



RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:30 AM

JANUARY 30, 2019

Planning Commissioners 2019

1st District
Carl Bruce Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

Assistant TLMA Director
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District - Administration Board Room
75515 Hovley Lane East, Palm Desert, CA 92211

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:30 a.m. or as soon as possible thereafter.

3.1 **SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) villages within an overall 5,000 acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which includes Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. **Environmental Impact Report No. 506** studies the impacts of the project. Continued from November 28, 2018 and December 5, 2018. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

4.0 PUBLIC HEARING – NEW ITEMS: 9:30 a.m. or as soon as possible thereafter.

4.1 **APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration** – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway, southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning: W-2 (Controlled Development Areas) – **REQUEST:** Appeal of the Planning Director’s decision to approve Plot Plan No. 26294 which proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO FEBRUARY 20, 2019 IN RIVERSIDE.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: January 30, 2019

PROPOSED PROJECT

Case Number(s): Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915

EIR No.: 506

Area Plan: Eastern Coachella Valley

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Russell Brady

Continued from: November 28, 2018 and December 5, 2018

Project APN(s): 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001, 713-072-005

Applicant(s): GLC Enterprises LLC

Representative(s): Envicom Corporation

Danielian Associates

KWC Engineers

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The majority of the site, approximately 3,100 acres, is to be left as natural open space and designated as Open Space-Conservation.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 20+ dwelling units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 54.9 acres is designated for larger park areas throughout the development area, while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

The overall Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley generally located 8 miles east of the City of Coachella and 10 miles west of Chiriaco Summit and abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast. Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

GENERAL PLAN AMENDMENT NO. 686 is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment.

The General Plan Foundation Component Amendment is a proposal to change the Foundation of the site in the Eastern Coachella Valley Area Plan from Open Space to Community Development and Open Space as reflected in the Specific Plan land use plan.

The General Plan Entitlement/Policy Amendment is a proposal to change the underlying land use designation in the Eastern Coachella Valley Area Plan from Open Space: Rural (OS:RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations.

CHANGE OF ZONE NO. 6915 is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

All of the above is hereinafter referred to as the "Project."

ENVIRONMENTAL IMPACT REPORT NO. 506 studies the impacts of the project.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

CONTINUE to a future date as set by the Planning Commission.

PROJECT DATA

Land Use and Zoning:	
Existing Specific Plan:	None
Proposed Specific Plan	339
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Open Space: Rural (OS:RUR)
Proposed General Plan Land Use Designation:	Various land use designations pursuant to the proposed Specific Plan land use plan, consisting of: Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF), as reflected on the Land Use Plan for Specific Plan No. 339
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
East:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
South:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
West:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
Existing Zoning Classification:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
Proposed Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
East:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
South:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
West:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)

Existing Use:	Vacant land, natural gas pipeline and compressor station, electrical transmission lines
Surrounding Uses	
North:	Vacant land, Joshua Tree National Park
South:	Vacant land
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (acres):	5,000	N/A
Maximum Residential Units:	8,490	N/A
Maximum Non-Residential Area (sq. ft.):	1,380,000	N/A
Undevelopable area within Specific Plan (acres)	3,100	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, located partially within a 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes, moderate and low potential
Subsidence Area:	Yes, active and susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes, Desert Tortoise and Linkage Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

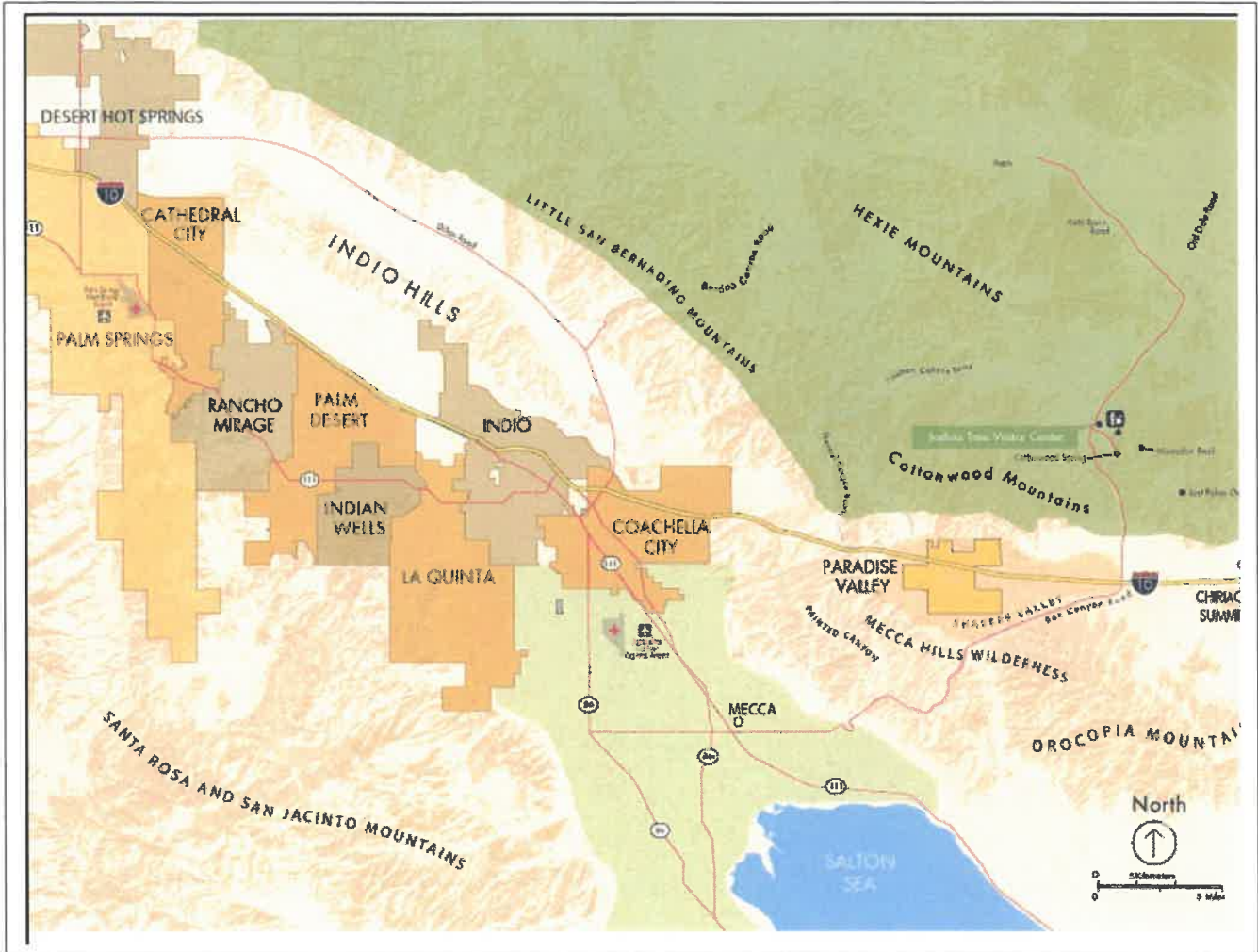


Figure 1: Regional Project Location Map

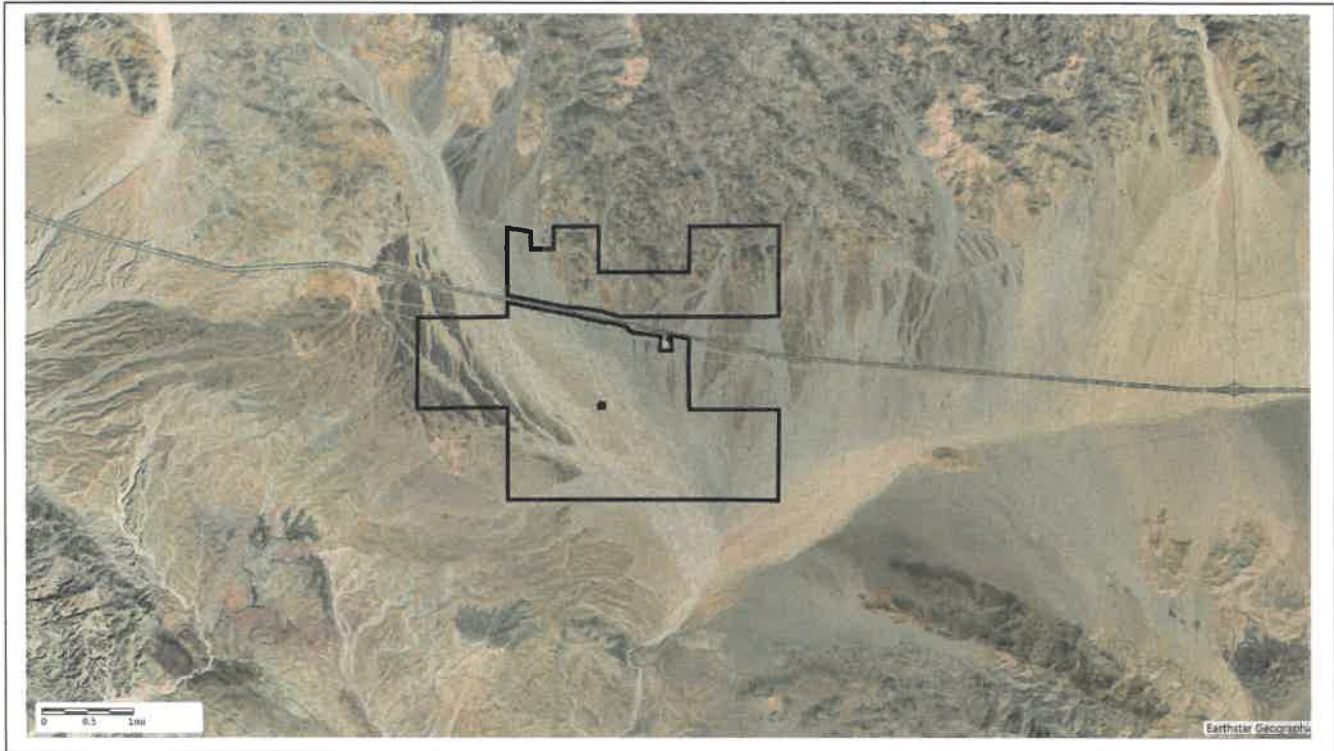


Figure 2: Local Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Continuance from December 5, 2018

Public testimony was presented at the November 28th and December 5th Planning Commission hearings as well as comments and questions from the Commission on certain topics that they would like addressed in more detail at the January 30th hearing. Those topics are listed below with applicable background, analysis, and citations. Staff and the applicant team will also be prepared to present and discuss these topics further with the Commission at the January 30th hearing.

Affordable Housing Requirements

The Specific Plan includes requirements that 5% of the total dwelling unit count, which equates to a maximum of 425 units, are to be provided to households between Moderate and Very Low income households. Moderate income households are defined as households that have income between 80-120% of the Area Median Income (AMI) and Very Low Income households are defined as households that have income between 0-50% of the AMI. Of the 425 total units, 382 will be made available through multi-family and/or small lot single family for sale developments within the Specific Plan to Moderate Income households. The remaining 43 units will be made available through rental housing development within the Specific Plan to Very Low Income households. These affordable housing units are also required

to be phased in as the Specific Plan develops, which is detailed further below in the section titled Projected Market/Demographics.

Relation to CVMSCHP

Background on the project's history and efforts for JPR review under the Coachella Valley MSHCP are summarized in the section titled CVMSHCP Consistency in this Staff Report. Planning staff has met with California and U.S. Fish & Wildlife staff and CVAG staff (agencies) to discuss the concerns they have expressed and are continuing to work on these concerns with the applicant team at this time and plan to hold a meeting with the agencies, Planning staff, and applicant team to discuss these concerns further.

Desert Tortoise Movement

A question was raised on how desert tortoise currently moves on and around the property and how it would move if the proposed Specific Plan were to develop. The majority of the Desert Tortoise Linkage, Mecca Hills Orocopia Mountains, and Joshua Tree Conservation Areas are mapped as Desert Tortoise Core Habitat. This area includes a total of 328,614 acres of contiguous habitat, between the three conservation areas. The mapped extent of the contiguous Desert Tortoise Core Habitat between the three conservation areas illustrates that core habitat extends for no less than five miles in all directions from the limits of the Paradise Valley Specific Plan. With a proposed development footprint of 1,910 acres, the Paradise Valley Specific Plan would create a localized impediment to wildlife movement within the subject property adjacent to the I-10 freeway. However, given the extent of contiguous core habitat within the Desert Tortoise Linkage, Mecca Hills Orocopia Mountains, and Joshua Tree National Park Conservation Areas, opportunities for wildlife movement will continue to exist for several miles around the perimeter of the project.

Within the DTLCA, Biological Corridors 1 through 5 include areas on the north and south sides of the I-10 that provide linkages to specific bridges and culverts that allow for passage under the freeway for north/south movement between the Mecca Hills/Orocopia Mountains Wilderness and Joshua Tree National Park Conservation Areas. In order to preserve the functionality of Biological Corridors, the bridges, culverts, and RCPs under the freeway must be preserved as well as contiguous habitat north and south of the freeway that allows access between the Mecca Hills/Orocopia Mountains Wilderness and Joshua Tree National Park Conservation Areas.

From approximately six miles west to six miles east of the Paradise Valley Specific Plan property, there are a total of 38 bridges, culverts, and RCPs under the freeway. One bridge (East Cactus City Wash Underpass), one double box culvert, and one 60-inch RCP would be located within the Paradise Valley Specific Plan Development footprint. These three structures are not among the structures specifically identified by the DTLCA Biological Corridors, likely due to the existing paved loop road system at the Frontage Road exit on the property. The loop road consists of two paved lanes that cross under the freeway through the East Cactus City Wash Underpass, and provide on and off ramps to the east and west lanes of the I-10 freeway. The Paradise Valley Specific Plan project would maintain these three structures as well as each of the 35 other existing bridges, culverts, and RCPs within the Biological

Corridors to preserve access for wildlife under the I-10 freeway and connectivity with adjacent habitat. To maintain wildlife movement associated with the Biological Corridors, the project has been designed with specific edge conditions, designed to address the CVMSHCP Land Use Adjacency Guidelines and to minimize the edge effects of the proposed development on adjacent habitat and Biological Corridors. In general, potentially significant edge effects of development on wildlife consist of indirect impacts on water

quality and pollutants, night lighting, noise levels, human disturbance levels, and barriers to wildlife movement. The project has sought to create a transitional zone between the urban and wildland communities, which will minimize the potential edge effects within the development footprint, retain the quality of bordering habitats, and ensure the continuing functionality of the adjacent biological corridors and linkages.

Public Outreach

The applicant team reached out to certain individuals that spoke at the November 28th and December 5th hearings and at the time of writing of this staff report has a scheduled meeting with individuals on January 24th and is coordinating a time to meet with other individuals.

Air Quality Basin

A question was raised on what air basin the project is located in. The project is located in the Salton Sea Air Basin overseen by the South Coast Air Quality Management District.

Self-Sustaining Nature of the Specific Plan

Pursuant to Eastern Coachella Valley Area Plan Policy 2.3, which states that the Shavers Valley area “offer unique opportunities for self-sustaining development provided such development is limited and can provide for a full complement of infrastructure and services” and includes a variety of design and operational provisions for a development project to meet that are intended to make development more sustainable, the project has met these provisions as is detailed in the findings in this staff report and is expanded on in certain topics in this Background section.

Additionally, the project includes various residential building permit based triggers for certain public services and non-residential development to be in place so that residential development does not outpace the services, shopping, and jobs that would serve residents of the project. These triggers help the project be more self-sustaining not just at a buildout condition but also as the project develops. These triggers are detailed further in the following sections titled Public Services, Non-Residential Construction Triggers, School Triggers, Fire Service Triggers, and Medical Service Triggers.

The project also incorporates a number of energy efficiency and renewable energy generation measures for the project to be more self-sustaining from a natural resource perspective, which is detailed further in the section further below in this staff report titled Sustainability Measures.

To assist in the project being financially self-sustaining the project does propose Community Facilities Districts, County Service Areas, and/or other financing methods for the project and residents to more directly pay for its public services. This is detailed further in the below section titled Fiscal Impact Analysis.

Public Transit Service

The Specific Plan includes requirements that the development of the Specific Plan will provide shuttle services between the Specific Plan Community Center and the SunLine Transit hub in Indio. It is also required that the development will coordinate with regional transit authorities to include bus turnout and other transit accommodations.

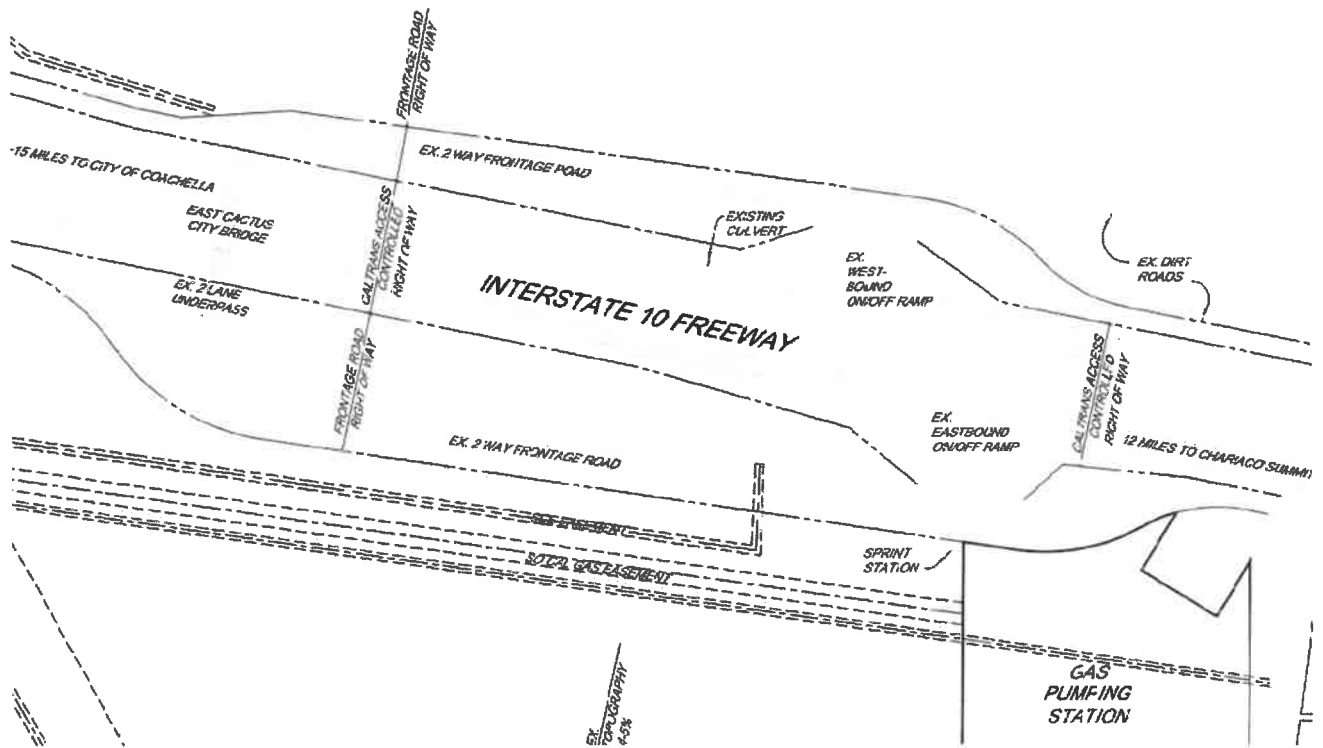
Water Supply and Agreements

Background on the project's water supply and agreements is summarized further in this staff report in the section titled Water Supply. It was noted that the project at this point has an allocated water supply to serve buildout of the project for 92 years, it was also asked what longer term water supply would be provided for the project. Although the project does have an identified projected timeline for the amount of time that the water supply would provide based on the existing agreements at 92 years, this amount of time exceeds the timeline typically identified for projects in Water Supply Assessments as required by SB 610 and SB 221 and Water Code Section 10910 for a timeframe of 20 years. So while the project does have an anticipated limit on water supply identified now, the project would be subject to the serving water district (CVWD) continuing to secure water rights and physically provide the water to the project same as any other development project that through a Water Supply Assessment may only address identified water sources for 20 years. Additionally, the project far exceeds what minimum requirements are needed for Water Supply Assessments based on state law.

I-10 Interchange Improvements

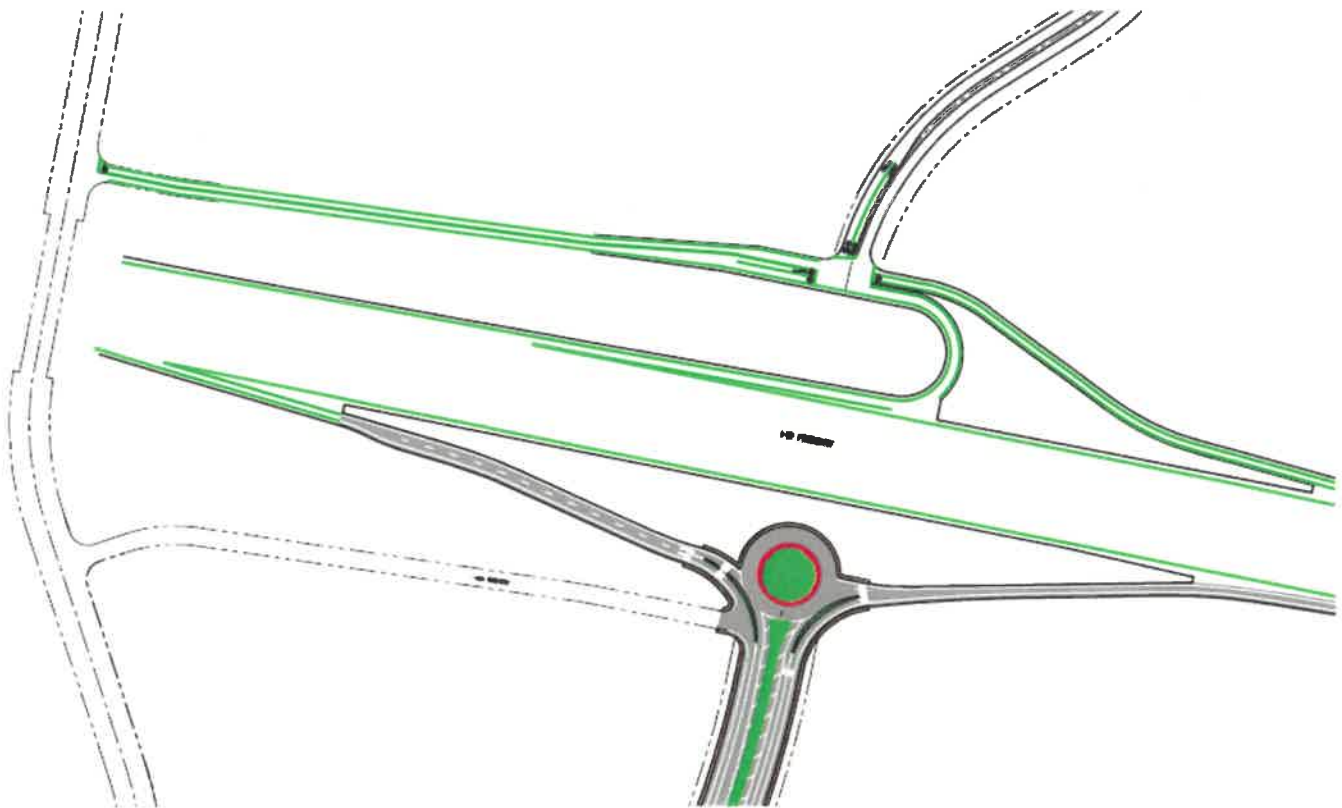
The proposed project site is currently served by an interchange with Interstate-10 (I-10) that is designed with the ramps accessed via a frontage road with an underpass located west of the on/off-ramp locations to access both the north and south sides of I-10. This existing design is shown below as it is included in the proposed Specific Plan.

Existing Interchange



The project proposes an interim and an ultimate improvement as shown below as it is included in the proposed Specific Plan. The interim interchange would provide for greater capacity at the ramps while still utilizing the underpass design. The ultimate would include a new underpass with a new bridge for I-10 and the existing underpass would remain as a second means of crossing I-10 between the north and south sides of the project. Timing of the interim and ultimate interchange improvements are not set at this point and will be based on an established nexus determined through the processing of traffic studies for implementing projects as noted in Mitigation Measure TRAF-1 from the Environmental Impact Report.

Interim Interchange



Ultimate Interchange



Fair Share Funding for I-10

The project is conditioned to pay its fair share towards additional improvements to I-10 to address the project's indirect, cumulative impacts based on projected traffic in 2040. This includes segments of I-10 westbound from the interchange at the project to Bob Hope Drive and for segments of I-10 east bound from Bob Hope Drive to Summit Road east of the project. At this time there is no other known remaining or additional portions to share in the total cost to construct the expansion, although it may be possible that other cities within the Coachella Valley may have similar conditions for fair share payments for impacts to I-10. This expansion is not currently identified in the Federal Transportation Improvement Program (FTIP) or Regional Transportation Plan (RTP). However, future updates to the FTIP or RTP based on continued growth in the Coachella Valley, and if the proposed project is approved and starts developing, may identify this as part of its improvement plans.

One Interchange for Specific Plan

As noted above, the project would be accessed via the current and planned improved interchange with Interstate-10. Since the interchange offers two directions of access from two different points, the requirements for secondary access from Ordinance No. 460 would be met by the project. Due to the project's location in a relatively undeveloped area, there are no other feasible, existing roadways that the

project would connect to and there are limitations present that make providing another access difficult and potentially unsafe for the general public.

In evaluating potential offsite roadway connections, the project is located near Box Canyon Road, which is located approximately $\frac{3}{4}$ mile to the south of the Specific Plan southern boundaries and approximately 1 mile from the project's development footprint. There is an existing unpaved maintenance road for the existing transmission lines that does connect to Box Canyon Road further east along Box Canyon Road. While this maintenance road, if paved, could be a potential secondary access point, its location within the floodplain in this area would require the road to be raised for it to function during storm events and to include drainage facilities underneath to convey the drainage of areas tributary to the Cottonwood Mountains and the Shavers Valley Wash. This would also cause additional physical disturbance to the identified conservation area, which would be required to provide compensating identified conservation land. Additionally, Box Canyon Road experienced flooding recently that has made the road inaccessible. All Shavers Valley flood tributaries converge at Box Canyon.

Alternatively, as one of the options for the project's electricity service, one of the alignments to connect to the Imperial Irrigation District (IID) substation located at 52nd Avenue and Pierce Street in the City of Coachella, there has been potential right-of-way identified paralleling I-10 that could be used for these purposes that would presumably also include a maintenance road. This right-of-way is located in areas with varying and steep topography that make development of a paved road difficult, if not impossible. Furthermore, this right-of-way crosses from the north side to the south side of I-10 that would require a bridge or underpass to be built if this same alignment is to be followed.

Other options are continuing to be discussed with the applicant and County staff regarding potential options for additional regular or emergency only type access with I-10, but no specific options are proposed at this time by staff to be included for consideration with the proposed Specific Plan. The applicant is in the process of preparing an emergency response/emergency preparedness plan to identify the necessary protocols and procedures for disaster relief and response. The plan will analyze the appropriate secondary access points to the project for safe and stable evacuations or emergency response.

Seasonal I-10 Traffic

The traffic impact analysis prepared for the project utilizes typical peak hour generation rates that adds on to existing peak hour traffic levels for I-10. Although I-10 does experience certain seasonal peaks in traffic over holiday weekends or other isolated time periods, the traffic impact analysis is oriented towards analyzing the more typical traffic conditions on I-10.

Project History

Specific Plan No. 339 was first submitted to the County of Riverside on January 6, 2004. During the project's earlier proposal, the Specific Plan consisted of approximately 12,000 units and 2.8 million square feet of non-residential buildings on a developable area of approximately 3,000 acres. Subsequently, the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) was adopted. The CVMSHCP designates the project site nearly entirely within the Desert Tortoise and Linkage Conservation Area of the CVMSHCP with the remainder (approximately 112 acres) included within the Joshua Tree National Park Conservation Area. The CVMSHCP necessitated the project to be redesigned to accommodate

greater area to be designated for conservation within the Specific Plan boundaries. The result is the Specific Plan as described above in the project description, and attached in its entirety to the staff report, which now includes a maximum of 8,490 dwelling units within 1,848 developable acres. Below is a table summarizing the proposed land uses of the project and the proposed land use plan.

Land Use Summary

LAND USE	GROSS ACRES	PERCENT OF DEVELOPMENT FOOTPRINT	GROSS DENSITY (Dwelling Units / Acre)	DWELLING UNITS	MAX. NON-RESIDENTIAL FLOOR AREA (Square Feet)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL – MDR	820.5	44.4 %	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR	539.1	29.2 %	6.3	3,399	
HIGH DENSITY RESIDENTIAL - HDR	58.7	3.2%	9.1	535	
HIGHEST DENSITY RESIDENTIAL - HHDR	10.5	0.5%	20.0	211	
TOTAL RESIDENTIAL	1,428.8	77.3 %	5.0	7,155	
MIXED USE - MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL (CR)	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS (R)*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS ***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1 %			198,950
SUMMARY DEVELOPED / UNDEVELOPED					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100 %	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT	3,100				
PROJECT TOTAL	4,948				

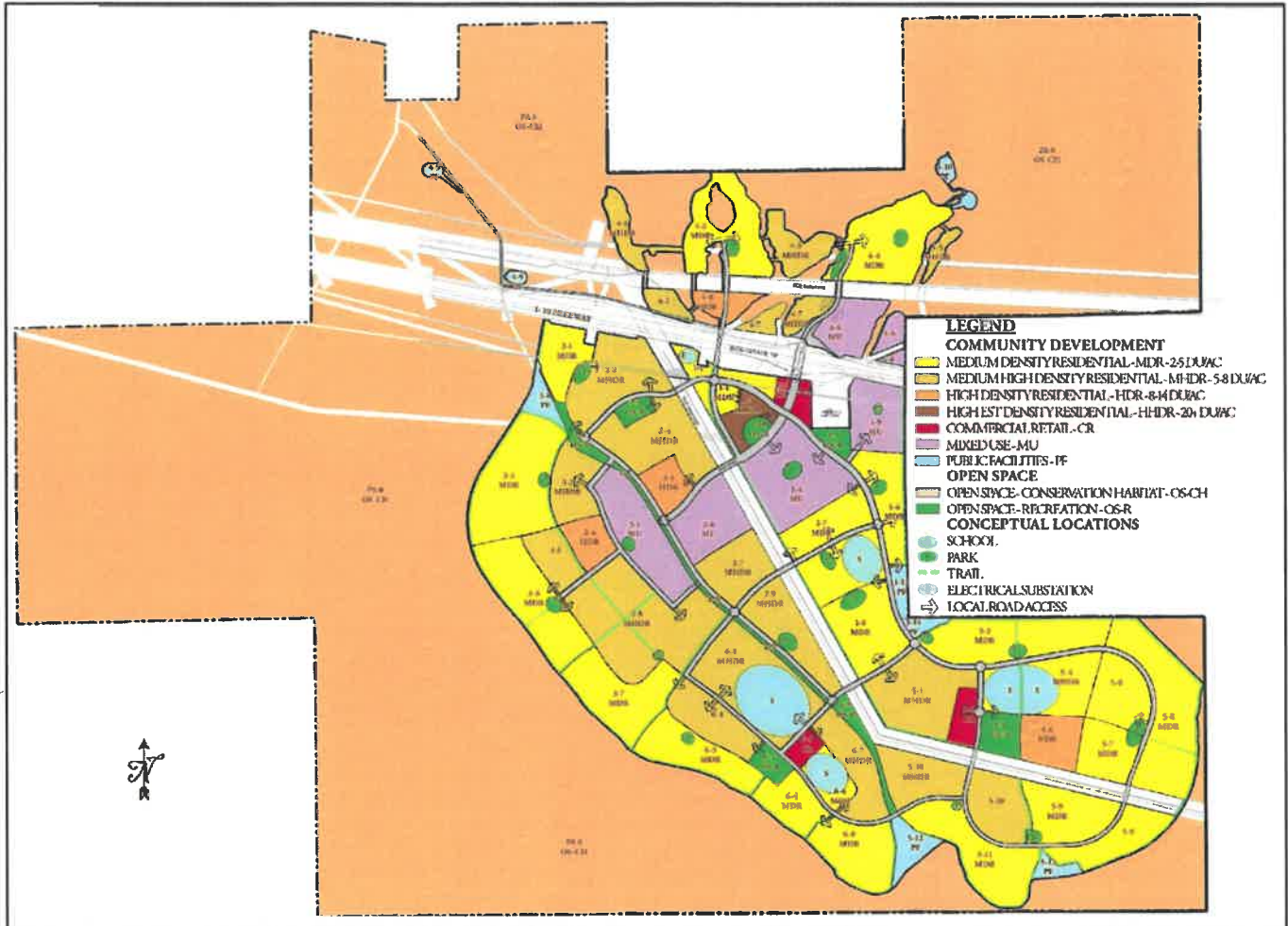
Source: Danielian Associates, May 2016.

* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

** Public facilities such as schools, basins, drainage structures, water wells and electrical substations, will be conceptually located throughout the development footprint area.

*** Local roads, "Town Center Boulevard" and "Main Street" are not calculated in the backbone road area.

Land Use Plan



Program Environmental Impact Report

Although a Specific Plan is a proposal to establish a master plan with a maximum number of dwelling units and non-residential development that can be allowed under that Specific Plan, it does not directly result in development of the site that would physically alter the environment that could potentially cause significant impacts to the environment. For this reason, a Program Environmental Impact Report (EIR) was prepared for the Specific Plan which analyzes the Specific Plan in a programmatic manner that anticipates for further CEQA analysis to be performed when implementing projects are submitted that would provide more detailed analysis based on the particulars of what is being proposed by the implementing project.

One of the options for delivery of electricity service to the site involves construction of a transmission line on Bureau of Land Management (BLM) property. If this is the selected option for delivery of electricity service to the site, this transmission line will necessitate analysis under the National Environmental Protection Act (NEPA).

Eastern Coachella Valley Area Plan Policy 2.3

The Eastern Coachella Valley Area Plan (ECVAP) of the General Plan includes a policy (policy 2.3) specifically anticipating and setting a framework for development to be proposed within the Shavers Valley Area through certain provisions that should be met. These are included in detail in the findings included in this staff report. Generally, the provisions require an urban boundary be established, a comprehensive water service program, public facilities and services, parks, a range of housing opportunities, compatibility with the CVMSHCP, facilitate internal transit and pedestrian mobility, and to the extent feasible utilize technology to reduce energy and resource consumption. Specific Plan No. 339 meets these provisions as detailed in the findings below, as well as demonstrated for certain aspects within this Background section. Because these provisions have been met, pursuant to ECVAP Policy 2.3, the project is not subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments.

CVMSHCP Consistency

As noted previously, the project is located within the boundaries of the CVMSHCP, in particular the Desert Tortoise and Linkage Conservation Area of the CVMSHCP. Due to this, the Specific Plan and development pursuant to the Specific Plan is required to set aside areas to be dedicated for conservation in exchange for the ability to develop within this conservation area. The Specific Plan was submitted to the Coachella Valley Conservation Commission (CVCC) for Joint Project Review (JPR) in 2010 to review initial concepts and subsequently a formal application in 2011 and based on comments received from CVCC, U.S. Fish & Wildlife Service, and California Department of Fish & Wildlife and following further revisions to the proposed Specific Plan was again submitted for JPR in April 2012.

The CVCC initially issued a comment letter July 6, 2012, which includes “the JPR process requires specific information on the proposed project that does not allow for a programmatic level analysis.” and “...we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase I.” The information that CVCC was requesting was the precise location of the mitigation land that would be placed into conservation to meet the CVMSHCP required ratio of 11.5:1 of conservation area to disturbance. CVCC did distinguish in its findings that although it would not determine that the overall Specific Plan is consistent with the MSHCP due to information not being provided regarding specific location of all required mitigation land, adequate mitigation/conservation land has been identified to support development of Phase I as identified in the Specific Plan.

Although the CVCC was not able to conclude JPR and reach a determination of consistency for the entire Specific Plan, there is not a requirement for the Specific Plan to complete the JPR process prior to approval based on the provisions of the CVMSHCP. These provisions of the CVMSHCP notes that the JPR process is required “for all projects under the Local Permittees’ jurisdiction in a Conservation Area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Process.” Since the Specific Plan and the EIR are Program level that do not directly result in development that would disturb the environment, the JPR process is not required to be completed for the Specific Plan to be able to be approved. In lieu of obtaining a determination of consistency through JPR for the overall Specific Plan, the EIR and the Specific Plan have incorporated mitigation measures and processes for implementing projects to go through JPR to identify, acquire, and dedicate open space based on the requirements of the CVMSHCP and would be consistent with the CVMSHCP.

Although the Specific Plan would allow for development with approval of implementing projects within the conservation area, it would require the acquisition of currently privately owned lands by the developer that

would then be dedicated for conservation purposes to achieve the goals of the CVMSHCP. This amount of land to be acquired and dedicated based on the 11.5:1 ratio would go beyond what limited conservation could be achieved within the boundaries of the current ownership of the developer within the proposed Specific Plan if the Specific Plan were not to be approved and developed.

Water Supply

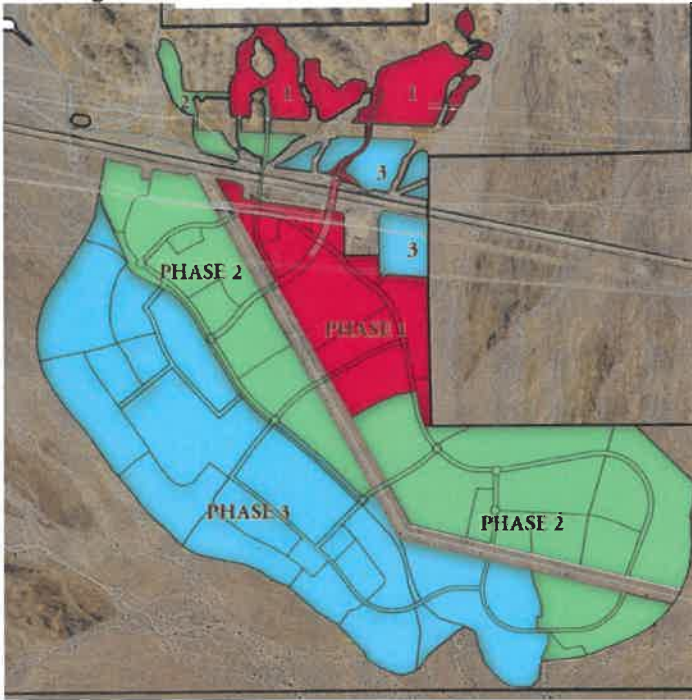
The project was required to complete a Water Supply Assessment (WSA) to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of water. To assist in replenishment of the groundwater, the applicant has entered into a Water Supply Agreement with Rosedale-Rio Bravo Water District, which the applicant has assigned to CVWD. Under this agreement the Rosedale-Rio Bravo Water District is required to deliver water to the Coachella Valley Water District (CVWD) over a 30-year period a minimum of 9,500 acre-feet of water per year and a maximum of 16,500 acre-feet of water per year. The water will physically be delivered from the Rosedale-Rio Bravo Water District to the Metropolitan Water District via the California Aqueduct. This delivery will be taken by the Metropolitan Water District and through exchange agreements with CVWD, MWD will deliver a like amount of water from the Colorado River Aqueduct to CVWD. CVWD will store the delivered water in the Whitewater River Subbasin until such time as the water is needed by the proposed Specific Plan to replenish water that is pumped from groundwater in the Shavers Valley.

Since this agreement is already in place, a total of 57,000 acre-feet of water has already been delivered to MWD and in kind been delivered to CVWD. This amount stored already represents a 26-year supply for the proposed Specific Plan. In total the remaining amount of water to be delivered under the agreement represents a supply for 92 years for buildout of the proposed Specific Plan.

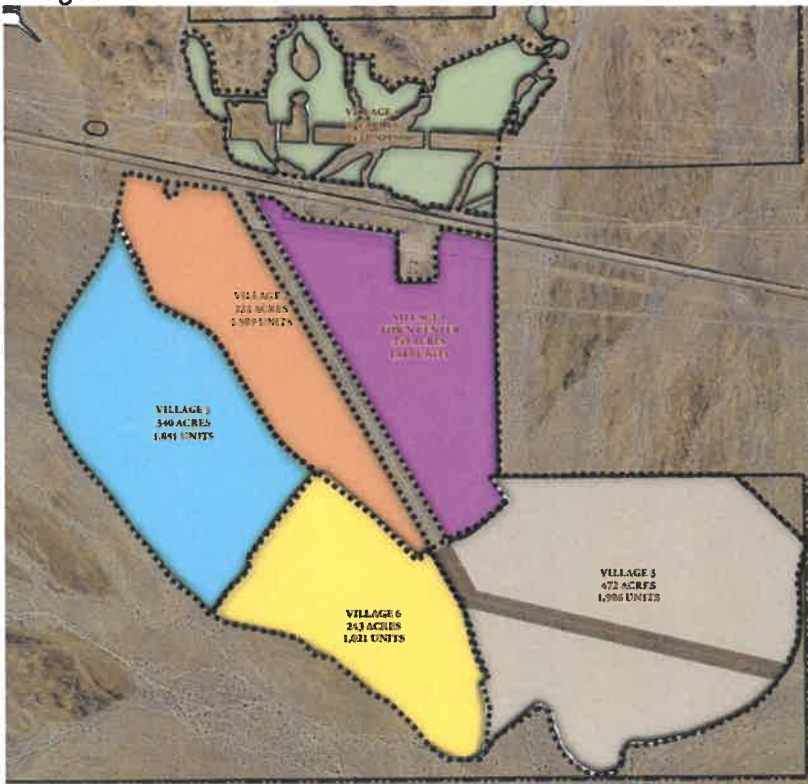
Phasing, Villages, and Village Refinement Plan

The Specific Plan is divided into 3 phases and further divided into 6 Villages as shown below, with each incorporating both residential and non-residential uses to assist in providing the services residents need.

