City	213836.82	0	0.00	0	0	0
Freeway	3481.41	0	0.00	0	0	0
Indian	75651.83	0	0.00	0	0	0
Open Space - C	50541.54	0	0.00	0	0	0
Open Space - CH	428164.09	0	0.00	0	0	0
Open Space Mineral	5191.02	0	0.00	0	156	0
Open Space Recreation	15722.16	0	0.00	0	2,358	0
Open Space Water	17547.47	0	0.00	0	0	0
Other - PF / OS	287.39	0	0.00	0	0	0
Public Facility	9565.83	0	0.00	0	10	0
Totals	819,989.56	0	0.00	0	2,524	0
Totals	1,464,665.88			1,080,860	436,444	115,355,570,780

**Table B-6.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Western Riverside

Scenario : SCAG 2025

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	2407.98	23,600,647	0.23	0	39,334	3,290,979,112
Commercial Office	410.31	10,980,148	0.61	0	36,600	1,441,450,020
Commercial Retail	3005.67	26,535,954	0.20	0	53,072	4,095,546,723
Commercial Tourist	439.89	3,637,702	0.19	0	7,275	573,574,640
Heavy Industrial	493.28	6,446,135	0.30	0	4,297	633,869,929
Light Industrial	3973.42	52,616,955	0.30	0	51,084	5,940,177,298
Totals	10,730.55	123,817,541	0.26	0	191,662	15,975,597,722
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	18706.22	935	0.05	2,412	935	175,406,000
High	795.57	13,525	17.00	34,895	0	2,537,290,000
Low	30695.39	107,434	3.50	277,180	0	20,154,618,400
Medium	5659.80	36,789	6.50	94,916	0	6,901,616,400
Medium High	1543.87	16,983	11.00	43,816	0	3,186,010,800
Open Space Rural	142623.26	3,566	0.03	9,200	0	668,981,600
Desert	1817.16	91	0.05	235	0	17,071,600
Rural Mountainous	97934.99	4,897	0.05	12,634	0	918,677,200
Rural	88013.74	13,202	0.15	34,061	0	2,476,695,200
Very High	123.92	3,718	30.00	9,592	0	697,400,000
Very Low	47196.80	56,636	1.20	146,121	0	10,624,900,000
Totals	435,110.72	257,776	0.59	665,062	935	48,358,777,600
Other	Acres	Units	Density	Population	Employment	Value
City	213836.82	0	0.00	0	0	0
Freeway	3481.41	0	0.00	0	0	0
Indian	75651.83	0	0.00	0	0	0
Open Space - C	50541.54	0	0.00	0	0	0
Open Space - CH	428164.09	0	0.00	0	0	0
Open Space Mineral	5191.02	0	0.00	0	156	0
Open Space Recreation	15722.16	0	0.00	0	2,358	0
Open Space Water	17547.47	0	0.00	0	0	0
Other - PF / OS	287.39	0	0.00	0	0	0
Public Facility	9565.83	0	0.00	0	10	0
Totals	819,989.56	0	0.00	0	2,524	0
Totals	1,265,830.83			665,062	195,121	64,334,375,322

Appendix C

STUDY AREA: EASTERN RIVERSIDE COUNTY

Appendix C presents the detailed Fiscal Model results for unincorporated Eastern Riverside County as identified in Chapter 7 of this report. The General Fund tables show recurring revenues and costs, the County's net fiscal impact and the revenue-to-expenditure ratio at build out for the preferred plan land uses and various alternatives. The Development Summary tables show land use, population, housing and employment information plus the estimated total assessed valuation for these same alternatives. The tables are listed as follows:

C-1.1	General Fund Summary, Eastern Riverside County, Plan.....	C-1
C-1.2	Development Summary, Eastern Riverside County, Plan.....	C-2
C-2.1	General Fund Summary, Eastern Riverside County, Sphere.....	C-3
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C-3.1	General Fund Summary, Eastern Riverside County, Retail 56%.....	C-5
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C-4.1	General Fund Summary, Eastern Riverside County, Retail 35%.....	C-7
C-4.2	Development Summary, Eastern Riverside County, Retail 35%.....	C-8
C-5.1	General Fund Summary, Eastern Riverside County, Retail 23%.....	C-9
C-5.2	Development Summary, Eastern Riverside County, Retail 23%.....	C-10
C-6.1	General Fund Summary, Eastern Riverside County, SCAG 2025.....	C-11
C-6.2	Development Summary, Eastern Riverside County, SCAG 2025.....	C-12

**Table C-1.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	779.40	7,638,912	0.23	0	12,732	1,065,203,820
Commercial Office	4.08	66,632	0.37	0	222	9,439,520
Commercial Retail	2035.59	15,323,600	0.17	0	30,647	2,495,680,280
Commercial Tourist	2541.76	20,759,831	0.19	0	41,520	3,286,973,265
Heavy Industrial	495.44	6,474,430	0.30	0	4,316	636,652,290
Light Industrial	8606.46	113,968,769	0.30	0	110,649	12,866,474,180
Totals	14,462.73	164,232,174	0.26	0	200,086	20,360,423,355
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	174236.61	8,712	0.05	22,477	8,712	1,634,371,200
High	273.82	4,655	17.00	12,010	0	873,278,000
Low	11301.29	39,555	3.50	102,052	0	7,420,518,000
Medium	3341.02	21,717	6.50	56,030	0	4,074,109,200
Medium High	1141.79	12,560	11.00	32,405	0	2,356,256,000
Open Space Rural	501704.84	12,543	0.03	32,361	0	2,353,066,800
Desert	19244.19	962	0.05	2,482	0	180,471,200
Rural Mountainous	883.32	44	0.05	114	0	8,254,400
Rural	23984.33	3,598	0.15	9,283	0	674,984,800
Very Low	5231.26	6,278	1.20	16,197	0	1,177,752,800
Totals	741,342.47	110,624	0.15	285,411	8,712	20,753,062,400
Other	Acres	Units	Density	Population	Employment	Value
City	195186.11	0	0.00	0	0	0
Freeway	4605.32	0	0.00	0	0	0
Indian	14056.67	0	0.00	0	0	0
Open Space - C	4324.76	0	0.00	0	0	0
Open Space - CH	314682.61	0	0.00	0	0	0
Open Space Mineral	789.25	0	0.00	0	24	0
Open Space Recreation	7575.92	0	0.00	0	1,136	0
Open Space Water	55574.07	0	0.00	0	0	0
Other - PF / OS	4.08	0	0.00	0	0	0
Public Facility	11156.87	0	0.00	0	30	0
Totals	607,955.66	0	0.00	0	1,190	0
Totals	1,363,760.86			285,411	209,988	41,113,485,755

Table C-2.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
All Parcels

Study Area: Eastern Riverside

Scenario : Sphere Build Out

Revenues

Property Tax	23,116,442
Property Transfer Tax	1,093,149
Sales Tax	16,994,559
Federal In-Lieu Taxes	67,332
Forfeitures and Penalties	866,924
Franchise Taxes	1,245,448
Interest on Invested Funds	2,820,220
Miscellaneous Revenue	2,535,837
Motor Vehicle License Fees	5,598,877
Municipal Court Fines	1,727,944
Other Court Fines	95,485
Property Tax Administration	857,085
Rents and Concessions	46,293
Vehicle Code Fines	827,054
Total Revenues	57,892,649

Expenses

Administrative & Fiscal	3,199,236
Capital Lease/Const./Contingency	3,730,351
Community and Social Services	1,343,088
Education, Recreation and Culture	42,008
Environment & Development	32,561
Environment & Development - Unicorp.	1,737,337
Fire Protection - Unicorp.	3,345,885
General Services	1,166,280
Health Services	1,793,754
Justice & Law Enforcement	12,881,098
Justice & Law Enforcement - Unicorp.	12,542,661
Total Expenses	41,814,259

Net Fiscal Impact 16,078,390

Revenue / Expenditure Ratio 1.38

Table C-2.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : Sphere

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Commercial Retail	577.81	4,341,689	0.17	0	8,683	707,569,475
Commercial Tourist	1859.21	15,185,105	0.19	0	30,370	2,404,308,285
Light Industrial	4159.65	55,083,084	0.30	0	53,479	6,218,590,260
Totals	6,596.67	74,609,878	0.26	0	92,532	9,330,468,020

Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	6375.82	319	0.05	823	319	59,844,400
Low	5504.25	19,265	3.50	49,704	0	3,614,114,000
Medium	1382.72	8,988	6.50	23,189	0	1,686,148,800
Medium High	487.24	5,360	11.00	13,829	0	1,005,536,000
Open Space Rural	23271.83	582	0.03	1,502	0	109,183,200
Desert	7134.35	357	0.05	921	0	66,973,200
Rural Mountainous	766.33	38	0.05	98	0	7,128,800
Rural	6949.84	1,042	0.15	2,688	0	195,479,200
Very Low	3498.86	4,199	1.20	10,833	0	787,732,400
Totals	55,371.24	40,150	0.73	103,587	319	7,532,140,000

Other	Acres	Units	Density	Population	Employment	Value
City	72.88	0	0.00	0	0	0
Freeway	1189.00	0	0.00	0	0	0
Canal	3088.82	0	0.00	0	0	0
Open Space - C	1453.43	0	0.00	0	0	0
Open Space - CH	29386.88	0	0.00	0	0	0
Open Space Recreation	1643.19	0	0.00	0	246	0
Open Space Water	3656.12	0	0.00	0	0	0
Public Facility	108.62	0	0.00	0	85	0
Totals	40,598.94	0	0.00	0	331	0
Totals	102,566.85			103,587	93,182	16,862,608,020

**Table C-3.1
Riverside County Fiscal Model
General Fund Summary**

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
All Parcels

Study Area: Eastern Riverside

Scenario : Retail 56% Build Out

Revenues

Property Tax	52,532,362
Property Transfer Tax	2,657,826
Sales Tax	35,519,511
Federal In-Lieu Taxes	185,517
Forfeitures and Penalties	2,124,810
Franchise Taxes	3,056,581
Interest on Invested Funds	6,912,372
Miscellaneous Revenue	6,215,350
Motor Vehicle License Fees	15,426,465
Municipal Court Fines	4,235,158
Other Court Fines	234,243
Property Tax Administration	2,100,707
Rents and Concessions	113,728
Vehicle Code Fines	2,029,982
Total Revenues	133,344,612

Expenses

Administrative & Fiscal	7,841,210
Capital Lease/Const./Contingency	9,142,956
Community and Social Services	3,700,582
Education, Recreation and Culture	102,962
Environment & Development	79,806
Environment & Development - Unicorp.	4,263,900
Fire Protection - Unicorp.	8,211,714
General Services	2,858,508
Health Services	4,942,291
Justice & Law Enforcement	31,571,113
Justice & Law Enforcement - Unicorp.	30,783,117
Total Expenses	103,498,159

Net Fiscal Impact	29,846,453
Revenue / Expenditure Ratio	1.28

**Table C-3.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : Retail 56%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	779.40	7,638,912	0.23	0	12,732	1,065,203,820
Commercial Office	4.08	66,632	0.37	0	222	9,439,520
Commercial Retail	1146.04	8,627,187	0.17	0	17,254	1,405,068,019
Commercial Tourist	2541.76	20,759,831	0.19	0	41,520	3,286,973,265
Heavy Industrial	495.44	6,474,430	0.30	0	4,316	636,652,290
Light Industrial	8606.46	113,968,769	0.30	0	110,649	12,866,474,180
Totals	13,573.18	157,535,761	0.27	0	186,693	19,269,811,094
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	174236.61	8,712	0.05	22,477	8,712	1,634,371,200
High	273.82	4,655	17.00	12,010	0	873,278,000
Low	11301.29	39,555	3.50	102,052	0	7,420,518,000
Medium	3341.02	21,717	6.50	56,030	0	4,074,109,200
Medium High	1141.79	12,560	11.00	32,405	0	2,356,256,000
Open Space Rural	501704.84	12,543	0.03	32,361	0	2,353,066,800
Desert	19244.19	962	0.05	2,482	0	180,471,200
Rural Mountainous	883.32	44	0.05	114	0	8,254,400
Rural	23984.33	3,598	0.15	9,283	0	674,984,800
Very Low	5231.26	6,278	1.20	16,197	0	1,177,752,800
Totals	741,342.47	110,624	0.15	285,411	8,712	20,753,062,400
Other	Acres	Units	Density	Population	Employment	Value
City	195186.11	0	0.00	0	0	0
Freeway	4605.32	0	0.00	0	0	0
Indian	14056.67	0	0.00	0	0	0
Open Space - C	4324.76	0	0.00	0	0	0
Open Space - CH	314682.61	0	0.00	0	0	0
Open Space Mineral	789.25	0	0.00	0	24	0
Open Space Recreation	7575.92	0	0.00	0	1,136	0
Open Space Water	55574.07	0	0.00	0	0	0
Other - PF / OS	4.08	0	0.00	0	0	0
Public Facility	11156.87	0	0.00	0	372	0
Totals	607,955.66	0	0.00	0	1,532	0
Totals	1,362,871.31			285,411	196,937	40,022,873,494

Table C-4.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
All Parcels

Study Area: Eastern Riverside

Scenario : Retail 35% Build Out

Revenues

Property Tax	51,900,176
Property Transfer Tax	2,628,314
Sales Tax	31,401,293
Federal In-Lieu Taxes	185,517
Forfeitures and Penalties	2,095,643
Franchise Taxes	3,015,122
Interest on Invested Funds	6,817,496
Miscellaneous Revenue	6,130,041
Motor Vehicle License Fees	15,426,465
Municipal Court Fines	4,177,023
Other Court Fines	231,054
Property Tax Administration	2,071,872
Rents and Concessions	112,200
Vehicle Code Fines	2,002,476
Total Revenues	128,194,692

Expenses

Administrative & Fiscal	7,733,569
Capital Lease/Const./Contingency	9,017,445
Community and Social Services	3,700,582
Education, Recreation and Culture	101,549
Environment & Development	78,710
Environment & Development - Unicorp.	4,206,081
Fire Protection - Unicorp.	8,100,363
General Services	2,819,267
Health Services	4,942,291
Justice & Law Enforcement	31,137,716
Justice & Law Enforcement - Unicorp.	30,365,696
Total Expenses	102,203,269
Net Fiscal Impact	25,991,423
Revenue / Expenditure Ratio	1.25

**Table C-4.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : Retail 35%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	779.40	7,638,912	0.23	0	12,732	1,065,203,820
Commercial Office	4.08	66,632	0.37	0	222	9,439,520
Commercial Retail	708.38	5,332,613	0.17	0	10,665	868,496,758
Commercial Tourist	2541.76	20,759,831	0.19	0	41,520	3,286,973,265
Heavy Industrial	495.44	6,474,430	0.30	0	4,316	636,652,290
Light Industrial	8606.46	113,968,769	0.30	0	110,649	12,866,474,180
Totals	13,135.52	154,241,187	0.27	0	180,104	18,733,239,833
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	174236.61	8,712	0.05	22,477	8,712	1,634,371,200
High	273.82	4,655	17.00	12,010	0	873,278,000
Low	11301.29	39,555	3.50	102,052	0	7,420,518,000
Medium	3341.02	21,717	6.50	56,030	0	4,074,109,200
Medium High	1141.79	12,560	11.00	32,405	0	2,356,256,000
Open Space Rural	501704.84	12,543	0.03	32,361	0	2,353,066,800
Desert	19244.19	962	0.05	2,482	0	180,471,200
Rural Mountainous	883.32	44	0.05	114	0	8,254,400
Rural	23984.33	3,598	0.15	9,283	0	674,984,800
Very Low	5231.26	6,278	1.20	16,197	0	1,177,752,800
Totals	741,342.47	110,624	0.15	285,411	8,712	20,753,062,400
Other	Acres	Units	Density	Population	Employment	Value
City	195186.11	0	0.00	0	0	0
Freeway	4605.32	0	0.00	0	0	0
Indian	14056.67	0	0.00	0	0	0
Open Space - C	4324.76	0	0.00	0	0	0
Open Space - CH	314682.61	0	0.00	0	0	0
Open Space Mineral	789.25	0	0.00	0	24	0
Open Space Recreation	7575.92	0	0.00	0	1,136	0
Open Space Water	55574.07	0	0.00	0	0	0
Other - PF / OS	4.08	0	0.00	0	0	0
Public Facility	11156.87	0	0.00	0	85	0
Totals	607,955.66	0	0.00	0	1,245	0
Totals	1,362,433.65			285,411	190,061	39,486,302,233