Phasing Plan



Villages



Included within the phasing are requirements for a certain amount of non-residential development to be constructed prior to certain number of dwelling units being constructed (see below from the Specific Plan). This will ensure that adequate commercial services such as grocery stores, gasoline stations, and banks are developed as the Specific Plan is developed and that these services expand and diversify to meet the demands of the residents both in terms of the services they need but also to provide jobs for residents of the Specific Plan.

Much of the detailed design aspects for the development of the Specific Plan will be defined as part of a Village Refinement Plan to be adopted for each village. The Village Refinement Plans will contain detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. The Village Refinement Plans will be processed with an Application for Specific Plan Substantial Conformance.

Non-Residential Construction Triggers

- Construction of 50,000 SF of non-residential development shall commence at or before commencement of construction of the 200th residential unit.
- Construction of 32,000 SF (cumulative 82,000 SF) of non-residential development shall commence at or before commencement of construction of the 2,000th residential unit.
- Construction of 75,000 SF (cumulative 157,000 SF) of non-residential development shall commence at or before commencement of construction of the 4,000th residential unit.
- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

There are also triggers for certain public services to be developed within the Specific Plan that include fire stations, sheriff substations, and schools as discussed in the next section. All of these requirements for incorporating commercial and public services within the project meet the provision within ECVAP policy 2.3 for providing services to serve residents of the Specific Plan. Additionally, by providing these services within the Specific Plan it provides justification for the Specific Plan traffic analysis, based on the mix of land uses included within the Specific Plan, which projects that at buildout 64% of trips originating from the Specific Plan would be to destinations within the Specific Plan. This internal capture of trips assists in the project minimizing impacts from traffic on areas outside of the Specific Plan and encouraging the Specific Plan as a more self-sustaining community.

Public Services

As noted previously, the project is required to construct and coordinate for certain public services to be provided within the Specific Plan area. Most notably this includes schools to serve the future residents of the Specific Plan. Up to 5 schools are planned to be developed in 4 Planning Areas designated by the Specific Plan. The Specific Plan includes certain triggers as shown below for coordination with the Coachella Valley Unified School District who ultimately will make the decision on whether to and when to construct schools within the Specific Plan. See below triggers for school, fire, and medical services. Sheriff services are anticipated to be developed within Village 1 and is required to be operational prior to the first certificate of occupancy per the Specific Plan.

School Triggers

- Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 4,662nd non-age-restricted residential unit, the project proponent will dedicate an elementary school site which may be combined with a Middle School (K-8) site and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School ($5,420 \times 0.1107 = 600$), the project proponent will dedicate a middle school site which may be combined with the third elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly 0.61 of a High School ($5,448 \times 0.2019 = 1,100$), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

Fire Service Triggers

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A permanent fire station staffed with one (1) 3- person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.
- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.
- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/ or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Medical Service Triggers

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.
- Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

Sustainability Measures

The Specific Plan has prepared its own Climate Action Plan (CAP) to be consistent with Assembly Bill 32 and Senate Bill 375 reduction goals as well as Riverside County's own CAP (included as recently amended) and build on it further to incorporate a variety of sustainability measures that cover construction and operation of the Specific Plan. These include elements in design to encourage pedestrian connections through diversity and proximity of land uses, walking and bike trails, as well as a Neighborhood Electric Vehicle (NEV) system all to minimize use of gasoline based vehicles for trips within the Specific Plan area. The NEV system would function through most of the Specific Plan roads having speeds of 35 miles per hour or less, which allows for the use of NEVs pursuant to state law. For roads having speeds greater than 35 miles per hour, an 8- or 10-foot-wide striped NEV/bicycle lane will be included to accommodate NEVs on all Specific Plan roads.

The Specific Plan also includes requirements for construction of Zero Emission Vehicle (ZEV) infrastructure that includes an electric vehicle charger within all residential garages, at least one charger per 20 employees for non-residential land uses that employee at least 100 employees, at least 1 charger within the commercial districts of the Specific Plan, and at least 1 charger within the Village 1 Community Center, and preferred parking for ZEV and Low Emission Vehicle (LEV) throughout the Specific Plan. Although not guaranteed, these measures are anticipated to achieve a 37% rate of electric vehicle ownership for project residents which greatly assists in reducing emissions from vehicles related to general air quality and greenhouse gases.

To serve the extra demand for electricity from use of electric vehicles as well as to generally increase electricity production from renewable sources, the project is designed to supply 60% of electricity needs of the entire project. This is compared to Riverside County's CAP, which as updated in 2018 requires larger single family residential projects to provide for 30 percent minimum. Renewable energy production from solar photovoltaic panels is anticipated to be provided in a variety of ways throughout the project, on rooftops, parking lots, and ground mounted facilities. Additionally, other renewable energy sources are being considered, including wastewater methane capture and fuel cell generation. These are also anticipated to be phased in through the below triggers included within the Specific Plan's CAP.

Renewable Energy Triggers

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by onsite renewable energy sources.
- At Project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of nonresidential floor area, the project shall include at least 60 percent of the power needs by onsite renewable energy sources.

Electricity Service

The proposed Specific Plan considers three general options for providing electricity service to future development within the Specific Plan to supplement the onsite renewable electricity generated by the project. These include offsite connections to the Imperial Irrigation District (IID) substation located at 52nd Avenue and Pierce Street in the City of Coachella, on-site electricity generation through on-site natural gas-powered electrical generator and/or fuel cell generation, or a connection to the Southern California Edison (SCE) 500 kV transmission line that traverses the site. The EIR analyzed the potential impacts of these options for electricity delivery in a programmatic fashion. Additional analysis will be necessary depending on the ultimate option selected to provide electricity service to the development pursuant to the Specific Plan.

Fiscal Impact Analysis

A fiscal impact analysis was prepared for the proposed Specific Plan to analyze its anticipated financial impact on the County. The analysis determined that the proposed project would result in a net surplus at buildout to the County estimated at \$6.6 million annually (including Measure A sales tax revenue). This analysis was reviewed by a third party to verify its accuracy. Although this review did note some corrections to clarify certain amounts stated in the analysis which results in a change to the surplus to approximately \$5.7 million annually, it determined that the overall analysis is sound. Included in the analysis is the creation of a new County Service Area (CSA) and/or Community Facilities District (CFD) for the project which would collect a tax of \$100 per residential unit to help offset anticipated deficits specifically for the Structural Fire Protection Fund. The fiscal impact analysis and the summary of its review are attached to this staff report.

Off-Site Improvements

Anticipated off-site improvements would include water infrastructure to bring water to the site from the MWD's Colorado River Aqueduct including a turnout and pipelines; access improvements to the I-10 Frontage Road freeway ramps; realignment of an existing AT&T fiber optic communication line through the property, requiring off-site work within the existing AT&T easement; and the potential electrical power supply/transmission options including improvements to the Imperial Irrigation District's Coachella substation located at 52nd Avenue and Pierce Street as noted previously.

Projected Market/Demographics

Based on marketing studies prepared for the project, the Specific Plan population is expected to consist of full and part time residents, and visitors. Full and part time residents are anticipated to be of all age ranges, including seniors (defined as those over age 55). The target demographics for the project are: approximately 1/3 full time families and individuals, 1/3 part-time families and individuals, and 1/3 couples or singles with at least one family member who is age 55 years or older.

Village 3 is planned as an age restricted community. In addition, approximately 950 units within the Paradise Valley project site will be "age targeted," which are units that are not officially age-restricted but will be designed with features desirable to seniors. The project is envisioned to include approximately 2,801 retired households.

The project will be designed to provide for a range of income levels. The Specific Plan commits to five percent of the total housing units (425 residential units,) to housing affordable for low to moderate income households, as compared to area median income households as defined by the California Health and Safety Code (Section 50052.5). Below is the required construction of affordable units for each phase and overall.

Affordable Unit Phasing

Number of Building Permits Issued	Number of Affordable Units in Each Phase	Cumulative Affordable Units Provided in Master Plan
No more than 2,500 Units	100 Units	100 Units
No more than 5,000 Units	150 Units	250 Units
No more than 7,500 Units	150 Units	400 Units
Buildout at 8,490 Units	25 Units	425 Units

SB18/AB52 Tribal Consultation

In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 686, the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the list provided by NAHC, the County sent project notices on October 20, 2006 to 13 Native American Tribal representatives. No responses were received requesting consultation based on these notices.

In compliance with Assembly Bill 52 (AB52), the County mailed notices regarding this project to the Cahuilla Band of Indians, the Cabazon Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians,

and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent letter dated June 7, 2017 was received from Agua Caliente Band of Cahuilla Indians noting all concerns being addressed and proper mitigation measures have been incorporated for tribal monitoring and noted conclusion of consultation. Although not included on the noticing for AB52 consultation, a letter from Twenty-nine Palms Band of Mission Indians dated November 29, 2016 was received noting it was not aware of any cultural resources within the project boundary and requesting additional information. A subsequent letter was received from Twenty-nine Palms Band of Mission Indians dated January 11, 2018 based on noticing on availability of the Draft EIR which notes the requested inclusion of tribal monitoring for the project. In addition to mitigation measures to have a Cultural Resources Management Plan and archaeological monitoring of ground disturbance, the EIR also includes mitigation (MM CUL-5) that requires coordination and monitoring from a Native American tribal representative for ground disturbance activities.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in January of 2018. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Aesthetics – Scenic Vista and Visual Character

The Specific Plan incorporates through its conceptual grading, landscape, and architectural design elements that will minimize the impacts of the project. However, since the project would develop an area that is primarily undeveloped and would convert the view from surrounding areas of open desert to urban development that fundamentally changes the views of the area, impacts to scenic vistas as viewed from I-10 and Box Canyon Road, Orocopia Mountains, and nearby trails and change in visual character would be significant and unavoidable. Impacts to views from Joshua Tree National Park were determined to be less than significant, primarily due to intervening topography blocking views.

Aesthetics – Light and Glare

The Specific Plan includes lighting guidelines that would minimize direct impacts from light and glare to less than significant levels. However, with the introduction of lighting in an area where lighting is currently extremely limited, the project would have incremental impacts to night time sky glow. Since there is no quantitative threshold for significance for skyglow and considering the projects location to Joshua Tree National Park, impacts were conservatively assumed to be potentially significant.

Air Quality - AQMP Consistency and Regional Emissions

The Specific Plan would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the Specific Plan's exceedance of regional construction and operational emission thresholds for VOC, NO_x PM₁₀, and PM_{2.5}. The Specific Plan includes a number of design features and all feasible mitigation measures that would reduce emissions; however, emissions remain potentially significant. Therefore, the project would have a significant and unavoidable cumulative effect on regional air pollution and impacts related to AQMP consistency, Non-Attainment Pollutants, and Cumulative Air Quality would remain significant and unavoidable.

Greenhouse Gas Emissions

The Specific Plan includes a number of design features and mitigation measures related to sustainability and other elements that are intended to reduce greenhouse gas emissions as detailed in the Specific Plan's Climate Action Plan. Although with these measures it is anticipated that the Specific Plan would meet applicable greenhouse gas reduction goals, since the projected rates of electric vehicle ownership and usage cannot be guaranteed at this time, the EIR conservatively determined that impacts to greenhouse gas emissions may be potentially significant.

Noise – Operational Off-site and Ambient

Project-related operational impacts would result in less than significant impacts to on-site and most off-site locations. However, the project's generation of vehicle traffic on I-10 has the potential to significantly impact two residences off-site where noise barriers or other noise attenuation features do not exist. Mitigation is included for implementing projects to analyze further and to work with the affected residences to install adequate noise barriers or other features. However, since this cannot be guaranteed at this time, the EIR conservatively determined that impacts to these residences are significant and unavoidable. Additionally, since the project is developing urban uses with associated noise production in what is primarily an undeveloped location with few noise sources, impacts to ambient noise levels on the project site and immediate vicinity is significant and unavoidable.

Public Services – Construction of Fire, Sheriff, School, Libraries, Medical, Parks and Recreation Facilities

Since the Specific Plan includes the construction of fire, sheriff, school, libraries, and medical facilities and the Specific Plan as a whole has potentially significant impacts, the impacts from these public services included within the Specific Plan (although a small portion of the overall proposed development) would also present cumulatively potentially significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate public services would be provided for the Specific Plan.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Specific Plan would generate traffic that would exceed the significance thresholds based on level of service for 7 intersections, 1 freeway segment, and 1 freeway ramp merge/diverge zone based on existing conditions. Three of these intersections as well as the freeway segment and freeway ramp merge/diverge zone currently operate at an adverse level of service. Based on a projection of 2035 conditions, the Specific Plan would create significant impacts at 4 intersections, 8 freeway segments, and 7 freeway ramp merge/diverge zones beyond what is anticipated to be operating at an adverse level of service without the project in 2035. Based on a projection of 2040 conditions, the Specific Plan would create significant impacts at 7 intersections beyond what is anticipated to be operating at an adverse level of service without the project in 2040.

Mitigation measures are included to conduct further traffic analysis for implementing projects to determine more accurately impacts to traffic closer to development and determine what improvements may be necessary to address direct impacts. Additionally, the project will pay TUMF and DIF and provide payment of impacts to facilities not included in TUMF and DIF (including funding to cities

through the County) to address the Specific Plan's cumulative impacts. However, since these facilities cannot be assured to be constructed at time of project operation, impacts remain significant and unavoidable.

Utility and Service Systems – Construction of Water and Sewer Facilities

Similar to Public Services, since the Specific Plan includes the construction of water and sewer facilities and the Specific Plan as a whole has potential significant impacts, the impacts from these utilities included within the Specific Plan (although a small portion of the overall proposed development) would also present potential cumulatively significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate utility services would be provided for the Specific Plan.

Forty-seven comments were received during the 45-day public review period, and 2 comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR, which was posted on November 1, 2018. Mailed notices to commenters sent on October 26, 2018 and noted Final EIR availability of November 1, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Public Service facilities, Transportation, and Utility facilities. Mitigation Measures from the EIR have been incorporated as conditions of approval on the project.

Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations. The Statement of Overriding Considerations would clarify what benefits the project is providing that the Board of Supervisors could determine outweigh the potentially significant environmental impacts of the project. At this time these Findings and Statement of Overriding Considerations are not finalized. However, the benefits of the project may include, but not be limited to, providing additional housing opportunities, development of a community with high standards for energy efficiency and sustainability, provision of affordable housing, variety of choices for transportation.

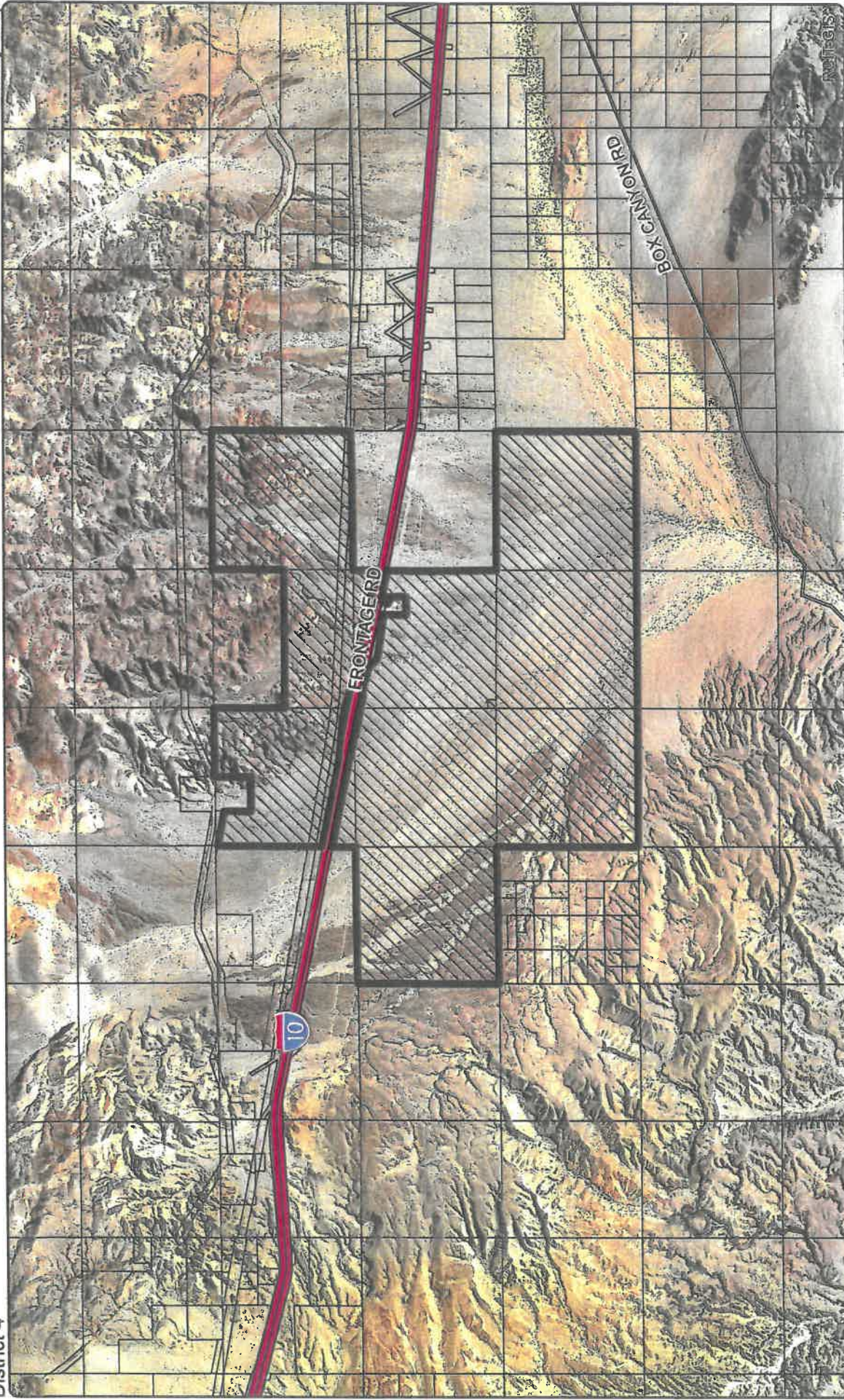
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site and any other parties or individuals that specifically requested to be noticed regarding the project or that commented on the Draft EIR. As of the writing of this report, Planning Staff has received comments through the course of processing the project as well as comments received on the EIR Notice of Preparation and Draft EIR. The comments received through the course of processing are attached to the staff report. The comments received on the EIR Notice of Preparation and Draft EIR are included within the Final EIR documents.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ06915 GPA00686 SP00339
VICINITY/POLICY AREAS**

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 948-4277. Riverside County is WebSite: www.riversidecounty.org

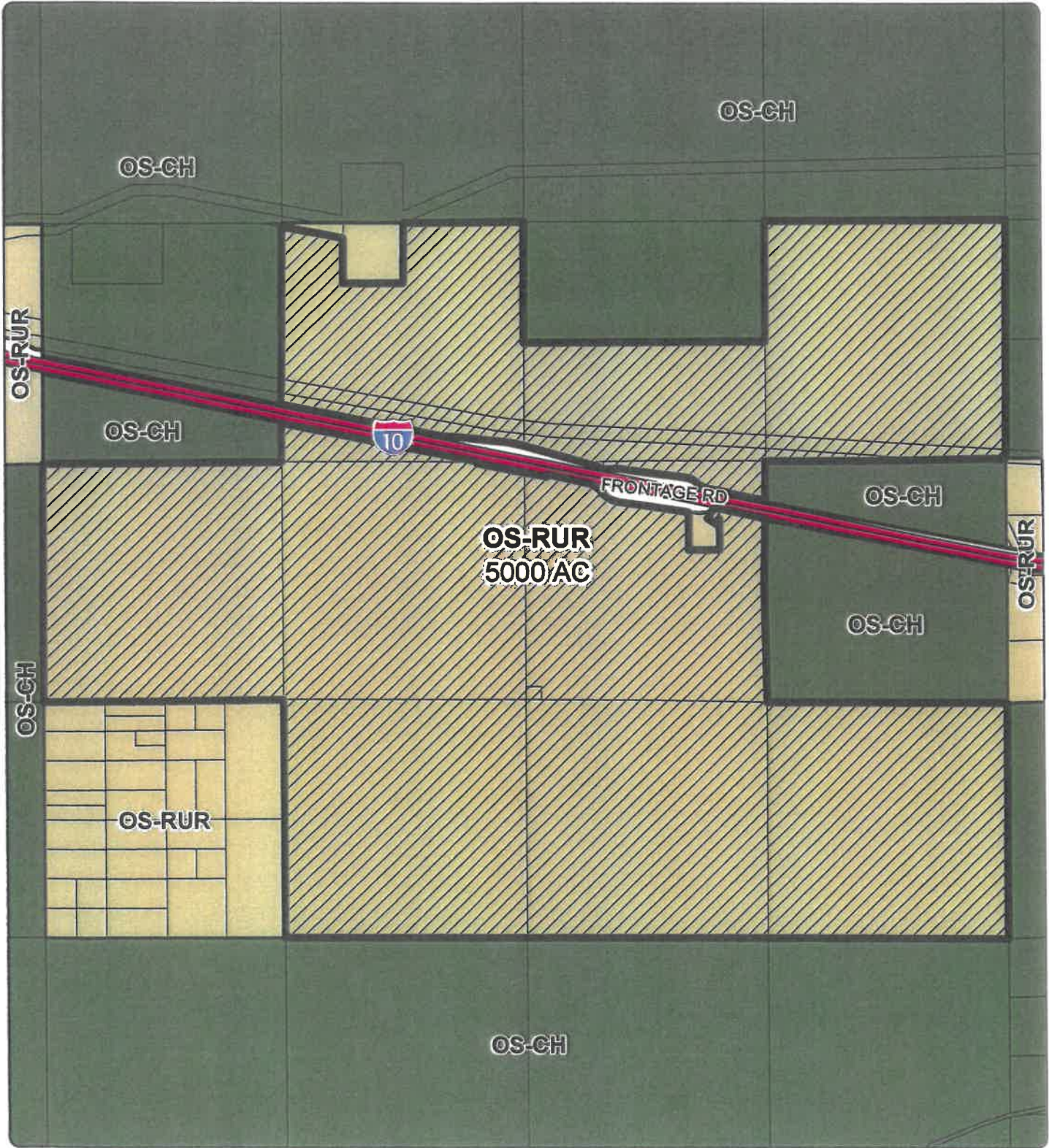
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

EXISTING GENERAL PLAN

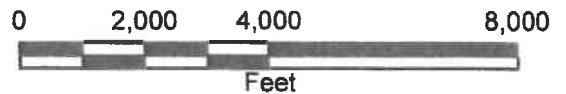
Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rcdline.org>

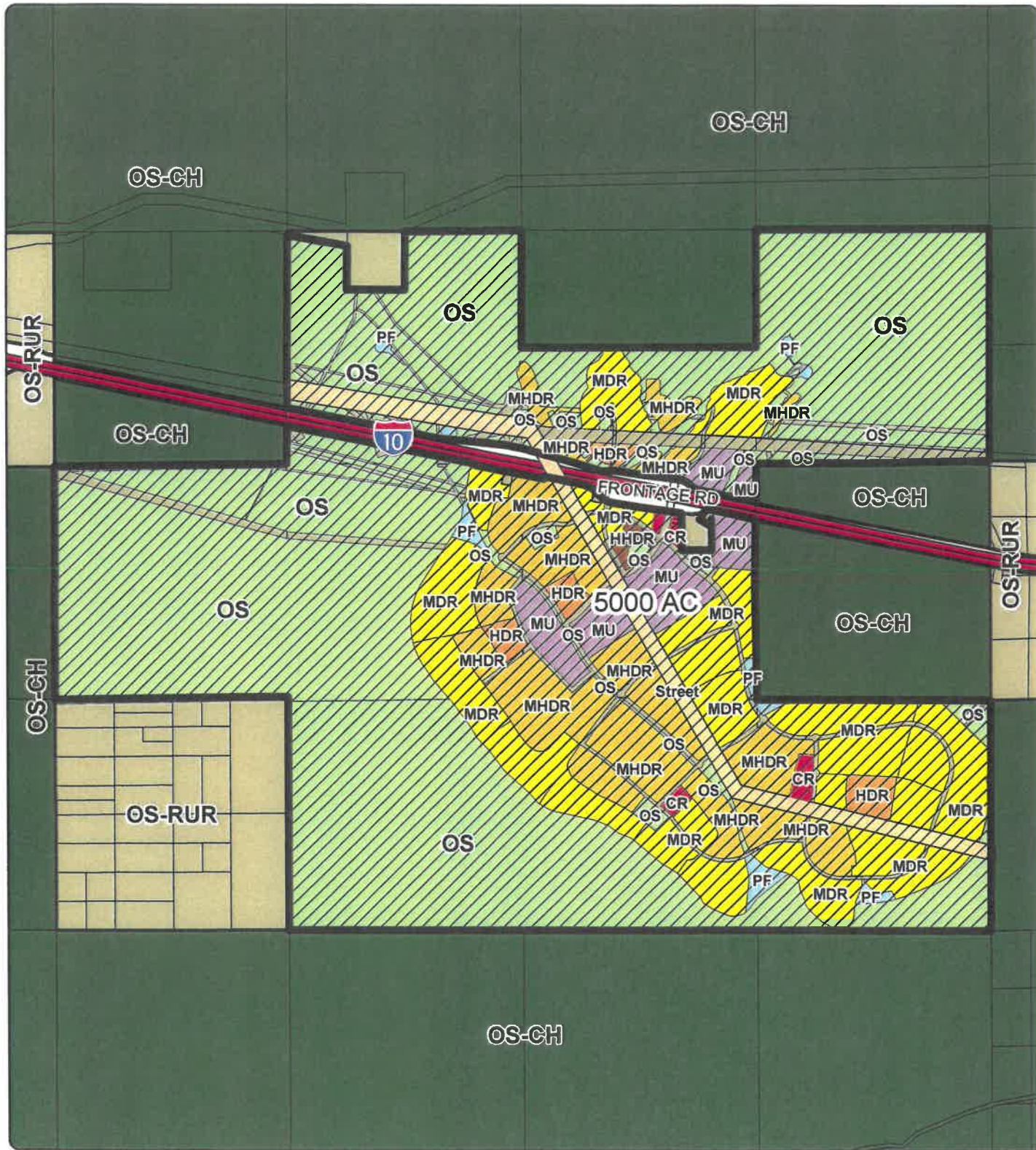
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

PROPOSED PLANNING AREA GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 6



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

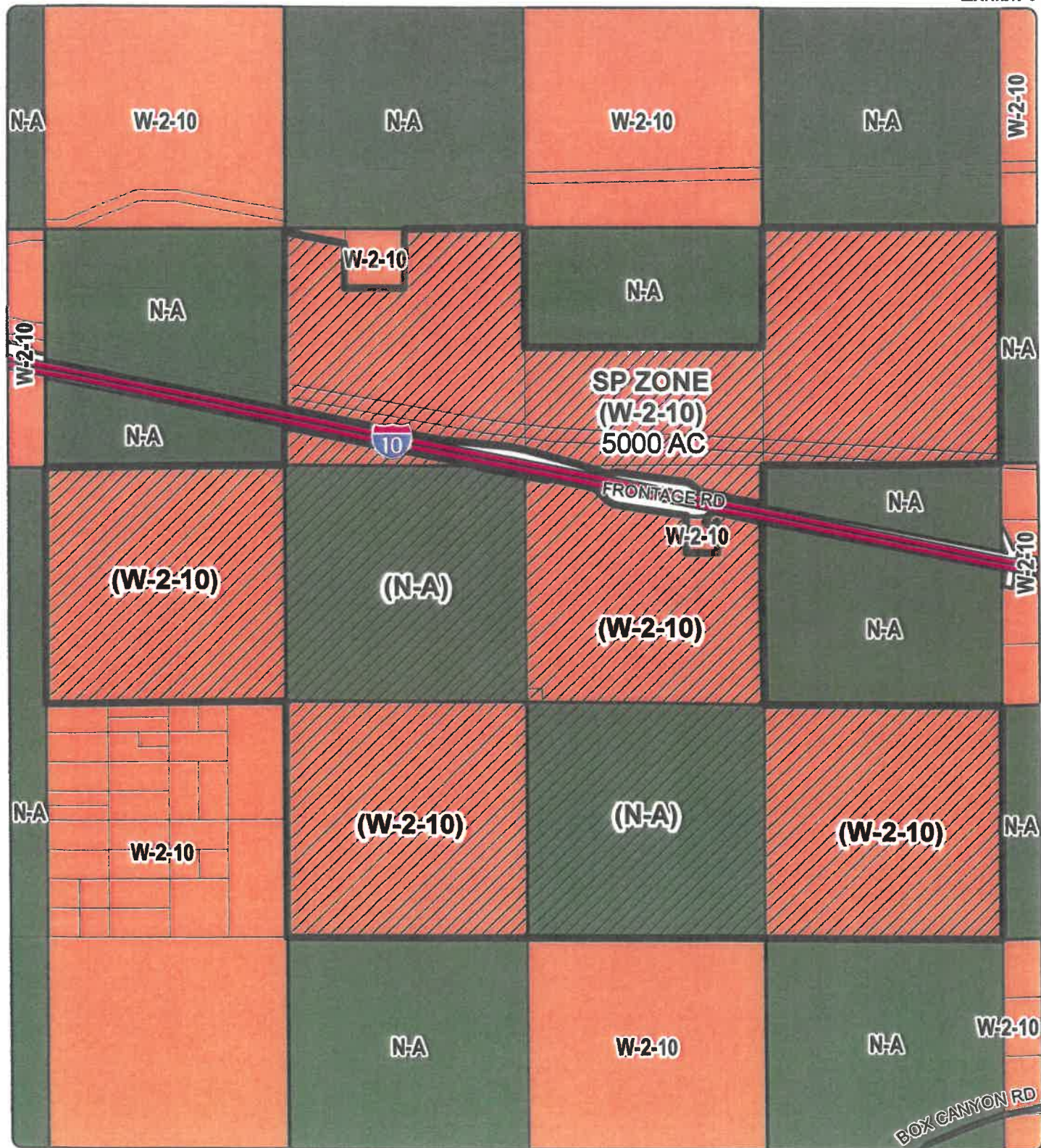
CZ06915 GPA00686 SP00339

Supervisor: Perez
District 4

Date Drawn: 11/20/2018

Exhibit 3

PROPOSED ZONING



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcclma.org>

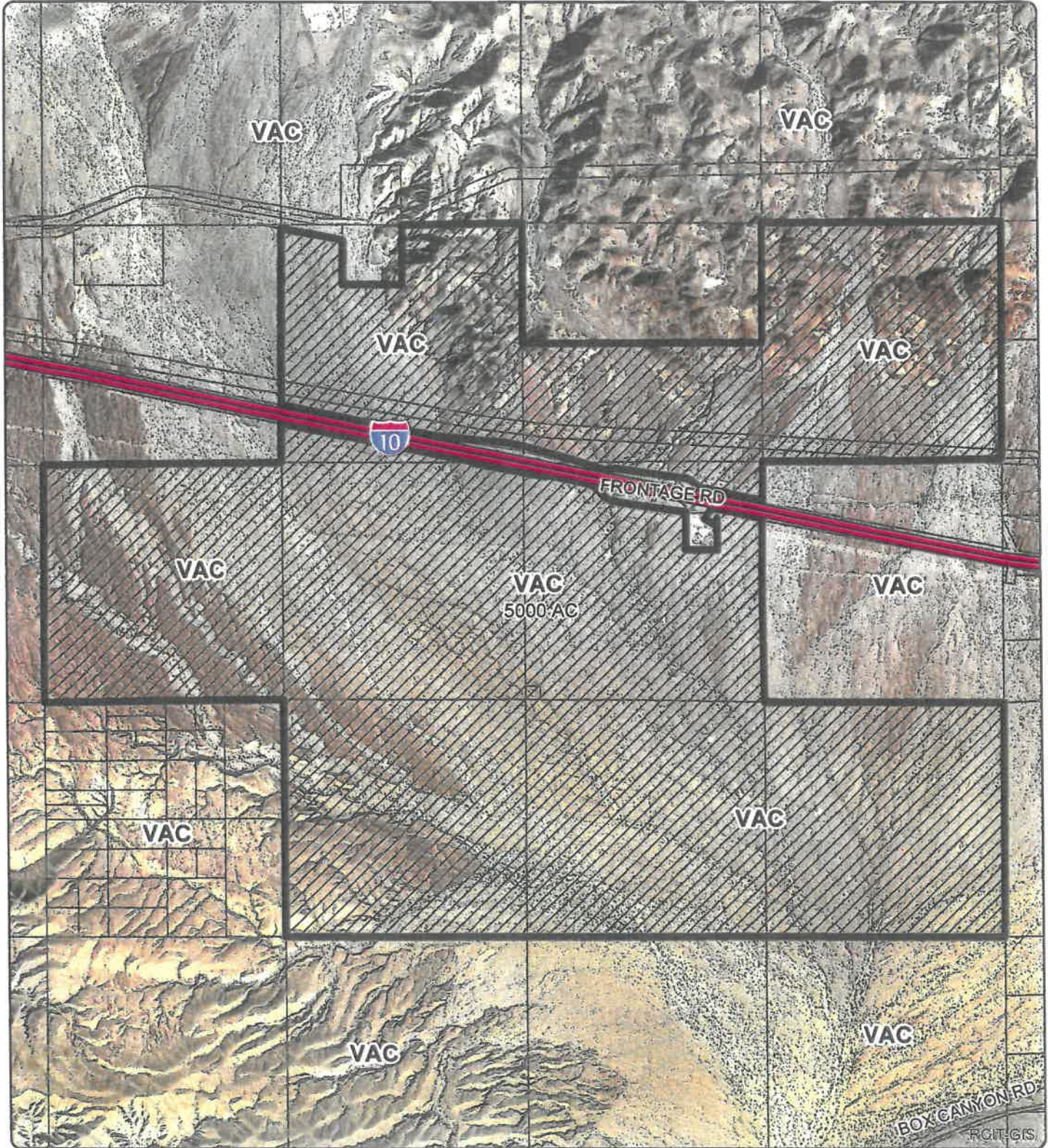
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

LAND USE

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 1



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planinfo.columa.org>

PARADISE VALLEY

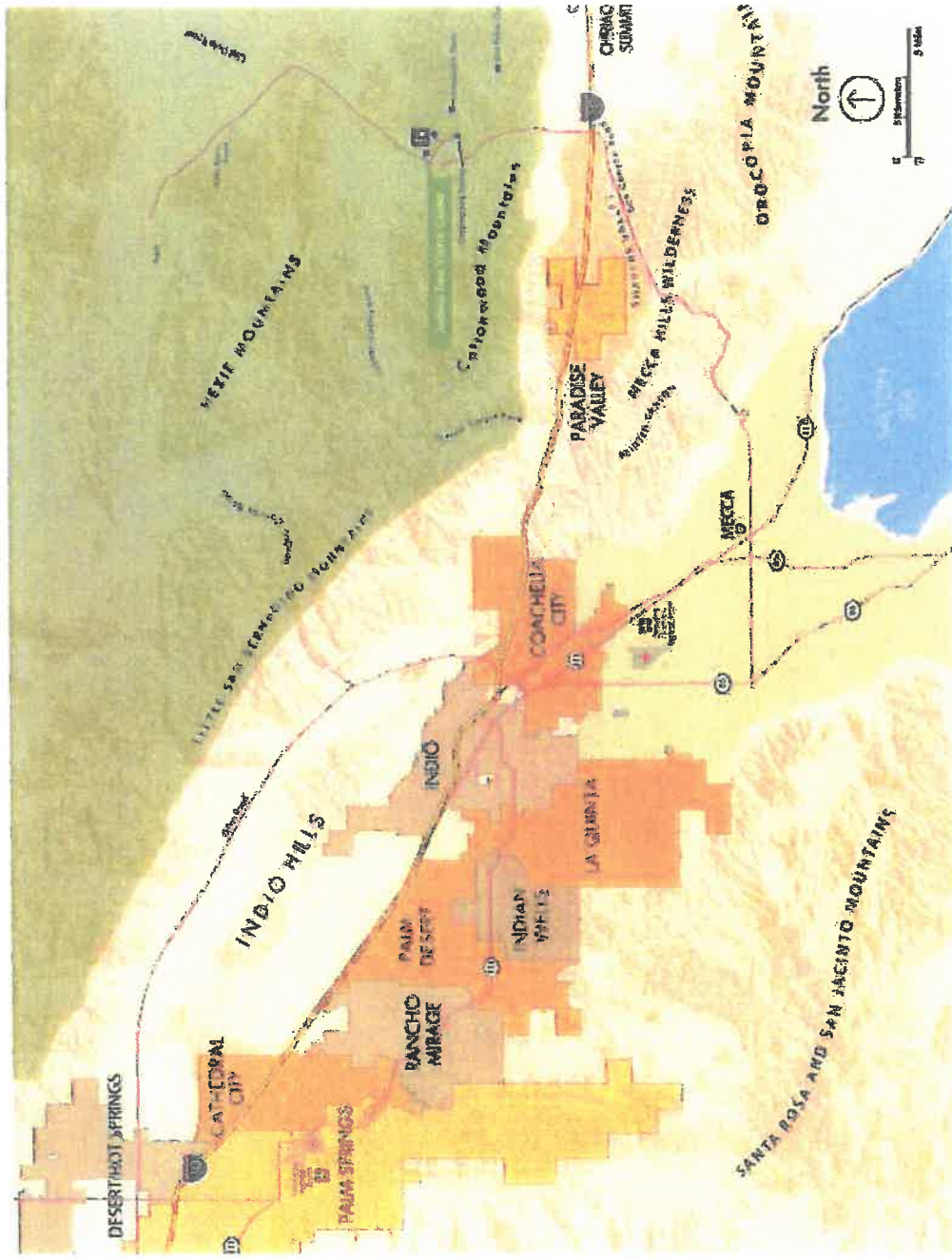


EXHIBIT 1-1 REGIONAL CONTEXT

PARADISE VALLEY

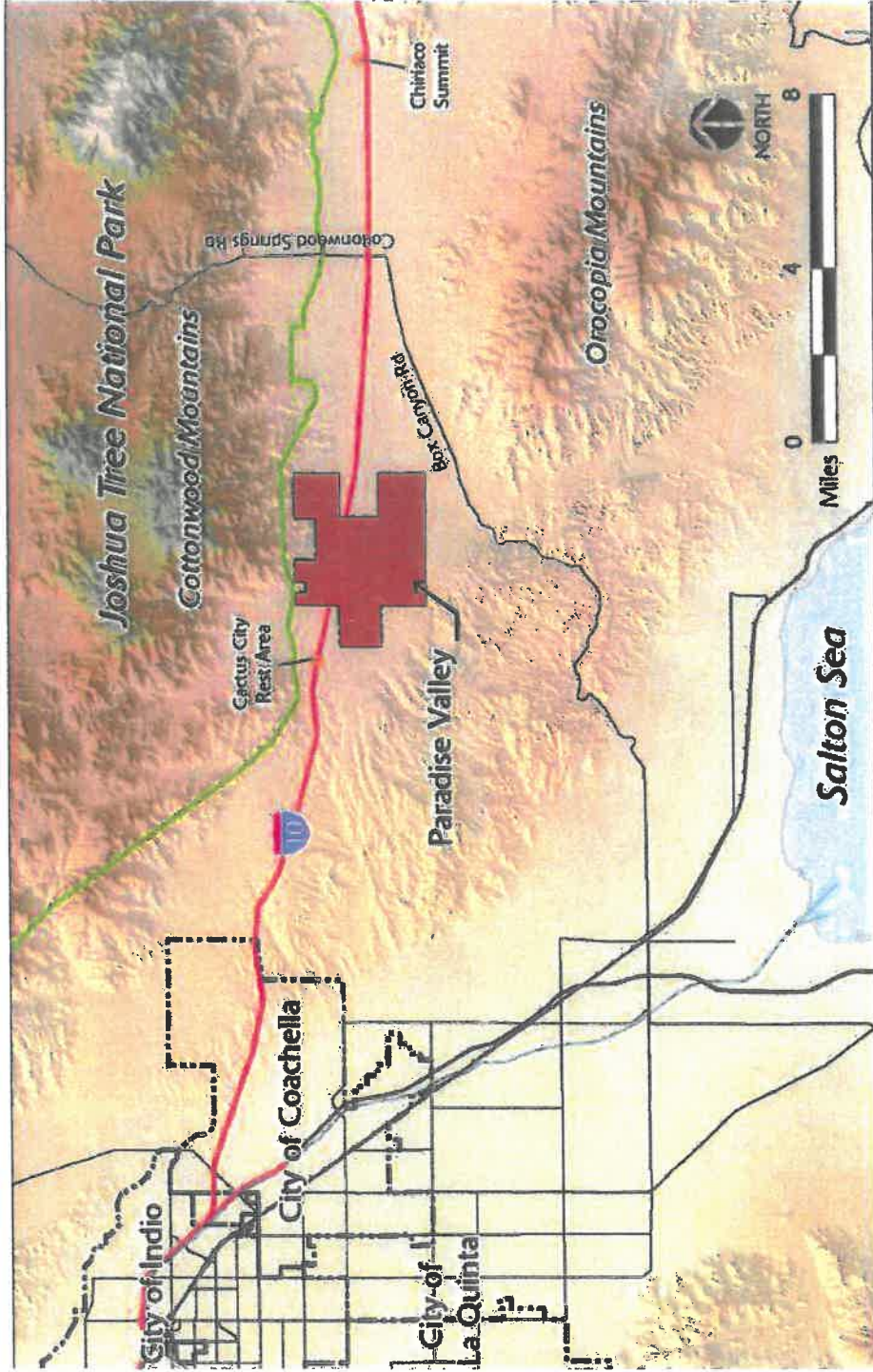


EXHIBIT 1-2 LOCAL CONTEXT

PARADISE VALLEY



EXHIBIT 1-3 STE AERIAL

TABLE 2-1 PROJECT SUMMARY

LAND USE	GROSS ACRES	% OF DEV. FOOT-PRINT	GROSS DENSITY (DU/AC)	TARGET DWELLING UNITS (DU)	MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE (SF)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL - MDR 2-5 DU/AC	820.5	44.4%	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR 5-8 DU/AC	539.1	29.2%	6.3	3,399	
HIGH DENSITY RESIDENTIAL - HDR 8-14 DU/AC	58.7	3.2%	9.1	535	
VERY HIGH DENSITY RESIDENTIAL - VHDR 14-20 DU/AC	-	-	-	-	
HIGHEST DENSITY RESIDENTIAL - HHDR 20+ DU/AC	10.5	0.5%	20.00	211	
TOTAL RESIDENTIAL	1,428.8	77.3%	5.0	7,155	
MIXED USE					
MIXED USE - MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL - CR	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS -R*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1			198,950
DEVELOPMENT FOOTPRINT TOTAL					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100%	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT - OS - CH					
OPEN SPACE - CONSERVATION HABITAT - OS - CH	3,100				
PROJECT TOTAL					
PROJECT TOTAL	4,948				

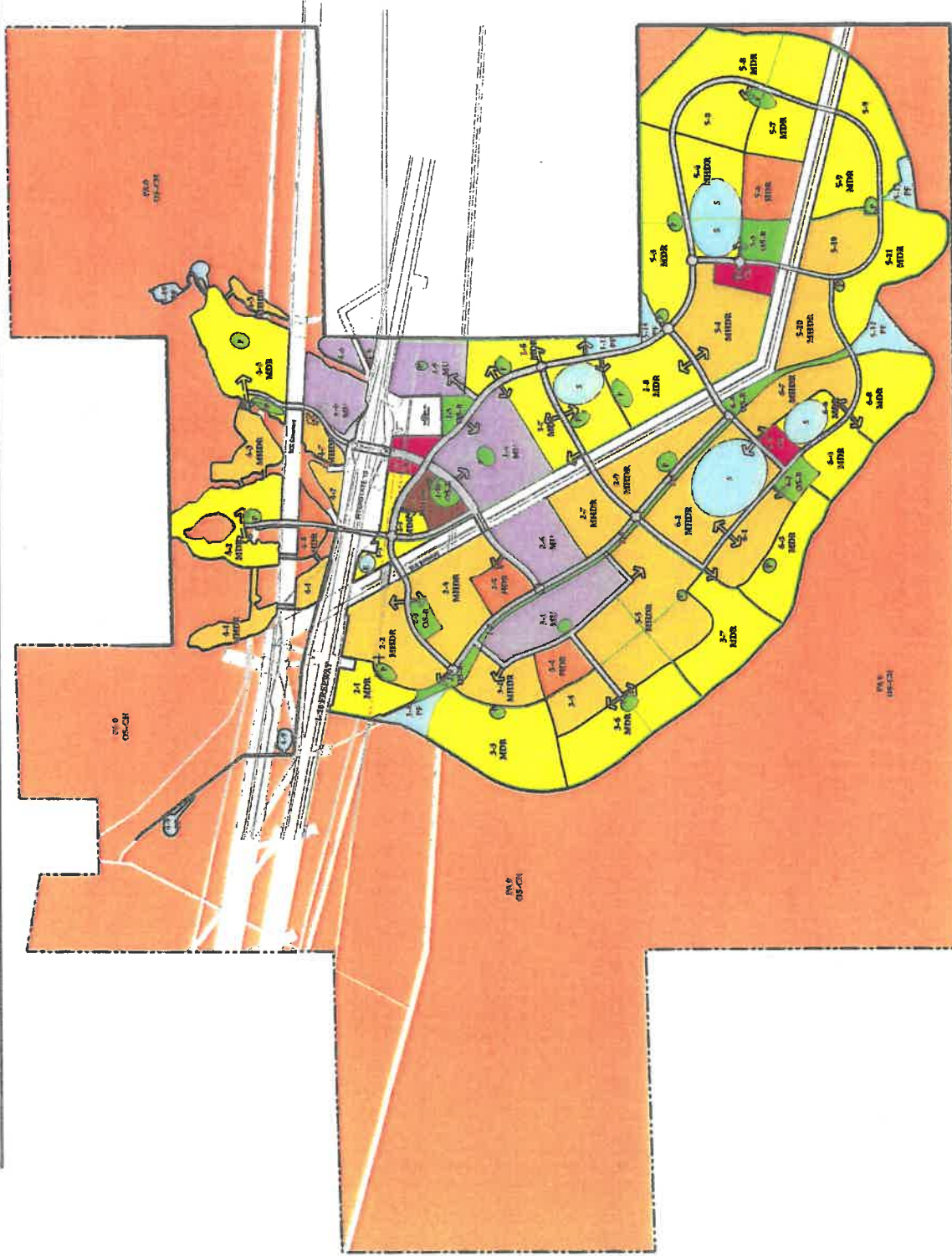
NOTES:

* ADDITIONAL PARKS TOTALING APPROXIMATELY 55 ACRES ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN FOR A TOTAL PARK AREA OF 109.9 ACRES.

**PUBLIC FACILITIES AND INFRASTRUCTURE SUCH AS SCHOOLS, WATER WELLS AND ELECTRICAL SUBSTATIONS ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN.

***LOCAL ROADS, "TOWN CENTER BOULEVARD" AND "MAIN STREET" ARE NOT CALCULATED IN THE BACKBONE ROAD AREA.

PARADISE VALLEY



LEGEND

- COMMUNITY DEVELOPMENT**
- MEDIUM DENSITY RESIDENTIAL - MDR-2/5 DU/AC
 - MEDIUM HIGH DENSITY RESIDENTIAL - MHDR-5/8 DU/AC
 - HIGH DENSITY RESIDENTIAL - HDR-8/14 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - HHDR-20+ DU/AC
 - COMMERCIAL RETAIL - CR
 - MIXED USE - MU
 - PUBLIC FACILITIES - PF

- OPEN SPACE**
- OPEN SPACE - CONSERVATION HABITAT - OS-CH
 - OPEN SPACE - RECREATION - OS-R

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL
- ELECTRICAL SUBSTATION
- LOCAL ROAD ACCESS



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configurations and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-1 LAND USE PLAN - CONTIGUOUS SPECIFIC PLAN AREA

PARADISE VALLEY



- LEGEND**
- COMMUNITY DEVELOPMENT
 - MEDIUM DENSITY RESIDENTIAL - MDR-25 DU/AC
 - MEDIUM HIGHEST DENSITY RESIDENTIAL - MHDR-58 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - HDR-84 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - HHDR-20 DU/AC
 - COMMERCIAL RETAIL - CR
 - MIXED USE - MU
 - PUBLIC FACILITIES - PF

- OPEN SPACE**
- OPEN SPACE - RECREATION - OSR

- CONCEPTUAL LOCATIONS**
- SCHOOL
 - PARK
 - TRAIL
 - ELECTRICAL SUBSTATION
 - LOCAL ROAD ACCESS



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-2 LAND USE PLAN - DEVELOPMENT FOOTPRINT AREA

2.3 Development Standards and Organization

2.3.1 Villages

The Paradise Valley Specific Plan is organized into six villages and a large natural open space conservation area. These villages will be differentiated by their distinct function in the community, lifestyle, location, physical setting, mix of uses and home types. These villages are structured around a highly integrated road and trails network linking Paradise Valley's various components to one another. A special project feature is an approximate 4.8 mile trail system located along the majority of the community perimeter, allowing both walking and exercise opportunities, as well as beautiful views to the outlying desert environs.

Set within each of these villages is a "core" intended to include a variety of uses and activities such as retail and service, health and wellness, education, cultural and civic uses, and may provide an array of functions and programs.

Each village will have its own identity, with unique signage and monumentation for neighborhood entries, parks, common areas and retail centers. At the same time, every village will be an integral part of the overall Paradise Valley community, with community monumentation, backbone road signage, landscape and lighting characterized by a cohesive theme. A set of complementary architectural styles has been identified to help set the tone for the entire community: Spanish Heritage, Desert Contemporary, Prairie, Monterey and Italianate. Together, these architectural styles, with their classic and elegant detail, will provide architectural diversity and beauty. More information regarding architectural styles can be found in Section 8, Community Design Guidelines.

The Villages are as follows:

- Village 1 - Town Center
- Village 2 - The Resort Area
- Village 3 - The Age Qualified Community
- Village 4 - The Hillside Area
- Village 5 - The Family Village
- Village 6 - The Family and Pre-retiree Village

In an effort to maintain flexibility, much of the detailed design aspects for development will be defined at a later date as part of a Village Refinement Plan. Each Village within Paradise Valley will require a unique Village Refinement Plan containing detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. A Village Refinement Plan must be submitted to the Riverside County Transportation and Land Management Agency prior to the approval of any implementing plan. Please see the criteria set forth in Section 9, Implementation, Maintenance and Financing, for further information.

A description of each Village follows.



NOTE: The delineation of Villages is shown for illustrative purposes only. Final Village locations will be determined at the time of subdivision mapping.

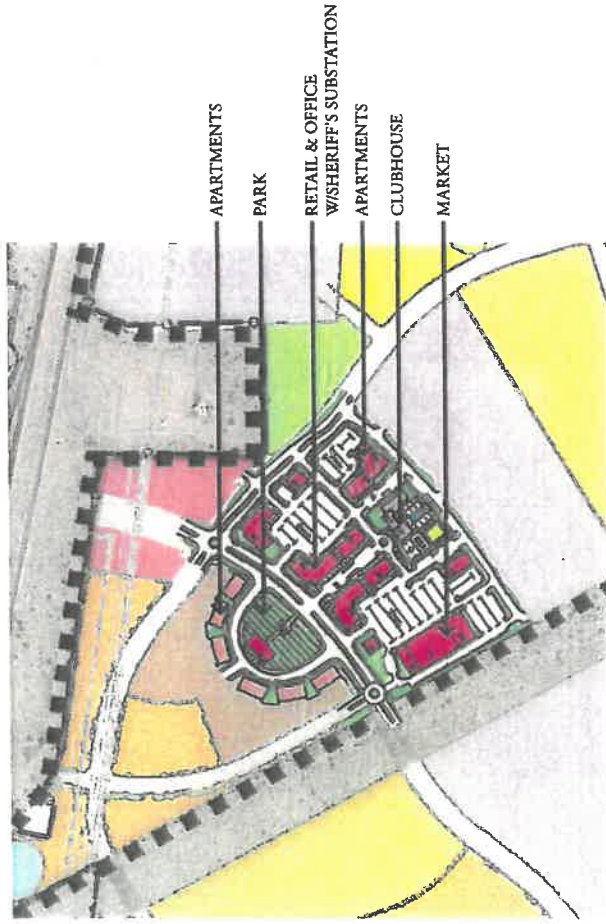
EXHIBIT 2-3 VILLAGE ORGANIZATION

PARADISE VALLEY

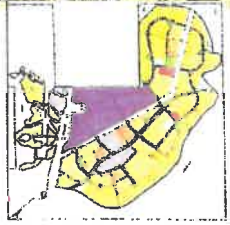
TABLE 2-2 VILLAGE 1 - TOWN CENTER - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
1-1	MDR	19.14	92	96	4.8	
1-6	MDR	26.86	114	134	4.2	
1-7	MDR	53.56	214	268	4.0	
1-8	MDR	37.34	136	187	3.6	
1-3	FHDR	10.55	211	422	20.0	
1-4	MU	51.85	413	413	8.0	315,500
1-9	MU	27.56				313,940
1-2	CR	7.50				78,800
1-5	OS-R	5.54				
1-10	OS-R	3.84				
1-11	PF	5.38				
TOTAL		249.13	1,180	1,520		708,240

Note: All acreages are approximate



Town Center Core Concept
For illustrative purposes only



KEY MAP



- VILLAGE CORE AREA
- CONCEPTUAL LOCATIONS
- SCHOOL
- PARK
- TRAIL
- ELECTRICAL SUBSTATION



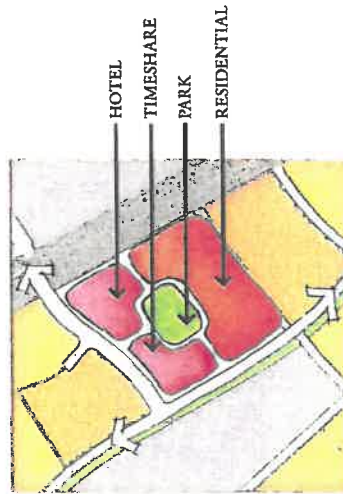
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-4 VILLAGE 1 TOWN CENTER

TABLE 2-3 Village 2 - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
2-1	MDR	20.56	77	103	3.7	
2-2	MHDR	42.54	281	340	6.6	
2-4	MHDR	42.26	247	338	5.8	
2-7	MHDR	24.92	190	199	7.6	
2-9	MHDR	31.34	172	251	5.5	
2-5	HDR	13.07	122	183	9.3	
2-6	MU	29.03	420	420	14.5	287,600
2-3	OS-R	5.23				
2-8	OS-R	13.48				
	TOTAL	222.43	1,509	1,834		287,600

Note: All acreages are approximate



Village 2 Core Concept
For illustrative purposes only



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.






-  VILLAGE CORE AREA
-  PARK
-  TRAIL

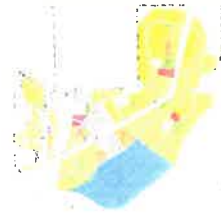
EXHIBIT 2-6 VILLAGE 2

PARADISE VALLEY

TABLE 2-4 VILLAGE 3 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
3-3	MDR	63.46	233	317	3.7	
3-6	MDR	50.54	151	253	3.0	
3-7	MDR	42.47	153	212	3.6	
3-2	MHDR	22.57	147	181	6.5	
3-5	MHDR	99.85	635	799	6.4	
3-4	HDR	13.77	114	193	8.3	
3-1	MU	39.54	418	418	10.6	- 125,000
3-8	PF	8.29				
	TOTAL	340.49	1,851	2,372		125,000

Note: All acreages are approximate



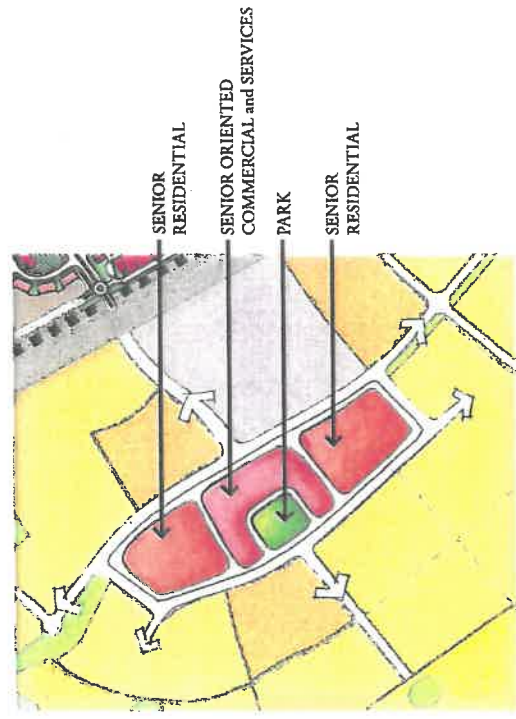
KEYMAP



NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

- VILLAGE CORE AREA
- CONCEPTUAL LOCATIONS
- PARK
- TRAIL

EXHIBIT 2-7 VILLAGE 3

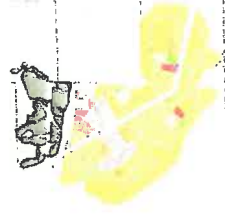
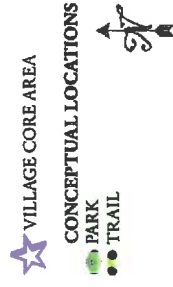
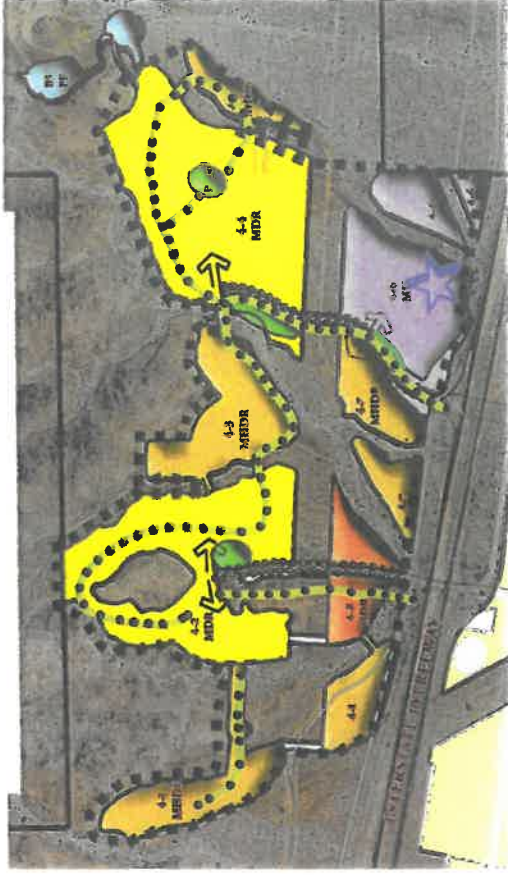


Village 3 Core Concept
For illustrative purposes only

TABLE 2-5 VILLAGE 4 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
4-2	MDR	39.5	192	198	4.9	
4-4	MDR	49.04	172	245	3.5	
4-1	MHDR	21.30	153	170	7.2	
4-3	MHDR	17.75	116	142	6.5	
4-5	MHDR	5.35	38	43	7.1	
4-7	MHDR	13.57	96	109	7.1	
4-8	HDR	9.61	92	135	9.6	
4-6	MU	29.05	84	84	2.9	140,000
4-9	PF	4.02				
4-10	PF	5.22				
	TOTAL	194.41	943	1,125		140,000

Note: All acreage are approximate



KEY MAP



Village 4 Core Concept
For illustrative purposes only

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-8 VILLAGE 4

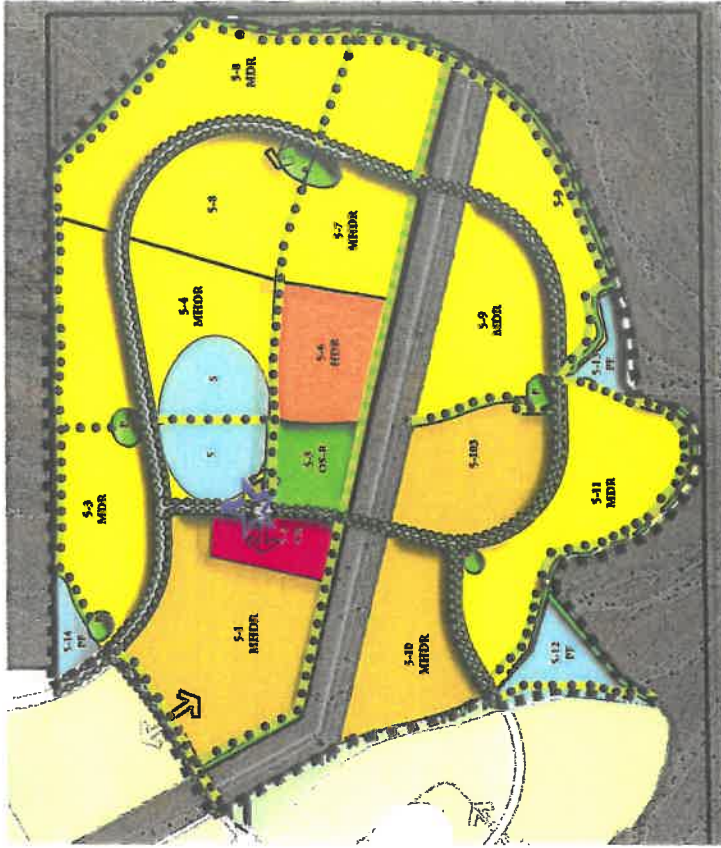
TABLE 2-6 VILLAGE 5 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
5-3	MDR	50.95	127	255	2.5	
5-4	MDR	43.68	172	218	3.9	
5-7	MDR	22.86	109	114	4.8	
5-8	MDR	91.58	381	458	4.2	
5-9	MDR	58.31	227	292	3.9	
5-11	MDR	45.89	156	229	3.4	
5-1	MHDR	45.88	325	367	7.1	
5-10	MHDR	53.93	282	431	5.2	
5-6	HDR	22.25	207	312	9.3	
5-2	CR	10.10				65,700
5-5	OS-R	12.08				
5-12	PF	12.24				
5-13	PF	5.61				
5-14	PF	4.01				
TOTAL		472.3	1,986	2,676		65,700

Note: All acreages are approximate



Village 5 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- Ⓢ SCHOOL
- 🌳 PARK
- 🚶 TRAIL



KEY MAP

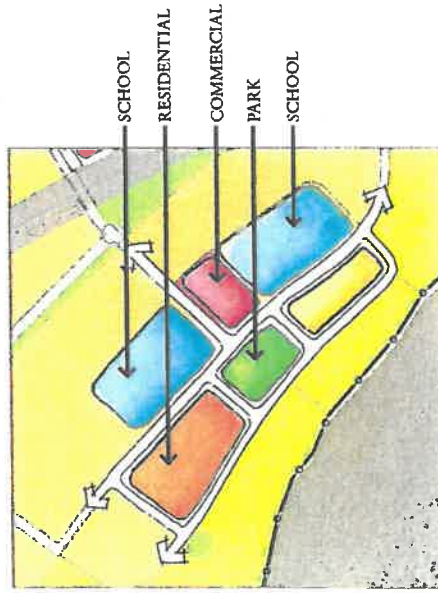
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-9 VILLAGE 5

TABLE 2-7 VILLAGE 6 SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
6-3	MDR	33.78	87	169	2.6	
6-4	MDR	21.38	66	107	3.1	
6-6	MDR	14.45	65	72	4.5	
6-8	MDR	35.17	86	176	2.4	
6-1	MHDR	88.87	530	444	6.0	
6-7	MHDR	28.94	187	145	6.5	
6-5	CR	5.78				54,450
6-2	OS-R	7.04				
6-9	OS-R	7.69				
	TOTAL	243.1	1,021	1,113		54,450

Note: All acreages are approximate



Village 6 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made as the time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.



KEY MAP

EXHIBIT 2-10 VILLAGE 6

PARADISE VALLEY

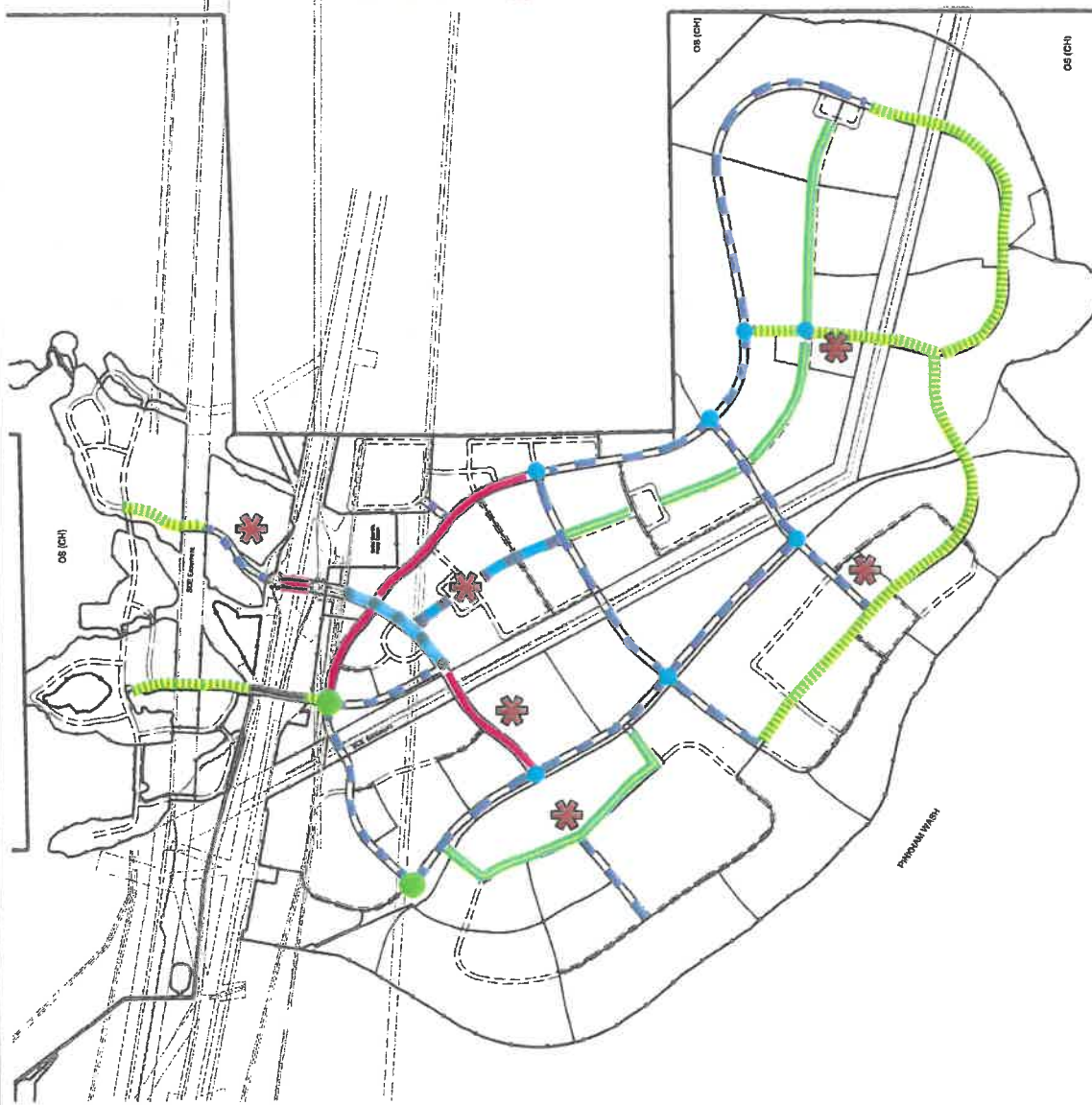
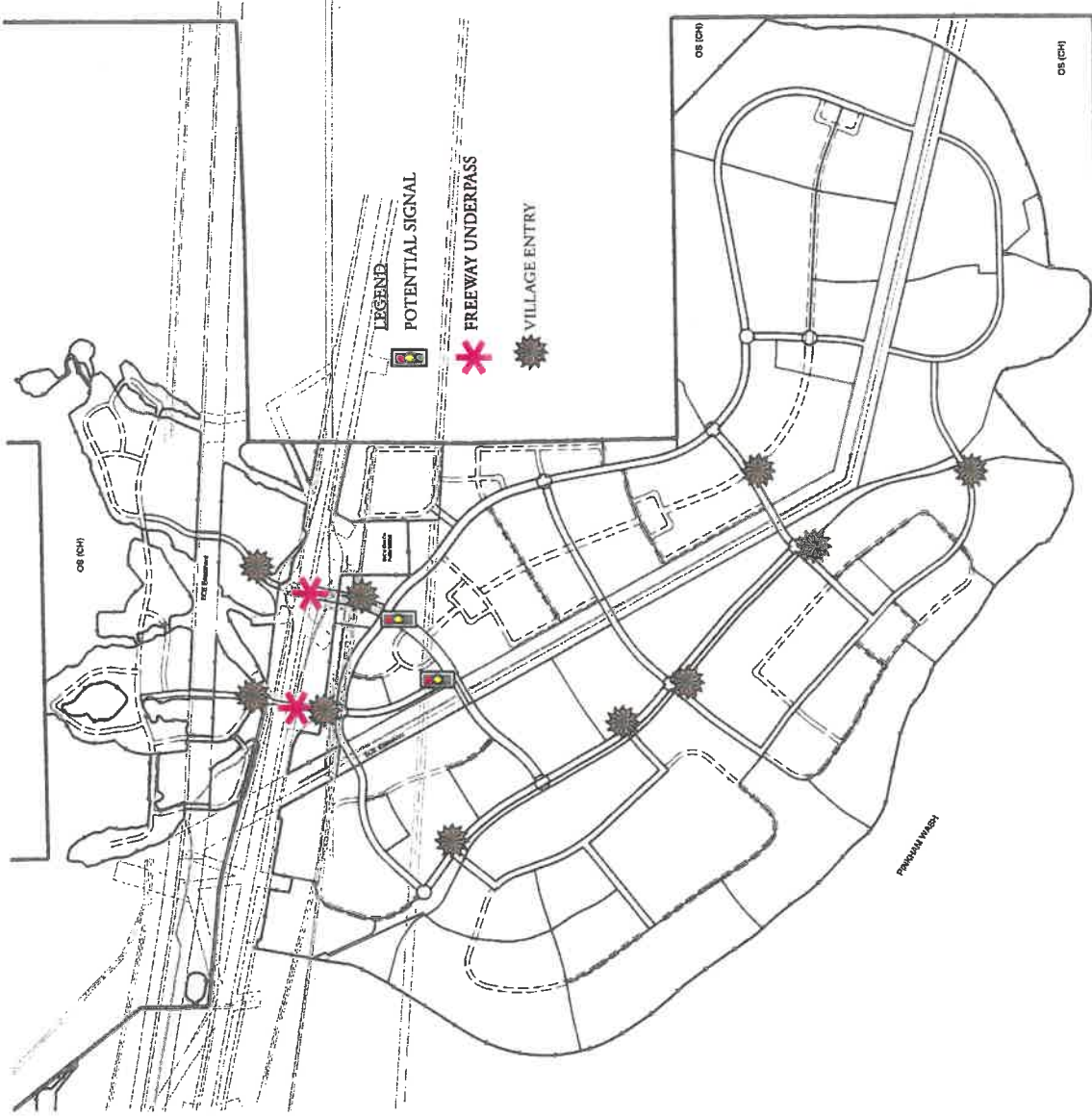


EXHIBIT 4-1 CIRCULATION PLAN

PARADISE VALLEY



NOTE: The circulation pattern and associated infrastructure shown are for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 4-2 ENTRIES AND SIGNALIZATION

4.2.14 Interstate 10 Freeway Interchange

Access to the Paradise Valley Specific Plan site is provided by the existing Frontage Road on and off ramp located approximately 8 miles east of the City of Coachella and approximately three miles east of the Cactus City Rest Stop. The existing interchange allows traffic to exit the freeway traveling either east or west, pass under the freeway and re-enter in either direction. The existing underpass, also called the East Cactus City Bridge, allows traffic under Interstate 10 to access the east and west bound on ramps with approximately a minimum 15'2" clearance. See Existing Interchange Exhibit 4-16. Adjacent to the underpass roadway is an existing trapezoidal, open drainage channel traveling north-south, parallel to the existing 36' wide travel way. The channel provides drainage conveyance to upstream tributary areas within the Cottonwood Mountains as well as runoff trapped between the east and west bound lanes. A Sprint fiber optic cable aligned parallel with the freeway is located within the southerly Caltrans Frontage Road right-of-way. The south eastern end of the interchange provides access to the existing Southern California Gas Company compressor station as well as a Sprint fiber optic splice station, both south of the Frontage Road right-of-way.

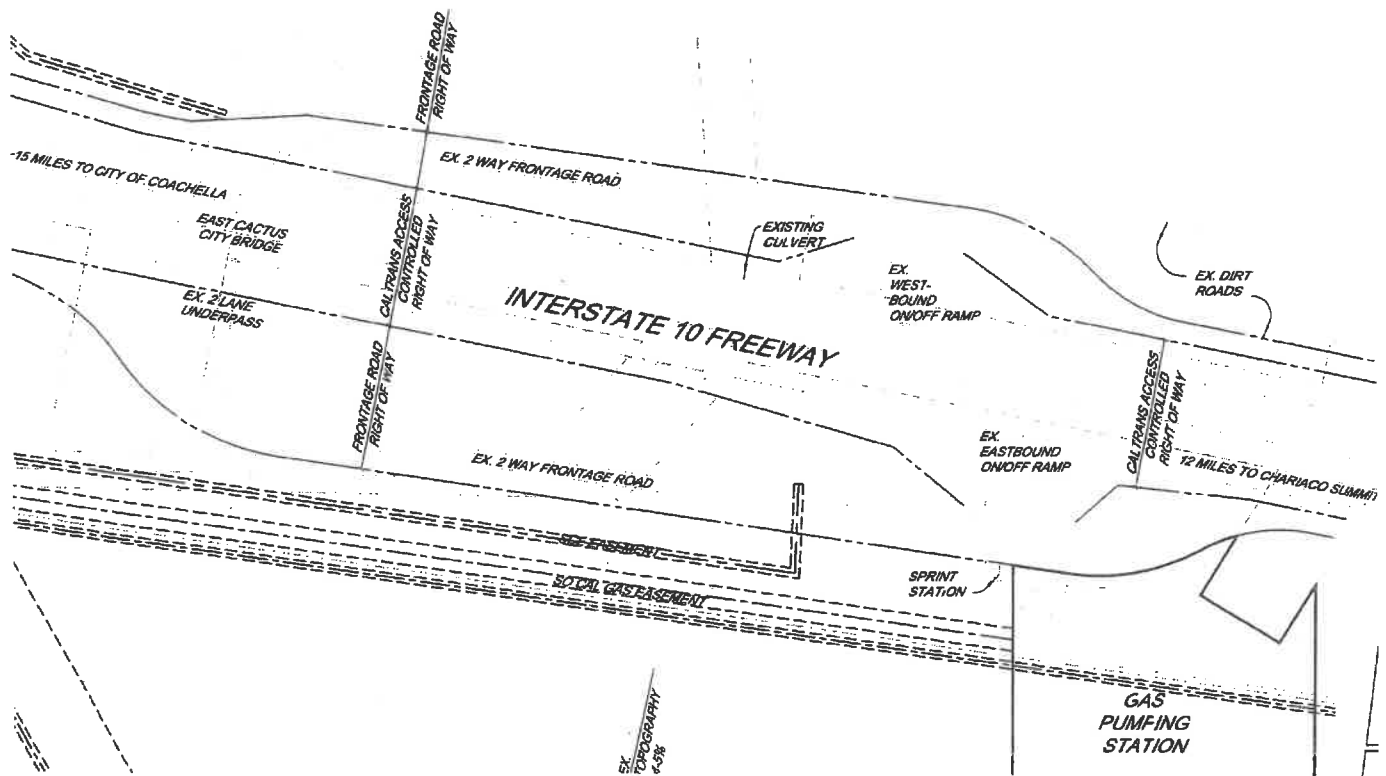
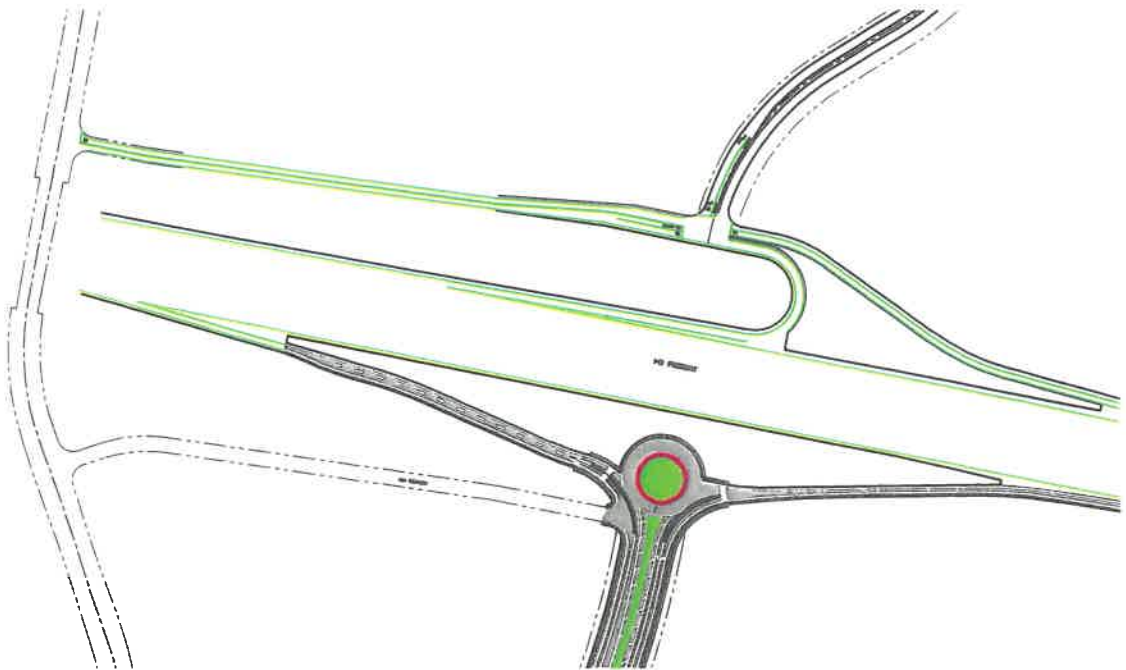


EXHIBIT 4-16 EXISTING INTERSTATE 10 INTERCHANGE

4.2.15 Interim Interstate 10 Interchange

The Frontage Road interchange will be phased with the project to meet the traffic demands of each development within the Paradise Valley Specific Plan. To the extent possible, the existing Frontage Road interchange will be utilized during the initial stages of the project. As the interchange is phased, there will be construction of new east and west bound on- and off-ramps to comply with current Caltrans, FHWA and AASHTO standards and regulations for the given traffic projections. See Interim Interchange Exhibit 4-17. The interim design proposes a west bound loop on-ramp and a standard diamond shape off-ramp. The northerly interchange intersection will service traffic from northern planning areas via the two-lane divided collector roadway. The existing Frontage Road will be utilized to direct traffic under the existing underpass to access the southern planning areas of the Paradise Valley Specific Plan and/or the eastbound on and off-ramps. The interim design also proposes a standard diamond shape eastbound on and off-ramps leading to a proposed ultimate roundabout traffic facility. The interim interchange facilities will be designed and constructed to allow a future underpass and two points of access to the northern and southern planning areas and villages.

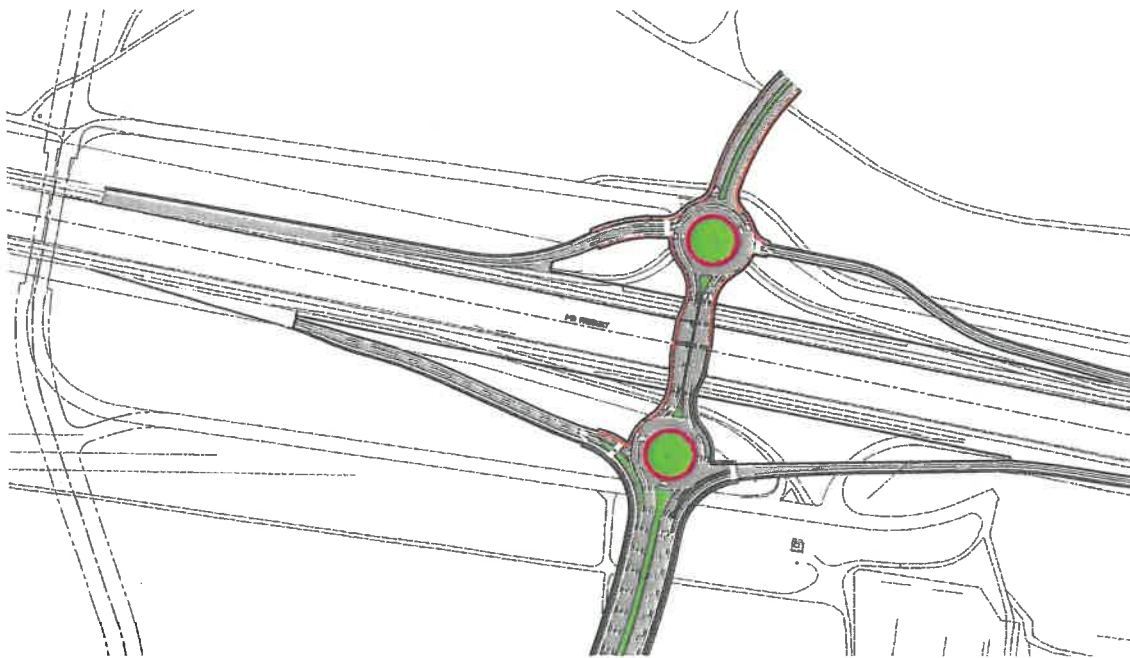


NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-17 INTERIM INTERSTATE 10 INTERCHANGE

4.2.16 Ultimate Interstate 10 Interchange

The proposed ultimate interchange is conceptually designed as a diamond interchange with roundabouts directing traffic in and out of the community. The ultimate design also consists of a freeway underpass connecting the northern 2 lane divided collector to the southern 6 lane urban arterial roadway. The underpass will be designed in accordance with all state and federal standards and requirements. The ultimate design provides a two-lane eastbound off-ramp and a two-lane westbound on-ramp. The frontage roads on the north and south side of the freeway will be closed as traffic will be able to access the on and off-ramps via the new undercrossing as well as by the interior improved roadways. See Ultimate Interstate 10 Interchange Exhibit 4-18. The design and location of Monumentation, signage, walls, landscape and other community design features related to the Interstate 10 Freeway Interchange will be determined in the Village Refinement Plans.