Table C-5.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: Eastern Riverside

Scenario : Retail 23% Build Out

Revenues

Property Tax	51,559,088
Property Transfer Tax	2,612,392
Sales Tax	29,179,371
Federal In-Lieu Taxes	185,517
Forfeitures and Penalties	2,080,037
Franchise Taxes	2,992,939
Interest on Invested Funds	6,766,730
Miscellaneous Revenue	6,084,395
Motor Vehicle License Fees	15,426,465
Municipal Court Fines	4,145,917
Other Court Fines	229,348
Property Tax Administration	2,056,443
Rents and Concessions	111,382
Vehicle Code Fines	1,987,758
Total Revenues	125,417,782

Expenses

Administrative & Fiscal	7,675,973
Capital Lease/Const./Contingency	8,950,288
Community and Social Services	3,700,582
Education, Recreation and Culture	100,793
Environment & Development	78,124
Environment & Development - Unicorp.	4,175,144
Fire Protection - Unicorp.	8,040,782
General Services	2,798,271
Health Services	4,942,291
Justice & Law Enforcement	30,905,819
Justice & Law Enforcement - Unicorp.	30,142,347
Total Expenses	101,510,414
Net Fiscal Impact	23,907,368
Revenue / Expenditure Ratio	1.23

**Table C-5.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : Retail 23%

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	779.40	7,638,912	0.23	0	12,732	1,065,203,820
Commercial Office	4.08	66,632	0.37	0	222	9,439,520
Commercial Retail	472.26	3,555,075	0.17	0	7,110	578,997,804
Commercial Tourist	2541.76	20,759,831	0.19	0	41,520	3,286,973,265
Heavy Industrial	495.44	6,474,430	0.30	0	4,316	636,652,290
Light Industrial	8606.46	113,968,769	0.30	0	110,649	12,866,474,180
Totals	12,899.40	152,463,649	0.27	0	176,549	18,443,740,879
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	174236.61	8,712	0.05	22,477	8,712	1,634,371,200
High	273.82	4,655	17.00	12,010	0	873,278,000
Low	11301.29	39,555	3.50	102,052	0	7,420,518,000
Medium	3341.02	21,717	6.50	56,030	0	4,074,109,200
Medium High	1141.79	12,560	11.00	32,405	0	2,356,256,000
Open Space Rural	501704.84	12,543	0.03	32,361	0	2,353,066,800
Desert	19244.19	962	0.05	2,482	0	180,471,200
Rural Mountainous	883.32	44	0.05	114	0	8,254,400
Rural	23984.33	3,598	0.15	9,283	0	674,984,800
Very Low	5231.26	6,278	1.20	16,197	0	1,177,752,800
Totals	741,342.47	110,624	0.15	285,411	8,712	20,753,062,400
Other	Acres	Units	Density	Population	Employment	Value
City	195186.11	0	0.00	0	0	0
Freeway	4605.32	0	0.00	0	0	0
Indian	14056.67	0	0.00	0	0	0
Open Space - C	4324.76	0	0.00	0	0	0
Open Space - CH	314682.61	0	0.00	0	0	0
Open Space Mineral	789.25	0	0.00	0	24	0
Open Space Recreation	7575.92	0	0.00	0	1,136	0
Open Space Water	55574.07	0	0.00	0	0	0
Other - PF / OS	4.08	0	0.00	0	0	0
Public Facility	11156.87	0	0.00	0	85	0
Totals	607,955.66	0	0.00	0	1,245	0
Totals	1,362,197.53			285,411	186,506	39,196,803,279

Table C-6.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : SCAG 2025 Build Out

Revenues

Property Tax	21,684,595
Property Transfer Tax	1,280,962
Sales Tax	4,740,123
Federal In-Lieu Taxes	134,672
Forfeitures and Penalties	1,045,381
Franchise Taxes	1,512,305
Interest on Invested Funds	3,400,966
Miscellaneous Revenue	3,058,029
Motor Vehicle License Fees	11,198,457
Municipal Court Fines	2,083,661
Other Court Fines	115,694
Property Tax Administration	1,033,546
Rents and Concessions	56,516
Vehicle Code Fines	1,004,850
Total Revenues	52,349,757

Expenses

Administrative & Fiscal	3,857,688
Capital Lease/Const./Contingency	4,498,119
Community and Social Services	2,686,345
Education, Recreation and Culture	50,659
Environment & Development	39,262
Environment & Development - Unicorp.	2,109,915
Fire Protection - Unicorp.	4,063,419
General Services	1,406,314
Health Services	3,587,733
Justice & Law Enforcement	15,532,253
Justice & Law Enforcement - Unicorp.	15,232,484
Total Expenses	53,064,191

Net Fiscal Impact -714,434

Revenue / Expenditure Ratio 0.98

**Table C-6.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: Eastern Riverside

Scenario : SCAG 2025

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	84.18	825,002	0.23	0	1,375	115,041,965
Commercial Office	0.44	7,196	0.38	0	24	1,019,439
Commercial Retail	219.84	1,654,949	0.17	0	3,310	269,533,491
Commercial Tourist	274.51	2,242,062	0.19	0	4,484	354,993,139
Heavy Industrial	53.51	699,238	0.30	0	466	68,758,419
Light Industrial	929.50	12,308,627	0.30	0	11,950	1,389,579,207
Totals	1,561.98	17,737,074	0.26	0	21,609	2,198,925,660
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	134510.66	6,726	0.05	17,353	6,726	1,261,797,600
High	197.70	3,361	17.00	8,671	0	630,523,600
Low	8159.53	28,558	3.50	73,680	0	5,357,480,800
Medium	2412.21	15,679	6.50	40,452	0	2,941,380,400
Medium High	824.37	9,068	11.00	23,395	0	1,701,156,800
Open Space Rural	362230.90	9,056	0.03	23,364	0	1,698,905,600
Desert	13894.30	695	0.05	1,793	0	130,382,000
Rural Mountainous	637.76	32	0.05	83	0	6,003,200
Rural	17316.68	2,598	0.15	6,703	0	487,384,800
Very Low	3776.97	4,532	1.20	11,693	0	850,203,200
Totals	543,961.08	80,305	0.15	207,187	6,726	15,065,218,000
Other	Acres	Units	Density	Population	Employment	Value
City	195186.11	0	0.00	0	0	0
Freeway	4605.32	0	0.00	0	0	0
Indian	14056.67	0	0.00	0	0	0
Open Space - C	4324.76	0	0.00	0	0	0
Open Space - CH	314682.61	0	0.00	0	0	0
Open Space Mineral	789.25	0	0.00	0	24	0
Open Space Recreation	7575.92	0	0.00	0	1,136	0
Open Space Water	55574.07	0	0.00	0	0	0
Other - PF / OS	4.08	0	0.00	0	0	0
Public Facility	11156.87	0	0.00	0	30	0
Totals	607,955.66	0	0.00	0	1,190	0
Totals	1,153,478.72			207,187	29,525	17,264,143,660

Appendix D
STUDY AREA: FISCAL ANALYSIS AREAS

Appendix D presents the detailed Fiscal Model results for each of the unincorporated Fiscal Analysis Areas (FAA) within Riverside County as identified in Chapter 8 of this report. The General Fund tables show recurring revenues and costs, the County's net fiscal impact and revenue-to-expenditure ratio at build out for the preferred plan land uses and various alternatives. The Development Summary tables show land use, population, housing and employment information plus the estimated total assessed valuation for these same alternatives. The tables are listed as follows:

D-1.1	General Fund Summary, Fiscal Impact Area 1, Plan.....	D-1
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Table D-1.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: FAA01

Scenario : Plan Build Out

Revenues

Property Tax	53,470,208
Property Transfer Tax	2,667,637
Sales Tax	46,939,391
Federal In-Lieu Taxes	172,711
Forfeitures and Penalties	2,207,216
Franchise Taxes	3,171,205
Interest on Invested Funds	7,180,380
Miscellaneous Revenue	6,456,330
Motor Vehicle License Fees	14,361,571
Municipal Court Fines	4,399,404
Other Court Fines	243,121
Property Tax Administration	2,182,168
Rents and Concessions	117,880
Vehicle Code Fines	2,105,888
Total Revenues	145,675,110

Expenses

Administrative & Fiscal	8,145,359
Capital Lease/Const./Contingency	9,497,595
Community and Social Services	3,445,130
Education, Recreation and Culture	106,954
Environment & Development	82,902
Environment & Development - Unicorp.	4,423,678
Fire Protection - Unicorp.	8,519,425
General Services	2,969,387
Health Services	4,601,123
Justice & Law Enforcement	32,795,697
Justice & Law Enforcement - Unicorp.	31,936,623
Total Expenses	106,523,873

Net Fiscal Impact	39,151,238
Revenue / Expenditure Ratio	1.36

**Table D-1.2
Riverside County Fiscal Model
Development Summary**

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: FAA01

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	3714.83	36,409,043	0.23	0	60,682	5,077,038,775
Commercial Office	413.38	9,329,231	0.52	0	31,097	1,252,929,635
Commercial Retail	2313.50	20,206,674	0.20	0	40,413	3,129,459,470
Commercial Tourist	446.70	3,648,392	0.19	0	7,297	577,662,060
Heavy Industrial	1413.40	18,470,300	0.30	0	12,314	1,816,246,160
Light Industrial	6421.77	85,038,561	0.30	0	82,562	9,600,405,970
Totals	14,723.58	173,102,201	0.27	0	234,365	21,453,742,070
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	1742.18	87	0.05	224	87	16,321,200
High	239.54	4,072	17.00	10,506	0	763,907,200
Low	11443.65	40,053	3.50	103,337	0	7,513,942,800
Medium	2799.84	18,199	6.50	46,953	0	3,414,132,400
Medium High	600.23	6,603	11.00	17,036	0	1,238,722,800
Open Space Rural	16101.97	403	0.03	1,040	0	75,602,800
Rural Mountainous	14846.55	742	0.05	1,914	0	139,199,200
Rural	21478.77	3,222	0.15	8,313	0	604,447,200
Very High	57.15	1,714	30.00	4,422	0	321,546,400
Very Low	23243.92	27,893	1.20	71,964	0	5,232,726
Totals	92,553.80	102,988	1.11	265,709	87	19,320,548
Other	Acres	Units	Density	Population	Employment	Value
City	57121.99	0	0.00	0	0	0
Freeway	1656.16	0	0.00	0	0	0
Open Space - C	13334.57	0	0.00	0	0	0
Open Space - CH	48245.41	0	0.00	0	0	0
Open Space Mineral	3615.53	0	0.00	0	108	0
Open Space Recreation	4317.47	0	0.00	0	648	0
Open Space Water	7393.83	0	0.00	0	0	0
Other - PF / OS	96.45	0	0.00	0	0	0
Public Facility	7529.83	0	0.00	0	50	0
Totals	143,311.24	0	0.00	0	806	0
Totals	250,588.62			265,709	235,258	40,774,290,870

Table D-2.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
All Parcels

Study Area: FAA02

Scenario : Plan Build Out

Revenues

Property Tax	32,858,859
Property Transfer Tax	1,887,068
Sales Tax	32,735,327
Federal In-Lieu Taxes	156,176
Forfeitures and Penalties	1,608,908
Franchise Taxes	2,317,522
Interest on Invested Funds	5,234,114
Miscellaneous Revenue	4,706,324
Motor Vehicle License Fees	12,986,594
Municipal Court Fines	3,206,871
Other Court Fines	177,532
Property Tax Administration	1,590,666
Rents and Concessions	86,319
Vehicle Code Fines	1,539,320
Total Revenues	101,091,600

Expenses

Administrative & Fiscal	5,937,338
Capital Lease/Const./Contingency	6,923,017
Community and Social Services	3,115,293
Education, Recreation and Culture	77,964
Environment & Development	60,428
Environment & Development - Unicorp.	3,233,017
Fire Protection - Unicorp.	6,226,367
General Services	2,164,452
Health Services	4,160,611
Justice & Law Enforcement	23,905,549
Justice & Law Enforcement - Unicorp.	23,340,685
Total Expenses	79,144,721
Net Fiscal Impact	21,946,879
Revenue / Expenditure Ratio	1.27

Table D-2.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: FAA02

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	2183.83	21,403,741	0.23	0	35,673	2,984,632,755
Commercial Office	298.29	7,017,002	0.54	0	23,390	936,890,910
Commercial Retail	2411.52	20,341,066	0.19	0	40,682	3,186,268,970
Commercial Tourist	17.23	140,751	0.19	0	282	22,285,565
Light Industrial	1820.15	24,102,863	0.30	0	23,401	2,721,086,380
Totals	6,731.02	73,005,423	0.25	0	123,428	9,851,164,580
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	7482.52	374	0.05	965	374	70,162,400
High	395.88	6,730	17.00	17,363	0	1,262,548,000
Low	10394.26	36,380	3.50	93,860	0	6,824,888,000
Medium	2395.99	15,574	6.50	40,181	0	2,921,682,400
Medium High	368.81	4,057	11.00	10,467	0	761,093,200
Open Space Rural	12691.69	317	0.03	818	0	59,469,200
Rural Mountainous	72491.28	3,625	0.05	9,353	0	680,050,000
Rural	35108.09	5,266	0.15	13,586	0	987,901,600
Very High	29.93	898	30.00	2,317	0	168,464,800
Very Low	16588.79	19,907	1.20	51,360	0	3,734,553,200
Totals	157,947.24	93,128	0.59	240,270	374	17,470,812
Other	Acres	Units	Density	Population	Employment	Value
City	83109.00	0	0.00	0	0	0
Freeway	660.14	0	0.00	0	0	0
Indian	4143.19	0	0.00	0	0	0
Open Space - C	4086.28	0	0.00	0	0	0
Open Space - CH	85239.95	0	0.00	0	0	0
Open Space Mineral	1425.91	0	0.00	0	43	0
Open Space Recreation	3394.15	0	0.00	0	509	0
Open Space Water	1707.48	0	0.00	0	0	0
Other - PF / OS	45.40	0	0.00	0	0	0
Public Facility	460.15	0	0.00	0	40	0
Totals	184,271.65	0	0.00	0	592	0
Totals	348,949.91			240,270	124,394	27,321,977,380

Table D-3.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: FAA03

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	707.37	6,932,885	0.23	0	11,555	966,752,275
Commercial Office	464.02	15,115,510	0.75	0	50,385	1,940,408,840
Commercial Retail	2905.14	28,106,941	0.22	0	56,214	4,216,706,355
Commercial Tourist	347.75	2,968,940	0.20	0	5,938	463,220,220
Light Industrial	2937.63	38,900,746	0.30	0	37,768	4,391,689,480
Totals	7,361.91	92,025,022	0.29	0	161,860	11,978,777,170
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	11175.79	559	0.05	1,442	559	104,868,400
High	531.12	9,029	17.00	23,295	0	1,693,840,400
Low	25977.32	90,921	3.50	234,576	0	17,056,779,600
Medium	3794.22	24,662	6.50	63,628	0	4,626,591,200
Medium High	985.75	10,843	11.00	27,975	0	2,034,146,800
Open Space Rural	5493.98	137	0.02	353	0	25,701,200
Rural Mountainous	24548.45	1,227	0.05	3,166	0	230,185,200
Rural	16537.22	2,481	0.15	6,401	0	465,435,600
Very High	115.41	3,462	30.00	8,932	0	649,471,200
Very Low	17232.70	20,679	1.20	53,352	0	3,879,380,400
Totals	106,391.96	164,000	1.54	423,120	559	30,766,400
Other	Acres	Units	Density	Population	Employment	Value
City	32450.84	0	0.00	0	0	0
Freeway	475.49	0	0.00	0	0	0
Indian	4729.27	0	0.00	0	0	0
Open Space - C	9146.50	0	0.00	0	0	0
Open Space - CH	7253.79	0	0.00	0	0	0
Open Space Mineral	149.59	0	0.00	0	4	0
Open Space Recreation	6210.12	0	0.00	0	932	0
Open Space Water	7221.43	0	0.00	0	0	0
Other - PF / OS	145.54	0	0.00	0	0	0
Public Facility	1506.93	0	0.00	0	146	0
Totals	69,289.50	0	0.00	0	1,082	0
Totals	183,043.37			423,120	163,501	42,745,177,170

Table D-4.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: FAA04

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	293.64	2,877,962	0.22	0	4,797	401,315,830
Commercial Retail	341.04	2,562,610	0.17	0	5,125	417,631,140
Light Industrial	177.13	2,345,621	0.30	0	2,277	264,808,280
Totals	811.81	7,786,193	0.22	0	12,199	1,083,755,250

Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	2531.46	127	0.05	328	127	23,825,200
High	133.42	2,268	17.00	5,851	0	425,476,800
Low	741.07	2,594	3.50	6,693	0	486,634,400
Medium	50.15	326	6.50	841	0	61,157,600
Medium High	556.38	6,120	11.00	15,790	0	1,148,112,000
Desert	2969.22	148	0.05	382	0	27,764,800
Rural Mountainous	23857.60	1,193	0.05	3,078	0	223,806,800
Rural	6388.98	958	0.15	2,472	0	179,720,800
Very Low	5259.51	6,311	1.20	16,282	0	1,183,943,600
Totals	42,487.79	20,045	0.47	51,717	127	3,760,442,000

Other	Acres	Units	Density	Population	Employment	Value
City	41154.99	0	0.00	0	0	0
Freeway	689.62	0	0.00	0	0	0
Indian	30106.50	0	0.00	0	0	0
Open Space - C	23156.93	0	0.00	0	0	0
Open Space Recreation	1717.16	0	0.00	0	258	0
Open Space Water	16.17	0	0.00	0	0	0
Totals	96,841.37	0	0.00	0	258	0
Totals	140,140.97			51,717	12,584	4,844,197,250

Table D-5.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: FAA05

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Commercial Retail	641.06	4,816,960	0.17	0	9,634	785,024,840
Commercial Tourist	448.75	3,665,131	0.19	0	7,330	580,312,405
Light Industrial	28.48	377,123	0.30	0	366	42,575,210
Totals	1,118.29	8,859,214	0.18	0	17,330	1,407,912,455
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	7633.76	382	0.05	986	382	71,663,200
Low	1599.56	5,598	3.50	14,443	0	1,050,184,800
Medium	207.84	1,351	6.50	3,486	0	253,447,600
Medium High	11.50	126	11.00	325	0	23,637,600
Open Space Rural	108335.62	2,708	0.03	6,987	0	508,020,800
Rural Mountainous	24280.61	1,214	0.05	3,132	0	227,746,400
Rural	64300.23	9,645	0.15	24,884	0	1,809,402,000
Very Low	14794.03	17,753	1.20	45,803	0	3,330,462,800
Totals	221,163.15	38,777	0.18	100,046	382	7,274,565,200
Other	Acres	Units	Density	Population	Employment	Value
Indian	36672.88	0	0.00	0	0	0
Open Space - C	817.25	0	0.00	0	0	0
Open Space - CH	287424.93	0	0.00	0	0	0
Open Space Recreation	83.26	0	0.00	0	12	0
Open Space Water	1208.56	0	0.00	0	0	0
Public Facility	68.92	0	0.00	0	10	0
Totals	326,275.80	0	0.00	0	22	0
Totals	548,557.24			100,046	17,734	8,682,477,655

Table D-6.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

All Parcels

Study Area: FAA06

Scenario : Plan

Build Out

Revenues

Property Tax	46,553,695
Property Transfer Tax	2,313,737
Sales Tax	39,058,340
Federal In-Lieu Taxes	152,801
Forfeitures and Penalties	1,835,869
Franchise Taxes	2,639,466
Interest on Invested Funds	5,972,370
Miscellaneous Revenue	5,370,134
Motor Vehicle License Fees	12,705,966
Municipal Court Fines	3,659,241
Other Court Fines	202,313
Property Tax Administration	1,815,040
Rents and Concessions	98,166
Vehicle Code Fines	1,752,880
Total Revenues	124,130,018

Expenses

Administrative & Fiscal	6,774,945
Capital Lease/Const./Contingency	7,899,676
Community and Social Services	3,047,974
Education, Recreation and Culture	88,961
Environment & Development	68,954
Environment & Development - Unicorp.	3,681,984
Fire Protection - Unicorp.	7,091,020
General Services	2,469,802
Health Services	4,070,705
Justice & Law Enforcement	27,277,998
Justice & Law Enforcement - Unicorp.	26,581,987
Total Expenses	89,054,006

Net Fiscal Impact 35,076,013

Revenue / Expenditure Ratio 1.39

Table D-6.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

X CCO Overlay
X RV Overlay
_ Sphere
All Parcels

Study Area: FAA06

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	499.63	4,896,873	0.23	0	8,161	682,841,745
Commercial Office	4.08	66,632	0.37	0	222	9,439,520
Commercial Retail	1804.45	13,586,800	0.17	0	27,174	2,212,632,220
Commercial Tourist	2380.72	19,444,556	0.19	0	38,889	3,078,721,350
Heavy Industrial	437.91	5,722,615	0.30	0	3,815	562,723,795
Light Industrial	7753.21	102,669,846	0.30	0	99,679	11,590,885,260
Totals	12,880.00	146,387,322	0.26	0	177,940	18,137,243,890
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	60410.81	3,021	0.05	7,794	3,021	566,739,600
High	273.82	4,655	17.00	12,010	0	873,278,000
Low	10516.42	36,807	3.50	94,962	0	6,904,993,200
Medium	3206.44	20,842	6.50	53,772	0	3,909,959,200
Medium High	1113.16	12,245	11.00	31,592	0	2,297,162,000
Open Space Rural	170958.69	4,274	0.03	11,027	0	801,802,400
Desert	16896.69	845	0.05	2,180	0	158,522,000
Rural Mountainous	862.66	43	0.05	111	0	8,066,800
Rural	22039.74	3,306	0.15	8,529	0	620,205,600
Very Low	4231.98	5,078	1.20	13,101	0	952,632,800
Totals	290,510.41	91,116	0.31	235,078	3,021	17,093,361
Other	Acres	Units	Density	Population	Employment	Value
City	179313.86	0	0.00	0	0	0
Freeway	3243.94	0	0.00	0	0	0
Indian	12998.50	0	0.00	0	0	0
Open Space - C	3145.11	0	0.00	0	0	0
Open Space - CH	314682.61	0	0.00	0	0	0
Open Space Recreation	3089.91	0	0.00	0	463	0
Open Space Water	54493.08	0	0.00	0	0	0
Other - PF / OS	4.08	0	0.00	0	0	0
Public Facility	2523.34	0	0.00	0	85	0
Totals	573,494.43	0	0.00	0	548	0
Totals	876,884.84			235,078	181,509	35,230,605,490

Table D-7.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: FAA07

Scenario : Plan Build Out

Revenues

Property Tax	7,263,625
Property Transfer Tax	404,043
Sales Tax	4,831,688
Federal In-Lieu Taxes	32,712
Forfeitures and Penalties	347,837
Franchise Taxes	500,829
Interest on Invested Funds	1,131,582
Miscellaneous Revenue	1,017,477
Motor Vehicle License Fees	2,720,120
Municipal Court Fines	693,307
Other Court Fines	38,370
Property Tax Administration	343,892
Rents and Concessions	18,648
Vehicle Code Fines	332,644
Total Revenues	19,676,774