NOTE: The ultimate Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-18 ULTIMATE INTERSTATE 10 INTERCHANGE

4.2.17 Caltrans Frontage Road Right-of-Way

Caltrans has certain existing rights of way for frontage roads which traverse the project site on both the north and south sides of the I-10 freeway. Ingress and egress to and from the Project will require the construction of a freeway interchange, on and off ramps and access roads to and from the Project site, as more particularly described in the circulation section of this Specific Plan. The circulation plan for the Paradise Valley Project shall be designed and developed in such a manner as to preserve contiguity of the frontage road rights-of-way within the Project boundaries. Such contiguity may be provided by separated or at-grade intersections, the dedication of additional rights-of-way for continuation of potential frontage road segments within the interior public roadways of the Project, or in such other manner as shall be acceptable to CalTrans and the County.

Please see exhibit 4-19, Caltrans frontage road right-of-way, for a detail.

LEGEND



KEY MAP

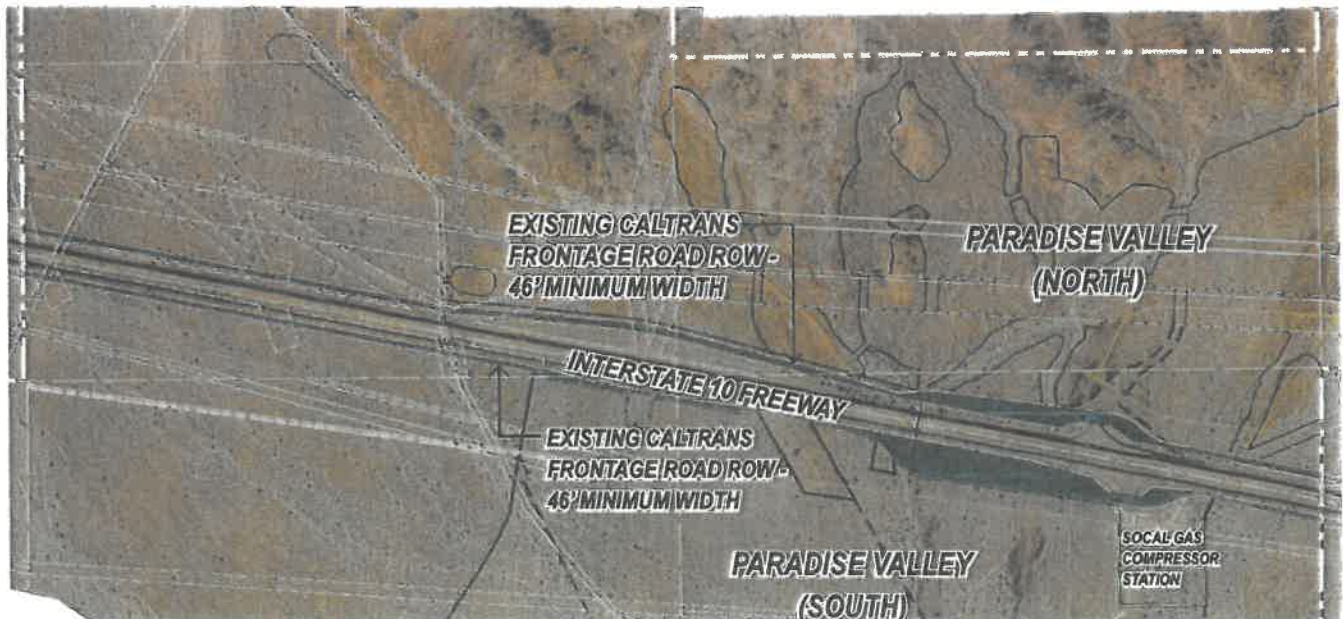


EXHIBIT 4-19 Caltrans frontage road right-of-way

PARADISE VALLEY

- LEGEND**
- PARADISE VALLEY LINEAR PARK
 - PERIMETER TRAIL
 - NEIGHBORHOOD TRAIL
 - VILLAGE CORE
 - CONNECTION TO PUBLIC TRAIL

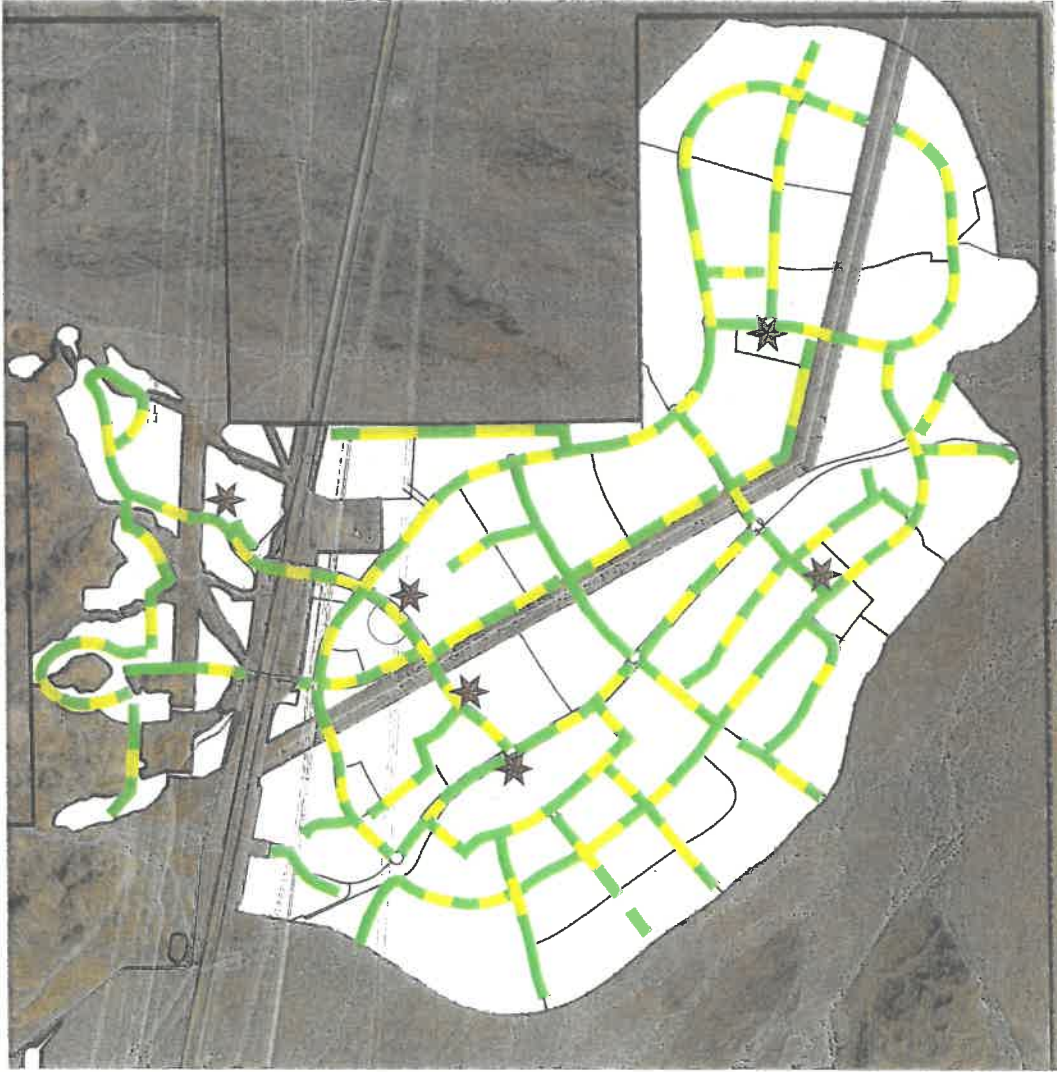


NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-20 Trail Network

PARADISE VALLEY

- LEGEND**
- NEV PATH
 - VILLAGE CORE



NOTE: The NEV path locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-21 NEIGHBORHOOD ELECTRIC VEHICLE NETWORK

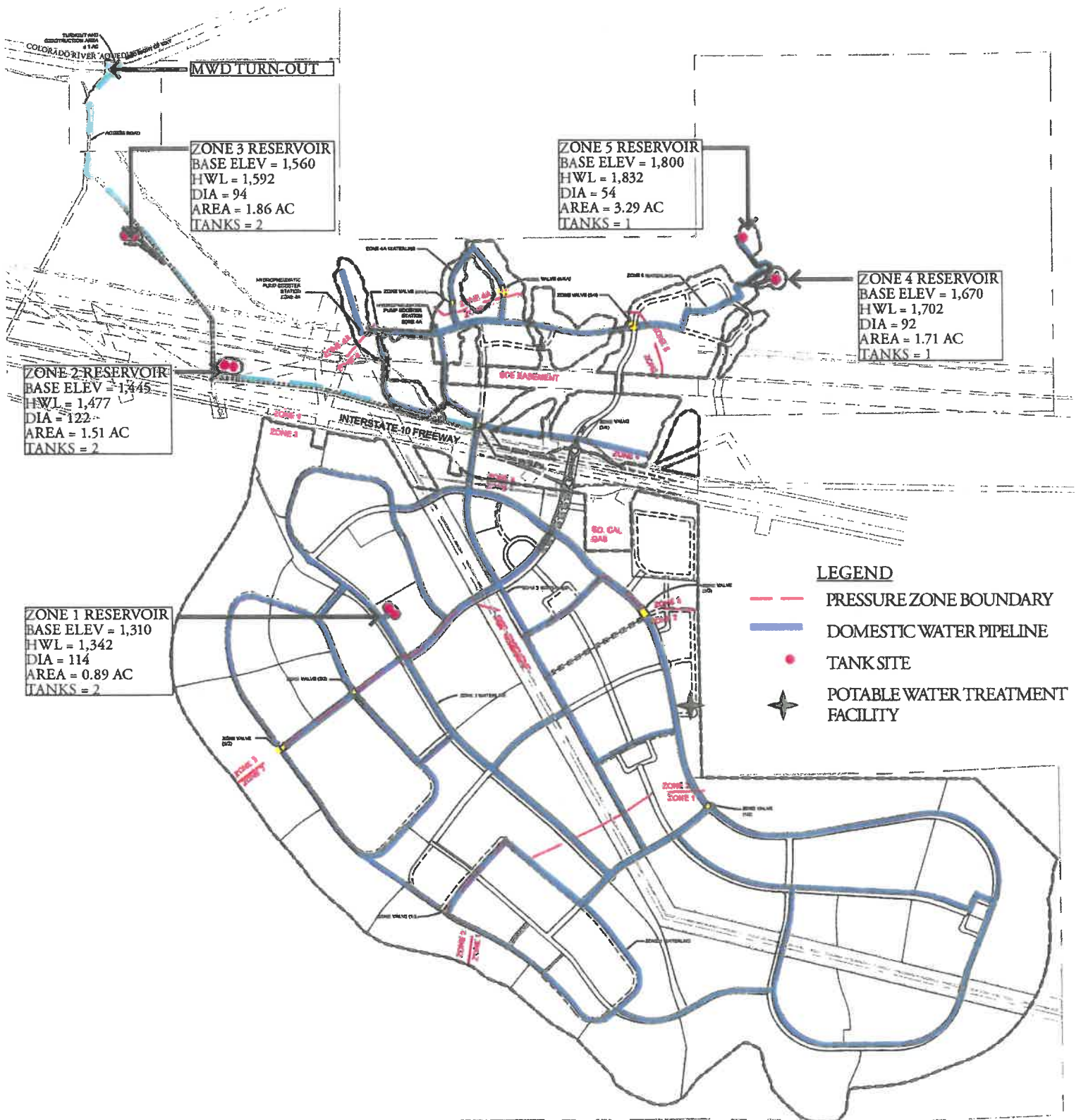
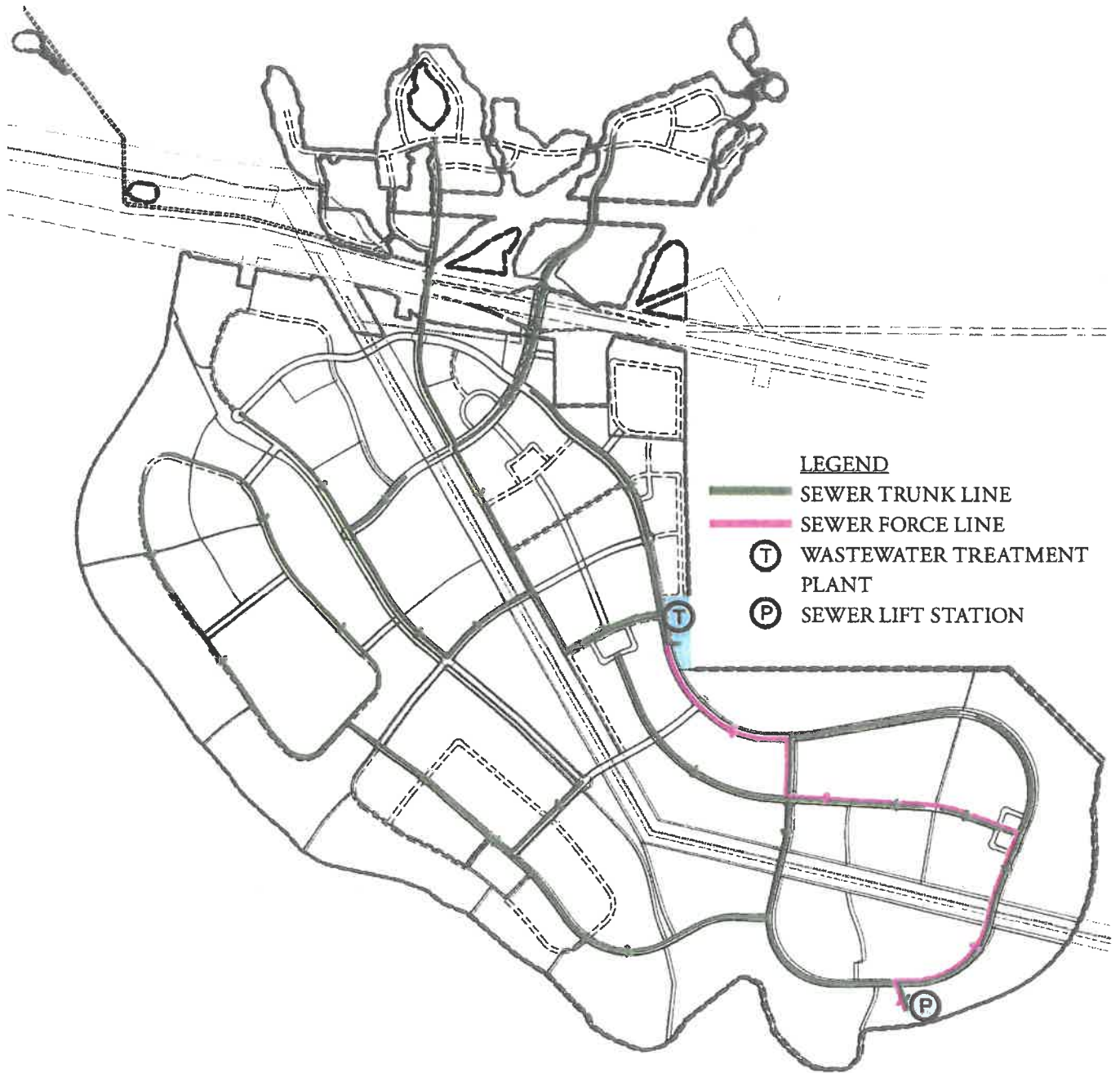


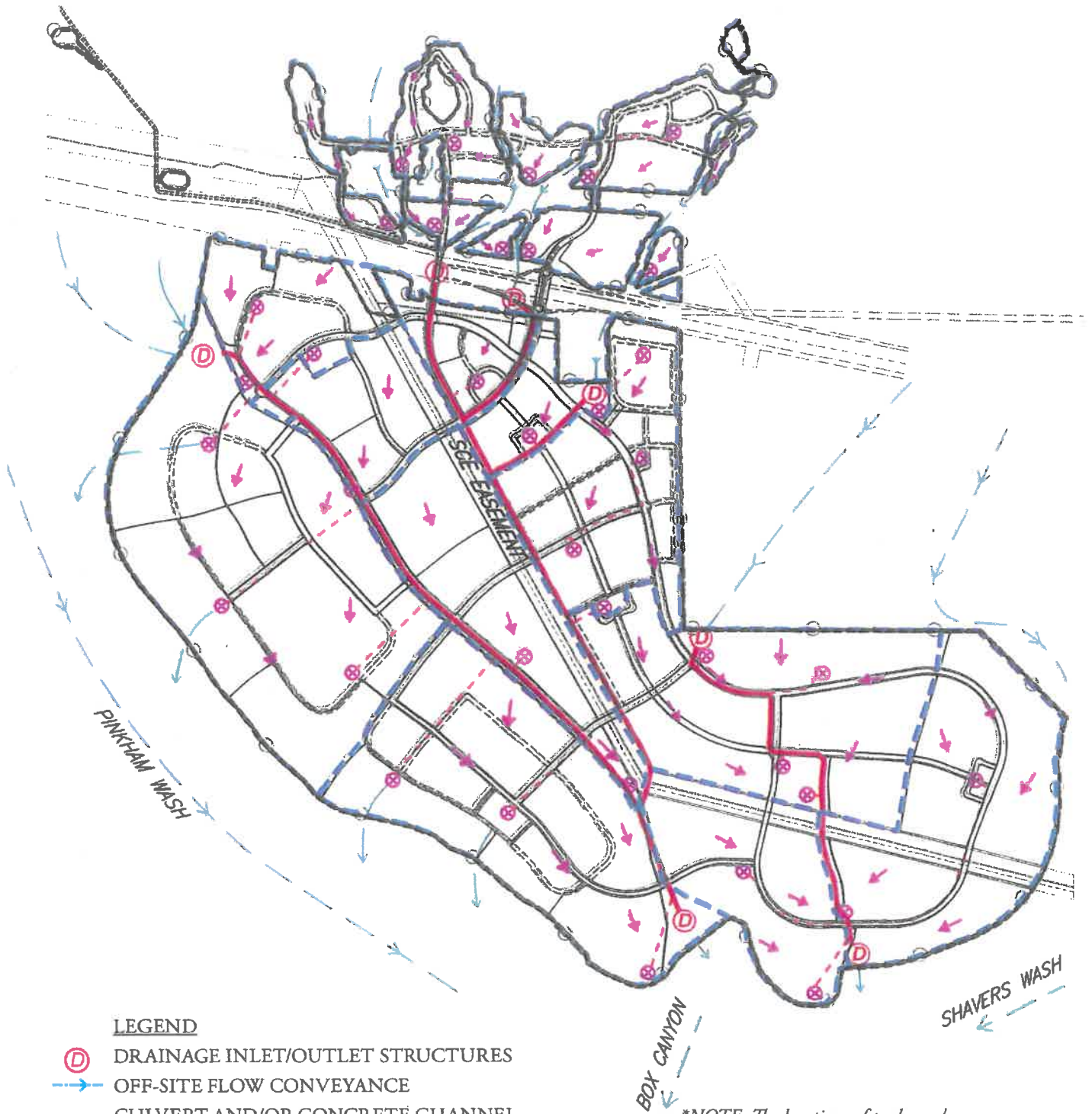
EXHIBIT 5-1 WATER MASTER PLAN



NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-2 WASTEWATER PLAN

PARADISE VALLEY



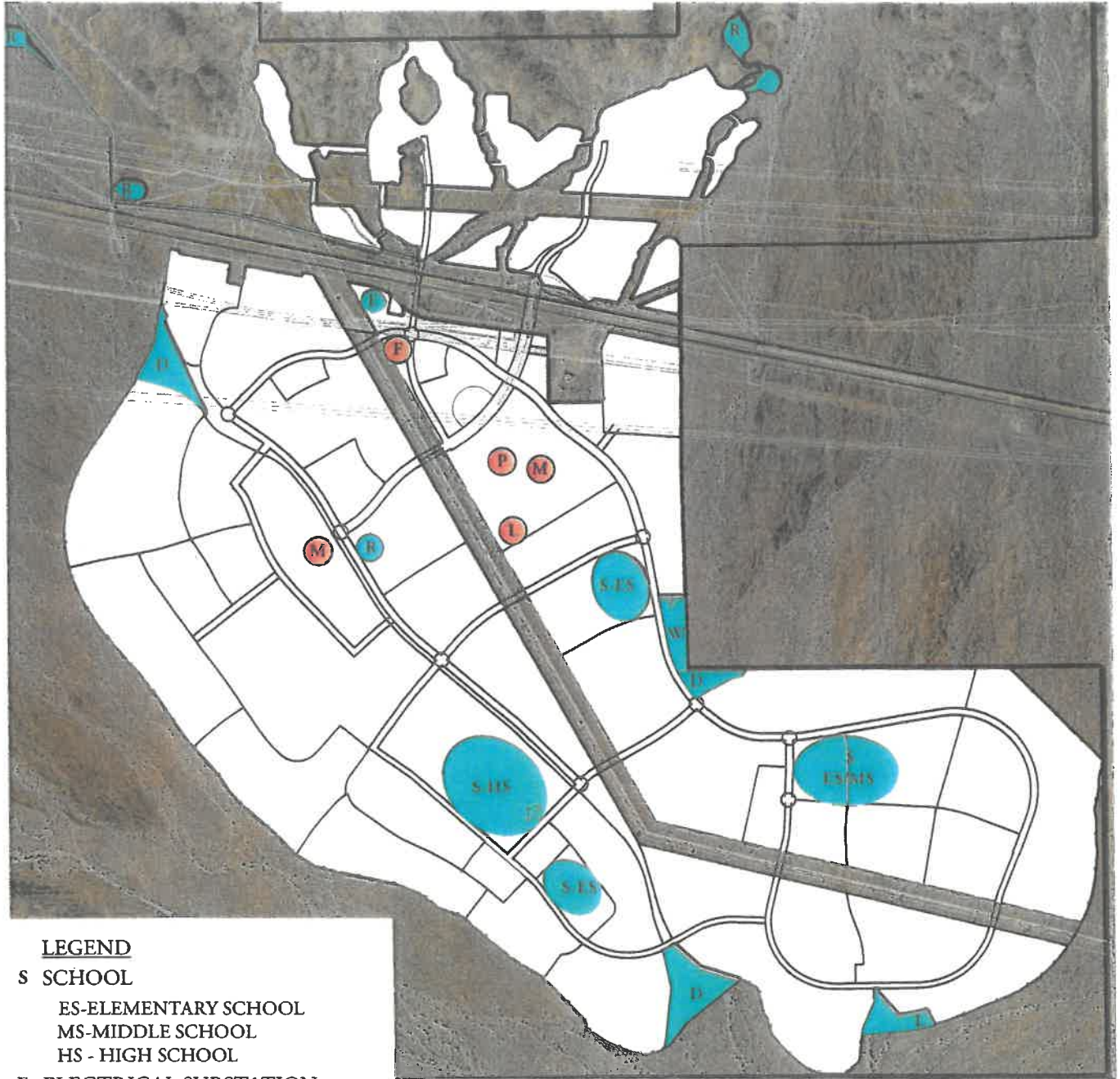
LEGEND

- Ⓧ DRAINAGE INLET/OUTLET STRUCTURES
- OFF-SITE FLOW CONVEYANCE
- CULVERT AND/OR CONCRETE CHANNEL
- - - ON-SITE STORM DRAIN CONVEYANCE
- - - DETENTION/STORM WATER TREATMENT BASIN*
- Ⓧ ON-SITE DIRECTION OF FLOW

**NOTE: The locations of parks and corresponding detention/treatment facilities are for illustrative purposes only. The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.*

EXHIBIT 5-3 DRAINAGE MASTER PLAN

PARADISE VALLEY



LEGEND

- S SCHOOL
 - ES-ELEMENTARY SCHOOL
 - MS-MIDDLE SCHOOL
 - HS - HIGH SCHOOL
- E ELECTRICAL SUBSTATION
- D DRAINAGE STRUCTURE
- W WASTEWATER TREATMENT FACILITY
- L SEWER LIFT STATION
- R RESERVOIR
- (P) POLICE/SHERIFF SUBSTATION
- (F) FIRE
- (L) LIBRARY
- (M) MEDICAL FACILITIES

NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-5 PUBLIC FACILITIES AND SERVICES PLAN

TABLE 6-2 OPEN SPACE - RECREATION SUMMARY

PLANNING AREA	OPEN SPACE TYPE	ACRES
VILLAGE 1 - TOWN CENTER		
1-5	NEIGHBORHOOD PARK	5.5
1-10	NEIGHBORHOOD PARK	3.8
	CONCEPTUALLY LOCATED PARKS	4.5
	CONCEPTUALLY LOCATED TRAILS	4.5
	TOTAL FOR VILLAGE 1	18.4
VILLAGE 2		
2-3	NEIGHBORHOOD PARK	5.2
2-8	LINEAR PARK	10.4
	CONCEPTUALLY LOCATED PARKS	2.5
	CONCEPTUALLY LOCATED TRAILS	2.5
	TOTAL FOR VILLAGE 2	20.6
VILLAGE 3		
	CONCEPTUALLY LOCATED PARKS	3.5
	CONCEPTUALLY LOCATED TRAILS	10.0
	TOTAL FOR VILLAGE 3	13.5
VILLAGE 4		
	CONCEPTUALLY LOCATED PARKS	4.0
	CONCEPTUALLY LOCATED TRAILS	2.0
	TOTAL FOR VILLAGE 4	6.0
VILLAGE 5		
5-5	NEIGHBORHOOD PARK	7.0
	CONCEPTUALLY LOCATED PARKS	2.7
	CONCEPTUALLY LOCATED TRAILS	9.0
	TOTAL FOR VILLAGE 5	18.7
VILLAGE 6		
6-2	NEIGHBORHOOD PARK	12.1
6-9	LINEAR PARK	10.5
	CONCEPTUALLY LOCATED PARKS	4.0
	CONCEPTUALLY LOCATED TRAILS	6.0
	TOTAL FOR VILLAGE 6	32.6
PROJECT TOTAL		109.9

Note: All areas are approximate. Numbers may not add precisely due to rounding.

PARADISE VALLEY



EXHIBIT 6-1 PARKS AND OPEN SPACE PLAN

TABLE 9-1 COMMUNITY FACILITIES: POTENTIAL CONSTRUCTION RESPONSIBILITY AND FUNDING SOURCES

FACILITY TYPE	POTENTIAL PARTY RESPONSIBLE FOR CONSTRUCTION	POTENTIAL FUNDING SOURCES
Backbone Roadways	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CFD • Development Impact Fees
Community Buildings	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions
Drainage Facilities	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Fire Station	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions • Development Impact Fees
Irrigation and Fire Water Facilities	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees
Library	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Developer contributions
Parks and Trails	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Developer contributions
Potable Water and Water Wells	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Sewer (including collection, treatment, and disposal facilities)	<ul style="list-style-type: none"> • CVWD 	<ul style="list-style-type: none"> • CSA or CFD • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Sheriff Substation	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • CSA • Developer contributions • Development Impact Fees
Schools	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer contributions
Power/Electrical Electrical Substations	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Development Impact Fees • Developer contributions

TABLE 9-2 MAINTENANCE RESPONSIBILITY

FACILITY/PROGRAM TYPE	PROVIDER
Bus benches and shelters at transit stops	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Community Signage, Walls and Fences	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Drainage, Local	<ul style="list-style-type: none"> • CSA, CFD, HOA or other equivalent mechanism
Drainage, Regional	<ul style="list-style-type: none"> • Coachella Valley Water District
Electrical Facilities	<ul style="list-style-type: none"> • Imperial Irrigation District
Fire Stations	<ul style="list-style-type: none"> • CSA, CFD, or other equivalent mechanism
Library	<ul style="list-style-type: none"> • Riverside County Library System
Natural Gas Facilities	<ul style="list-style-type: none"> • Southern California Gas Company
Parks and Trails (including perimeter tortoise fences)	<ul style="list-style-type: none"> • CSA, CFD, HOA or other equivalent mechanism
Public Art	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism (maintenance of public art pieces following installation).
Public Schools (K-12)	<ul style="list-style-type: none"> • Coachella Valley Unified School District
Public Street Lighting (facility maintenance; utility payments to IID)	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Public Streets (including traffic signals and on-street bike and NEV lanes)	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Private Streets (serving individual Planning Areas)	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Recycled Water (including storage, transmission lines, and distribution lines up to and including service meters)	<ul style="list-style-type: none"> • Coachella Valley Water District
Sewer (including collection, treatment, and disposal facilities)	<ul style="list-style-type: none"> • Coachella Valley Water District
Sheriff Substation	<ul style="list-style-type: none"> • CSA, CFD, or other equivalent mechanism
Shuttle services, transit node and bus benches/shelters	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Streetscapes (edge of pavement to edge of right-of-way) and other common community areas.	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism
Trash and recycling receptacles in Open Space Recreation Areas	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism

FACILITY/PROGRAM TYPE	PROVIDER
Water facilities (including storage, transmission, and distribution, including service meters)	<ul style="list-style-type: none"> • Coachella Valley Water District
Weed Management Plan	<ul style="list-style-type: none"> • Master HOA
WQMP Trench and Detention Basins	<ul style="list-style-type: none"> • CSA, CFD, HOA and/or other equivalent mechanism

County Service Area

A potential mechanism for facilities funding and maintenance is a County Service Area (CSA). The PVSP project will either annex into an existing CSA, or form a new CSA to provide and fund services within the project area. The CSA may provide funding and/or maintenances such as sheriff protection, fire protection, local park maintenance services, ambulance services, streetlight energy services, landscape services and street sweeping. The Riverside County Board of Supervisors will be the CSA governing body, which is established by law to administer the operation of county service areas per Government Code 25210.0.

Community Facilities District (CFD)

A Mello-Roos Community Facilities District (CFD) may also be established to finance improvements and services at Paradise Valley. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. A CFD would be a formed under the Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311-53368.3.

Community Services District

A Community Services District (CSD), or similar entity, may also be established to provide and fund services within PVSP. The CSD, if formed, will be administered by a locally elected board of directors and will employ professional management, staff and outside assistance as required to offer the necessary range of services to the PVSP community. The CSD will be a multi-service special district that will be formed under the Community Services District Law, California Government Code Section 61000 et seq.

9.5.3 Mitigation Monitoring

A summary of conditions of project approval will be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program will be established so that the Paradise Valley Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be established upon EIR certification.

9.6 Environmental Review

Environmental assessments shall be required for applications for development projects within the Paradise Valley Specific Plan to the extent required under the California Environmental Quality Act. Residential projects undertaken pursuant to and in conformity to the Paradise Valley Specific Plan

may be exempt from further environmental review if such projects meet the requirements of California Government Code Section 65457 and CEQA Guidelines Section 15182.

9.7 Affordable Housing

The Paradise Valley Specific Plan will provide five (5) percent of the total dwelling units as affordable to lower and moderate income households, or a total of 425 units, assuming the project is built out to the maximum of 8,490 units, as outlined in Table 2. Specifically:

Moderate Income Units: Housing units affordable to moderate income households will be provided primarily in the multi-family and small-lot single-family for-sale components of the Specific Plan. A total of 382 for-sale units will be made available at prices affordable to moderate income households.

Very Low Income Units: Housing units affordable to very low income households will be provided in the rental housing component of the Specific Plan. A total of 43 units of the rental housing component will be made available at rents affordable to very low income households.

Target Households

The Paradise Valley Affordable Housing Program targets the following income groups, consistent with the State Housing Element law:

- ✧ “Very low income households” means households defined in Section 50105 of the Health and Safety Code, as may be amended.
- ✧ “Lower income households” means households defined in Section 50079.5 of the Health and Safety Code, as may be amended.
- ✧ “Moderate income households” means persons and families defined in Section 50093 of the Health and Safety Code, as may be amended.

TABLE 9-3 AFFORDABLE HOUSING

Income Group	Income Definition	Affordable Housing Costs			
		Ownership Housing		Rental Housing	
		% Income Spent on Housing	Income Limit	% Income Spent on Housing	Income Limit
Very Low	0-50% AMI	30%	50% of AMI	30%	50% of AMI
Low	51-80% AMI	30%	70% of AMI	30%	60% of AMI
Moderate	81-120% AMI	35%	110% of AMI	30%	110% of AMI

AMI = Area Median Income

Source: Section 50052.5, Health and Safety Code

Pursuant to State law, income eligibility will be determined as a percentage of the Area Median Income for the metropolitan area (Riverside County), as published by the State Department of Housing and Community Development (Health & Safety Code Section 50093(c)).

Affordable Housing Costs

Affordable housing costs are based on standards established in Sections 50052.5 and 50053 of the Health and Safety Code (Table 9-3). Affordable housing costs include reasonable allowance for utilities and based on underwriting standards of mortgage financing.

Affordable Units

The proposed affordable units will be made available based on a percentage of the estimated residential units for the proposed product types as allocated within the development phases.

It is the intent of the master developer to avoid concentration of affordable housing in any one location or development phase of Paradise Valley. Specific locations, types, and occupancy will be included in the Affordable Housing Implementation Program (AHIP) to be submitted to the County with the first increment of development and updated with subsequent development increments.

Phasing of Affordable Units

TABLE 9-4 PHASING OF AFFORDABLE UNITS

Number of Building Permits Issued	Number of Affordable Units in Each Phase	Cumulative Affordable Units Provided in Master Plan
No more than 2,500 Units	100 Units	100 Units
No more than 5,000 Units	150 Units	250 Units
No more than 7,500 Units	150 Units	400 Units
Buildout at 8,490 Units	25 Units	425 Units

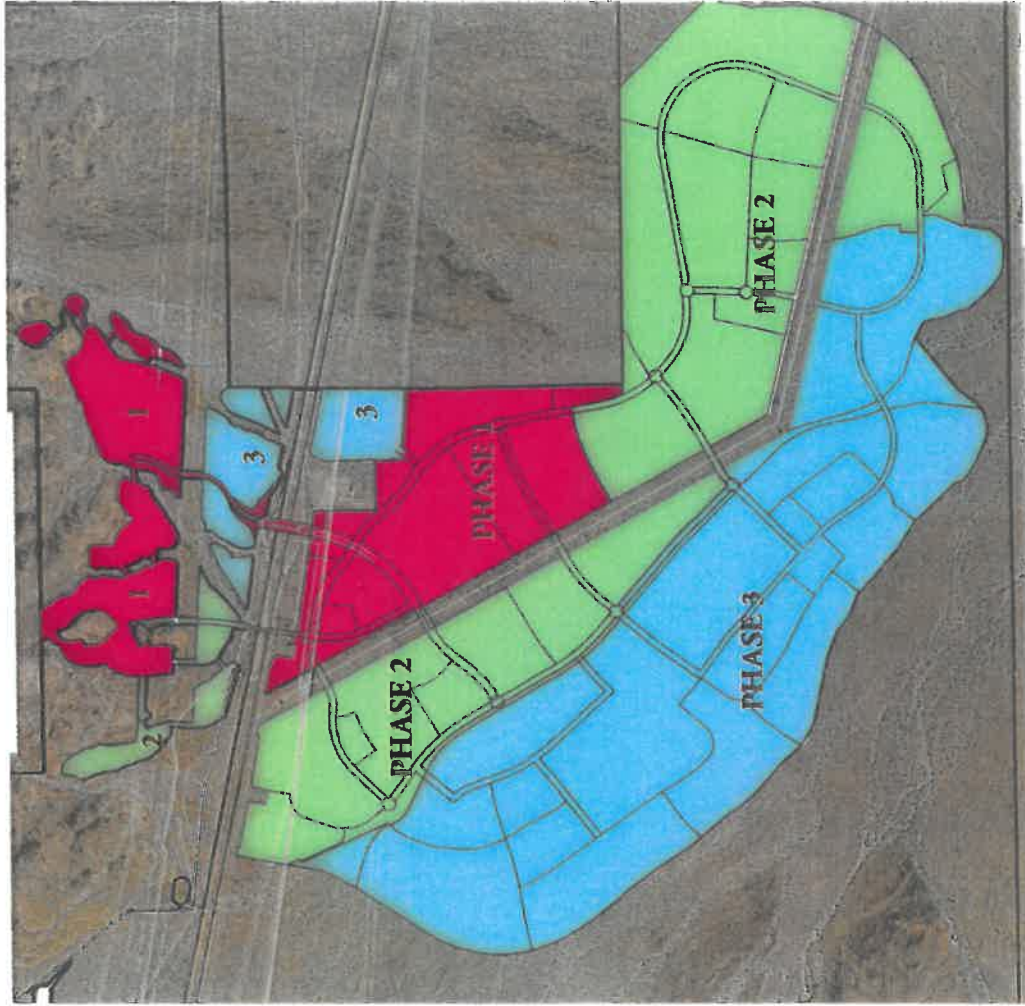
The different phases of the Specific Plan do not represent the exact sequence of developing the various subareas. It is the intent of the master developer to provide the affordable units concurrent with the overall development of the Specific Plan. To the extent feasible, the number of affordable units to be provided will adhere to the following schedule:

Alternatives to Providing Affordable Units

The affordable housing requirements may be satisfied with alternative mechanisms. These may include:

- ✧ Units off site
- ✧ Land donation to the County or a County-approved affordable housing development for the construction of affordable units
- ✧ Payment of in-lieu fees under a County approved in-lie fee program

The master developer will specify the method of satisfying the affordable housing requirements in the AHIP.



- LEGEND**
- PHASE 1
 - PHASE 2
 - PHASE 3

Note: All phases are market-driven, can be implemented over time and are subject to change. One or more phases, or portion thereof, may be developed concurrently. The phasing shown is intended for illustrative purposes only.

EXHIBIT 9-1 PHASING PLAN

Memorandum

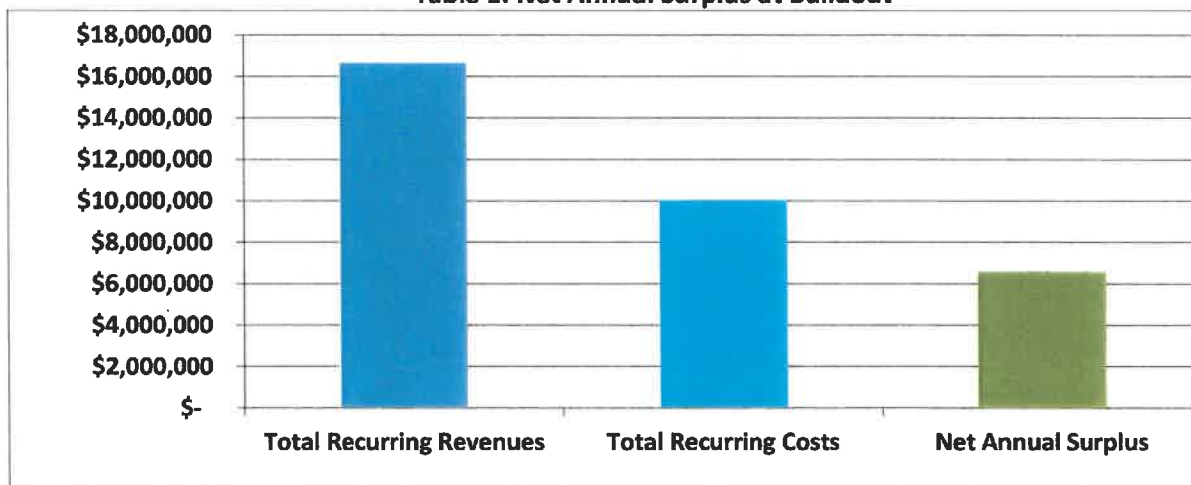
To: Specific Plan No. 00339 (Paradise Valley) File
 From: DPFG
 Date: February 15, 2017 Discussion Draft
 Subject: February 2017 FIA

Introduction and Conclusions

The February 2017 FIA was prepared in accordance with the general methodologies outlined in the County FIA Guidelines to Preparing Fiscal Impact Reports (“County FIA Guidelines”), dated January 1995. The February 2017 FIA examines the financial impact the Project will have on the County’s general fund (“General Fund”), fire fund (“Fire Fund”), library fund (“Library Fund”), and transportation fund (“Transportation Fund”). The Project will generate additional income for the General Fund primarily through increased property taxes, sales taxes, and transient occupancy taxes, while increasing the need for County services such as police, fire, and health and sanitation.

Based on the assumptions and calculations detailed in the attached February 2017 FIA, the Project is expected to yield a new net annual surplus at buildout of approximately \$6.6 million (see Exhibit A, Table 1).