Expenses

Administrative & Fiscal	1,283,621
Capital Lease/Const./Contingency	1,496,720
Community and Social Services	652,517
Education, Recreation and Culture	16,855
Environment & Development	13,064
Environment & Development - Unicorp.	698,666
Fire Protection - Unicorp.	1,345,539
General Services	467,943
Health Services	871,465
Justice & Law Enforcement	5,168,253
Justice & Law Enforcement - Unicorp.	5,044,001
Total Expenses	17,058,644

Net Fiscal Impact 2,618,131

Revenue / Expenditure Ratio 1.15

Table D-7.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
 All Parcels

Study Area: FAA07

Scenario : Plan

Non-Residential	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	279.77	2,742,038	0.23	0	4,570	382,361,980
Commercial Retail	231.14	1,736,800	0.17	0	3,474	283,048,060
Commercial Tourist	161.04	1,315,276	0.19	0	2,631	208,252,020
Heavy Industrial	57.53	751,816	0.30	0	501	73,928,560
Light Industrial	853.25	11,298,922	0.30	0	10,970	1,275,588,840
Totals	1,582.73	17,844,852	0.26	0	22,146	2,223,179,460
Residential	Acres	Units	Density	Population	Employment	Value
Agriculture	113825.80	5,691	0.05	14,683	5,691	1,067,631,600
Low	784.87	2,747	3.50	7,087	0	515,337,200
Medium	134.58	875	6.50	2,258	0	164,150,000
Medium High	28.63	315	11.00	813	0	59,094,000
Open Space Rural	330746.16	8,269	0.03	21,334	0	1,551,264,400
Desert	2347.50	117	0.05	302	0	21,949,200
Rural Mountainous	20.66	1	0.05	3	0	187,600
Rural	1944.59	292	0.15	753	0	54,779,200
Very Low	999.28	1,199	1.20	3,093	0	224,932,400
Totals	450,832.07	19,506	0.04	50,326	5,691	3,659,325,600
Other	Acres	Units	Density	Population	Employment	Value
City	15872.25	0	0.00	0	0	0
Freeway	1361.39	0	0.00	0	0	0
Indian	1058.18	0	0.00	0	0	0
Open Space - C	1179.65	0	0.00	0	0	0
Open Space Mineral	789.25	0	0.00	0	24	0
Open Space Recreation	4486.01	0	0.00	0	673	0
Open Space Water	1080.99	0	0.00	0	0	0
Public Facility	8633.53	0	0.00	0	30	0
Totals	34,461.25	0	0.00	0	727	0
Totals	486,876.05			50,326	28,564	5,882,505,060

Appendix E

DERIVATION OF NET COUNTY COSTS: FISCAL YEAR 2000-2001

Based on the County of Riverside's budget for Fiscal Year 2000-2001, net county per capita and per employee cost factors are estimated. These factors are then applied against population and employment within the unincorporated areas to estimate General Fund operating and maintenance costs. These costs must be covered by General Fund revenues, net of specifically earmarked program revenues from non-General Fund sources.

E-1 Riverside County General Fund Net Costs: FY 2000-2001 E-1

TABLE E-1 (page 1 of 3)
RIVERSIDE COUNTY GENERAL FUND FISCAL ANALYSIS
RIVERSIDE COUNTY GENERAL FUND NET COSTS: FISCAL YEAR 2000-2001
(In Constant 2001 Dollars)

Organization Code	Organization Name	Expenditures	Revenues	Net Cost	Marginal Factor ¹	Marginal Net Cost	Allocation of Marginal Net Costs ²			
							Residential		Non-Residential	
							Share	Net Cost	Share	Net Cost
Administrative and Fiscal										
101	Board of Supervisors	\$3,552,541	\$2,266,739	\$1,285,802	0.9	\$1,157,222	0.75	\$867,916	0.25	\$289,305
102	Assessment Appeals Board	370,313	122,554	247,759	0.9	222,983	0.75	167,237	0.25	55,746
103	Executive Office	2,797,413	701,617	2,095,796	0.9	1,886,216	0.75	1,414,662	0.25	471,554
154	Legislative/Admin. Services	1,570,000	41,450	1,528,550	0.9	1,375,695	0.75	1,031,771	0.25	343,924
805	CFD/AD Administration	623,793	623,793	0	0.9	0	0.75	0	0.25	0
200	Assessor	14,302,538	8,458,336	5,844,202	0.9	5,259,782	0.75	3,944,836	0.25	1,314,945
210	Auditor-Controller	7,011,729	2,371,268	4,640,461	0.9	4,176,415	0.75	3,132,311	0.25	1,044,104
212	COW/CAP Reimbursement	-6,970,192	3,542,473	-10,512,665	0.9	-9,461,399	0.75	-7,096,049	0.25	-2,365,350
230	Treasurer-Tax Collector	7,206,602	6,264,491	942,111	0.9	847,900	0.75	635,925	0.25	211,975
250	County Counsel	3,643,538	481,000	3,162,538	0.9	2,846,284	0.75	2,134,713	0.25	711,571
260	HR: Human Resources	3,121,061	3,121,061	0	0.9	0	0.75	0	0.25	0
301	Registrar of Voters	5,791,078	2,059,763	3,731,315	1	3,731,315	0.75	2,798,486	0.25	932,829
278	HR: ADA Compliance	0	0	0	0.9	0	0.75	0	0.25	0
131	Contribution to Other Funds	23,061,150	0	23,061,150	0.9	20,755,035	0.75	15,566,276	0.25	5,188,759
320	Local Agency Formation Commission	346,787	78,000	268,787	0.9	241,908	0.75	181,431	0.25	60,477
310	Clerk-Recorder	9,477,116	9,398,182	78,934	1	78,934	0.75	59,201	0.25	19,734
140	Housing Authority	<u>239,366</u>	<u>239,366</u>	0	1	0	0.75	0	0.25	0
	Total Administrative and Fiscal	\$76,144,833	\$39,770,093	\$36,374,740		\$33,118,291		\$24,838,718		\$8,279,573
General Services										
340	Purchasing	\$1,088,129	\$178,033	\$910,096	0.9	\$819,086	0.75	\$614,315	0.25	\$204,772
341	Central Mail	839,028	460,200	378,828	0.9	340,945	0.75	255,709	0.25	85,236
362	Building Services: County Farm	7,500	7,500	0	0.9	0	0.75	0	0.25	0
363	Building Services	9,068,029	3,398,674	5,671,355	0.9	5,104,220	0.75	3,828,165	0.25	1,276,055
365	Real Property Lease/Utility	9,603,860	3,149,386	6,454,474	0.9	5,809,027	0.75	4,366,770	0.25	1,452,257
367	Property Management - Library	210,000	210,000	0	0.9	0	0.75	0	0.25	0
368	Property Management - Courts	488,507	488,507	0	0.9	0	0.75	0	0.25	0
369	Parking Structure	<u>216,000</u>	<u>216,000</u>	0	0.9	0	0.75	0	0.25	0
	Total General Services	\$21,521,053	\$8,106,300	\$13,414,753		\$12,073,278		\$9,054,958		\$3,018,319
Environment and Development: Countywide										
150	Habitat Conservation Agency	\$0	\$0	\$0	0.9	\$0	0.75	\$0	0.25	\$0
430	Agricultural Commissioner	<u>3,391,037</u>	<u>3,016,567</u>	<u>374,470</u>	0.9	<u>337,023</u>	0.75	<u>252,767</u>	0.25	<u>84,256</u>
	Total Environment and Development: Countywide	\$3,391,037	\$3,016,567	\$374,470		\$337,023		\$252,767		\$84,256
Environment and Development: Unincorporated										
480	TLMA: Building & Safety	\$11,189,028	\$11,157,006	\$32,022	1	\$32,022	0.84	\$26,898	0.16	\$5,124
481	TLMA: Code Enforcement	4,606,008	1,966,584	2,639,424	1	2,639,424	0.84	2,217,116	0.16	422,308
490	TLMA: Planning	4,898,835	3,375,414	1,523,421	1	1,523,421	0.84	1,279,674	0.16	243,747
502	TLMA: Surveyor	<u>2,837,716</u>	<u>2,759,293</u>	<u>78,423</u>	1	<u>78,423</u>	0.84	<u>65,875</u>	0.16	<u>12,548</u>
	Total Environment and Development: Unincorporated	\$23,531,587	\$19,258,297	\$4,273,290		\$4,273,290		\$3,589,564		\$683,726
Justice and Law Enforcement: Countywide										
130	Contribution to Trial Court	\$27,574,976	\$0	\$27,574,976	0.9	\$24,817,478	0.75	\$18,613,109	0.25	\$6,204,370
181	Confidential Court Orders	600,000	0	600,000	0.9	540,000	0.75	405,000	0.25	135,000
551	Courts: Superior Courts - Co	3,165,319	259,647	2,905,672	0.9	2,615,105	0.75	1,961,329	0.25	653,776