Table 1: Net Annual Surplus at Buildout



The Draft FIA is based on the following key assumptions:

- Per the County FIA Guidelines, the methodology used to determine the allocable revenue and cost impacts to County Funds as a result of the Project’s development is a combination of case study methods and multiplier methods
- County Budget: Riverside County 2015-16 Recommended Budget
- Fire Phasing Analysis is based on draft fire conditions
- General Fund revenues are assumed to be transferred at various times to the Fire Fund and Transportation Fund

The FIA is organized as follows:

- Exhibit A – Fiscal Impact Analysis at buildout
- Exhibit B – Fire and Transportation Funds Phasing Analysis
- Exhibit C – Phasing Analysis



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Paradise Valley
February 15, 2017

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Exhibit A - Fiscal Impact Analysis
Table 1 - Riverside County Fiscal Impact Analysis Summary
Paradise Valley
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I. Fiscal Impact to General Fund	Table Ref.	Per Unit	Buildout	Percent of Total
A. Financing Sources				
Property Tax	4	\$ 582	\$ 4,937,557	43.1%
Property Tax In-Lieu of Sales-Tax	4	-	-	0.0%
Documentary Transfer Tax	4	63	533,863	4.7%
Property Tax In-Lieu of MVLF	5	367	3,112,791	27.2%
On-Site Retail Sales and Use Tax	5	128	1,085,275	9.5%
Off-Site Retail Sales and Use Tax	5	-	-	0.0%
Transient Occupancy Tax	5	159	1,352,644	11.8%
Interest Earnings	5	9	74,091	0.6%
Other Discretionary Revenue	6	42	355,711	3.1%
Total Financing Sources		\$ 1,349	\$ 11,451,931	100.0%
B. Financing Requirements				
General Financing Requirements	8	\$ 64	\$ 547,469	9.6%
Public Protection				
Judicial	8	27	226,507	4.0%
Police Protection	9	285	2,416,270	42.5%
Detention and Correction	8	61	519,304	9.1%
Fire Protection (Transfers to the Fire Fund)	10	72	609,039	10.7%
Protection/Inspection	8	0	2,731	0.0%
Other Protection	8	20	170,625	3.0%
Transfers to the Transportation Fund	12	59	503,275	8.8%
Public Ways & Facilities	8	-	-	0.0%
Health and Sanitation	8	77	652,211	11.5%
Public Assistance	8	4	36,769	0.6%
Education	8	0	4,183	0.1%
Recreation & Cultural Services	8	0	500	0.0%
Debt Service	8	-	-	0.0%
Total Financing Requirements		\$ 670	\$ 5,688,883	100.0%
Net Annual Surplus / (Deficit)		\$ 679	\$ 5,763,048	
II. Fiscal Impact to Fire Fund				
A. Financing Sources (a)	10	\$ 412	\$ 3,500,000	
B. Financing Requirements	10	412	3,500,000	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
III. Fiscal Impact to Library Fund				
A. Financing Sources	11	\$ 59	\$ 502,177	
B. Financing Requirements	11	18	156,935	
Net Annual Surplus / (Deficit)		\$ 41	\$ 345,242	
IV. Fiscal Impact to Transportation Fund				
A. Financing Sources	12	\$ 85	\$ 721,834	
B. Financing Requirements	12	85	721,834	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
V. Net Fiscal Impact of Project				
A. Financing Sources		\$ 1,905	\$ 16,175,942	
B. Financing Requirements		1,186	10,067,652	
Net Annual Surplus / (Deficit)		\$ 719	\$ 6,108,291	
VI. Net Fiscal Impact of Project with Measure A Sales Tax				
A. Financing Sources		\$ 1,963	\$ 16,667,017	
B. Financing Requirements		1,186	10,067,652	
Net Annual Surplus / (Deficit)		\$ 777	\$ 6,599,366	

Footnotes:

(a) Assumes additional financing sources generated from CSA/CFD.

Exhibit A - Fiscal Impact Analysis

Table 2 - Riverside County Post-ERAF Share of the Basic Tax Calculation

Paradise Valley

February 15, 2017

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Agency (b)	Tax Rate Area (a)		Weighted Average (c)
	058-002	058-011	
General	14.0181%	14.3133%	14.0253%
County Free Library	1.4305%	1.4606%	1.4312%
County Structure Fire Protection	5.8484%	5.9716%	5.8514%
Supervisory Road District 4	1.0005%	1.0216%	1.0010%
Coachella Valley Unified School	46.4394%	47.4176%	46.4634%
Desert Community College	7.4951%	7.6530%	7.4990%
Riv. Co. Office Of Education	4.0777%	4.1636%	4.0798%
Riv Co Reg Park & Open Space	0.3460%	0.3533%	0.3462%
Coachella Valley Public Cemetery	0.2289%	0.2338%	0.2290%
Cv Mosq & Vector Control	0.9734%	0.9939%	0.9739%
Coachella Valley Rec & Park	1.1785%	0.0000%	1.1496%
Coachella Valley Resource Conserv	0.0349%	0.0357%	0.0350%
Educational Revenue Augmentation Fund	16.9285%	16.3820%	16.9151%
Total	1.0000%	1.0000%	1.0000%
Acres (d)	1,460.92	36.70	1,497.62
% of Total	97.55%	2.45%	100.00%

Footnotes:

Source: FY 2014-15 Property Tax Share per Riverside County Auditor-Controller's Office, Property Tax Division.

(a) In addition to other ad valorem charges imposed by various local agencies, land owners in California are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each County in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the county, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. This exhibit shows the share of the basic tax applicable to both of the TRAs applicable to the Project.

(b) Shares of the basic tax that are received by the County for each tax rate area are highlighted in bold print.

(c) For purposes of the analysis, the weighted average tax rates were calculated based on the acreage of the TRAs within the Project.

(d) Acres based on total acreage of parcels that include a portion of the development planned for Phase I. Parcel acreage was not adjusted to remove parcel area that overlaps with undeveloped areas and subsequent phases of development.

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Description	PA	Base Price	Measure	Sq. Ft.	Absorption (Units/Sq. Ft.) (a)											
					(a)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
RESIDENTIAL LAND USE																
Village 1 (Town Center)																
TOWNS	1-1	\$	348,066	per Unit	92	50	42									
Stacked flats HHDR	1-3		271,999	per Unit	211	50	50	50	50	50	11					
Stacked flats	1-4		305,999	per Unit	413	50	50	50	50	50	50	50	50	50		13
55'x100'	1-6		504,332	per Unit	114	50	50	14								
50'x70'	1-7		356,432	per Unit	88	50	50	38								
45'x80'	1-7		362,666	per Unit	67	50	17									
45'x80'	1-7		362,666	per Unit	59	33										
55'x100'	1-8		504,332	per Unit	66	36	30									
60'x100'	1-8		509,999	per Unit	70	50	20									
Village 2 (Town Center West)																
60'x100'	2-1		509,999	per Unit	77	30	47									
50'x100'	2-2		473,732	per Unit	92	50	42									
45x80	2-2		362,666	per Unit	100	24	50	26								
50'x100	2-2		473,732	per Unit	89	32	50	7								
50'x100	2-4		473,732	per Unit	118	50	50	18								
Duplex	2-4		344,532	per Unit	129	50	50	29								
40'x62'	2-5		314,499	per Unit	122	50	50	22								
Stacked flats	2-6		226,666	per Unit	420	50	50	50	50	50	50	50	50	50	20	
Triplex-adult	2-7		301,466	per Unit	60	10										
Triplex-adult	2-7		301,466	per Unit	130	40	50	40								
45'x100'	2-9		387,999	per Unit	172	50	50	22								
Village 3 (Casa Active Adult)																
MIXED USE HHDR	3-1		271,999	per Unit	418							75	75	75	75	43
DUPLEX	3-2		275,399	per Unit	46							46				
DUPLEX	3-2		275,399	per Unit	101							50	36			51
65x110	3-3		456,165	per Unit	86							50	50			
75x100	3-3		515,665	per Unit	74							50	50	24		
65x110	3-3		456,165	per Unit	73							23	50			
DUPLEX	3-4		275,399	per Unit	114							50	40			50
50x80	3-5		362,666	per Unit	90							50	40			
50'x70	3-5		396,666	per Unit	97							50	50	47		
DUPLEX	3-5		275,399	per Unit	146							42	50			46
40'x90	3-5		335,466	per Unit	92							50	44			
50x90	3-5		362,666	per Unit	94							50	50			
40x90	3-5		335,466	per Unit	116							50	50	16		
75x100	3-6		515,665	per Unit	100							26	24			50
65x115	3-6		632,398	per Unit	51							30	21			
85x115	3-7		632,398	per Unit	51							11	40			
75x100	3-7		515,665	per Unit	102							26	40			36
Village 4 (North Village)																
Duplex-Adult	4-1		344,532	per Unit	97					50	47					
Duplex-Adult	4-1		344,532	per Unit	56							56				
40'x90	4-2		356,999	per Unit	74							50	24			
50'x100	4-2		473,732	per Unit	116							50	50	16		
Duplex-Family	4-3		335,466	per Unit	66							50	50	16		
Duplex	4-3		453,332	per Unit	51							51				
Standard Lot (60' X 100')	4-4		509,999	per Unit	107							40	40	27		
Standard Lot (70' X 100')	4-4		589,048	per Unit	66							40	40	26		
Duplex-Family	4-5		335,466	per Unit	38							38				
Triplex-Adult	4-5		301,466	per Unit	84							40	44			
45x80	4-7		362,666	per Unit	40							40				
45x80	4-7		362,666	per Unit	56							56				
Duplex-Family	4-8		335,466	per Unit	51							34	17			
Duplex-Family	4-8		335,466	per Unit	41							30	11			

Exhibit A - Fiscal Impact Analysis
Table 3 - Riverside County Land Use and Absorption Assumptions
Paradise Valley
February 15, 2017

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Description	PA	Price	Measure	Sq. Ft.	Absorption (Units/Sq. Ft) (a)														
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12			
Village 5 (East Village)																			
Duplex Family	5-1	335,466	per Unit	191															
40 x 100	5-1	362,666	per Unit	134															
70X100	5-3	589,048	per Unit	81															
85X115	5-3	632,398	per Unit	46															
45X100	5-4	387,599	per Unit	172															
50X70	5-6	356,432	per Unit	207															
50X90	5-7	447,665	per Unit	109															
55X100	5-8	504,332	per Unit	121															
60X100	5-8	509,999	per Unit	162															
55X100	5-8	515,665	per Unit	98															
55X100	5-9	504,332	per Unit	139															
70X100	5-9	589,048	per Unit	88															
50X100	5-10	473,732	per Unit	140															
55X100	5-10	515,665	per Unit	56															
40X90	5-10	368,332	per Unit	86															
70X100	5-11	611,998	per Unit	156															
Village 6 (South Village)																			
50X70	6-1	356,432	per Unit	156															
50X80	6-1	447,665	per Unit	62															
40X90	6-1	356,999	per Unit	90															
40X90	6-1	368,332	per Unit	55															
50X90	6-1	447,665	per Unit	97															
40X90	6-1	356,999	per Unit	70															
40X90	6-3	611,998	per Unit	87															
75X100	6-4	515,665	per Unit	30															
65X110	6-4	456,165	per Unit	36															
65X110	6-5	456,165	per Unit	65															
duplex-family	6-6	335,466	per Unit	143															
50X100	6-7	473,732	per Unit	44															
85X115	6-8	632,398	per Unit	86															
TOTAL RESIDENTIAL		\$ 395,121	Value per Sq. Ft.		8,480	300	342	635	522	606	597	573	563	740	862	1,234	964	30	30

Description	PA	Price	Measure	Sq. Ft.	Absorption (Units/Sq. Ft) (a)														
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12			
NON-RESIDENTIAL LAND USE																			
Office		\$ 296	per Sq. Ft.	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
Retail		\$ 231	per Sq. Ft.	441,687	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976
Light Industrial		\$ 193	per Sq. Ft.	106,380							13,298	13,298	13,298	13,298	13,298	13,298	13,298	13,298	
Subtotal Office/Retail		\$ 256		998,390	68,616	68,616	68,616	68,616	68,616	68,616	81,914	81,914	81,914	81,914	81,914	81,914	81,914	81,914	
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100					100										
Hotel - Resort	(e)	\$ 200,000	per room	300											300				
Schools			per Sq. Ft.																
Other	(d)		per Sq. Ft.																
Subtotal Hotel/School/Other				400						100					300				
TOTAL NON-RESIDENTIAL				998,390	68,616	68,616	68,616	68,616	68,616	68,616	81,914	81,914	81,914	81,914	81,914	81,914	81,914	81,914	

LAND USE OVERVIEW				
Residents		15,724		
Employees:				
Office/Retail/Light Industrial		3,634		(d)
Occupancy Rate		95%		
Subtotal		3,452		
Hotel/School/Other		1,260		
Total Employees		4,712		(d)
Equivalent Residents (Residents & 50% Employees)		18,980		

Footnotes:
(a) Per information provided by Glorious Land Company, LLC and its consultants.
(b) PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31% of total units to be seasonal units at 50% occupancy. Estimated PPH of 2.19 for full time units. Blended PPH calculated as weighted average of seasonal and full time units.
(c) Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
(d) Employment calculations assume that retail, light industrial, and office space will have a stabilized occupancy rate of 95%. Employment also includes 335 hotel employees, 497 school employees and 428 employment activities not tied to permanent commercial/institutional locations. Calculations per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
(e) Per DDFG database of fiscal impact studies.
(f) For purposes of this analysis, we have not assumed an assessed value for employment activities not tied to permanent commercial/institutional locations. We have also assumed that schools are exempt from the payment of property taxes.

Exhibit A - Fiscal Impact Analysis

Table 3 - Riverside County Land Use and Absorption Assumptions

Paradise Valley

February 16, 2017

DRAFT

Description	PA	Base Price	Measure	Sq. Ft.	Total											Residents/ Employees
					Units/											
					Household											
(a)	(a)	(a)	(a)	(a)	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	(b)		
					\$											
RESIDENTIAL LAND USE																
Village 1 (Town Center)																
TOWNS																
Stacked flats HHDR	1-3	\$	349,066	per Unit	92										1.85	170
			271,999	per Unit	211											391
Stacked flats	1-4		305,999	per Unit	413										1.85	765
55'x100'	1-6		504,332	per Unit	114											211
50'x70'	1-7		356,432	per Unit	88										1.85	163
45'x80'	1-7		362,666	per Unit	67										1.85	124
45'x60'	1-7		362,666	per Unit	59										1.85	109
55'x100'	1-8		504,332	per Unit	66										1.85	122
60'x100'	1-8		509,999	per Unit	70										1.85	130
Village 2 (Town Center West)																
60'x100'	2-1		509,999	per Unit	77										1.85	143
50'x100'	2-2		473,732	per Unit	92										1.85	170
45'x80'	2-2		362,666	per Unit	100										1.85	185
50'x100'	2-2		473,732	per Unit	89										1.85	165
50'x100'	2-4		473,732	per Unit	118										1.85	219
Duplex	2-4		344,532	per Unit	129										1.85	239
40'x62'	2-5		314,499	per Unit	122										1.85	226
Stacked flats	2-6		226,686	per Unit	420										1.85	778
Triplex-adult	2-7		301,466	per Unit	60										1.85	111
Triplex-adult	2-7		301,466	per Unit	130										1.85	241
45'x100'	2-9		387,599	per Unit	172										1.85	319
Village 3 (Casa Active Adult)																
MIXED USE HHDR																
DUPLEX	3-1		271,999	per Unit	418										1.85	774
DUPLEX	3-2		275,399	per Unit	46										1.85	85
DUPLEX	3-2		275,399	per Unit	101										1.85	187
65'x110'	3-3		456,165	per Unit	86										1.85	159
75'x100'	3-3		516,665	per Unit	74										1.85	137
65'x110'	3-3		456,165	per Unit	73										1.85	135
DUPLEX	3-4		275,399	per Unit	114										1.85	211
50'x60'	3-5		362,666	per Unit	90										1.85	167
50'x70'	3-5		396,666	per Unit	97										1.85	180
DUPLEX	3-5		275,399	per Unit	146										1.85	270
40'x90'	3-5		335,466	per Unit	92										1.85	170
50'x60'	3-5		362,666	per Unit	94										1.85	174
40'x60'	3-5		335,466	per Unit	116										1.85	215
75'x100'	3-6		515,665	per Unit	100										1.85	185
85'x115'	3-6		632,398	per Unit	51										1.85	94
85'x115'	3-7		632,398	per Unit	51										1.85	94
75'x100'	3-7		515,665	per Unit	102										1.85	189
Village 4 (North Village)																
Duplex-Adult	4-1		344,532	per Unit	97										1.85	180
Duplex-Adult	4-1		344,532	per Unit	56										1.85	104
40'x90'	4-2		356,999	per Unit	74										1.85	137
50'x100'	4-2		473,732	per Unit	116										1.85	215
Duplex-Family	4-3		335,466	per Unit	66										1.85	122
Duplex	4-3		453,332	per Unit	61										1.85	94
Standard Lot (60' X 100')	4-4		509,999	per Unit	107										1.85	198
Standard Lot (70' X 100')	4-4		589,048	per Unit	66										1.85	122
Duplex-Family	4-5		335,466	per Unit	38										1.85	70
Triplex-Adult	4-6		301,466	per Unit	84										1.85	166
45'x80'	4-7		362,666	per Unit	40										1.85	74
45'x60'	4-7		362,666	per Unit	56										1.85	104
Duplex-Family	4-8		335,466	per Unit	51										1.85	94
Duplex-Family	4-8		335,466	per Unit	41										1.85	76



Description	PA	Base		Total											Persons per Household	Residents/ Employees		
		Price	Measure	Sq. Ft.	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Value				
Village 6 (East Village)																		
Duplex Family	5-1		335,466 per Unit	191												64,074,006	1.85	354
40 x 100	5-1		362,666 per Unit	134	34											48,597,244	1.85	248
70X100	5-3		589,048 per Unit	81												47,712,888	1.85	150
85X115	5-3		632,398 per Unit	46												29,090,308	1.85	85
45X100	5-4		387,599 per Unit	172	22											66,667,028	1.85	319
50X70	5-6		356,432 per Unit	207												73,781,424	1.85	383
50X90	5-7		447,665 per Unit	109												48,795,485	1.85	202
55X100	5-8		504,332 per Unit	121												61,024,172	1.85	224
60X100	5-8		509,999 per Unit	162												82,619,638	1.85	300
55X100	5-8		515,665 per Unit	98												50,535,170	1.85	182
55X100	5-9		504,332 per Unit	139	50											70,102,148	1.85	257
70X100	5-9		589,048 per Unit	88												51,636,224	1.85	163
50X100	5-10		473,732 per Unit	140	40											66,322,480	1.85	259
55X100	5-10		515,665 per Unit	56												28,877,240	1.85	104
40X90	5-10		368,332 per Unit	86												31,676,552	1.85	159
70X100	5-11		611,998 per Unit	156	36											95,471,688	1.85	289
Village 6 (South Village)																		
50X70	6-1		356,432 per Unit	158	56											55,603,392	1.85	289
50X90	6-1		447,665 per Unit	62												27,755,230	1.85	115
40X90	6-1		356,999 per Unit	90												32,129,910	1.85	167
40X90	6-1		388,332 per Unit	55	25											20,258,260	1.85	102
50X90	6-1		447,665 per Unit	97	58											43,423,505	1.85	180
40X90	6-1		356,999 per Unit	70	30											24,899,930	1.85	130
75X100	6-3		611,998 per Unit	87	27											53,243,826	1.85	161
75X100	6-4		515,665 per Unit	30	30											15,469,950	1.85	56
65X110	6-4		456,165 per Unit	36												16,421,940	1.85	67
65X110	6-5		456,165 per Unit	65	25											29,650,725	1.85	120
duplex-family	6-6		335,466 per Unit	143	43											47,971,638	1.85	265
50X100	6-7		473,732 per Unit	44	44											20,844,208	1.85	81
85X115	6-8		632,398 per Unit	86	26											54,386,228	1.85	159
TOTAL RESIDENTIAL			\$ 396,121	8,490	646											\$3,364,577,636	1.85	15,724

Description	PA	Base		Total Units	Value per Sq. Ft.	Sq. Ft./Employee	Sq. Ft./room per Employee
		Price	Measure				
NON-RESIDENTIAL LAND USE							
Office		\$	296 per Sq. Ft.	450,323	34,640	-	175
Retail		\$	231 per Sq. Ft.	441,687	33,976	-	500
Light Industrial		\$	193 per Sq. Ft.	106,390	13,288	-	600
Subtotal Office/Retail			256	998,390	81,914	-	275
Hotel - Business (Limited Service)	(e)	\$	95,000 per room	100	-	-	0.35
Hotel - Resort	(e)	\$	200,000 per room	300	-	-	1
Schools			- per Sq. Ft.	-	-	-	-
Other	(d)		- per Sq. Ft.	-	-	-	-
Subtotal Hotel/School/Other			-	400	-	-	428
TOTAL NON-RESIDENTIAL				998,390	81,914	-	1,260
LAND USE OVERVIEW							
Residents			15,724				
Employees:			3,634				
Office/Retail/Light Industrial			95%	(d)			
Occupancy Rate			3,452				
Subtotal			1,260				
Hotel/School/Other			4,712	(d)			
Total Employees			18,080				
Equivalent Residents (Residents & 50% Employees)			15,724				

Footnotes:
 (a) Per information provided by Glorious Land Company, LLC and its consultants.
 (b) PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31 weighted average of seasonal and full time units.
 (c) Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19 activities not tied to permanent commercial/institutional locations. Calculations per The N
 (d) Per DPCG database of fiscal impact studies.
 (e) For purposes of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.

Exhibit A - Fiscal Impact Analysis

Table 4 - Riverside County Property Tax and Documentary Transfer Tax Calculations

Paradise Valley
February 15, 2017

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I. Property Tax

**Table
Ref.**

Residential Property Tax

Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)	\$	3,181,779,482	
Basic Rate		1.000%	
Basic Tax Paid	\$	31,817,795	
County General Fund Share of Basic Tax	2	14.0253%	
Total Residential Property Tax	\$	4,462,540	

Non-Residential Property Tax

Secured Property Tax

Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)	\$	307,896,313	
Basic Rate		1.000%	
Basic Tax Paid	\$	3,078,963	
County General Fund Share of Basic Tax	2	14.02530%	
Total Secured Property Tax	\$	431,834	

Unsecured Property Tax

Non-Residential Unsecured Property Tax as a % of Secured		10%	
Total Unsecured Property Tax	\$	43,183	

Total Non-Residential Property Tax

\$ 475,017

Total County General Fund Share of the Basic Tax

\$ 4,937,557

II. Property Tax In-Lieu of Sales-Tax

Add On-Site Sales Tax Redirected to Property Tax (b)	5	\$	-
Add Off-Site Sales Tax Redirected to Property Tax (b)	5		-
Total Property Tax In-Lieu of Sales Tax		\$	-

III. Documentary Transfer Tax

Residential Documentary Transfer Tax

Residential Turnover Rate (c)		14%	
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)	\$	3,181,779,482	
Value of Annual Turnover	\$	454,539,926	
Transfer Tax Rate (d)		0.1100%	
Total Residential Documentary Transfer Tax	\$	499,994	

Non-Residential Documentary Transfer Tax

Non-Residential Turnover Rate (c)		10%	
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)	\$	307,896,313	
Value of Annual Turnover	\$	30,789,631	
Transfer Tax Rate (d)		0.1100%	
Total Non-Residential Documentary Transfer Tax	\$	33,869	

Total Documentary Transfer Tax

\$ 533,863

Footnotes:

- (a) This analysis assumes an annual assessed value deflation factor of 0.41% (Calculated by subtracting the 2% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1993 through 2014 of 2.41%, per InflationData.com).
- (b) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (c) Assumes residential property is sold approximately every 7 years and non-residential property is sold approximately every 10 years.
- (d) The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1,000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue and Taxation Code 11911.

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I. On-Site Sales and Use Tax

	Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Total Taxable Sales
Taxable Sales					
Office	3	450,323	-	(c) 0%	-
Retail	3	441,687	(b) 200	100%	88,337,400
Light Industrial	3	106,380	-	0%	-
Schools	3	-	-	0%	-
Other	3	-	-	0%	-
Non-Residential Direct Taxable Sales		998,390			88,337,400
Revenue per Room					
	Available Rooms	Revenue per Room	Adjustment % Factor	Adjusted Revenue per Room	Total Taxable Sales
	[1]			[2]	[1] x [2]
Hotel - Business (Limited Service) (p)					
Other Operated Departments Revenue (l)	100	383	74.95%	287	28,705
Rentals and Other Income (l)	100	118	74.95%	88	8,844
Subtotal		\$ 501		\$ 375	37,549
Hotel - Resort					
Food and Beverage Revenue (o)	300	\$ 39,095	60.02%	\$ 23,464	7,039,256
Other Operated Departments Revenue (o)	300	12,410	60.02%	7,448	2,234,485
Rentals and Other Income	300	3,145	60.02%	1,888	566,273
Subtotal		\$ 54,650		\$ 32,800	9,840,014
Total Direct Taxable Sales					\$ 98,214,964
Project On-Site Sales and Use Tax to County					
Sales Tax (@ 1.00% of Taxable Sales)				1.00%	\$ 982,150
Use Tax (@ 10.5% of Sales Tax)				10.50%	103,126
Total On-Site Sales and Use Tax					\$ 1,085,276
Less 0.25% Reclassified to Property Taxes (g)				0.00%	-
Net On-Site Sales and Use Tax					\$ 1,085,276

II. Off-Site Sales and Use Tax from Residential

Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 and Exhibit C)		\$ 3,181,779,482
Household Income (@ 25% of Assessed Valuation) (d)	25.0%	795,444,870
Retail Taxable Sales (@ 32% of Household Income) (e)	32.0%	254,542,359
Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)	0.0%	-
Sales Tax (@ 1.00% of Taxable Sales)	1.00%	\$ -
Use Tax (@ 10.5% of Sales Tax)	10.50%	-
Total Off-Site Sales and Use Tax		\$ -
Less 0.25% Reclassified to Property Taxes (g)	0.00%	-
Net Off-Site Sales and Use Tax		\$ -

III. Transient Occupancy Tax ("TOT")

	Available Rooms	Annual Rooms Available	Average Occupancy Rate	Average Room Rate	Hotel Rental Revenue
Hotel - Business			(n)	(n)	
Hotel - Business Rental Revenue Subject to TOT	100	36,500	58.0%	\$ 87	1,831,840
Transient Occupancy Tax Rate (m)					10.0%
					\$ 183,184
Hotel - Resort					
Hotel - Resort Revenue Subject to TOT	300	109,500	60.0%	\$ 178	11,694,600
Transient Occupancy Tax Rate (m)					10.0%
					\$ 1,169,460
Total/ Weighted Average	400	146,000	59.5%	\$ 155	\$ 1,352,644
Total Transient Occupancy Tax Revenue					\$ 1,352,644

Footnotes:

- (a) Not used.
- (b) Source: DPFPG estimate based on peer review comments on other Riverside County FIAs.
- (c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.
- (d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.
- (e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.
- (f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.
- (g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.
- (i) Per the Division of Accounting and Reporting at the California State Controller's Office.
- (j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.
- (k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrcrkrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.

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IV. Interest Earnings

	Table Ref.	
County Share of Residential and Non-Residential Property Tax	4	\$ 4,937,557
Documentary Transfer Tax	4	533,863
Net Off-Site Sales and Use Tax		-
Net On-Site Sales and Use Tax		1,085,275
Total Revenue Generating Interest Earnings		\$ 6,556,695
Interest Earnings @ 1.13% (h)		\$ 74,091

V. Motor Vehicle License Fee ("MVLF")

<u>A. Nominal Dollars</u>	FY 2004-05	FY2015-16	Change
Property Tax Vehicle License Fees (VLF)	\$ (i) 128,200,332	\$ (j) 220,920,864	[1] \$ 92,720,532.00
Assessed Valuation	(i) 138,771,615,256	(k) 242,716,731,251	[2] 103,945,115,995
VLF Increase per Assessed Valuation (AV) Increase			= [1]/[2] 0.000892
VLF Increase per \$1,000,000 increase in AV			[3] \$ 892
B. Property Tax In-Lieu of Vehicle License Fee			
Total Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)			[4] \$ 3,181,779,482
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)			307,896,313
Total Assessed Valuation (Table 3)			\$ 3,489,675,795
Assessed Valuation / 1,000,000			[5]=[4]/1,000,000 3,490
VLF Increase per \$1,000,000 Increase in AV			= [3] 892
Property Tax In-Lieu of Vehicle License Fee			= [3]*[5] \$ 3,112,791

Footnotes:

- (a) Not used.
- (b) Source: DPFPG estimate based on peer review comments on other Riverside County FIAs.
- (c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.
- (d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.
- (e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.
- (f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.
- (g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.
- (i) Per the Division of Accounting and Reporting at the California State Controller's Office.
- (j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.
- (k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrclrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.
- (q) Per STR website, full-service hotels are generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space, and offer minimum service levels, often including bell service and room service. These hotels report food and beverage revenue.

Exhibit A - Fiscal Impact Analysis

Table 6 - Riverside County Other General Fund Discretionary Revenue Calculations
Paradise Valley
February 16, 2017

DRAFT

Description	Page Ref.	FY 15/16 Budget (a)	County		Measurement (b)	Project Equivalent Units (c)	Financing Requirements
			Equivalent Units (b)	Factor			
		[1]	[2]	[1]/[2]=[3]		[4]	[3]X[4]
General Fund Discretionary Revenue							
Property Tax							
Prop Tax Current Secured	33	\$ 209,093,408			See Table 4		
Prop Tax Current Unsecured	33	8,325,622			See Table 4		
Prop Tax Prior Unsecured	33	750,000			See Table 4		
Prop Tax Current Supplemental	33	4,027,600	-	- not used		-	-
Prop Tax Prior Supplemental	33	2,383,499	-	- not used		-	-
Contractual Revenue	42	94,007,376	-	- not used		-	-
Total Property Tax		\$ 318,587,505		\$ -			\$ -
Sales & Use Taxes	33	\$ 31,470,867			See Table 5		
Property Transfer Tax	33	\$ 14,375,400			See Table 4		
Franchises	33	\$ 4,145,413	412,123	\$ 10.06	per service population, unincorporated only	18,080	\$ 181,864
Fines and Penalties							
Fee-POC Transaction	34	\$ 260,000	2,788,991	\$ 0.09	per service population, entire county	18,080	\$ 1,686
Fine-Traffic Motor Vehicle MC	34	1,191,306	412,123	2.89	per service population, unincorporated only	18,080	52,264
Health-Safety Fees	34	4,000	-	-	not used	-	-
Administration Costs	34	-	-	-	not used	-	-
Fine-Traffic School	34	1,681,793	412,123	4.08	per service population, unincorporated only	18,080	73,782
AB233 Realignment	34	16,101,645	-	-	not used	-	-
Other Court Fines Non Dept	34	312,088	2,788,991	0.11	per service population, entire county	18,080	2,023
Criminal-Co. 25%	34	61,464	2,788,991	0.02	per service population, entire county	18,080	398
Penalties & Int On Del Taxes	34	3,100,000	2,788,991	1.11	per service population, entire county	18,080	20,097
Total Fines and Penalties		\$ 22,712,296		\$ 8.31			\$ 150,250
Teeter Overflow	34	\$ 25,000,000	-	\$ -	not used	-	\$ -
Interest							
Interest-Invested Funds	34	\$ 3,108,494			See Table 5		
Interest-Other	34	-			See Table 5		
Total Interest		\$ 3,108,494		\$ -			\$ -
CA-Motor Vehicle In-Lieu Tax	35	\$ 220,920,864			See Table 5		
Miscellaneous Federal and State							
CA-Homeowners Tax Relief	36	\$ 2,606,205	-	\$ -	not used	-	\$ -
CA-Suppl Homeowners Tax Relief	36	42,000	-	-	not used	-	-
CA-Mandate Reimbursement	36	94,002	-	-	not used	-	-
Federal In Lieu Taxes	37	3,000,000	2,308,441	1.30	per capita, entire county	15,724	20,435
Oth Gov-EVTDA/Cabazon Funding		-	-	-	not used	-	-
In Lieu-Tax from So Cal Fair	42	32,600	-	-	not used	-	-
Total Federal and State		\$ 5,774,807		\$ 1.30			\$ 20,435
Tobacco Tax Settlement	43	\$ 10,000,000	-	\$ -	not used	-	\$ -
Miscellaneous Revenue							
Transient Occupancy	33	\$ 2,265,620	-	\$ -	not used	-	\$ -
Non Commn Aircraft	33	244,055	-	-	not used	-	-
Racehorse Tax	33	10,000	-	-	not used	-	-
Small Claims Fee		-	-	-	not used	-	-
Court Fees & Costs	38	416,800	2,788,991	0.15	per service population, entire county	18,080	2,702
Superior Court Fees	38	69,368	2,788,991	0.02	per service population, entire county	18,080	450
Unclaimed Money	42	-	-	-	not used	-	-
Judgments	43	-	-	-	not used	-	-
Cash Over-Short	42	53,105	-	-	not used	-	-
El Sobrante Land Fill	42	1,700,000	-	-	not used	-	-
Sale Of Real Estate		-	-	-	not used	-	-
Rebates & Refunds	42	1,500	2,788,991	0.00	per service population, entire county	18,080	10
Total Miscellaneous Revenue		\$ 4,760,448		\$ 0.17			\$ 3,161
Total General Fund Discretionary Revenue		\$ 660,856,094		\$ 19.84			\$ 355,711

Footnotes:

- (a) Based on County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 2 - Land Use Assumptions.

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16
 Budget (a)
 Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
General Financing Requirements											
Legislative and Administrative											
Board of Supervisors	10000	\$ 7,644,982	\$ -	\$ 842,609	\$ 3,368,908	\$ -	\$ -	\$ -	\$ 3,433,465	50%	\$ 1,716,733
Assessment Appeals Board	10000	4,521,997	-	2,110,370	-	911,910	-	-	1,799,117	50%	899,559
Executive Office	10000	1,439,000	-	-	-	1,439,000	-	-	-	NA	-
Health and Juvenile Services	22430	226,215	-	-	-	226,215	-	-	-	NA	-
Casa Blanca Clinic Pass-Thru	22850	50	-	-	-	715,227	-	(715,177)	-	NA	-
Cabazon CRA Infrastructure	30360	50	-	-	-	227,636	-	(227,586)	-	NA	-
Wine Country Infrastructure	30370	50	-	-	-	-	-	-	-	NA	-
AB 2768 Air Quality	22300	26,547,752	-	-	-	-	-	-	-	NA	-
RDA Capital Improvements	31540	62,237,151	-	2,500	7,270,532	26,247,188	-	(1,699,436)	62,237,151	100%	62,237,151
Contribution to Other Funds	10000	9,174,166	-	50,000	-	-	-	-	1,901,134	100%	1,901,134
Court Subfund	10000	2,400,749	-	56,643	-	-	1,754	-	2,350,749	100%	2,350,749
Legislative Litigation Services	10100	10,760,659	-	352,872	-	2,808,398	-	-	7,893,864	100%	7,893,864
EO Subfund Budgets	10200	1,357,404	-	-	-	657,000	-	347,532	-	50%	-
Solar Revenue Fund	22840	790,000	-	740,000	-	-	-	-	-	50%	-
Legislative/Admin Services	10000	-	-	-	-	-	50,000	-	-	NA	-
CFD/AD Administration	22050	\$ 127,399,575	\$ -	\$ 4,154,984	\$ 3,368,908	\$ 10,735,930	\$ 31,818,930	\$ 12,294,667	\$ 79,161,480	NA	\$ 76,995,189
Total Legislative and Administrative											
Finance	10000	\$ 26,908,893	-	\$ 12,885,028	\$ -	\$ -	\$ 1,935,150	\$ -	\$ 12,085,714	50%	\$ 6,043,357
Assessor	97	1,081,861	-	385,000	-	-	-	-	696,861	50%	348,431
Assessment Appeals Board	10000	7,114,216	-	4,876,720	-	-	-	-	2,137,496	50%	1,066,748
Auditor-controller	105	11,278,219	-	3,661,283	-	-	1,829,157	5,787,769	-	NA	-
Crest Property Tax Mgmt. System	33600	1,664,568	-	-	-	-	-	-	1,664,568	50%	832,284
Internal Audits	10000	802,628	-	-	-	-	-	-	-	50%	-
ACC: Payroll Services	10000	8,996,447	-	-	-	-	-	-	(22,673,294)	50%	(11,336,647)
Cowcap Reimbursement	10000	14,482,122	-	10,142,190	-	3,444,388	3,800	-	871,744	50%	435,872
Treasurer-Tax Collector	10700	2,581,654	-	1,331,052	-	-	34,305	-	1,216,077	50%	608,039
Purchasing	10000	52,117,094	-	43,081,358	-	3,444,389	3,803,412	5,787,769	(3,959,834)	50%	(1,999,917)
Total Finance											
Counsel	10000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	25%	\$ 375,000
Court Transcripts	10000	5,208,052	35,000	3,052,000	-	-	-	-	2,119,052	50%	1,059,526
County Counsel	22000	10,144,231	-	7,783,304	-	-	2,360,927	-	3,619,052	50%	1,434,526
Total Counsel											
Personnel	10000	\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	50%	\$ -
HR: Administration	22000	-	-	-	-	-	-	-	-	NA	-
Ridshare	22000	-	-	-	-	-	-	-	-	NA	-
Total Personnel											
Elections	10000	\$ 9,598,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375	50%	\$ 4,169,688
Registrar of Voters	10000	9,598,525	105,000	1,114,150	-	-	40,000	-	8,339,375	50%	4,169,688
Total Elections	22000	-	-	-	-	-	-	-	-	-	-
Property Management											
Facilities Administration	10000	\$ 4,532,582	\$ -	\$ 4,532,582	\$ -	\$ -	\$ -	\$ -	\$ -	50%	\$ -
Fac-Mgr: Design & Construct	10000	6,078,702	-	6,078,702	-	-	-	-	-	50%	-
Fac-Mgr: Project Management	10000	2,049,617	-	149,081	127,088	1,773,448	-	-	7,593,078	50%	3,846,539
Fac-Mgr: Parking	10000	15,860,247	-	7,929,427	-	237,742	-	-	-	50%	-
Fac-Mgr: Energy Management	10000	-	-	-	-	-	-	-	-	NA	-
Fac-Mgr: Facilities Cap Proj	30100	28,521,148	-	18,689,792	-	127,088	2,011,190	-	7,893,078	50%	3,846,539
Total Property Management	22000	-	-	-	-	-	-	-	-	-	-

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16
 Budget (e)
 Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Plant Acquisition											
Accumulative Capital Outlay	30000	\$ 1,495,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Capital Improvement Program	30700	10,317,874	-	-	-	-	1,495,550	6,482,874	3,835,000	NA	-
Tobacco Securitization	103	3,815,200	-	-	-	-	3,835,000	3,435,200	-	NA	-
EDA: Blythe Const & Land	22350	-	-	-	-	-	380,000	-	-	NA	-
EDA: Thermal Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Hemet-Ryan Constr. & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: French Val Constr. & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Capital Projects	30100	148,327,933	-	147,720,430	-	-	607,503	1,165,502	-	NA	-
Fis. Const & Land Acq	110	1,165,502	-	-	-	-	-	11,083,576	-	NA	-
Total Plant Acquisition		\$ 165,122,059	\$ -	\$ 147,720,430	\$ -	\$ -	\$ 6,318,053	\$ 11,083,576	\$ -		\$ -
Promotion											
EDA: Administration	21100	\$ 4,590,034	\$ -	\$ 4,579,734	\$ -	\$ -	\$ 10,300	\$ -	\$ -	NA	\$ -
EDA: Mitigation Fund	32710	10,000	-	5,000	-	-	5,000	-	-	NA	-
EDA: Admin Subfunds	108	818,387	-	123,387	-	-	695,000	-	-	NA	-
EDA: Economic Development Progr	109	5,180,124	-	398,423	-	-	4,781,701	-	-	NA	-
EDA: Fair National Date Festival	110	4,170,628	-	2,500	-	-	4,177,128	-	-	NA	-
Total Promotion		\$ 14,778,173	\$ -	\$ 5,105,044	\$ -	\$ -	\$ 9,669,129	\$ -	\$ -		\$ -
Other General											
Contribution to Other Funds	10000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
Court Sub-Funds	10000	-	-	-	-	-	-	-	-	100%	-
Successor Agency to the RDA	25000	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	32700	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	37100	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	37250	-	-	-	-	-	-	-	-	NA	-
Mitigation Project Ops	30500	645,100	-	200,000	-	-	1,500	443,600	-	NA	-
Developer's Impact Fee Ops	101	28,006,000	-	4,110,600	-	-	275,000	23,620,400	-	NA	-
Surveyor	101	4,952,402	-	199,343	-	-	184,000	-	-	NA	-
Geographical Information Syst	110	1,892,801	-	1,728,801	-	-	-	-	-	NA	-
EO Subfund Budgets	22570	-	-	-	-	-	-	-	-	100%	-
Total Other General		\$ 35,495,103	\$ -	\$ 10,792,260	\$ -	\$ -	\$ 639,843	\$ 24,064,000	\$ -		\$ -
Total General Financing Requirements		\$ 449,882,960	\$ 140,000	\$ 241,497,332	\$ 3,365,908	\$ 14,307,407	\$ 56,561,484	\$ 38,640,678	\$ 95,267,151		\$ 84,650,025
Public Protection											
Judicial											
Contribution to Trial Court	10000	\$ 29,482,850	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	25%	\$ 7,370,710
Confidential Court Orders	10000	560,014	-	-	-	-	-	-	-	25%	140,004
Court Facilities	127	4,895,120	-	-	-	-	-	-	-	25%	1,223,780
Grand Jury Admin	10000	567,471	-	-	-	-	-	-	-	25%	141,868
Court Transcripts	10000	-	-	-	-	-	-	-	-	25%	-
District Attorney: Criminal	10000	97,427,602	34,399,986	2,551,500	-	109,300	380,000	-	-	25%	14,996,704
District Attorney: Forensics	130	600,000	-	-	-	600,000	-	-	-	25%	-
Child Support Services	10000	35,267,754	35,260,154	-	-	-	7,600	-	-	25%	-
Alternate Public Defender	10000	-	-	-	-	-	-	-	-	25%	-
Indigent Defense	10000	11,005,500	-	105,000	-	-	-	-	-	25%	2,725,125
Capital Defender	131	35,434,640	1,659,959	207,395	-	-	-	-	-	25%	8,341,814
Public Defender	10000	71,520,089	71,520,089	2,853,828	-	709,300	387,610	-	-	25%	34,940,004
Total Judicial		\$ 215,240,651	\$ 140,000	\$ 241,497,332	\$ 3,365,908	\$ 14,307,407	\$ 56,561,484	\$ 38,640,678	\$ 95,267,151		\$ 84,650,025

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16
 Budget (a)
 Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Police Protection											
Sheriff: Administration	10000	\$ 12,140,591	\$ 7,000	\$ 1,820,249	\$ 84,000	\$ -	\$ -	\$ -	\$ 10,229,342	50%	\$ 5,114,871
Sheriff: Support	10000	\$ 45,443,386	\$ 15,838,924	\$ 17,841,041	\$ 4,700	\$ -	\$ 24	\$ -	\$ 11,758,697	100%	\$ 11,758,697
Sheriff: Patrol	10000	\$ 317,472,233	\$ 56,414,775	\$ 172,661,937	\$ 38,273	\$ 15,500	\$ 88,700	\$ -	\$ 89,255,048	100%	\$ 89,255,048
Sheriff: Court Services	10000	\$ 26,987,709	\$ 16,865,104	\$ 4,378,040	\$ -	\$ -	\$ 118	\$ -	\$ 5,704,447	100%	\$ 5,704,447
Sheriff: CAC Security	10000	\$ 655,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655,544	100%	\$ 655,544
Sheriff: Training Center	10000	\$ 12,741,938	\$ 1,112,104	\$ 775,841	\$ -	\$ -	\$ 1,247,164	\$ -	\$ 9,606,829	100%	\$ 9,606,829
Sheriff: Cal-ID	22250	\$ 5,216,502	\$ -	\$ 4,848,812	\$ -	\$ -	\$ 367,590	\$ -	\$ -	NA	\$ -
Sheriff: Cal-DNA	22250	\$ 351,257	\$ -	\$ 350,757	\$ -	\$ -	\$ 500	\$ -	\$ -	NA	\$ -
Sheriff: CalPhoto	22250	\$ 230,533	\$ -	\$ 230,533	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Total Police Protection		\$ 421,219,693	\$ 90,257,907	\$ 202,907,310	\$ 124,973	\$ 15,500	\$ 1,704,096	\$ -	\$ 126,209,907		\$ 121,095,236
Detention and Correction											
Sheriff: Corrections	10000	\$ 214,488,243	\$ 81,985,055	\$ 2,646,599	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 122,742,069	50%	\$ 61,371,035
Probation: Admin & Support	10000	\$ 12,556,093	\$ 3,337,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,218,720	50%	\$ 4,609,360
Probation: Juvenile Hall	10000	\$ 44,324,374	\$ 26,126,472	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 17,897,902	50%	\$ 8,948,951
Probation	10000	\$ 69,431,851	\$ 57,172,924	\$ 1,908,811	\$ -	\$ -	\$ -	\$ -	\$ 10,352,116	50%	\$ 5,176,058
Total Detention and Correction		\$ 340,900,561	\$ 168,591,824	\$ 4,853,410	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 160,210,807		\$ 80,105,404
Fire Protection											
Fire Protection: Forest	10000	\$ 125,781,236	\$ 16,631,297	\$ 55,991,981	\$ -	\$ -	\$ 584,858	\$ -	\$ 52,633,100	0%	\$ -
Fire: Non-Forest	21000	\$ 53,562,952	\$ 487,885	\$ -	\$ -	\$ -	\$ 53,075,067	\$ -	\$ -	NA	\$ -
Fire Protection: Contracts	10000	\$ 83,694,608	\$ -	\$ 83,694,608	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
Total Fire Protection		\$ 263,038,796	\$ 17,119,182	\$ 139,626,589	\$ -	\$ -	\$ 53,659,925	\$ -	\$ 52,633,100		\$ -
Protection/Inspection											
Agricultural Commissioner	10000	\$ 5,748,722	\$ 2,157,000	\$ 2,680,100	\$ 34,000	\$ 35,000	\$ -	\$ -	\$ 842,622	50%	\$ 421,311
Building & Safety	10000	\$ 6,605,423	\$ -	\$ 3,567,370	\$ 2,810,037	\$ -	\$ 4,800	\$ -	\$ 223,416	0%	\$ -
Total Protection/Inspection		\$ 12,354,145	\$ 2,157,000	\$ 6,247,470	\$ 2,844,037	\$ 35,000	\$ 4,800	\$ -	\$ 1,066,038		\$ 421,311
Other Protection											
Nat. Pollut. Discg Elm. Sys.	10000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	100%	\$ 1,000,000
HR:Rideshare	22000	\$ 603,800	\$ -	\$ 571,000	\$ 32,800	\$ -	\$ -	\$ -	\$ -	50%	\$ -
County Clerk-Recorder	10000	\$ 20,031,512	\$ -	\$ 15,999,000	\$ -	\$ 1,001	\$ 1,001	\$ -	\$ 4,031,511	50%	\$ 2,015,756
Sheriff: Public Administrator	10000	\$ 1,641,228	\$ -	\$ 582,400	\$ -	\$ 8,864	\$ -	\$ -	\$ 1,048,964	50%	\$ 524,482
Range Improvement	140	\$ 16,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,948	\$ -	NA	\$ -
Environmental Programs	140	\$ 950,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
TLMA: Planning	10000	\$ 8,470,174	\$ 500,000	\$ 3,808,498	\$ -	\$ 10,500	\$ -	\$ -	\$ 4,151,176	0%	\$ -
Planning: Airport LLC	22650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -
TLMA: Crossing Guard	20000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Sheriff: Coroner	10000	\$ 8,761,784	\$ 3,738,178	\$ 646,204	\$ -	\$ 47,835	\$ 47,835	\$ -	\$ 4,328,567	100%	\$ 4,328,567
Code Enforcement	142	\$ 13,333,777	\$ 945,000	\$ 2,189,438	\$ 37,590	\$ 491,750	\$ 310,730	\$ -	\$ 9,359,269	100%	\$ 9,359,269
Mental Health: Public Guardian	10000	\$ 4,877,991	\$ 3,522,281	\$ 457,221	\$ -	\$ -	\$ 3	\$ -	\$ 698,483	100%	\$ 698,483
AB2766 Air Quality	22300	\$ 486,000	\$ 486,000	\$ -	\$ -	\$ -	\$ 500	\$ (500)	\$ -	NA	\$ -
PSEC 800MHz Radio Project	144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Animal Services	33500	\$ 18,373,890	\$ -	\$ 8,837,595	\$ 924,000	\$ -	\$ 220,000	\$ -	\$ 9,392,294	100%	\$ 9,392,294
Total Other Protection		\$ 78,347,300	\$ 9,191,459	\$ 33,091,360	\$ 994,390	\$ 491,750	\$ 1,563,209	\$ 3,868	\$ 33,011,254		\$ 26,319,551
Total Public Protection		\$ 1,331,001,346	\$ 358,837,471	\$ 389,589,955	\$ 3,963,400	\$ 5,197,030	\$ 60,518,480	\$ 3,868	\$ 512,891,132		\$ 262,861,605

Budget (p) Page Ref.	Fund	Description	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Public Ways & Facilities												
	22450	Multi-Spec Habitat Plan	\$ 4,200,000	\$ -	\$ 4,200,000	\$ -	\$ -	\$ -	\$ (12,000)	\$ -	NA	\$ -
	22100	EDA: Airport	-	-	-	-	-	12,000	-	-	NA	-
	20200	GIS	11,405,318	-	11,004,543	-	-	775	400,000	-	NA	-
	20200	TLMA: Administration	4,924,327	-	1,439,535	50	-	984,742	2,500,000	-	NA	-
	20200	TLMA: Consolidated Counter Environmental Programs	-	-	-	-	-	-	-	-	NA	-
	20200	TLMA: Transportation	42,659,579	32,656,534	9,328,312	205,118	21,000	448,615	303,296	-	NA	-
	20300	TLMA: Landscape Maint Dist	1,389,671	-	497,682	-	-	589,693	-	-	NA	-
	10000	Facility Management: Parking	1,139,482	7,778	-	-	-	656,331	475,373	-	100%	-
	22400	TLMA: Sub Road Dist No 4	143,661,460	61,345,522	49,737,218	-	-	32,578,720	2,181,006	-	NA	\$ -
	20000	TLMA: Transp Const Project	2,163,000	-	-	-	-	1,984	705,067	-	NA	-
	31600	TLMA: RBBD: Menifee	1,120,635	-	-	-	-	415,566	-	-	NA	-
	31610	TLMA: RBBD - Southwest	2,000	-	2,000	-	-	-	-	-	NA	-
	31630	TLMA: Signal Mitigation	11,750,710	-	-	-	-	12,403	11,738,307	-	NA	-
	31640	TLMA: RBBD: Mira Loma	3,067,956	-	-	-	-	3,067,974	(18)	-	NA	-
	31650	TLMA: DA/DF	601,000	-	-	-	-	450	600,550	-	NA	-
	31680	TLMA: Dev Agreements	3,235,477	-	-	-	-	3,235,499	(22)	-	NA	-
	157	TLMA: Signal DIF	810,000	-	-	-	-	972	809,028	-	NA	-
	31663	TLMA: RBBD - Scott Road	1,535,025	-	508,350	8,947	-	213,085	806,642	-	NA	-
	158	TLMA: Trans Equip (Garage)	94,009,634	76,717,640	215,115	21,000	42,217,922	20,487,229	\$ -	\$ -	NA	-
		Total Public Ways	\$ 233,666,640	\$ 94,009,634	\$ 76,717,640	\$ 215,115	\$ 21,000	\$ 42,217,922	\$ 20,487,229	\$ -	NA	\$ -
Transportation Terminals												
	22350	EDA: Blythe Constr Land	995,000	945,250	100	-	-	49,650	-	-	NA	-
	149	EDA: Thermal Constr Land	209,379	198,910	100	-	-	10,369	-	-	NA	-
	22350	EDA: Hemet-Ryan Constr Land	621,532	590,456	100	-	-	30,976	-	-	NA	-
	150	Const Land - Chinitco	500,000	499,500	-	-	-	500	-	-	NA	-
	22350	Const Land - Desert Center	200,164	500	-	-	-	8,600	184,064	-	NA	-
	151	EDA: French Val Constr Land	2,091,375	1,986,808	100	-	-	104,469	-	-	NA	-
	22100	EDA: County Airport	2,876,510	50,000	142,484	500	-	2,551,284	234,232	-	NA	-
	158	TLMA: Airport Land Use Comm	732,402	197,444	207,446	-	-	293,031	64,481	-	NA	-
		Total Transportation Terminals	\$ 8,331,362	\$ 4,468,656	\$ 350,340	\$ 500	\$ 3,018,679	\$ 492,777	\$ -	\$ -	NA	\$ -
		Total Public Ways and Facilities	\$ 242,000,002	\$ 98,478,700	\$ 77,067,980	\$ 215,615	\$ 21,000	\$ 45,236,701	\$ 20,980,006	\$ -	NA	\$ -

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Health and Sanitation											
Health											
165	10000	\$ 280,384,323	\$	\$ 4,161,108	\$	\$	\$ 3,421,704	\$	\$ 3,993,251	100%	\$ 3,993,251
	10000	\$ 43,878,775							\$ 43,878,775	100%	\$ 43,878,775
	10000	\$ 10,697,023		\$ 3			\$ 3		\$ 5,325,831	100%	\$ 5,325,831
166	10000	\$ 14,388,958		\$ 73,235			\$ 406,003			50%	
167	10000	\$ 24,379,440		\$ 739,766		\$ 1,725,893			\$ 205,093	100%	\$ 205,093
167	10000	\$ 57,907,051		\$ 13,071,723			\$ 2,598,003		\$ 6,854,396	100%	\$ 6,854,396
167	10000	\$ 2,590,971								NA	
168	21750	\$ 684,230								NA	
168	21760	\$ 708,269		\$ 15,471,377		\$ 1,356,491				100%	
170	10000	\$ 26,736,797								100%	
170	10000	\$ 464,318,334	\$ 351,835,015	\$ 33,517,212	\$ 8,544,050	\$ 3,082,384	\$ 7,082,327		\$ 60,257,346	100%	\$ 60,257,346
Total Health											
	10000	\$ 41,919,274	\$ 2,022,497	\$ 39,637,649	\$	\$	\$ 258,928	\$	\$	100%	\$
	171	\$ 4,534,357					\$ 4,534,357			100%	
	171	\$ 26,888,022							\$ 26,888,022	100%	\$ 26,888,022
	171	\$ 7,783,810	\$ 5,483,270	\$ 76,482					\$ 2,224,058	100%	\$ 2,224,058
	171	\$ 81,125,463	\$ 7,505,767	\$ 39,714,331	\$	\$	\$ 4,793,285		\$ 29,112,080	100%	\$ 29,112,080
Total Hospital Care											
	10000	\$ 21,086,397	\$ 14,706,032	\$	\$	\$			\$ 6,380,365	100%	\$ 6,380,365
	10000	\$ 21,086,397	\$ 14,706,032	\$	\$	\$			\$ 6,380,365	100%	\$ 6,380,365
California Children's Services											
	10000	\$ 800,000	\$	\$ 800,000	\$	\$	\$ 50	\$ 50	\$	NA	\$
	23000	\$ 800,000	\$	\$ 800,000	\$	\$	\$ 50	\$ 50	\$	NA	\$
Total Health and Sanitation											
	10000	\$ 567,330,184	\$ 374,046,814	\$ 74,031,543	\$ 8,544,050	\$ 3,082,384	\$ 11,875,682	\$ 50	\$ 95,749,791	100%	\$ 95,749,791
Public Assistance											
Administration											
	10000	\$ 557,651,457	\$ 543,347,658	\$ 1,944,369	\$	\$	\$ 1,235,125	\$	\$ 11,124,305	10%	\$ 11,124,305
	10000	\$ 557,651,457	\$ 543,347,658	\$ 1,944,369	\$	\$	\$ 1,235,125	\$	\$ 11,124,305	10%	\$ 11,124,305
Total Administration											
	10000	\$ 66,182,443	\$ 56,660,432	\$	\$	\$	\$	\$	\$ 9,522,011	10%	\$ 9,522,011
	10000	\$ 367,564,396	\$ 345,480,958	\$	\$	\$	\$ 8,300,265	\$	\$ 13,783,163	10%	\$ 13,783,163
	10000	\$ 2,347,379	\$ 40,000	\$	\$ 231,000	\$ 99,000	\$	\$	\$ 1,977,379	10%	\$ 1,977,379
	21300	\$ 8,254,443	\$ 8,254,443	\$	\$	\$	\$	\$	\$	NA	\$
	21300	\$ 444,348,651	\$ 410,435,833	\$	\$ 231,000	\$ 99,000	\$ 8,300,265	\$	\$ 25,282,553	NA	\$ 25,282,553
Total Aid Programs											
	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
Care of Court Wards											
	10000	\$ 1,473,758	\$ 192,000	\$ 125,000	\$	\$	\$	\$	\$ 1,156,758	100%	\$ 1,156,758
	10000	\$ 1,473,758	\$ 192,000	\$ 125,000	\$	\$	\$	\$	\$ 1,156,758	100%	\$ 1,156,758
Veteran's Services											
	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
Total Veteran's Services											

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16
 Budget (a)
 Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Other Assistance											
EDA: Community Dev. - HUD	21350	\$ 8,815,893	\$ 8,735,296	\$ -	\$ -	\$ -	\$ 80,597	\$ -	\$ -	NA	\$ -
Neighborhood Stabilization NSP	21550	\$ 3,751,637	\$ 2,135,101	\$ -	\$ -	\$ -	\$ 1,615,536	\$ -	\$ -	NA	\$ -
EDA: Work Force Development	21550	\$ 26,894,691	\$ 25,300,910	\$ 525,990	\$ -	\$ -	\$ 1,067,791	\$ -	\$ -	NA	\$ -
HUD	21250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Home Program Fund	21250	\$ 3,504,872	\$ 2,855,738	\$ -	\$ -	\$ -	\$ 648,134	\$ 268,142	\$ -	NA	\$ -
DFSS: Homeless	21300	\$ 3,635,990	\$ 561,437	\$ -	\$ -	\$ -	\$ 2,806,401	\$ -	\$ -	NA	\$ -
Cap of Riv. County	21050	\$ 2,805,205	\$ 2,750,000	\$ 55,205	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Cap of Riv. County: Local Initiative	21050	\$ 7,056,240	\$ 6,921,240	\$ 35,000	\$ -	\$ -	\$ 100,000	\$ -	\$ -	NA	\$ -
Cap of Riv. County: Other Programs	21050	\$ 537,718	\$ 70,000	\$ -	\$ -	\$ -	\$ 467,718	\$ -	\$ -	NA	\$ -
Offices on Aging Title III	21450	\$ 12,533,489	\$ 9,759,218	\$ 1,052,085	\$ -	\$ -	\$ 1,712,186	\$ -	\$ -	NA	\$ -
Total Other Assistance		\$ 69,535,725	\$ 59,100,940	\$ 1,652,280	\$ -	\$ -	\$ 8,498,363	\$ 268,142	\$ -		\$ -
Total Public Assistance		\$ 1,073,610,080	\$ 1,013,076,431	\$ 3,737,549	\$ 231,000	\$ 99,000	\$ 13,033,753	\$ 268,142	\$ 38,154,105		\$ 5,397,933
Education, Recreation & Cultural Services											
Library Services											
County Free Library	21200	\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -	NA	\$ -
Total Library Services		\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -		\$ -
Other Education											
Cooperative Extension	10000	\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064	100%	\$ 614,064
Total Other Education		\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064		\$ 614,064
Recreation & Cultural Services											
EDA: Edward Dean Museum	10000	\$ 320,588	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ 73,381	100%	\$ 73,381
EDA: Community Centers	21140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ -	NA	\$ -
Total Recreation & Cultural Services		\$ 320,588	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ 73,381		\$ 73,381
Total Education, Recreation & Cultural Services		\$ 25,142,679	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,272,388	\$ 3,316,777	\$ 687,445		\$ 687,445
Debt Service											
Other General											
Appropriation for Contingency	10000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,106,405	\$ -	\$ 16,893,595	0%	\$ -
Total Other General		\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,106,405	\$ -	\$ 16,893,595		\$ -
Retirement of Long-Term Debt											
Pension Obligation Bonds	35000	\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Total Retirement of Long-Term Debt		\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Debt Service - Principal											
Teater Debt Service	37050	\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -	NA	\$ -
Total Debt Service - Principal		\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -		\$ -
Interest on Short-Term Debt											
Interest on Trans	10000	\$ 4,703,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,256,073	0%	\$ -
Total Interest on Short-Term Debt		\$ 4,703,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,256,073		\$ -
Total Debt Service		\$ 64,175,337	\$ -	\$ 36,639,366	\$ -	\$ -	\$ 9,366,303	\$ -	\$ 18,149,668		\$ -
Total Financing Requirements		\$ 3,753,142,598	\$ 1,844,831,719	\$ 822,777,591	\$ 16,322,973	\$ 23,106,821	\$ 221,984,781	\$ 63,209,421	\$ 780,909,292		\$ 449,166,998

Footnotes:
 (a) Per the County of Riverside FY 2015-16 Recommended Budget.

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Exhibit A - Fiscal Impact Analysis
Table 8 - Riverside County General Fund Financing Requirements Calculations
Paradise Valley
February 16, 2017

Description	Table Ref.	FY 15/16 Budget (a)	Net Amount (b)	County Equivalent		Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				Units (c)	Factor			
			[1]	[2]	[1]/[2]=[3]		[4]	[3]X[4]
General Financing Requirements								
Legislative and Administrative	7	\$ 127,399,575	\$ 76,999,189	2,788,991	\$ 27.61	per capita & 50% employee, entire county	18,080	\$ 499,167
Finance	7	52,117,094	(1,999,917)	2,788,991	(0.72)	per capita & 50% employee, entire county	18,080	(12,965)
Counsel	7	6,706,052	1,434,526	2,788,991	0.51	per capita & 50% employee, entire county	18,080	9,300
Personnel	7	10,144,231	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Elections	7	9,598,525	4,169,688	2,788,991	1.50	per capita & 50% employee, entire county	18,080	27,031
Property Management	7	28,521,148	3,846,539	2,788,991	1.38	per capita & 50% employee, entire county	18,080	24,936
Plant Acquisition	7	165,122,059	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Promotion	7	14,778,173	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Other General	7	35,496,103	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Total General Financing Requirements		\$ 449,882,960	\$ 84,450,025		\$ 30.28			\$ 547,469
Public Protection								
Judicial	7	\$ 215,240,851	\$ 34,940,004	2,788,991	\$ 12.53	per capita & 50% employee, entire county	18,080	\$ 226,507
Police Protection	7	421,219,693	121,095,236			Case Study: See Table 9		2,416,270
Detention and Correction	7	340,800,561	80,105,404	2,788,991	28.72	per capita & 50% employee, entire county	18,080	519,304
Fire Protection (Transfers to the Fire Fund)	7	263,038,796	-			Case Study: See Table 10		609,039
Protection/Inspection	7	12,354,145	421,311	2,788,991	0.15	per capita & 50% employee, entire county	18,080	2,731
Other Protection	7	78,347,300	26,319,851	2,788,991	9.44	per capita & 50% employee, entire county	18,080	170,625
Total Public Protection		\$ 1,331,001,346	\$ 262,881,805		\$ 50.84			\$ 3,944,476
Public Ways & Facilities								
Public Ways	7	\$ 233,668,640	\$ -	412,123	\$ -	per capita & 50% employee, unincorporated only	18,080	\$ -
Transportation Terminals	7	8,331,362	-	412,123	-	per capita & 50% employee, unincorporated only	18,080	-
Total Public Ways and Facilities		\$ 242,000,002	\$ -					\$ -
Health and Sanitation								
Health	7	\$ 464,318,334	\$ 60,257,346	2,308,441	\$ 26.10	per capita, entire county	15,724	\$ 410,450
Hospital Care	7	81,125,463	29,112,080	2,308,441	12.61	per capita, entire county	15,724	198,300
California Children's Services	7	21,086,397	6,380,365	2,308,441	2.76	per capita, entire county	15,724	43,461
Sanitation	7	800,000	-	2,308,441	-	per capita, entire county	15,724	-
Total Health and Sanitation		\$ 567,330,194	\$ 95,749,791		\$ 41.48			\$ 652,211
Public Assistance								
Administration	7	\$ 557,651,457	\$ 1,112,431	2,308,441	\$ 0.48	per capita, entire county	15,724	\$ 7,577
Aid Programs	7	444,348,651	2,528,255	2,308,441	1.10	per capita, entire county	15,724	17,222
Care of Court Wards	7	600,489	600,489	2,308,441	0.26	per capita, entire county	15,724	4,090
Veteran's Services	7	1,473,758	1,156,758	2,308,441	0.50	per capita, entire county	15,724	7,879
Other Assistance	7	69,535,725	-	2,308,441	-	per capita, entire county	15,724	-
Total Public Assistance		\$ 1,073,610,080	\$ 5,397,932.80		\$ 2.34			\$ 36,769
Education								
Library Services	7	\$ 24,208,027	\$ -	2,308,441	\$ -	per capita, entire county	15,724	\$ -
Agricultural Extension	7	614,064	614,064	2,308,441	0.27	per capita, entire county	15,724	4,183
Total Education		\$ 24,822,091	\$ 614,064		\$ 0.27			\$ 4,183
Recreation & Cultural Services								
Total Cultural Services	7	\$ 320,588	\$ 73,381	2,308,441	\$ 0.03	per capita, entire county	15,724	\$ 500
Total Recreation & Cultural Services		\$ 320,588	\$ 73,381		\$ 0.03			\$ 500
Debt Service								
Appropriation for Contingency	7	\$ 20,000,000	\$ -	-	\$ -	not used	-	\$ -
Debt Service - Principal	7	2,832,398	-	-	-	not used	-	-
Retirement of Long-Term Debt	7	36,639,366	-	-	-	not used	-	-
Interest on Long-Term Debt	7	4,703,573	-	-	-	not used	-	-
Total Debt Service		\$ 64,175,337	\$ -		\$ -			\$ -
Total General Fund Financing Requirements		\$ 3,753,142,598	\$ 449,166,998.30		\$ 125.23			\$ 5,185,607

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) See Table 7.
- (c) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (d) See Table 3.

Exhibit A - Fiscal Impact Analysis
Table 9 - Riverside County Police Protection Cost Calculation
Paradise Valley
February 15, 2017

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	<u>Table Ref.</u>	<u>FY 2015-16 Budget</u>	(a)
Police Protection Costs			
Net General Fund Contribution	7	\$ 121,095,236	
City Contracts for Sheriff's Services	7	172,661,937	
Net Police Protection Budget	[1]	\$ 293,757,173	
	<u>Budget Page</u>	<u>FY 2015-16 Budget</u>	(a)
Sheriff Authorized Positions Filled			
Administration	123	42	
Support	123	21	
Patrol	123	2,038	
Court Services	124	164	
CAC Security	124	-	
Training Center	-	29	(b)
Total Sworn Officers	[2]	2,294	
Cost per Sworn Officer	[3]=[1]/[2]	\$ 128,055	
	<u>Table Ref.</u>		
Projected Residents	3	15,724	
Service Standard			
Sworn Officers per 1,000 residents		1.20	(d)
Additional Sworn Officers Required @ buildout	[4]	18.87	
Total Police Protection Costs	=[3]*[4]	\$ 2,416,270	

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
(b) Per phone discussions with Undersheriff of Ben Clark Training Center, dated 3/11/2016.
(d) The Board of Supervisors expects law enforcement services at a targeted staffing ratio of 1.2 deputy sheriff per 1,000 population in the unincorporated area per page 123 of the County of Riverside Fiscal Year 2015-16 Budget.

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Exhibit A - Fiscal Impact Analysis
Table 10 - Riverside County Fiscal Impact to Fire Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Fire Fund

Financing Sources

Fire Fund Ad Valorem Tax

Assessed Value Adjusted for Deflation

Residential Basic Tax

Non-Residential Basic Tax

Total Assessed Value Adjusted for Deflation

Structural Fire Fund Post-ERAF Share of Basic Tax

Total Fire Fund Ad Valorem Tax

Total Financing Sources

Financing Requirements

Calculation of Fire Costs

Fire Protection Costs - Station Costs

7-Person Engine Company (a)

Total Cost Per Station

Stations Required for Project (a)

Total Fire Protection Costs

Total Financing Requirements

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

Amount Needed from CSA Special Tax

CSA Tax Per Unit

Residential Units

CSA Tax Revenue

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

Use General Fund Surplus Yes

Surplus Available Yes

Surplus Used

Financing Sources

Fire Fund

CSA Tax

General Fund Transfer

Total Sources

Total Financing Requirements

Net Annual Surplus/ (Deficit) After Additional Financing Sources

	Table Ref.	Project Impact	Marginal Increase	Project Impact
Residential Basic Tax	4	\$ 31,817,795		
Non-Residential Basic Tax	4	3,078,963		
Total Assessed Value Adjusted for Deflation		\$ 34,896,758		
Structural Fire Fund Post-ERAF Share of Basic Tax	2	5.851%		
Total Fire Fund Ad Valorem Tax		\$ 2,041,961	100%	\$ 2,041,961
Total Financing Sources			[1]	\$ 2,041,961
Fire Protection Costs - Station Costs				7 Person
7-Person Engine Company (a)				\$ 3,500,000
Total Cost Per Station				\$ 3,500,000
Stations Required for Project (a)				2 Station
Total Fire Protection Costs			[2]	\$ 3,500,000
Total Financing Requirements				\$ 3,500,000
Net Annual Surplus/ (Deficit) Before Additional Financing Sources			[3]=[1]-[2]	\$ (1,458,039)
Amount Needed from CSA Special Tax				(1,458,039)
CSA Tax Per Unit				100
Residential Units				8,490
CSA Tax Revenue			[4]	\$ 849,000
Net Annual Surplus/ (Deficit) Before Additional Financing Sources			[5]=[3]+[4]	\$ (609,039)
Use General Fund Surplus Yes				
Surplus Available Yes		\$ 5,763,048		
Surplus Used			[6]	\$ 609,039
Fire Fund			[1]	\$ 2,041,961
CSA Tax			[4]	849,000
General Fund Transfer			[6]	609,039
Total Sources			[7]=[1]+[4]+[6]	\$ 3,500,000
Total Financing Requirements			[2]	3,500,000
Net Annual Surplus/ (Deficit) After Additional Financing Sources			[8]=[7]-[2]	\$ -

Footnotes:

(a) See Exhibit B for Fire phasing.

Exhibit A - Fiscal Impact Analysis
Table 11 - Riverside County Fiscal Impact to Library Fund
Paradise Valley
February 15, 2017

DRAFT

Fiscal Impact to Library Fund

Financing Sources

County Library Ad Valorem Tax

Assessed Value Adjusted for Deflation

Residential Basic Tax Adj. for Deflation
 Non-Residential Basic Tax Adj. for Deflation
Total Assessed Value Adjusted for Deflation

Table Ref.	Project Impact	Marginal Increase	Project Impact
4	\$ 31,817,795		
4	3,078,963		
	\$ 34,896,758		
2	1.431%		
	\$ 499,460	100%	\$ 499,460

County Library Post-ERAF Share of Basic Tax
Total County Library Ad Valorem Tax

Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Fines, Forfeitures & Penalties									
Library Fines and Fees	50	\$ 400,000	100%	\$ 400,000	2,788,991	\$ 0.14	per capita & 50% employee, entire county	18,080	\$ 2,593
Revenue from Use of Money and Property									
Interest-Invest Funds	51	5,000	0%	-	-	-	not used	-	-
Rents	51	19,176	100%	19,176	2,788,991	0.01	per capita & 50% employee, entire county	18,080	124
Lease to Non-County Agency	51	2,306	0%	-	-	-	not used	-	-
Intergovernmental Revenues									
CA-State Revenue	51	25,000	0%	-	-	-	not used	-	-
CA-Homeowner's Tax Relief	51	162,303	0%	-	-	-	not used	-	-
CA-Other Operating Grants	51	-	0%	-	-	-	not used	-	-
Fed-Community Redevelopment Hn	51	65,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Communications Services	51	150,000	0%	-	-	-	not used	-	-
Interfund - Leases	51	63,756	0%	-	-	-	not used	-	-
Interfund - Miscellaneous	51	-	0%	-	-	-	not used	-	-
Interfund - Salary Reimbursement	51	-	0%	-	-	-	not used	-	-
Other In-Lieu and Other Govt									
Oth Gov-City Governments	51	608,466	0%	-	-	-	not used	-	-
Other Revenue									
Contractual Revenue	51	6,870,068	0%	-	-	-	not used	-	-
Cash Over-Short	51	-	0%	-	-	-	not used	-	-
Rebates & Refunds	51	-	0%	-	-	-	not used	-	-
Contributions & Donations	51	10,000	0%	-	-	-	not used	-	-
Other Misc. Revenue	51	-	0%	-	-	-	not used	-	-

Total Financing Sources

\$ 502,177

Financing Requirements

Library Services

Table 7 24,208,027 100% 24,208,027 2,788,991 8.68 per capita & 50% employee, entire county 18,080

Total Financing Requirements

\$ 156,935

Net Annual Surplus/ (Deficit)

Per Development Unit

\$ 345,242

\$ 41

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 3.

Exhibit A - Fiscal Impact Analysis
Table 12 - Riverside County Fiscal Impact to Transportation Fund
Paradise Valley
February 15, 2017

DRAFT

Fiscal Impact to Transportation Fund

Financing Sources

Measure A Sales Tax (d)

On-Site and Off-Site Taxable Sales
 Half Cent Transportation Sales Tax
Total Measure A Sales Tax

Table Ref.	Net Amount	Marginal Increase	Project Impact
5	\$ 98,214,964		
	0.50%		
	\$ 491,075	0%	\$ -

Other Financing Sources		Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Intergovernmental Revenues										
CA-HWY User/Gas Tax Sec 2104A (e)	44	30,309,322	100%	30,309,322	2,788,991	10.87	per capita & 50% employee, entire county	18,080	\$ 196,488	
CA-HWY User/Gas Tax Sec 2104B (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
CA-HWY User/Gas Tax Sec 2103 (e)	44	1,849,286	100%	1,849,286	2,788,991	0.66	per capita & 50% employee, entire county	18,080	11,988	
CA-HWY User/Gas Tax Sec 2104C (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
CA-HWY User/Gas Tax Sec 2104DEF (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
CA-HWY User/Gas Tax Sec 2105 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
CA-HWY User/Gas Tax Sec 2106 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-	
Road Maint Expense Reimb	44	210,537	100%	210,537	2,788,991	0.08	per capita & 50% employee, entire county	18,080	1,365	
Road Signal Maint Exp Reimb	44	1,344,663	100%	1,344,663	2,788,991	0.48	per capita & 50% employee, entire county	18,080	8,717	
Total Financing Sources									\$ 218,558	

Financing Requirements

Street Maintenance Cost

Total Project Lane Miles (f)

[1] (h) 104.84

Street Maintenance Cost per Lane Mile (g)

[2] \$ 6,885

Total Project Street Maintenance Cost per Lane Mile

[3]=[1]*[2] \$ 721,834

Total Financing Requirements

\$ 721,834

Net Annual Surplus/ (Deficit)

[4] **\$ (503,275)**

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[5]=[3]+[4] **\$ 503,275**

Use General Fund Surplus Yes

Surplus Available Yes

\$ 5,763,048

Surplus Used

[6] **\$ 503,275**

Financing Sources

Transportation Fund

[1] \$ 218,558

General Fund Transfer

[6] 503,275

Total Sources

[7]=[1]+[6] **\$ 721,834**

Total Financing Requirements

[3] 721,834

Net Annual Surplus/ (Deficit) After Additional Financing Sources

[8]=[7]-[3] **\$ -**

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (c) See Table 3.
- (d) All of the Measure A sales tax is earmarked for non-recurring capital projects per conversations with the Transportation Fund administrative office.
- (e) All of the Gas Tax is earmarked for recurring street maintenance costs per conversations with the Transportation Fund administrative office.
- (f) Per email from Glorious Land Company and KWC Engineers, dated 3/22/2016.
- (g) Per discussions on 3/29/2016 with Paul Russell of the Riverside County Land Transportation and Land Management Agency, FY 2015-16 road maintenance cost was \$6,885 per lane mile.
- (h) Timing of lane miles to be allocated per residential unit per conference call discussions with client on 4/1/2016.

Exhibit B - Fire and Transportation Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017



Development Year	-1	0	1	2	3	4	5	6	7	8	9
Fiscal Impact to Fire Fund											
Financing Sources											
Fire Fund Ad Valorem Tax											
Basic Tax Adj. for Deflation											
Total Fire Fund Tax											
Total Financing Sources											
Financing Requirements											
Stations Required for Project											
Staffing Level											
Cost per Fire Fighter											
Fire Cost											
Total Financing Requirements											
Net Annual Surplus (Deficit) Before Additional Sources											
CSA/CFD Charge per Unit at Buildout											
Net Annual Deficit Before Additional Sources											
Offset from General Fund Surplus											
Amount Required for CSA/CFD Charge											
Allocation of CSA/CFD Charge for Fire Services											
Cumulative Residential Units											
CSA/CFD Charge from Sold Units											
Developer Subsidy/Unallocated Land Tax											
Total											
Additional Financing Sources											
General Fund Surplus											
Minimum CSA/CFD Charge Required for Fire Services (
Total Additional Financing Sources											
Financing Sources											
Fire Fund											
CSA Tax											
General Fund Transfer											
Total Financing Sources											
Total Financing Requirements											
Net Annual Surplus (Deficit) After Additional Sources											
Fiscal Impact to Transportation Fund											
Financing Sources											
Intergovernmental Revenues											
CA-HVY User/Gas Tax Sec 2104A (e)											
CA-HVY User/Gas Tax Sec 2103 (e)											
Charges for Services											
Road Maint Expense Reimb											
Road Signal Maint Exp Reimb											
Total Financing Sources											
Financing Requirements											
Share of Residential Units											
Total Project Lane Miles (b)											
Estimated Annual Lane Miles to be Maintained (b)											
Street Maintenance Cost per Lane Mile											
Total Financing Requirements											
Net Annual Surplus (Deficit) Before Additional Sources											
Additional Financing Sources											
General Fund Surplus											
General Fund Transfers to Fire Fund (Less)											
Total Additional Financing Sources											
Financing Sources											
Transportation Fund											
General Fund Transfer											
Total Financing Sources											
Total Financing Requirements											
Net Annual Surplus (Deficit) After Additional Sources											

Footnotes:
(a) Represents amount needed to fund the estimated annual negative fiscal impact. CFD and CSA charges are examples of potential funding mechanisms to finance ongoing negative impacts. Amount and funding mechanism would need to be negotiated with the County.
(b) Transportation Fund Requirements are phased based on the housing absorption schedule.