TABLE E-1 (page 2 of 3)
RIVERSIDE COUNTY GENERAL FUND FISCAL ANALYSIS
RIVERSIDE COUNTY GENERAL FUND NET COSTS: FISCAL YEAR 2000-2001
(In Constant 2001 Dollars)

Organization Code	Organization Name	Expenditures	Revenues	Net Cost	Marginal Factor ¹	Marginal Net Cost	Allocation of Marginal Net Costs ²			
							Residential		Non-Residential	
							Share	Net Cost	Share	Net Cost
552	Courts: Revenue Recovery	2,976,240	2,976,240	0	0.9	0	0.75	0	0.25	0
555	Courts: IV-D Child Support	1,693,223	1,693,223	0	0.9	0	0.75	0	0.25	0
556	Courts: Grand Jury	385,658	0	385,658	0.9	347,092	0.75	260,319	0.25	86,773
557	Courts: Indigent Defense	9,836,322	1,791,000	7,845,322	0.9	7,060,790	0.75	5,295,592	0.25	1,765,197
560	District Attorney - Criminal	36,159,939	18,775,194	17,384,745	0.9	15,646,271	0.75	11,734,703	0.25	3,911,568
561	District Attorney - Family Support	40,833,977	40,833,977	0	0.9	0	0.75	0	0.25	0
562	District Attorney - Forensics	300,000	300,000	0	0.9	0	0.75	0	0.25	0
570	Public Defender	18,051,065	1,330,262	14,720,803	0.9	13,246,723	0.75	9,936,542	0.25	3,312,181
585	Sheriff: Support	23,637,780	14,513,825	9,123,955	0.9	8,211,560	0.75	6,158,670	0.25	2,052,890
591	Sheriff: Court Services	12,487,877	9,000,915	3,486,962	0.9	3,138,266	0.75	2,353,699	0.25	784,566
595	Sheriff: Administration	2,798,859	581,010	2,237,849	0.9	2,014,064	0.75	1,510,548	0.25	503,516
597	Sheriff: CAC Security	369,666	1,000	368,666	0.9	331,799	0.75	248,850	0.25	82,950
598	Sheriff: Training Center	4,306,285	2,250,328	2,055,957	0.9	1,850,361	0.75	1,387,771	0.25	462,590
600	Sheriff: Auto Theft	570,000	570,000	0	0.9	0	0.75	0	0.25	0
605	Sheriff: ADA Grant	1,204,841	1,204,841	0	0.9	0	0.75	0	0.25	0
587	Sheriff: Corrections	69,063,576	28,594,004	40,469,572	0.9	36,422,615	0.75	27,316,961	0.25	9,105,654
621	Probation: Juvenile Hall	21,526,831	13,605,099	7,921,732	0.9	7,129,559	0.75	5,347,169	0.25	1,782,390
622	Probation	17,790,752	14,810,653	2,980,099	0.9	2,682,089	0.75	2,011,587	0.25	670,522
623	Probation: Special Court Services	1,886,901	0	1,886,901	0.9	1,518,211	0.75	1,138,658	0.25	379,553
624	Probation: Court Placement	2,707,979	0	2,707,979	0.9	2,437,181	0.75	1,827,886	0.25	609,295
625	Probation: Youth Intervention	547,340	0	547,340	0.9	492,806	0.75	369,455	0.25	123,152
583	Sheriff: Coroner	4,670,842	2,024,548	2,646,294	0.9	2,381,665	0.75	1,786,248	0.25	595,416
593	Sheriff: Public Administrator	849,271	339,357	509,914	0.9	458,923	0.75	344,192	0.25	114,731
Total Justice and Law Enforcement: Countywide		\$303,595,519	\$155,435,123	\$148,160,396		\$133,344,356		\$100,008,267		\$33,336,089
Justice and Law Enforcement: Unincorporated										
581	Sheriff, Patrol (less contract cities)	\$104,911,194	\$74,060,141	\$30,851,053	1	\$30,851,053	0.84	\$25,914,885	0.16	\$4,936,168
Fire Protection: Unincorporated										
421	Fire Protection: Forest ³	\$40,572,591	\$31,342,747	\$9,229,844	1	\$9,229,844	0.84	\$7,753,069	0.16	\$1,476,775
Fire Protection: Countywide										
423	Fire Protection: Contracts	\$20,246,244	\$20,246,244	\$0	1	\$0	0.84	\$0	0.16	\$0
Health Services										
641	Mental Health: Public Guardian	\$3,547,023	\$2,954,698	\$592,325	0.9	\$533,093	1	\$533,093	0	\$0
668	HSA: Animal Control	4,552,996	2,825,125	1,727,871	0.9	1,555,084	1	1,555,084	0	0
135	Contribution to Health/Mental Health	106,633,651	97,754,857	8,878,794	0.9	7,990,915	1	7,990,915	0	0
642	Mental Health: Alcohol Abuse	0	0	0	0.9	0	1	0	0	0
643	Mental Health: Drug Abuse	0	0	0	0.9	0	1	0	0	0
644	Mental Health: Treatment Programs	68,188,861	67,911,221	277,640	0.9	249,876	1	249,876	0	0
645	Mental Health: Detention Programs	4,167,013	3,828,648	338,365	0.9	304,529	1	304,529	0	0
646	Mental Health: Administration	3,653,763	3,653,763	0	0.9	0	1	0	0	0
647	Mental Health: Substance Abuse	17,471,728	17,183,175	288,553	0.9	259,698	1	259,698	0	0
661	HSA: Public Health	30,894,758	26,088,812	4,805,946	0.9	4,325,351	1	4,325,351	0	0
663	HSA: Environmental Health	13,465,301	13,231,455	233,846	0.9	210,461	1	210,461	0	0
662	HSA: California Childrens' Services	7,092,186	5,237,059	1,855,127	0.9	1,669,614	1	1,669,614	0	0
661	HSA: Detention Health Services	9,894,602	1,191,364	8,503,238	0.9	7,652,914	1	7,652,914	0	0

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TABLE E-1 (page 3 of 3)
RIVERSIDE COUNTY GENERAL FUND FISCAL ANALYSIS
RIVERSIDE COUNTY GENERAL FUND NET COSTS: FISCAL YEAR 2000-2001
(In Constant 2001 Dollars)