Exhibit B - Fire and Transportation Phasing Analysis, Constant Dollars
Paradise Valley
February 16, 2017



Development Year	10	11	12	13	14	15	16	17	18	19	20	21
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Deflation												
Total Fire Fund Tax												
Total Financing Sources												
Financing Requirements												
Staffing Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
CSA/CFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources												
Offset from General Fund Surplus												
Amount Required for CSA/CFD Charge												
Allocation of CSA/CFD Charge for Fire Services												
Cumulative Residential Units												
CSA/CFD Charge from Sold Units												
Developer Subsidy/Undeveloped Land Tax												
Total												
Additional Financing Sources												
General Fund Surplus												
Minimum CSA/CFD Charge Required for Fire Services (6,159,668												
Total Additional Financing Sources												
Financing Sources												
Fire Fund												
CSA Tax												
General Fund Transfer												
Transfers for Streets												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												
Fiscal Impact to Transportation Fund												
Financing Sources												
Intergovernmental Revenues												
CA-Hwy User/Gen Tax Sec 2104A (b)												
CA-Hwy User/Gen Tax Sec 2103 (a)												
CHP-Hwy User/Gen Tax Sec 2103 (a)												
Transfers for Streets												
Road Maint Expense Reimb												
Road Signal Maint Exp Reimb												
Total Financing Sources												
Financing Requirements												
Shares of Residential Units												
Total Project Lane Miles (b)												
Estimated Annual Lane Miles to be Maintained (b)												
Street Maintenance Cost per Lane Mile												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
Additional Financing Sources												
General Fund Surplus												
General Fund Transfers to Fire Fund (Less)												
Total Additional Financing Sources												
Financing Sources												
Transportation Fund												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												

Footnote:
(a) Represents amount needed to fund the estimated annual negative fiscal impact.
(b) Transportation Fund Requirements are phased based on the housing abso



	4	5	6	7	8	9	10	11
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Table	Ref.	Factor	4	5	6	7	8	9	10	11			
General Fund Financing Sources													
			189,593	396,303	756,405	1,039,955	1,375,635	1,717,703	2,029,249	2,340,542	2,766,002	3,394,676	4,156,536
			20,095	42,468	81,350	111,986	147,912	184,943	218,581	252,196	300,849	364,056	445,185
			118,998	250,731	476,245	854,998	1,081,317	1,278,128	1,474,317	1,755,842	2,136,016	2,616,808	3,256,196
			75,087	150,174	225,290	300,347	450,938	601,109	803,022	1,067,196	1,424,144	1,915,102	2,426,216
			-	-	-	-	183,184	183,184	183,184	183,184	183,184	183,184	183,184
			3,217	6,689	12,012	16,411	21,465	26,595	31,345	36,080	40,922	45,764	50,606
			18,116	33,187	59,163	80,933	105,154	130,911	154,995	178,480	201,965	225,450	248,935
			424,925	882,551	1,610,436	2,204,629	3,076,387	3,776,088	4,421,507	5,065,929	5,753,184	6,403,672	7,054,160
General Fund Financing Requirements													
			28,402	51,667	91,567	125,084	163,986	201,965	239,021	276,167	321,375	379,059	453,348
			11,751	21,377	37,893	51,752	67,808	85,940	106,242	128,679	153,264	180,109	218,289
			85,381	182,714	353,437	511,999	684,467	853,375	1,019,159	1,178,300	1,399,995	1,656,322	1,986,521
			26,772	48,009	86,976	118,649	165,055	226,724	261,011	304,841	359,950	424,025	508,025
			0.15	238,946	897,307	1,210,552	1,619,332	2,119,622	2,764,460	3,500,000	4,300,000	5,150,000	6,050,000
			142	288	457	624	818	1,008	1,192	1,376	1,560	1,744	1,928
			8,852	16,103	28,544	38,964	51,077	62,945	71,822	81,700	92,578	103,456	114,334
			-	-	-	-	-	-	-	-	-	-	-
			23,046	49,319	98,101	138,201	184,755	230,617	275,096	316,347	375,194	441,414	538,211
			2,346	2,780	5,530	7,791	10,416	13,001	15,509	17,947	21,152	24,985	30,229
			0.27	316	629	888	1,185	1,479	1,764	2,042	2,406	2,831	3,439
			0.03	16	38	75	106	142	177	211	244	288	338
			-	-	-	-	-	-	-	-	-	-	-
			424,925	882,551	1,610,436	2,204,629	2,571,308	2,830,859	2,964,564	4,616,066	4,798,712	4,981,670	5,267,858
General Fund Fiscal Impact													
			-	-	-	-	565,360	1,145,199	1,456,944	448,882	1,156,453	3,424,202	4,600,756
			-	-	-	-	235	391	407	109	237	596	659
			1.00	1.00	1.00	1.00	1.23	1.44	1.49	1.10	1.24	1.69	1.87
Fiscal Impact to Fire Fund													
			1,500,000	1,500,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	3,500,000	3,500,000
			-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-	-
Fiscal Impact to Library Fund													
			19,220	40,487	76,870	105,716	139,793	174,579	206,267	237,926	283,327	344,814	422,448
			8,142	14,811	26,254	35,856	46,979	57,894	69,517	78,878	92,124	108,659	128,955
			11,079	25,677	50,616	69,860	92,915	116,685	137,751	159,048	191,203	235,954	293,493
			11,339	20,626	38,563	49,938	65,426	80,628	94,463	107,330	124,246	145,534	172,451
			25,506	54,584	106,573	152,054	204,177	255,235	304,463	352,330	415,246	488,534	593,451
			(14,186)	(33,958)	(72,009)	(103,016)	(139,051)	(174,607)	-	-	-	-	-
Fiscal Impact to Transportation Fund													
			1,655,484	2,443,685	3,723,869	4,390,281	5,281,787	6,031,266	6,932,237	8,156,184	10,151,737	12,739,020	14,384,516
			1,958,573	2,451,946	3,745,252	4,301,439	4,762,763	4,943,989	5,147,274	5,547,274	6,004,091	6,518,864	7,091,284
			(3,089)	(9,281)	(121,383)	(311,158)	(519,033)	(1,017,277)	(1,594,694)	(2,341,090)	(3,347,658)	(4,660,166)	(6,083,252)

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Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

RESIDENTIAL FINANCING SOURCES

Table Ref.	Residential Absorption	5	6	7	8	9	10	11
3	Village 1 (Town Center)	50						
3	TOWNS	42						
3	Stacked flats HHDR	50						
3	Stacked flats	50						
3	55'X100'	11						
3	55'X100'	50						
3	45'X80'							
3	45'X80'							
3	45'X80'							
3	55'X100'	30						
3	60'X100'							
3	60'X100'	47						
3	50'X100'	30						
3	45x80							
3	50'X100'							
3	50'X100'							
3	Duplex	50						
3	40'X82'							
3	Stacked flats	50						
3	Triplex-adult	50						
3	Triplex-adult	40						
3	45X100	50						
3	45X100	50						
3	Village 3 (Casa Active Adult)							
3	MIXED USE HHDR							
3	DUPLEX							
3	DUPLEX							
3	65X110							
3	75X100							
3	65X110							
3	DUPLEX							
3	50x90							
3	DUPLEX							
3	DUPLEX							
3	50x90							
3	50x90							
3	40x80							
3	75X100							
3	85X115							
3	85X115							
3	75X100							
3	Village 4 (North Village)							
3	Duplex-Adult							
3	Duplex-Adult							
3	50'X80							
3	50'X80							
3	Duplex-Family							
3	Duplex							
3	Standard Lot (60' X 100')							
3	Standard Lot (70' X 100')							
3	Duplex-Family							
3	Triplex Adult							
3	45x80							
3	45x80							
3	Duplex-Family							
3	Duplex-Family							
3	Village 5 (East Village)							
3	Duplex-Family							
3	40'X80							
3	70X100							
3	85X115							
3	45X100							
3	50'X70							
3	50'X90							
3	55X100							
3	60X100							
3	55X100							
3	70X100							
3	50X100							
3	40x80							
3	70X100							
3	Village 6 (South Village)							
3	50X70							
3	50X90							
3	40X80							
3	40X90							
3	40X90							
3	75X100							
3	75X100							
3	55X110							
3	duplex-family							
3	50X100							
3	85X115							
3	Total Residential Absorption	300	342	522	597	583	740	862
3	Cumulative Residential Absorption	300	642	1,277	1,998	2,465	3,561	4,144
	Share of Residential Units	1.6%	15.0%	21.2%	28.3%	35.4%	42.2%	48.8%
	Household	633	1,176	1,652	2,072	2,413	2,804	3,158
	Population	1,189	2,385	3,312	4,454	5,580	6,632	7,673
	Total Population	633	1,176	1,652	2,072	2,413	2,804	3,158
	Cumulative Population	1,189	2,385	3,312	4,454	5,580	6,632	7,673

Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

2017
2018
2019
2020
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Table Ref.	Factor	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Residential Property Tax																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
4	1.000%	1,192,031	2,449,598	4,799,252	6,623,292	8,717,751	10,932,421	12,931,816	14,830,328	17,886,555	21,349,140	24,894,280	28,585,954	32,297,755	36,020,840	39,751,812	43,487,374	47,225,126	50,961,878	54,694,430	58,421,682	62,148,934	65,875,186	69,601,438	73,327,690	77,053,942	80,780,194	84,506,446	88,232,698	91,958,950	95,685,202	99,411,454	103,137,706	106,863,958	110,590,210	114,316,462	118,042,714																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
4	14.0255%	181,576	343,583	672,969	978,436	1,322,690	1,533,305	1,813,726	2,084,023	2,508,614	2,894,280	3,279,946	3,665,612	4,051,278	4,436,944	4,822,610	5,208,276	5,593,942	5,979,608	6,365,274	6,750,940	7,136,606	7,522,272	7,907,938	8,293,604	8,679,270	9,064,936	9,450,602	9,836,268	10,221,934	10,607,600	10,993,266	11,378,932	11,764,598	12,150,264	12,535,930	12,921,596	13,307,262	13,692,928	14,078,594	14,464,260	14,849,926	15,235,592	15,621,258	16,006,924	16,392,590	16,778,256	17,163,922	17,549,588	17,935,254	18,320,920	18,706,586	19,092,252	19,477,918	19,863,584	20,249,250	20,634,916	21,020,582	21,406,248	21,791,914	22,177,580	22,563,246	22,948,912	23,334,578	23,720,244	24,105,910	24,491,576	24,877,242	25,262,908	25,648,574	26,034,240	26,419,906	26,805,572	27,191,238	27,576,904	27,962,570	28,348,236	28,733,902	29,119,568	29,505,234	29,890,900	30,276,566	30,662,232	31,047,898	31,433,564	31,819,230	32,204,896	32,590,562	32,976,228	33,361,894	33,747,560	34,133,226	34,518,892	34,904,558	35,290,224	35,675,890	36,061,556	36,447,222	36,832,888	37,218,554	37,604,220	37,989,886	38,375,552	38,761,218	39,146,884	39,532,550	39,918,216	40,303,882	40,689,548	41,075,214	41,460,880	41,846,546	42,232,212	42,617,878	43,003,544	43,389,210	43,774,876	44,160,542	44,546,208	44,931,874	45,317,540	45,703,206	46,088,872	46,474,538	46,860,204	47,245,870	47,631,536	48,017,202	48,402,868	48,788,534	49,174,200	49,559,866	49,945,532	50,331,198	50,716,864	51,102,530	51,488,196	51,873,862	52,259,528	52,645,194	53,030,860	53,416,526	53,802,192	54,187,858	54,573,524	54,959,190	55,344,856	55,730,522	56,116,188	56,501,854	56,887,520	57,273,186	57,658,852	58,044,518	58,430,184	58,815,850	59,201,516	59,587,182	59,972,848	60,358,514	60,744,180	61,129,846	61,515,512	61,901,178	62,286,844	62,672,510	63,058,176	63,443,842	63,829,508	64,215,174	64,600,840	64,986,506	65,372,172	65,757,838	66,143,504	66,529,170	66,914,836	67,300,502	67,686,168	68,071,834	68,457,500	68,843,166	69,228,832	69,614,498	69,999,164	70,384,830	70,770,496	71,156,162	71,541,828	71,927,494	72,313,160	72,698,826	73,084,492	73,470,158	73,855,824	74,241,490	74,627,156	75,012,822	75,398,488	75,784,154	76,169,820	76,555,486	76,941,152	77,326,818	77,712,484	78,098,150	78,483,816	78,869,482	79,255,148	79,640,814	80,026,480	80,412,146	80,797,812	81,183,478	81,569,144	81,954,810	82,340,476	82,726,142	83,111,808	83,497,474	83,883,140	84,268,806	84,654,472	85,040,138	85,425,804	85,811,470	86,197,136	86,582,802	86,968,468	87,354,134	87,739,800	88,125,466	88,511,132	88,896,798	89,282,464	89,668,130	90,053,796	90,439,462	90,825,128	91,210,794	91,596,460	91,982,126	92,367,792	92,753,458	93,139,124	93,524,790	93,910,456	94,296,122	94,681,788	95,067,454	95,453,120	95,838,786	96,224,452	96,610,118	96,995,784	97,381,450	97,767,116	98,152,782	98,538,448	98,924,114	99,309,780	99,695,446	100,081,112	100,466,778	100,852,444	101,238,110	101,623,776	102,009,442	102,395,108	102,780,774	103,166,440	103,552,106	103,937,772	104,323,438	104,709,104	105,094,770	105,480,436	105,866,102	106,251,768	106,637,434	107,023,100	107,408,766	107,794,432	108,180,098	108,565,764	108,951,430	109,337,096	109,722,762	110,108,428	110,494,094	110,879,760	111,265,426	111,651,092	112,036,758	112,422,424	112,808,090	113,193,756	113,579,422	113,965,088	114,350,754	114,736,420	115,122,086	115,507,752	115,893,418	116,279,084	116,664,750	117,050,416	117,436,082	117,821,748	118,207,414	118,593,080	118,978,746	119,364,412	119,750,078	120,135,744	120,521,410	120,907,076	121,292,742	121,678,408	122,064,074	122,449,740	122,835,406	123,221,072	123,606,738	123,992,404	124,378,070	124,763,736	125,149,402	125,535,068	125,920,734	126,306,400	126,692,066	127,077,732	127,463,398	127,849,064	128,234,730	128,620,396	129,006,062	129,391,728	129,777,394	130,163,060	130,548,726	130,934,392	131,320,058	131,705,724	132,091,390	132,477,056	132,862,722	133,248,388	133,634,054	134,019,720	134,405,386	134,791,052	135,176,718	135,562,384	135,948,050	136,333,716	136,719,382	137,105,048	137,490,714	137,876,380	138,262,046	138,647,712	139,033,378	139,419,044	139,804,710	140,190,376	140,576,042	140,961,708	141,347,374	141,733,040	142,118,706	142,504,372	142,890,038	143,275,704	143,661,370	144,047,036	144,432,702	144,818,368	145,204,034	145,589,700	145,975,366	146,361,032	146,746,698	147,132,364	147,518,030	147,903,696	148,289,362	148,675,028	149,060,694	149,446,360	149,832,026	150,217,692	150,603,358	150,989,024	151,374,690	151,760,356	152,146,022	152,531,688	152,917,354	153,303,020	153,688,686	154,074,352	154,460,018	154,845,684	155,231,350	155,617,016	156,002,682	156,388,348	156,774,014	157,159,680	157,545,346	157,931,012	158,316,678	158,702,344	159,088,010	159,473,676	159,859,342	160,245,008	160,630,674	161,016,340	161,402,006	161,787,672	162,173,338	162,559,004	162,944,670	163,330,336	163,716,002	164,101,668	164,487,334	164,873,000	165,258,666	165,644,332	166,030,000	166,415,666	166,801,332	167,186,998	167,572,664	167,958,330	168,344,000	168,729,666	169,115,332	169,501,000	169,886,666	170,272,332	170,658,000	171,043,666	171,429,332	171,815,000	172,200,666	172,586,332	172,972,000	173,357,666	173,743,332	174,129,000	174,514,666	174,900,332	175,286,000	175,671,666	176,057,332	176,443,000	176,828,666	177,214,332	177,600,000	177,985,666	178,371,332	178,757,000	179,142,666	179,528,332	179,914,000	180,300,000	180,685,666	181,071,332	181,457,000	181,842,666	182,228,332	182,614,000	182,999,666	183,385,332	183,771,000	184,156,666	184,542,332	184,928,000	185,313,666	185,700,000	186,085,666	186,471,332	186,857,000	187,242,666	187,628,332	188,014,000	188,400,000	188,785,666	189,171,332	189,557,000	189,942,666	190,328,332	190,714,000	191,100,000	191,485,666	191,871,332	192,257,000	192,642,666	193,028,332	193,414,000	193,800,000	194,185,666	194,571,332	194,957,000	195,342,666	195,728,332	196,114,000	196,500,000	196,885,666	197,271,332	197,657,000	198,042,666	198,428,332	198,814,000	199,200,000	199,585,666	199,971,332	200,357,000	200,742,666	201,128,332	201,514,000	201,900,000	202,285,666	202,671,332	203,057,000	203,442,666	203,828,332	204,214,000	204,600,000	204,985,666	205,371,332	205,757,000	206,142,666	206,528,332	206,914,000	207,300,000	207,685,666	208,071,332	208,457,000	208,842,666	209,228,332	209,614,000	210,000,000	210,385,666	210,771,332	211,157,000	211,542,666	211,928,332	212,314,000	212,700,000	213,085,666	213,471,332	213,857,000	214,242,666	214,628,332	215,014,000	215,400,000	215,785,666	216,171,332	216,557,000	216,942,666	217,328,332	217,714,000	218,100,000	218,485,666	218,871,332	219,257,000	219,642,666	220,028,332	220,414,000	220,800,000	221,185,666	221,571,332	221,957,000	222,342,666	222,728,332	223,114,000	223,500,000	223,885,666	224,271,332	224,657,000	225,042,666	225,428,332	225,814,000	226,200,000	226,585,666	226,971,332	227,357,000	227,742,666	228,128,332	228,514,000	228,900,000	229,285,666	229,671,332	230,057,000	230,442,666	230,828,332	231,214,000	231,600,000	231,985,666	232,371,332	232,757,000	233,142,666	233,528,332	233,914,000	234,300,000	234,685,666	235,071,332	235,457,000	235,842,666	236,228,332	236,614,000	237,000,000	237,385,666	237,771,332	238,157,000	238,542,666	238,928,332	239,314,000	239,700,000	240,085,666	240,471,332	240,857,000	241,242,666	241,628,332	242,014,000	242,400,000	242,785,666	243,171,332	243,557,000	243,942,666	244,328,332	244,714,000	245,100,000	245,485,666	245,871,332	246,257,000	246,642,666	247,028,332	247,414,000	247,800,000	248,185,666	248,571,332	248,957,000	249,342,666	249,728,332	250,114,000	250,500,000	250,885,666	251,271,332	251,657,000	252,042,666	252,428,332	252,814,000	253,200,000	253,585,666	253,971,332	254,357,000	254,742,666	255,128,332	255,514,000	255,900,000	256,285,666	256,671,332	257,057,000	257,442,666	257,828,332	258,214,000	258,600,000	258,985,666	259,371,332	259,757,000	260,142,666	260,528,332	260,914,000	261,300,000	261,685,666	262,071,332	262,457,000	262,842,666	263,228,332	263,614,000	264,000,000	264,385,666	264,771,332	265,157,000	265,542,666	265,928,332	266,314,000	266,700,000	267,085,666	267,471,332	267,857,000	268,242,666	268,628,332	269,014,000	269,400,000	269,785,666	270,171,332	270,557,000	270,942,666	271,328,332	271,714,000	272,100,000	272,485,666	272,871,332	273,257,000	273,642,666	274,028,332	274,414,000

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	Table Ref.	Factor											
Non-Residential Property Tax													
Basic Tax Paid	4	1.00%	\$ 181,019	\$ 361,281	\$ 540,818	\$ 719,603	\$ 992,649	\$ 1,195,231	\$ 1,396,976	\$ 1,567,898	\$ 1,797,869	\$ 2,097,224	\$ 2,479,176
Non-Residential Unsecured Property Tax as a % of Secured	4	10.00%	\$ 18,102	\$ 36,128	\$ 54,082	\$ 71,960	\$ 99,265	\$ 119,523	\$ 139,698	\$ 159,789	\$ 179,787	\$ 259,722	\$ 279,318
Total Non-Residential Property Tax	4	14.03%	\$ 27,927	\$ 55,439	\$ 83,435	\$ 111,019	\$ 153,144	\$ 184,398	\$ 215,523	\$ 246,519	\$ 277,388	\$ 400,695	\$ 430,926
Non-Residential Property Tax (In-Lieu of Sales Tax)													
On-Site Sales Tax Redirected to Property Tax			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Property Turnover Rate													
Transferee's Net Price	4	0.11%	\$ 1,991	\$ 3,974	\$ 5,949	\$ 7,916	\$ 10,918	\$ 13,148	\$ 15,387	\$ 17,577	\$ 19,778	\$ 28,588	\$ 30,725
Total Non-Residential Documentary Transfer Tax	4		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
On-Site Sales Tax													
Sales Tax (@ 1.00% of Taxable Sales)	5	1.00%	\$ 67,952	\$ 135,904	\$ 203,856	\$ 271,807	\$ 340,135	\$ 408,087	\$ 476,038	\$ 543,990	\$ 611,942	\$ 778,294	\$ 848,246
Less 10.00% Exempt Sales	5	10.00%	\$ 7,135	\$ 14,270	\$ 21,405	\$ 28,540	\$ 35,714	\$ 42,849	\$ 49,984	\$ 57,119	\$ 64,254	\$ 81,721	\$ 88,856
Less 0.25% Redirected to Property Tax	5	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total On-Site Sales Tax Allocated to County	5		\$ 75,087	\$ 150,174	\$ 225,260	\$ 300,347	\$ 375,849	\$ 450,936	\$ 526,022	\$ 601,109	\$ 676,196	\$ 860,015	\$ 937,102
Proposition 13 - Half Cent Sales Tax	5		\$ 32,026	\$ 64,051	\$ 96,077	\$ 128,103	\$ 160,365	\$ 192,331	\$ 224,357	\$ 256,383	\$ 288,408	\$ 396,810	\$ 389,836
Transient Occupancy Tax													
Hotel - Business Rental Revenue Subject to TOT	5	10.00%	\$ -	\$ -	\$ -	\$ -	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184
Hotel - Resident R. Subject to TOT	5	10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,169,480	\$ 1,189,460
Total Transient Occupancy Tax Allocated to County	5		\$ -	\$ -	\$ -	\$ -	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 1,352,664	\$ 1,372,644
Interest Earnings													
County Share of Residential and Non-Residential Property Tax	4		\$ 189,503	\$ 399,303	\$ 598,605	\$ 809,655	\$ 1,039,655	\$ 1,275,835	\$ 1,517,703	\$ 1,766,002	\$ 2,014,299	\$ 2,262,544	\$ 2,510,788
Documentary Transfer Tax	4		\$ 20,095	\$ 40,190	\$ 60,285	\$ 80,380	\$ 100,475	\$ 120,570	\$ 140,665	\$ 160,760	\$ 180,855	\$ 241,140	\$ 261,235
Net On-Site Sales and Use Tax	4		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue Generating Interest Earnings	5		\$ 284,684	\$ 581,944	\$ 864,944	\$ 1,152,939	\$ 1,509,595	\$ 1,939,961	\$ 2,399,964	\$ 2,899,964	\$ 3,419,964	\$ 4,019,964	\$ 4,519,964
Total Interest Earnings	5	1.13%	\$ 3,217	\$ 6,434	\$ 9,651	\$ 12,868	\$ 16,411	\$ 20,555	\$ 24,700	\$ 28,844	\$ 32,989	\$ 43,982	\$ 47,976
Other General Fund Discretionary Revenue													
Fines and Penalties	6	\$ 10.08	\$ 9,435	\$ 17,163	\$ 30,425	\$ 41,552	\$ 54,442	\$ 70,091	\$ 91,401	\$ 119,826	\$ 158,758	\$ 211,920	\$ 283,598
Miscellaneous Federal and State	6	8.31	\$ 7,795	\$ 14,180	\$ 25,136	\$ 34,328	\$ 44,978	\$ 58,428	\$ 76,558	\$ 100,331	\$ 132,141	\$ 174,419	
Miscellaneous Revenue	6	1.30	\$ 722	\$ 1,545	\$ 3,074	\$ 4,330	\$ 5,769	\$ 7,226	\$ 9,974	\$ 13,330	\$ 17,686	\$ 23,616	
Criminal-Co. 25%	6	0.17	\$ 164	\$ 288	\$ 529	\$ 722	\$ 948	\$ 1,166	\$ 1,589	\$ 2,189	\$ 2,989	\$ 4,089	
Penalties & Int On Del Taxes	6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Court Fees & Costs	6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Superior Court Fees	6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Rebates & Refunds	6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other General Fund Discretionary Revenue	6		\$ 18,116	\$ 33,187	\$ 59,183	\$ 80,933	\$ 106,154	\$ 130,911	\$ 176,490	\$ 236,759	\$ 314,759	\$ 411,970	\$ 543,436

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2 3 4 5 6 7 8 9 10 11

POLICE PHASING

Cumulative Residents
Staffing Service Standard Sworn Officer per 1,000 residents
Number of Sworn Officers Required
Police Costs

Table Ref.	Factor	2	3	4	5	6	7	8	9	10	11
9	1.20	556	1,189	2,365	3,332	4,454	5,560	6,632	7,675	9,046	10,642
		1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
		0.67	1.43	2.84	4.00	5.35	6.67	7.96	9.21	10.85	12.77
9	\$ 128,065	\$ 65,351	\$ 182,714	\$ 359,437	\$ 511,099	\$ 684,267	\$ 854,375	\$ 1,019,159	\$ 1,176,380	\$ 1,389,995	\$ 1,655,322

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund

Financing Services
Library Fee Ad Valorem Tax
Basic Tax Ad. for Definition
Total County Library Tax
Fines, Forfeitures & Penalties
Library Fines and Fees
Revenue from Use of Money and Property
Rents

Table Ref.	Factor	2	3	4	5	6	7	8	9	10	11
11	1.43%	\$ 1,339,050	\$ 2,810,889	\$ 5,339,069	\$ 7,342,895	\$ 9,710,399	\$ 12,127,692	\$ 14,328,792	\$ 16,528,216	\$ 19,684,324	\$ 23,946,364
		\$ 19,078	\$ 40,231	\$ 76,415	\$ 105,095	\$ 138,980	\$ 173,577	\$ 205,091	\$ 236,560	\$ 281,732	\$ 342,732
11	0.14	\$ 135	\$ 245	\$ 434	\$ 592	\$ 779	\$ 957	\$ 1,132	\$ 1,303	\$ 1,522	\$ 1,795
11	0.01	\$ 6	\$ 12	\$ 21	\$ 28	\$ 37	\$ 48	\$ 54	\$ 62	\$ 73	\$ 86
		\$ 19,220	\$ 40,487	\$ 76,870	\$ 105,716	\$ 139,739	\$ 174,579	\$ 209,267	\$ 237,926	\$ 283,327	\$ 344,614

Financing Requirements

Library Services

Total Financing Requirements

Net Annual Surplus/ (Deficit)

11	\$ 8.68	\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,894	\$ 68,517	\$ 78,878	\$ 92,124	\$ 108,658
		\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,894	\$ 68,517	\$ 78,878	\$ 92,124	\$ 108,658
		\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,815	\$ 116,685	\$ 137,751	\$ 159,048	\$ 181,203	\$ 236,954

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
General Fund Financing Sources													
4	Property Tax	4,743,717	5,103,843	5,082,755	5,061,754	5,040,839	5,020,012	4,999,270	4,978,814	4,958,043	4,937,557	4,838,381	4,737,208
4	Property Tax In-Lieu of Sales Tax	512,714	551,602	549,852	547,291	545,030	542,778	540,535	538,302	536,077	533,853	522,824	512,210
4	Documentary Transfer Tax	2,993,365	2,271,822	3,204,328	3,181,088	3,177,903	3,168,773	3,159,638	3,150,513	3,141,379	3,132,254	3,049,013	2,968,541
5	Property Tax In-Lieu of MVL	1,016,188	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
5	Off-Site Retail Sales and Use Tax	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
5	Transient Occupancy Tax	70,813	76,173	75,909	75,648	75,384	75,123	74,863	74,605	74,347	74,091	72,824	71,563
5	Hotel/Earnings Revenue	332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
6	Other Financing Sources	11,013,267	11,743,110	11,700,183	11,669,409	11,632,786	11,596,315	11,559,995	11,523,824	11,487,653	11,451,483	11,273,492	11,101,262
8	\$	512,289	547,469	547,469	547,469	547,469	547,469	547,469	547,469	547,469	547,469	547,469	547,469
8	Public Protection	211,952	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507
8	Judicial	2,260,877	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270
8	Police Protection	485,934	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304
8	Code Enforcement	743,980	540,270	548,992	557,677	566,326	574,939	583,570	592,200	600,829	609,457	609,077	608,697
8	Fire Protection (Transfers to the Fire Fund)	2,558	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731
8	Other Protection	199,861	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625
12	Transfers to the Transportation Fund	470,898	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
8	Public Ways & Facilities	610,267	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211
8	Health and Sanitation	34,404	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769
8	Public Assistance	3,484	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183
8	Education	0,27	500	500	500	500	500	500	500	500	500	500	500
8	Recreation & Cultural Services	0,03	468	500	500	500	500	500	500	500	500	500	500
8	Cost Services	-	-	-	-	-	-	-	-	-	-	-	-
8	Total Financing Requirements	5,497,199	5,920,114	5,628,938	5,637,521	5,648,170	5,654,783	5,663,361	5,671,904	5,680,411	5,688,883	5,730,721	5,771,702
General Fund Fiscal Impact													
Ongoing Surplus/(Deficit)													
10, Exhibit B	\$	5,156,848	5,122,998	5,077,348	5,031,888	5,088,616	5,141,132	5,088,633	5,031,821	5,077,393	5,783,048	5,544,081	5,326,861
10, Exhibit B	\$	684	721	716	710	705	700	695	689	684	679	653	628
Surplus/(Deficit) per Unit													
	\$	2.00	2.09	2.06	2.07	2.06	2.05	2.04	2.03	2.02	2.01	1.97	1.92
Fiscal Impact to Fire Fund													
Financing Sources													
	\$	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Financing Requirements													
	\$	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Net Annual Surplus / (Deficit)													
	\$	-	-	-	-	-	-	-	-	-	-	-	-
Fiscal Impact to Library Fund													
Financing Sources													
11	\$	482,351	518,998	516,895	514,740	512,625	510,518	508,420	506,330	504,249	502,177	481,944	481,920
11	\$	148,950	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
Net Annual Surplus / (Deficit)													
	\$	333,401	362,063	359,960	357,805	355,690	353,583	351,485	349,395	347,315	345,242	315,009	324,985
Fiscal Impact to Transportation Fund													
Financing Sources													
12	\$	675,412	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
12	\$	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
Financing Requirements													
	\$	-	-	-	-	-	-	-	-	-	-	-	-
Net Annual Surplus / (Deficit)													
	\$	675,412	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
Net Fiscal Impact of Project													
Financing Sources													
	\$	15,671,010	16,485,942	16,444,861	16,405,983	16,367,245	16,328,697	16,290,248	16,251,895	16,213,587	16,175,342	15,998,590	15,826,016
Financing Requirements													
	\$	9,819,461	9,998,883	10,007,604	10,016,289	10,024,938	10,033,552	10,042,130	10,050,672	10,059,179	10,067,652	10,109,469	10,151,470
Net Annual Surplus / (Deficit)													
	\$	5,851,549	6,488,059	6,437,257	6,389,693	6,342,306	6,295,145	6,248,118	6,201,318	6,154,407	6,107,690	5,819,121	5,674,546

RESIDENTIAL FINANCING SOURCES

Table Ref.	12	13	14	15	16	17	18	19	20	21	26	31
Village 1 (Town Center)												
TOWNS												
Stacked flats HHDR												
Stacked flats												
55X100												
70X100												
45X100												
45X80												
55X100												
Village 2 (Town Center West)												
60X100												
50X100												
45x80												
50X100												
Duplex												
47X62												
Stacked flats												
Triples-adult												
Triples-adult												
45X100												
Village 3 (Casa Active Adult)												
MIXED USE HHDR	43											
DUPLEX												
DUPLEX												
65X110												
65X110												
DUPLEX												
65x70	14											
65x70												
DUPLEX												
40X90	46											
50x80												
40x80												
75X100												
85X115												
85X115												
75X100	36											
Village 4 (North Village)												
Duplex-Adult												
Duplex-Adult												
40x80												
50X100												
Duplex-Family												
Duplex												
Standard Lot (60' X 100')												
Standard Lot (70' X 100')												
Duplex-Family												
Duplex-Adult												
45x80												
45x80												
Duplex-Family												
Duplex-Family												
Village 5 (East Village)												
Duplex Family	41											
Duplex Family												
70X100												
85X115												
45X100												
50X70	50											
50X90	57											
50X100	59											
55X100	21											
60X100	12											
55X100	50											
70X100	8											
70X100	50											
55X100	40											
40X90	38											
40X90	36											
70X100	40											
Village 6 (South Village)												
50X70	50											
50x90	12											
40X90	40											
40X90	30											
50x80	40											
40X90	30											
40X90	40											
70X100	30											
70X100	27											
85X115	30											
65X110	40											
duplex-family	50											
50X100	30											
85X115	25											
50X100	44											
50X100	30											
954	546											
7,844	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
83.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table Persons per Household	12	13	14	15	16	17	18	19	20	21	26	31
Total Residential Absorption	1,785	1,011										
Cumulative Population	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
Residential Property Tax													
Basic Tax Paid													
4	1.000%	\$ 30,535,472	\$ 32,089,345	\$ 32,753,452	\$ 32,618,121	\$ 32,483,349	\$ 32,349,133	\$ 32,215,473	\$ 32,082,364	\$ 31,949,808	\$ 31,817,795	\$ 31,685,878	\$ 30,527,318
4	14.025%	\$ 4,282,665	\$ 4,512,828	\$ 4,593,789	\$ 4,574,168	\$ 4,555,868	\$ 4,537,062	\$ 4,518,316	\$ 4,499,647	\$ 4,481,055	\$ 4,462,540	\$ 4,371,107	\$ 4,281,547
Residential Property Tax in Lieu of Sales Tax													
OR-Size Sales Tax Redefined to Property Tax													
Property Tax From MVLF													
Cumulative Residential AV Adj. for Definition Factor of 0.41%													
Cumulative Non-Residential AV Adj. for Definition Factor of 0.41%													
Total Assessed Value													
5	892	\$ 3,352,374	\$ 3,607,200	\$ 3,662,285	\$ 3,677,483	\$ 3,692,871	\$ 3,707,951	\$ 3,723,031	\$ 3,738,111	\$ 3,753,191	\$ 3,768,271	\$ 3,783,351	\$ 3,844,000
5	892	\$ 3,352,374	\$ 3,607,200	\$ 3,662,285	\$ 3,677,483	\$ 3,692,871	\$ 3,707,951	\$ 3,723,031	\$ 3,738,111	\$ 3,753,191	\$ 3,768,271	\$ 3,783,351	\$ 3,844,000
Total OR-Size Sales Tax Passed Through to County													
NON-RESIDENTIAL FINANCING SOURCES													
Offices													
Square Feet													
3	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
Assessed Value Additions													
3	298	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508
3	298	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508	\$ 10,253,508
5	175	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257
Retail													
Square Feet													
3	441,687	33,978	33,978	33,978	33,978	33,978	33,978	33,978	33,978	33,978	33,978	33,978	33,978
Assessed Value Additions													
3	231	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438	\$ 7,848,438
3	500	839	839	839	839	839	839	839	839	839	839	839	839
5	200	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400
Light Industrial													
Square Feet													
3	106,380	13,258	13,258	13,258	13,258	13,258	13,258	13,258	13,258	13,258	13,258	13,258	13,258
Assessed Value Additions													
3	193	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418	\$ 2,566,418
3	600	168	168	168	168	168	168	168	168	168	168	168	168
Hotel - Business (Limited Service)													
Number of Rooms													
3	100	100	100	100	100	100	100	100	100	100	100	100	100
Assessed Value Additions													
3	95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	375	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549
Hotel - Resort													
Number of Rooms													
3	300	300	300	300	300	300	300	300	300	300	300	300	300
Assessed Value Additions													
3	200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	32,800	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014
Schools													
Square Feet													
3	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Value Additions													
3	-	-	-	-	-	-	-	-	-	-	-	-	-
5	487	487	487	487	487	487	487	487	487	487	487	487	487
Other													
Square Feet													
3	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessed Value Additions													
3	-	-	-	-	-	-	-	-	-	-	-	-	-
5	428	428	428	428	428	428	428	428	428	428	428	428	428
Total Non-Residential Assessed Value Additions													
Current Period Cumulative Assessed Value Additions													
Previous Period Adjusted Assessed Value													
Definition Factor													
Cumulative Non-Residential AV Adj. for Definition Factor of 0.41%													
Total Non-Residential Cumulative Employees													
50% of Cumulative Employees													
Equivalent Residents (Residents & 50% Employees)													
Total Taxable Sales													

	12	13	14	15	16	17	18	19	20	21	22	31
Non-Residential Property Tax												
Table Ref.	4	Factor										
4	1.00%	\$ 2,888,319	\$ 3,182,856	\$ 3,169,505	\$ 3,159,410	\$ 3,143,368	\$ 3,117,446	\$ 3,104,565	\$ 3,091,738	\$ 3,078,963	\$ 3,015,878	\$ 2,954,085
4	10.00%	\$ 298,832	\$ 318,968	\$ 318,951	\$ 315,641	\$ 314,337	\$ 310,038	\$ 310,457	\$ 308,174	\$ 307,896	\$ 301,588	\$ 295,102
4	14.03%	\$ 461,033	\$ 491,015	\$ 489,956	\$ 484,953	\$ 482,887	\$ 476,988	\$ 476,988	\$ 476,988	\$ 476,988	\$ 465,244	\$ 455,157
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Property Tax (In-Lieu of Sales Tax)												
Table Ref.	4	Factor										
4	10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	0.11%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Documentary Transfer Tax												
Table Ref.	4	Factor										
4	10.00%	\$ 32,872	\$ 35,009	\$ 34,895	\$ 34,721	\$ 34,577	\$ 34,434	\$ 34,292	\$ 34,150	\$ 34,009	\$ 33,869	\$ 33,715
4	0.11%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 32,872	\$ 35,009	\$ 34,895	\$ 34,721	\$ 34,577	\$ 34,434	\$ 34,292	\$ 34,150	\$ 34,009	\$ 33,869	\$ 33,715
On-Site Sales Tax												
Table Ref.	5	Factor										
5	10.00%	\$ 914,198	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150
5	10.50%	\$ 95,981	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126	\$ 103,126
5	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 1,010,189	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275
		\$ 430,861	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887	\$ 462,887
Transient Occupancy Tax												
Table Ref.	5	Factor										
5	10.00%	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184
5	10.00%	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460	\$ 1,169,460
		\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644	\$ 1,352,644
Interest Earnings												
Table Ref.	4	Factor										
4	1.13%	\$ 70,813	\$ 76,173	\$ 75,909	\$ 75,646	\$ 75,384	\$ 75,123	\$ 74,863	\$ 74,605	\$ 74,347	\$ 74,081	\$ 73,818
		\$ 70,813	\$ 76,173	\$ 75,909	\$ 75,646	\$ 75,384	\$ 75,123	\$ 74,863	\$ 74,605	\$ 74,347	\$ 74,081	\$ 73,818
Other General Fund Discretionary Revenue												
Table Ref.	6	Factor										
6	10.06%	\$ 170,178	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864
6	8.31%	\$ 140,595	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250	\$ 150,250
6	1.30%	\$ 19,121	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435	\$ 20,435
6	0.17%	\$ 2,958	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161	\$ 3,161
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 332,852	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711

POLICE PHASING

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	22	23
9	1.20	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
9	128,055	2,259,877	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270
FISCAL IMPACT TO OTHER COUNTY FUNDS													
Fiscal Impact to Library Fund													
Financing Sources													
11	1.43%	33,523,748	36,072,000	35,922,957	35,774,530	35,626,716	35,479,513	35,332,918	35,186,829	35,041,543	34,896,758	34,751,766	33,481,403
		479,699	512,200	514,147	512,023	509,807	507,800	505,702	503,613	501,532	499,460	497,290	479,202
11	0.14	2,026	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593
11	0.01	116	124	124	124	124	124	124	124	124	124	124	124
Total Financing Sources													
11	8.68	146,650	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
Library Services													
Total Financing Requirements													
		146,650	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
Net Annual Surplus/ (Deficit)													
		335,501	362,063	359,930	357,805	355,660	353,583	351,485	349,395	347,315	345,242	343,109	324,985

July 12, 2017

To: Russell Brady
Riverside County Planning Department

From: Derek Wong, AICP
Dino Serafini, PE

RE: Review of Paradise Valley (Specific Plan No. 00339) Fiscal Impact Analysis, dated February 15, 2017

Michael Baker International has performed a review of the Fiscal Impact Analysis (FIA) prepared for the Paradise Valley land development project (Project). The Project proposes to develop up to 8,500 housing units and 1.4 million square feet of non-residential construction (including 400 business and resort hotel rooms and time share units) on approximately 5,000 acres in the Coachella Valley area east of the City of Coachella. The FIA was prepared by Development Planning and Finance Group (DPFG), Inc. The FIA evaluates the potential fiscal impacts from development of the Project on the operating budgets of four Riverside County funds: the General Fund, Transportation Fund, Library and the Fire Fund.

Fiscal impacts to school, recreation and park, water, sewer districts are not analyzed in the FIA. There are currently no special service districts established on the property.

The FIA does not analyze capital costs or impacts on public facilities needed by the project, which should be treated separately from a fiscal impact study.

The objectives of our review of the FIA are three-fold and validate whether:

1. The assumptions made in the FIA are reasonable;
2. The modeling is according to industry standards and follows Riverside County's *1995 Guide to Preparing Fiscal Impact Reports (Guide)* adjusted to current budget conditions ; and
3. The conclusions can be supported by the calculations and documentation in the FIA.

Michael Baker's review included a multi-step approach that included the following:

- Review of the County of Riverside FY 2016–17 adopted and recommended budgets (the FIA was based on the 2015–16 budget);

- Spot check of data references and assumptions through outside research;
- Evaluate whether alternative methodologies used in the FIA are comparable to methodologies described in the Guide; and
- Preparation of the review memo on our findings.

This memorandum is organized into three sections. The first provides context to the FIA, the second describes the findings of the study and the third section provides our review conclusions.

Context to the FIA

The FIA relies on the County's 2015–16 budget to derive cost and revenue multipliers for County General Fund activities where use of the multiplier method is in accordance with the Guide. The Guide permits the use of countywide multipliers for several General Fund cost areas, including the following:

- General Government
- Public Protection (except for Sheriff Patrol and direct Animal Control services)
- Health and Sanitation
- Public Assistance
- Education, Recreation & Culture
- Debt Service

For specific plans and land use studies, the Guide states that project-specific case-study methods should be used for Animal Control and Sheriff Patrol costs.

Fire Protection, Road Maintenance and Library are independent funds. For Fire Protection, the Guide generally allows costs to be calculated by the multiplier method. However, for large projects which will require expansion of service, including new fire stations, a case-study method is necessary. The FIA also provides a case-study analyses for Library and Road Maintenance.¹

It should be noted that the fiscal impacts of the Project as identified in the FIA are based on data available at the time of the preparation of the FIA and do not represent absolute financial projections at build-out of the Project. It is particularly important for the reader to keep this caveat in mind when considering inputs and factors used to estimate the ongoing fiscal impacts of the Project on the County General Fund and the other funds. The FIA provides the fiscal impacts for a 13-year Project absorption/phasing schedule and a 31-year cash-flow analysis.

¹ In addition to these funds analyzed in the FIA the County Flood Control and Water Conservation District also operates independently of the General Fund. However, the District does not operate in the eastern area of the County (east of Palm Springs).

In accordance with the methodology prescribed in the Guide, except for property taxes, property transfer tax, sales tax, Transient Occupancy Tax and Property Tax in-lieu of Motor Vehicle Fee (MVLFF), which are based on project-specific case-study analyses, all recurring revenues are calculated using per capita multipliers based on the 2015–16 adopted budget totals (we have recalculated the revenue multipliers using 2016-17 adopted budget and current population and employment numbers and have found them to be generally consistent with those in the FIA).