Organization Code	Organization Name	Expenditures	Revenues	Net Cost	Marginal Factor ¹	Marginal Net Cost	Allocation of Marginal Net Costs ²			
							Residential		Non-Residential	
							Share	Net Cost	Share	Net Cost
683	HSA: Medically Indigent Services	11,219,726	9,421,000	1,798,726	0.9	1,618,853	1	1,618,853	0	0
682	HSA: Pediatrics/Child Abuse	0	0	0	0.9	0	1	0	0	0
	Total Health Services	\$280,581,608	\$251,281,177	\$29,300,431		\$26,370,388		\$26,370,388		\$0
Community and Social Services										
700	DPSS: Administration	\$284,123,447	\$277,904,929	\$6,218,518	0.9	\$5,598,666	1	\$5,598,666	0	\$0
701	DPSS: Mandated Client Services	23,530,572	20,174,284	3,356,288	0.9	3,020,659	1	3,020,659	0	0
702	DPSS: Categorical Aid	179,593,239	169,503,721	10,089,518	0.9	9,080,566	1	9,080,566	0	0
703	DPSS: Other Aid	1,887,820	200,000	1,687,820	0.9	1,519,038	1	1,519,038	0	0
710	Veterans Services	742,083	226,800	515,283	0.9	463,755	1	463,755	0	0
132	Contribution to Community	71,482	0	71,482	0.9	64,334	1	64,334	0	0
138	Domestic Violence Program	180,000	180,000	0	0.9	0	1	0	0	0
	Total Community and Social Services	\$490,128,643	\$468,189,734	\$21,938,909		\$19,745,018		\$19,745,018		\$0
Education, Recreation and Culture										
460	Cooperative Extension	\$316,479	\$0	\$316,479	0.9	\$284,831	0.75	\$213,623	0.25	\$71,208
750	Edward Dean Museum	262,500	112,500	150,000	1	150,000	0.75	112,500	0.25	37,500
	Total Education, Recreation and Culture	\$578,979	\$112,500	\$466,479		\$434,831		\$326,123		\$108,708
Capital Lease/Construction/Contingency										
364	Construction and Land Acquisition	\$29,450,342	\$26,450,342	\$3,000,000	1	\$3,000,000	0.75	\$2,250,000	0.25	\$750,000
121	Appropriation for Contingency	13,200,954	0	13,200,954	1	13,200,954	0.75	9,900,716	0.25	3,300,239
133	CORAL - Public Facility	15,342,014	9,581,454	5,760,560	1	5,760,560	0.75	4,320,420	0.25	1,440,140
134	CORAL - Equipment	2,695,554	1,988,325	727,229	1	727,229	0.75	545,422	0.25	181,807
144	Lease-Purchase - Long Term	3,357,765	1,251,904	2,105,861	1	2,105,861	0.75	1,579,396	0.25	526,465
155	Leased Court Facilities	2,523,854	2,523,854	0	1	0	0.75	0	0.25	0
142	Interest on Transactions	20,184,898	6,363,084	13,821,814	1	13,821,814	0.75	10,366,361	0.25	3,455,454
	Total Capital Lease/Construction/Contingency	\$86,755,381	\$48,138,963	\$38,616,418		\$38,616,418		\$28,962,314		\$9,654,105
	Total	\$1,451,958,669	\$1,118,957,886	\$333,000,783		\$308,393,790		\$246,816,071		\$61,577,719

- Note: 1. The marginal factor of 0.9 indicates costs are projected to increase at a marginal rate of 90 percent of new growth. A marginal factor of 1 indicates costs are projected to increase in direct proportion to new growth.
2. Net countywide costs are allocated 75 percent to residential development and 25 percent to non-residential development, based on the shares of population and employment to the combined total County population and employment.
Net costs for unincorporated services are allocated 84 percent to residential development and 16 percent to non-residential development, based on the shares of population and employment to the combined unincorporated County population and employment.
3. Based on discussion with County Fire Department staff, fire protection costs for the unincorporated areas are increased by \$1,000,000 to \$40,572,591 from the County Budget amount of \$39,572,591.

Source: Stanley R. Hoffman Associates, Inc.
County of Riverside, FY 2000-01 Final Budget
State of California, Department of Finance, E-5 County/City Population and Housing Estimates, January 1, 2000
Southern California Association of Governments, Projections 2000, Riverside County Employment Estimates

Appendix F

EXISTING DEVELOPMENT: GENERAL FUND AND DEVELOPMENT SUMMARY

The General Fund fiscal summary for unincorporated Riverside County for existing development is presented in Table F-1.1. The fiscal model was calibrated using the County's Fiscal Year 2001-2001 budget and the estimated existing development for unincorporated Riverside County as presented in Table F-1.2.

F-1.1 General Fund Summary, Riverside CountyF-1
F-1.2 Development Summary, Riverside CountyF-2

Table F-1.1
Riverside County Fiscal Model
General Fund Summary

(in constant 2001 dollars)

CCO Overlay
 RV Overlay
 Sphere
Non-Vacant Parcels

Study Area: Riverside County

Scenario : Existing Build Out

Revenues

Property Tax	38,204,689
Property Transfer Tax	2,123,012
Sales Tax	19,439,475
Federal In-Lieu Taxes	260,390
Forfeitures and Penalties	2,115,557
Franchise Taxes	3,058,098
Interest on Invested Funds	6,882,550
Miscellaneous Revenue	6,188,545
Motor Vehicle License Fees	21,652,430
Municipal Court Fines	4,216,739
Other Court Fines	234,006
Property Tax Administration	2,091,598
Rents and Concessions	114,214
Vehicle Code Fines	2,031,819
Total Revenues	108,613,122

Expenses

Administrative & Fiscal	7,806,898
Capital Lease/Const./Contingency	9,102,953
Community and Social Services	5,194,099
Education, Recreation and Culture	102,520
Environment & Development	79,455
Environment & Development - Unicorp.	4,266,479
Fire Protection - Unicorp.	8,216,677
General Services	2,845,994
Health Services	6,936,950
Justice & Law Enforcement	31,432,997
Justice & Law Enforcement - Unicorp.	30,801,743
Total Expenses	106,786,765

Net Fiscal Impact 1,826,357

Revenue / Expenditure Ratio 1.01

Table F-1.2
Riverside County Fiscal Model
Development Summary

(in constant 2001 dollars)

CCO Overlay

RV Overlay

Sphere

Non-Vacant Parcels

Study Area: Riverside County

Scenario : Existing

Non-Residential						
	Acres	Sq. Ft.	FAR	Population	Employment	Value
Business Park	618.76	6,064,445	0.23	0	10,107	845,653,173
Commercial Office	71.43	1,638,648	0.53	0	5,462	219,558,316
Commercial Retail	1244.26	10,320,675	0.19	0	20,641	1,625,671,652
Commercial Tourist	450.43	3,710,732	0.19	0	7,421	585,832,895
Heavy Industrial	265.65	3,471,469	0.30	0	2,314	341,361,120
Light Industrial	2122.31	28,104,115	0.30	0	27,286	3,172,806,659
Totals	4,772.84	53,310,084	0.26	0	73,231	6,790,883,815
Residential						
	Acres	Units	Density	Population	Employment	Value
Agriculture	85084.06	4,254	0.05	10,975	4,254	622,487,820
High	463.55	7,880	17.00	20,330	0	1,153,080,400
Low	17757.83	62,152	3.50	160,352	0	9,094,702,160
Medium	3935.24	25,579	6.50	65,994	0	3,742,975,070
Medium High	679.99	7,480	11.00	19,298	0	1,094,548,400
Open Space Rural	12894.65	322	0.03	831	0	47,118,260
Desert	1277.59	64	0.05	165	0	9,365,120
Rural Mountainous	31183.57	1,559	0.05	4,022	0	228,128,470
Rural	46148.34	6,922	0.15	17,859	0	1,012,896,260
Very High	36.62	1,099	30.00	2,835	0	160,816,670
Very Low	31634.22	37,961	1.20	97,939	0	5,554,833,130
Totals	231,095.66	155,272	0.67	400,600	4,254	22,720,951,760
Other						
	Acres	Units	Density	Population	Employment	Value
City	109217.04	0	0.00	0	0	0
Freeway	5.85	0	0.00	0	0	0
Indian	4250.28	0	0.00	0	0	0
Open Space - C	4192.28	0	0.00	0	0	0
Open Space - CH	6530.64	0	0.00	0	0	0
Open Space Mineral	733.17	0	0.00	0	22	0
Open Space Recreation	5905.37	0	0.00	0	886	0
Open Space Water	2917.52	0	0.00	0	0	0
Other - PF / OS	113.22	0	0.00	0	0	0
Public Facility	497.67	0	0.00	0	173	0
Totals	134,363.04	0	0.00	0	1,081	0
Totals	370,231.54			400,600	78,566	29,511,835,575