Findings

The FIA in general conforms to the Guide with modifications as noted in the following areas:

General Fund Costs

The FIA calculates the net General Fund contribution or “Net Cost to County” (NCC) for each departmental expense line item. The NCC is calculated by subtracting nondiscretionary revenue (including such revenues as intergovernmental funds for specific programs and direct cost recovery user fees) from the budgeted expenditures as directed in the Guide. The FIA then assigns a marginal increase factor that accounts for fixed overhead versus variable costs of departments that are affected by population growth. This is an industry standard approach to estimating the cost impacts related to growth. The Guide does not specify what marginal factor to use, which may range from 0% to 100%, depending on the department’s function. The lower percentage indicates lower overall impact to the department’s operations as a result of growth, whereas a high percentage means the department will likely incur increased cost—usually due to increased staffing in response to growth. The FIA percentages are either 25%, 50% or 100%. For the General Fund as a whole, the overall factored NCC is 59% of the total financing requirements (total budget minus nondiscretionary revenues). In other words, the FIA estimates that approximately 59% of the General Fund budget increases over time are due to population growth. Our analysis of the last seven years of the County’s budget data comparing NCC to the County’s population growth supports an overall NCC marginal increase factor of between 50% and 60%.

General Fund Revenues

Per Capita Revenues

The revenue sources determined by per capita multipliers, based on the 2015/16 adopted budget and 2016 population, include franchise fees, licenses and permits, fines and penalties, Federal in-lieu taxes, and court fees. These are all revenues that go to the General Fund to offset discretionary programs and expenditures. The aggregate per capita revenue from these sources

is \$19.84 (totaling \$355,711 for the Project). We arrived at essentially the same revenue factor using the 2016/17 budget and the 2017 California Department of Finance population estimate (unincorporated and Countywide) and the current Employment Development Department information for employment. We concur with the methodology and calculations for multiplier-derived revenues.

Case-Study Revenues

The largest Project revenues will be derived from the secured and unsecured ad valorem property tax (\$4.9 million), the MVLFF (\$3.1 million), Transient Occupancy Tax (\$1.35 million), and Sales and Use Taxes (\$1.1 million). These major revenues were estimated by the case-study method as directed in the Guide. Property taxes and the MVLFF revenues are driven by assessed valuations, which are based on assumptions of expected home prices and non-residential construction costs in the area. The range of sale prices assumed for the Project range from \$272,000 for a stacked flat condominium unit to \$632,000 for a single family unit on the largest (85' x 115') lot. The lower end prices are comparable to the median price for condominiums in the City of Coachella (\$240,000, for units in buildings with 5 or more units). The median prices for single family homes in Coachella are somewhat lower than the mid-range home in the Project: \$370,000 for a detached home in Coachella vs. \$450,000 in the Project (home on a 50' x 90' lot in Village 5). Prices in the next closest cities, La Quinta and Indio, are similar to Coachella's.

The construction cost valuations for the non-residential buildings are reasonable for the type of construction proposed by the Project developers.

The Transient Occupancy Tax (TOT) revenues are derived from the Project's business and resort hotel rooms. The Riverside County TOT is 10% of hotel rental revenue. The FIA assumes a business room rate of \$87 per night and a resort rate of \$178 per night. Occupancies are assumed at 56% and 60%, respectively, which is consistent with the Guide. The assumed room rates appear comparable to higher-end lodging found in Coachella, La Quinta and Indio.

Sales and Use taxes are derived only from the retail floor area, projected at approximately 442,000 square feet at build-out. The FIA assumes \$200 of taxable sales per square foot, which is a typical value found in fiscal impact studies. Sales and use tax revenues are also derived from the business and resort hotels' food, beverage and other sales, in addition to the tax on room rate revenues. To avoid double-counting taxable sales, the FIA does not consider household taxable expenditures. This approach also avoids needing to adjust for potential sales leakage to off-site retail and gives some assurance that the taxable sales are "new" and not taking sales away from existing retail in the County.

The other case-study revenue is the documentary transfer tax, which was determined by assuming a 14% annual turnover rate applied to residential property resulting in \$500,000 in transfer taxes and 10% applied to non-residential, which provides another \$33,900 in revenues. The Guide specifies a 10% turnover rate for residential, which if applied to the Project, would reduce the residential transfer tax by about \$150,000.

Sheriff Patrol Cost: Case-Study Method

The FIA estimates Sheriff Protection cost for the Project based on the Board of Supervisor's Sheriff Deputy staffing policy of 1.2 officers per 1,000 residents and a calculated cost per deputy. The Guide specifies that the case-study method is to be used for Sheriff Patrol costs, while other "Police Protection" may be calculated using the multiplier method. The FIA used a modified case-study approach by incorporating the Police Protection costs in the cost per deputy. This procedure attempts to capture the fully-burdened cost for each deputy (salaries and benefits, supplies and expenses and administrative overhead). The Police Protection costs included in the FIA's analysis are: Administration, Support, Patrol, Court Services, CAC Security and Training Center. The net General Fund contribution total for these functions is added to the charge for Sheriff Patrol services contracted by the cities to calculate the fully-burdened cost to the County per deputy of approximately \$128,000 per year. While this amount might be a reasonable estimate of net County cost per deputy, it may not accurately capture the overall Police Protection costs that may otherwise be derived using the multiplier method for all Police Department costs other than Patrol. The NCC for Police Protection less Patrol is \$37.4 million (2016-17 Adopted Budget). Assuming a 59% marginal increase factor, then dividing by the unincorporated residential population (373,755) results in a per capita multiplier of approximately \$59. The Project's impact on Police Protection would then be: \$59 times the Project's residential population of 15,724, or \$928,000. The Sheriff Patrol expenditures for 2016-17 is \$228.1 million, which is divided by 1,792, the number of filled Sheriff Patrol positions, resulting in an estimated annual cost of \$127,300 to provide one deputy. At the rate of 1.2 deputies per 1,000 residents the Project will require 19 deputies for a total annual cost of \$2.42 million. The cost of additional patrol officers is combined with the Project's cost for Police Protection (net of Patrol) for a total Project cost of \$3.35 million compared to the \$2.4 million calculated in the FIA using the modified case-study method.

Animal Control Case Study

The Guide also requires a case study approach for Animal Control. A similar analysis as above for Sheriff Patrol may be done for Animal Control. Animal Services is included in Public Protection-Other Protection. If calculated separately, the portion of the Other Protection budget allocated

to Animal Services would be about \$3.00 per capita (NCC of Animal Services divided by total county population). The County Department of Animal Services provides animal control field and shelter services to 11 cities with a combined population of 829,126 at a cost of \$9,438,523, for a cost per capita of \$11.38. The \$3.00 per capita in the Public Protection cost per capita should be replaced with \$11.38, which we believe is more indicative of the actual cost to provide field and shelter services for new development. The additional \$8.38 in cost per capita results in \$131,800 more in total Animal Control costs for the Project.

Other County Funds

The FIA addresses the following non General Funds, each the subject of a case-study analysis:

- County Transportation fund
- Fire Fund (County Structural Fire Protection)
- Library Fund

Each fund has its own revenue sources, either a percentage of the property tax or, in the case of transportation, the Highway User/Gas Tax subventions from the state and the Measure A sales tax. Although the funds operate independently of the General Fund, funds may be transferred from time to time from the General Fund to cover deficits in the fund balances. As required in the Guide, the impacts to each fund is analyzed in more detail as follows:

Transportation Fund

Transportation Fund revenues may rely on a per capita multiplier for the countywide Highway Users/Gas Tax. The FIA calculates a per capita revenue of \$12.09, (based on residential population plus 50% of employment). Measure A revenue is not considered since it is used for non-recurring capital projects. The revenue sources are then compared to the estimated actual cost of maintaining public streets in the Project, plus the Project's share to maintain arterial roadway improvements needed by the Project. A cost of \$6,885 per lane-mile was provided by TLMA staff. The Project will have an estimated 104.84 lane-miles for a total financing requirement of \$721,800. Of the total Highway Users/Gas Tax, the Guide states that only 77% is allocated to local roads and 23% to arterials. Therefore of the \$12.09 only \$9.31 per capita would be available for the Project's backbone and in-tract roadways. The Project will generate \$168,300 annually for local roads, resulting in a deficit of \$553,500. The FIA, using 100% of the Highway Users/Gas Tax, calculated a deficit of \$503,275. This deficit shows up as an annual General Fund transfer under Financing Sources in the Fire and Transportation Phasing Analysis (FIA Exhibit B).

Structural Fire Protection Fund

The FIA calculates \$2.04 million in property tax revenues to the Fire Fund derived from the Project's assessed valuation. The cost of fire protection for a project of this size warrants a case-study analysis. The Specific Plan document provides a general description of the fire protection infrastructure and staffing required in phases through build-out. The following schedule of fire services is presented in Section 5 of SP-00339²:

- A temporary fire station staffed with one 3-person fire engine, concurrent with the delivery of combustibles;
- A permanent station with one 3-person fire engine concurrent with the 1,000th residential building permit;
- A second squad, fire engine and/or fire sub-station may be required prior to build-out;
- A third squad, fire engine and/or fire sub-station may be required at build-out.

For purposes of calculating the cost of providing fire-fighting staff, the FIA assumes two new fire stations with 7-person staffing each at a cost of \$3.5 million per station. The FIA gives a total cost of only \$3.5 million, therefore it's not clear if the \$3.5 million cost is intended for one station or two. Also, it is not clear whether this cost includes the maintenance of the stations and the apparatus in addition to the staffing costs. An engine company normally comprises 3 to 4 fire-fighters. A fully-staffed squad would include three shifts requiring up to 12 fire-fighters. A fully-burdened annual cost for each fire-fighter may be estimated at \$170,000, resulting in a staffing cost of up to \$4.08 million for two stations.³ DPFG should verify the FIA's assumptions, by contacting Riverside County Fire Department to establish: 1) the fire station requirements for the Project and 2) an annual cost to the County to staff and maintain the station(s) and apparatus.

The FIA indicates that the Fire Fund deficit (\$1.46 million based on FIA cost assumptions) will be covered by a combination of proceeds from a proposed new County Service Area (CSA) and by transfers from the General Fund. The FIA assumes a CSA tax of \$100 per residential unit, for a total CSA tax revenue of \$849,000. The balance of the deficit--\$609,000--would be transfers from the General Fund.

² The Specific Plan states that the Riverside County Fire Department will be consulted for the actual infrastructure requirements as various Project milestones. The cost of fire engines and construction of stations is not included in fiscal impact studies.

³ Since the County contracts with the California Department of Forestry and Fire Protection (CALFIRE) for staffing of stations, the actual cost of staffing and other contractual services may not be estimated directly using County budget data.

Library Fund

The primary Library Fund revenue source is derived from property taxes. The basic tax rate allocated to the Library Fund is used to determine Project revenues. Annual Project library property tax revenues are estimated at \$499,460; rents and interest on the fund balance bring the total revenue to \$502,000.

The cost for Library Services is estimated by the multiplier method. The Library Fund's NCC of approximately \$24 million is divided by the total County service population, for a cost per capita of about \$8.68. The library cost for the Project would then be \$157,000 ($\$8.68 \times 18,080$). Therefore, the Project is shown to generate a surplus at build-out for the County's Library Fund of approximately \$345,000.

Special District Impacts

The Guide requires an analysis of impacts on any affected special service districts including CSAs, Community Service Districts (CSDs) and Community Facilities Districts (CFDs). There are none of these special districts currently established on the property. However, the Specific Plan and the FIA propose the formation of one or more such districts to provide funding for identified deficits in the Transportation Fund, and the Fire Fund and other Project maintenance costs. Formation of a Lighting and Landscape Maintenance District (LLMD) may also be considered for streetlights and median and parkway landscaping. The FIA does not discuss park operation and maintenance costs. The property is within the Coachella Valley Recreation and Park District, which provides regional park facilities. Maintenance of the Project's public parks would not necessarily be funded from the CVRPD budget, therefore a CFD would need to be formed for that purpose.

Conclusion

With exception for specific areas noted above, the FIA is conducted within general industry standards and in accordance with the County's Guide. The cost and revenue factors used in the FIA are based on data from the County's FY 2015–16 adopted budget. We have verified that the cost and revenues are essentially the same as those calculated using the 2016-17 adopted budget. The following is a summary of findings of impacts to the County funds:

- The Project surplus of \$6.1 million at build-out stated in the FIA would be reduced if case-study analyses were conducted for Sheriff Patrol and Animal Control. This review identifies an additional cost of about \$1,810,000 for these two functions.

- The Project may generate a much greater shortfall in the County Structural Fire Protection Fund than the \$1.46 million estimated (before CSA revenues). DPFPG should verify its assumptions of Fire Protection costs.
- The sales prices of homes assumed in the FIA tend to be higher than prices for new homes in the City of Coachella. The Project's property tax revenues should be reviewed after the first phase has been sold, and/or sensitivity testing on assessed valuations and their resulting fiscal impact to fund public services.
- The phasing plan shows the Project generating a small deficit for each of the first four years. Beginning in the fifth year the Project generates a surplus that grows until the 13th year, which is the final year of Project absorption. The net surplus diminishes every year after that (the calculations are extended to the 31st year after absorption begins). The diminishing surplus is due to the 0.41% net reduction in assessed valuations, which is the procedure specified in the Guide to account for inflationary cost increases. The 2% Prop. 13 increase is subtracted from the historic average inflation of 2.41% (Consumer Price Index LA/Anaheim/Riverside-1990 to present). The resulting annual decreases in assessed valuation results in reduced property tax, MVLFF and the documentary transfer tax. Revenue reduction is used rather than applying cost increases to departmental operations. Overall, this is a conservative approach since it does not incorporate increases in assessed valuation that occur from turnover, nor increases in sales & use taxes due to inflationary increases considered in the model.
- Maintenance of local parks and open space in the County is funded through County Service Areas and is not a General Plan activity. The FIA should provide a cost analysis for the Project's proposed local public parks including revenue requirements from CSA assessments. The Guide states impacts to special districts are to be analyzed.

Memorandum

To: Specific Plan No. 00339 (Paradise Valley) File
From: DPFG
Date: February 15, 2017 (April 20, 2018 Revision)
Subject: February 2017 FIA

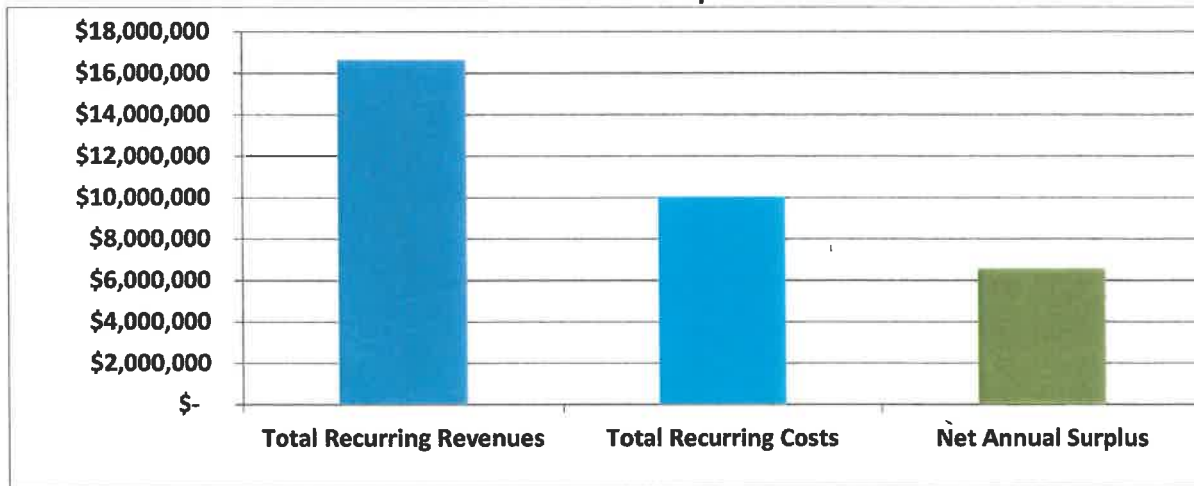
Introduction and Conclusions

This revision reflects final review comments received from Michael Baker International.

The February 2017 FIA was prepared in accordance with the general methodologies outlined in the County FIA Guidelines to Preparing Fiscal Impact Reports (“County FIA Guidelines”), dated January 1995. The February 2017 FIA examines the financial impact the Project will have on the County’s general fund (“General Fund”), fire fund (“Fire Fund”), library fund (“Library Fund”), and transportation fund (“Transportation Fund”). The Project will generate additional income for the General Fund primarily through increased property taxes, sales taxes, and transient occupancy taxes, while increasing the need for County services such as police, fire, and health and sanitation.

Based on the assumptions and calculations detailed in the attached February 2017 FIA, the Project is expected to yield a new net annual surplus at buildout of approximately \$6.6 million (see Exhibit A, Table 1).

Table 1: Net Annual Surplus at Buildout



The Draft FIA is based on the following key assumptions:

- Per the County FIA Guidelines, the methodology used to determine the allocable revenue and cost impacts to County Funds as a result of the Project’s development is a combination of case study methods and multiplier methods
- County Budget: Riverside County 2015-16 Recommended Budget
- Fire Phasing Analysis is based on draft fire conditions
- General Fund revenues are assumed to be transferred at various times to the Fire Fund and Transportation Fund

The FIA is organized as follows:

- Exhibit A – Fiscal Impact Analysis at buildout
- Exhibit B – Fire and Transportation Funds Phasing Analysis
- Exhibit C – Phasing Analysis



Exhibit A - Fiscal Impact Analysis
Table 1 - Riverside County Fiscal Impact Analysis Summary
Paradise Valley
February 15, 2017

I. Fiscal Impact to General Fund	Table Ref.	Per Unit	Buildout	Percent of Total
A. Financing Sources				
Property Tax	4	\$ 582	\$ 4,937,557	43.1%
Property Tax In-Lieu of Sales-Tax	4	-	-	0.0%
Documentary Transfer Tax	4	63	533,863	4.7%
Property Tax In-Lieu of MVL	5	367	3,112,791	27.2%
On-Site Retail Sales and Use Tax	5	128	1,085,275	9.5%
Off-Site Retail Sales and Use Tax	5	-	-	0.0%
Transient Occupancy Tax	5	159	1,352,644	11.8%
Interest Earnings	5	9	74,091	0.6%
Other Discretionary Revenue	6	42	355,711	3.1%
Total Financing Sources		\$ 1,349	\$ 11,451,931	100.0%
B. Financing Requirements				
General Financing Requirements	8	\$ 64	\$ 547,469	9.5%
Public Protection				
Judicial	8	27	226,507	3.9%
Police Protection	9	285	2,416,270	42.1%
Detention and Correction	8	61	519,304	9.0%
Fire Protection (Transfers to the Fire Fund)	10	72	609,039	10.6%
Protection/Inspection	8	0	2,731	0.0%
Animal Services	8	13	110,157	1.9%
Other Protection	8	14	116,220	2.0%
Transfers to the Transportation Fund	12	59	503,275	8.8%
Public Ways & Facilities	8	-	-	0.0%
Health and Sanitation	8	77	652,211	11.4%
Public Assistance	8	4	36,769	0.6%
Education	8	0	4,183	0.1%
Recreation & Cultural Services	8	0	500	0.0%
Debt Service	8	-	-	0.0%
Total Financing Requirements		\$ 677	\$ 5,744,635	100.0%
Net Annual Surplus / (Deficit)		\$ 672	\$ 5,707,297	
II. Fiscal Impact to Fire Fund				
A. Financing Sources (a)	10	\$ 412	\$ 3,500,000	
B. Financing Requirements	10	412	3,500,000	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
III. Fiscal Impact to Library Fund				
A. Financing Sources	11	\$ 59	\$ 502,177	
B. Financing Requirements	11	18	156,935	
Net Annual Surplus / (Deficit)		\$ 41	\$ 345,242	
IV. Fiscal Impact to Transportation Fund				
A. Financing Sources	12	\$ 85	\$ 721,834	
B. Financing Requirements	12	85	721,834	
Net Annual Surplus / (Deficit)		\$ -	\$ -	
V. Net Fiscal Impact of Project				
A. Financing Sources		\$ 1,905	\$ 16,175,942	
B. Financing Requirements		1,192	10,123,403	
Net Annual Surplus / (Deficit)		\$ 713	\$ 6,052,539	
VI. Net Fiscal Impact of Project with Measure A Sales Tax				
A. Financing Sources		\$ 1,963	\$ 16,667,017	
B. Financing Requirements		1,192	10,123,403	
Net Annual Surplus / (Deficit)		\$ 771	\$ 6,543,614	

Footnotes:

(a) Assumes additional financing sources generated from CSA/CFD.

Exhibit A - Fiscal Impact Analysis
Table 2 - Riverside County Post-ERAF Share of the Basic Tax Calculation
Paradise Valley
February 15, 2017

Agency (b)	Tax Rate Area (a)		Weighted Average (c)
	058-002	058-011	
General	14.0181%	14.3133%	14.0253%
County Free Library	1.4305%	1.4606%	1.4312%
County Structure Fire Protection	5.8484%	5.9716%	5.8514%
Supervisorial Road District 4	1.0005%	1.0216%	1.0010%
Coachella Valley Unified School	46.4394%	47.4176%	46.4634%
Desert Community College	7.4951%	7.6530%	7.4990%
Riv. Co. Office Of Education	4.0777%	4.1636%	4.0798%
Riv Co Reg Park & Open Space	0.3460%	0.3533%	0.3462%
Coachella Valley Public Cemetery	0.2289%	0.2338%	0.2290%
Cv Mosq & Vector Control	0.9734%	0.9939%	0.9739%
Coachella Valley Rec & Park	1.1785%	0.0000%	1.1496%
Coachella Valley Resource Conserv	0.0349%	0.0357%	0.0350%
Educational Revenue Augmentation Fund	16.9285%	16.3820%	16.9151%
Total	1.0000%	1.0000%	1.0000%
Acres (d)	1,460.92	36.70	1,497.62
% of Total	97.55%	2.45%	100.00%

Footnotes:

Source: FY 2014-15 Property Tax Share per Riverside County Auditor-Controller's Office, Property Tax Division.

(a) In addition to other ad valorem charges imposed by various local agencies, land owners in California are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each County in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the county, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. This exhibit shows the share of the basic tax applicable to both of the TRAs applicable to the Project.

(b) Shares of the basic tax that are received by the County for each tax rate area are highlighted in bold print.

(c) For purposes of the analysis, the weighted average tax rates were calculated based on the acreage of the TRAs within the Project.

(d) Acres based on total acreage of parcels that include a portion of the development planned for Phase I. Parcel acreage was not adjusted to remove parcel area that overlaps with undeveloped areas and subsequent phases of development.

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 15, 2017

Description	PA	Base Price	Measure	Sq. Ft.	Total Units/ Absorption (Units/Sq. Ft.) (a)													
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		
RESIDENTIAL LAND USE																		
Village 1 (Town Center)																		
TOWNS																		
Stacked flats HHDR	1-1	\$	349,066	per Unit	92	50	42											
Stacked flats	1-3		271,999	per Unit	211	50	59	50	50	50	50	50	50	50	50	50	50	13
55'x100'	1-4		305,999	per Unit	413	50	50	50	50	50	50	50	50	50	50	50	50	13
50'x70'	1-7		356,432	per Unit	88	50	38											
45'x80'	1-7		362,666	per Unit	67	50	17											
45'x80'	1-7		362,686	per Unit	59	33	26											
55'x100'	1-8		504,332	per Unit	66													
60'x100'	1-8		509,999	per Unit	70	50	20											
Village 2 (Town Center West)																		
60'x100'	2-1		509,999	per Unit	77	30	47											
50x100	2-2		473,732	per Unit	92			50	42									
45x80	2-2		362,686	per Unit	100			24	50	26								
50'x100	2-2		473,732	per Unit	89					32	50	7						
60'x100	2-4		473,732	per Unit	118			50	50	18								
Duplex	2-4		344,532	per Unit	129			50	50	29								
40'x82'	2-5		314,499	per Unit	122			50	50	22								
Stacked flats	2-6		226,686	per Unit	420			50	50	50	50	50	50	50	50	50	50	20
Triplex-adult	2-7		301,466	per Unit	60			50	10									
Triplex-adult	2-7		301,466	per Unit	130			40	50	40								
45'x100	2-9		387,599	per Unit	172			50	50	22								
Village 3 (Casa Active Adult)																		
MIXED USE HHDR	3-1		271,999	per Unit	418													
DUPLEX	3-2		275,399	per Unit	46													
DUPLEX	3-2		275,399	per Unit	101													
65x110	3-3		456,165	per Unit	86													
75x100	3-3		515,665	per Unit	74													
65x110	3-3		456,165	per Unit	73													
DUPLEX	3-4		275,399	per Unit	114													
50x90	3-5		362,666	per Unit	90													
50x70	3-5		396,666	per Unit	97													
DUPLEX	3-5		275,399	per Unit	146													
40x90	3-5		335,466	per Unit	92													
40x90	3-5		362,666	per Unit	94													
40x90	3-5		335,466	per Unit	116													
75x100	3-6		515,665	per Unit	100													
85x115	3-6		632,398	per Unit	51													
85x115	3-7		632,398	per Unit	51													
75x100	3-7		515,665	per Unit	102													
Village 4 (North Village)																		
Duplex-Adult	4-1		344,532	per Unit	97													
Duplex-Adult	4-1		344,532	per Unit	56													
40x90	4-2		356,999	per Unit	74													
50x100	4-2		473,732	per Unit	116													
Duplex-Family	4-3		335,466	per Unit	66													
Duplex	4-3		453,332	per Unit	51													
Standard Lot (60' X 100')	4-4		509,999	per Unit	107													
Standard Lot (70' X 100')	4-4		569,048	per Unit	66													
Duplex-Family	4-5		335,466	per Unit	38													
Triplex-Adult	4-6		301,466	per Unit	84													
45x80	4-7		362,666	per Unit	40													
45x80	4-7		362,666	per Unit	56													
Duplex-Family	4-8		335,466	per Unit	51													
Duplex-Family	4-8		335,466	per Unit	41													

Exhibit A - Fiscal Impact Analysis
Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 16, 2017

Description	PA	Base Price	Measure	Total Units/ Sq. Ft.	Absorption (Units/Sq. Ft.) (a)																				
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12									
Village 5 (East Village)																									
Duplex Family	5-1	335,466	per Unit	191																					
40 x 100	5-1	362,666	per Unit	134																					
70X100	5-3	589,048	per Unit	81																					
85X115	5-3	632,388	per Unit	46																					
45X100	5-4	387,599	per Unit	172																					
50X70	5-6	356,432	per Unit	207																					
50X90	5-7	447,665	per Unit	109																					
55X100	5-8	504,332	per Unit	121																					
60X100	5-8	509,999	per Unit	162																					
55X100	5-8	515,665	per Unit	98																					
55X100	5-9	504,332	per Unit	139																					
70X100	5-9	589,048	per Unit	88																					
50X100	5-10	473,732	per Unit	140																					
55X100	5-10	515,665	per Unit	56																					
40X90	5-10	368,332	per Unit	86																					
70X100	5-11	611,998	per Unit	156																					
Village 6 (South Village)																									
50X70	6-1	356,432	per Unit	156																					
50X80	6-1	447,665	per Unit	62																					
40X90	6-1	356,999	per Unit	90																					
40X90	6-1	368,332	per Unit	55																					
50X90	6-1	447,665	per Unit	97																					
40X90	6-1	356,999	per Unit	70																					
75X100	6-3	611,998	per Unit	87																					
75X100	6-4	515,665	per Unit	30																					
65X110	6-4	455,165	per Unit	36																					
65X110	6-5	455,165	per Unit	65																					
duplex-family	6-6	335,466	per Unit	143																					
50X100	6-7	473,732	per Unit	44																					
85X115	6-8	632,398	per Unit	86																					
TOTAL RESIDENTIAL		\$ 395,121		8,490	300	342	635	522	606	597	579	563	740	862	1,234	964									

	Value					
	per Sq. Ft.	(a)				
NON-RESIDENTIAL LAND USE						
Office	\$ 296	per Sq. Ft.	450,323	34,640	34,640	34,640
Retail	\$ 231	per Sq. Ft.	441,887	33,976	33,976	33,976
Light Industrial	\$ 193	per Sq. Ft.	106,380	-	13,298	13,298
Subtotal Office/Retail		256	998,390	68,616	68,616	68,616
Hotel - Business (Limited Service)	(e) \$ 95,000	per room	100	-	100	-
Hotel - Resort	(e) \$ 200,000	per room	300	-	-	300
Schools	-	per Sq. Ft.	-	-	-	-
Other	-	per Sq. Ft.	-	-	-	-
Subtotal Hotel/School/Other	(d)	-	400	-	100	-
TOTAL NON-RESIDENTIAL			998,390	68,616	68,616	81,914
LAND USE OVERVIEW			998,390	68,616	68,616	81,914
Residents		15,724				
Employees:						
Office/Retail/Light Industrial		3,634				
Occupancy Rate		95%	(d)			
Subtotal		3,452				
Hotel/School/Other		1,260				
Total Employees		<u>4,712</u>	(d)			
Equivalent Residents (Residents & 50% Employees)		<u>18,080</u>				

Footnotes:
 (a) Per information provided by Glorious Land Company, LLC and its consultants.
 (b) PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31% of total units to be seasonal units at 50% occupancy. Estimated PPH of 2.19 for full time units. Blended PPH calculated as weighted average of seasonal and full time units.
 (c) Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
 (d) Employment calculations assume that retail, light industrial, and office space will have a stabilized occupancy rate of 95%. Employment also includes 335 hotel employees, 497 school employees and 428 employment activities not tied to permanent commercial/institutional locations. Calculations per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
 (e) Per DPFG database of fiscal impact studies.
 (f) For purposes of this analysis, we have not assumed an assessed value for employment activities not tied to permanent commercial/institutional locations. We have also assumed that schools are exempt from the payment of property taxes.

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 15, 2017

Description	PA	Base Price	Measure	Sq. Ft.	Total Units/											Assessed Value	Persons per Household	Residents/ Employees	
					Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21						
RESIDENTIAL LAND USE																			
Village 1 (Town Center)																			
TOWNS																			
Stacked flats HHDR	1-1	\$ 349,066	per Unit	92													\$ 32,114,072	1.85	170
Stacked flats	1-3	271,999	per Unit	211													57,391,789	1.85	391
55'X100'	1-4	305,999	per Unit	413													126,377,587	1.85	765
50'X70'	1-6	504,332	per Unit	114													57,493,848	1.85	211
45'X80'	1-7	356,432	per Unit	88													31,366,016	1.85	163
45'X80'	1-7	362,656	per Unit	67													24,296,622	1.85	124
55'X100'	1-7	362,686	per Unit	59													21,398,474	1.85	109
60'X100'	1-8	504,332	per Unit	66													33,285,912	1.85	122
60'X100'	1-8	509,999	per Unit	70													35,699,930	1.85	130
Village 2 (Town Center West)																			
60'X100'	2-1	509,999	per Unit	77													39,269,923	1.85	143
50'X100	2-2	473,732	per Unit	92													43,583,344	1.85	170
45x80	2-2	362,686	per Unit	100													36,268,600	1.85	185
50'X100	2-2	473,732	per Unit	89													42,162,148	1.85	165
50'X100	2-4	473,732	per Unit	118													55,900,376	1.85	219
Duplex	2-4	344,532	per Unit	129													44,444,628	1.85	239
40'X62'	2-5	314,499	per Unit	122													38,368,878	1.85	226
Stacked flats	2-6	226,686	per Unit	420													95,208,120	1.85	778
Triplex-adult	2-7	301,466	per Unit	60													18,087,960	1.85	111
Triplex-adult	2-7	301,466	per Unit	130													39,190,580	1.85	241
45X100	2-9	387,599	per Unit	172													66,667,028	1.85	319
Village 3 (Casa Activa Adult)																			
MIXED USE HHDR	3-1	271,999	per Unit	418													113,695,582	1.85	774
DUPLEX	3-2	275,399	per Unit	46													12,668,354	1.85	85
DUPLEX	3-2	275,399	per Unit	101													27,815,299	1.85	187
65X110	3-3	456,165	per Unit	86													39,230,190	1.85	159
75X100	3-3	515,665	per Unit	74													38,159,210	1.85	137
65X110	3-3	456,165	per Unit	73													33,300,045	1.85	135
DUPLEX	3-4	275,399	per Unit	114													31,395,486	1.85	211
50x90	3-5	362,666	per Unit	90													32,639,940	1.85	167
50X70	3-5	396,666	per Unit	97													38,476,602	1.85	180
DUPLEX	3-5	275,399	per Unit	146													40,208,254	1.85	270
40X90	3-5	335,466	per Unit	92													30,862,872	1.85	170
50x90	3-5	362,666	per Unit	94													34,090,604	1.85	174
40x90	3-5	335,466	per Unit	116													38,914,056	1.85	215
75x100	3-6	515,665	per Unit	100													51,566,500	1.85	185
85X115	3-6	632,398	per Unit	51													32,252,298	1.85	94
85X115	3-7	632,398	per Unit	51													32,252,298	1.85	94
75x100	3-7	515,665	per Unit	102													52,597,830	1.85	189
Village 4 (North Village)																			
Duplex-Adult	4-1	344,532	per Unit	97													33,419,604	1.85	180
Duplex-Adult	4-1	344,532	per Unit	56													19,293,792	1.85	104
40X90	4-2	356,999	per Unit	74													26,417,926	1.85	137
50X100	4-2	473,732	per Unit	116													54,952,912	1.85	215
Duplex-Family	4-3	335,466	per Unit	66													22,140,766	1.85	122
Duplex	4-3	453,332	per Unit	51													23,119,932	1.85	94
Standard Lot (60' X 100')	4-4	509,999	per Unit	107													54,569,893	1.85	198
Standard Lot (70' X 100')	4-4	599,048	per Unit	66													38,877,168	1.85	122
Duplex-Family	4-5	335,466	per Unit	38													12,747,708	1.85	70
Triplex-Adult	4-6	301,466	per Unit	84													25,323,144	1.85	156
45x80	4-7	362,666	per Unit	40													14,506,640	1.85	74
45x80	4-7	362,666	per Unit	56													20,309,296	1.85	104
Duplex-Family	4-8	335,466	per Unit	51													17,108,766	1.85	94
Duplex-Family	4-8	335,466	per Unit	41													13,754,106	1.85	76

Exhibit A - Fiscal Impact Analysis
 Table 3 - Riverside County Land Use and Absorption Assumptions
 Paradise Valley
 February 15, 2017

Description	PA	Base Price	Measure	Total Units/ Sq. Ft.	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Assessed Value	Persons per Household	Residents/ Household	Employees
Village 6 (East Village)																	
Duplex Family	5-1	335,466	per Unit	191										64,074,006	1.85	354	
40 x 100	5-1	362,666	per Unit	134	34									48,597,244	1.85	248	
70X100	5-3	589,048	per Unit	81										47,712,888	1.85	150	
85X115	5-3	632,398	per Unit	46										29,090,308	1.85	85	
45X100	5-4	387,599	per Unit	172	22									66,867,028	1.85	319	
50X70	5-6	356,432	per Unit	207										73,781,424	1.85	383	
50X90	5-7	447,665	per Unit	109										48,795,485	1.85	202	
55X100	5-8	504,332	per Unit	121										61,024,172	1.85	224	
60X100	5-8	509,999	per Unit	162										82,619,638	1.85	300	
55X100	5-8	515,665	per Unit	98										50,535,170	1.85	182	
70X100	5-9	504,332	per Unit	139	50									70,102,148	1.85	257	
70X100	5-9	589,048	per Unit	88										51,836,224	1.85	163	
55X100	5-10	473,732	per Unit	140	40									66,322,460	1.85	259	
55X100	5-10	515,665	per Unit	56										28,877,240	1.85	104	
40X90	5-10	368,332	per Unit	86										31,676,552	1.85	159	
70X100	5-11	611,998	per Unit	156	36									95,471,688	1.85	289	
Village 6 (South Village)																	
50X70	6-1	356,432	per Unit	156	58									55,603,392	1.85	289	
50X90	6-1	447,665	per Unit	82										27,755,230	1.85	115	
40X90	6-1	356,999	per Unit	90										32,129,910	1.85	167	
40X90	6-1	368,332	per Unit	55	25									20,258,260	1.85	102	
50X90	6-1	447,665	per Unit	97	58									43,423,505	1.85	180	
40X90	6-1	356,999	per Unit	70	30									24,989,930	1.85	130	
75X100	6-3	611,998	per Unit	87	27									53,243,826	1.85	161	
75X100	6-4	515,665	per Unit	30	30									15,469,950	1.85	56	
65X110	6-4	456,165	per Unit	36										16,421,940	1.85	67	
65X110	6-5	456,165	per Unit	55	25									29,650,725	1.85	120	
duplex-family	6-6	335,466	per Unit	143	43									47,971,638	1.85	265	
50X100	6-7	473,732	per Unit	44	44									20,844,208	1.85	81	
85X115	6-8	632,398	per Unit	86	26									54,386,228	1.85	159	
TOTAL RESIDENTIAL		\$ 395,121		8,490	646									\$ 3,354,677,636		15,724	
			Value per Sq. Ft.													Sq. Ft./room per Employee	
NON-RESIDENTIAL LAND USE																	
Office		\$ 296	per Sq. Ft.	450,323	34,640									133,295,608		175	2,573
Retail		\$ 231	per Sq. Ft.	441,687	33,976									102,029,697		500	883
Light Industrial		\$ 193	per Sq. Ft.	106,380	13,298									20,531,340		600	177
Subtotal Office/Retail		256		998,390	81,914									255,856,645		275	3,634
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100										9,500,000	0.35	35	
Hotel - Resort	(e)	\$ 200,000	per room	300										60,000,000	(f)	1	300
Schools		-	per Sq. Ft.	-										(f)	-	497	
Other	(d)	-	per Sq. Ft.	-										(f)	-	428	
Subtotal Hotel/School/Other				400										69,500,000		1	1,260
TOTAL NON-RESIDENTIAL				998,390	81,914									\$ 326,356,645		1,260	4,894

LAND USE OVERVIEW

Residents 15,724

Employees: 3,634

Office/Retail/Light Industrial 95% (d)

Occupancy Rate 3,452

Subtotal 1,260

Hotel/School/Other 4,712

Total Employees 18,080

Equivalent Residents (Residents & 50% Employees) 18,080

Footnotes:

(a) Per information provided by Glorious Land Company, LLC and its consultants.

(b) PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31 weighted average of seasonal and full time units.

(c) Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19

(d) Employment calculations assume that retail, light industrial, and office space will have activities not tied to permanent commercial/institutional locations. Calculations per The h

(e) Per DPFG database of fiscal impact studies.

(f) For purposes of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.

Exhibit A - Fiscal Impact Analysis
Table 4 - Riverside County Property Tax and Documentary Transfer Tax Calculations
Paradise Valley
February 15, 2017

<u>I. Property Tax</u>	<u>Table Ref.</u>	
Residential Property Tax		
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 3,181,779,482
Basic Rate		1.000%
Basic Tax Paid		\$ 31,817,795
County General Fund Share of Basic Tax	2	14.0253%
Total Residential Property Tax		\$ 4,462,540
Non-Residential Property Tax		
Secured Property Tax		
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 307,896,313
Basic Rate		1.000%
Basic Tax Paid		\$ 3,078,963
County General Fund Share of Basic Tax	2	14.02530%
Total Secured Property Tax		\$ 431,834
Unsecured Property Tax		
Non-Residential Unsecured Property Tax as a % of Secured		10%
Total Unsecured Property Tax		\$ 43,183
Total Non-Residential Property Tax		\$ 475,017
Total County General Fund Share of the Basic Tax		\$ 4,937,557
<u>II. Property Tax In-Lieu of Sales-Tax</u>		
Add On-Site Sales Tax Redirected to Property Tax (b)	5	\$ -
Add Off-Site Sales Tax Redirected to Property Tax (b)	5	-
Total Property Tax In-Lieu of Sales Tax		\$ -
<u>III. Documentary Transfer Tax</u>		
Residential Documentary Transfer Tax		
Residential Turnover Rate (c)		14%
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 3,181,779,482
Value of Annual Turnover		\$ 454,539,926
Transfer Tax Rate (d)		0.1100%
Total Residential Documentary Transfer Tax		\$ 499,994
Non-Residential Documentary Transfer Tax		
Non-Residential Turnover Rate (c)		10%
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)		\$ 307,896,313
Value of Annual Turnover		\$ 30,789,631
Transfer Tax Rate (d)		0.1100%
Total Non-Residential Documentary Transfer Tax		\$ 33,869
Total Documentary Transfer Tax		\$ 533,863

Footnotes:

- (a) This analysis assumes an annual assessed value deflation factor of 0.41% (Calculated by subtracting the 2% limit on annual increases in assessed value imposed by Proposition 13 from the historical average U.S. inflation rate from 1993 through 2014 of 2.41%, per InflationData.com).
- (b) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (c) Assumes residential property is sold approximately every 7 years and non-residential property is sold approximately every 10 years.
- (d) The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1,000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue and Taxation Code 11911.

Exhibit A - Fiscal Impact Analysis
Table 6 (Page 1 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLF Calculations
Paradise Valley
February 16, 2017

I. On-Site Sales and Use Tax	Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Total Taxable Sales
Taxable Sales				(c)	
Office	3	450,323	-	0%	-
Retail	3	441,687	(b) 200	100%	88,337,400
Light Industrial	3	106,380	-	0%	-
Schools	3	-	-	0%	-
Other	3	-	-	0%	-
Non-Residential Direct Taxable Sales		998,390			88,337,400

	Available Rooms	Revenue per Room	Adjustment % Factor	Adjusted Revenue per Room	Total Taxable Sales
	[1]			[2]	[1] x [2]
Hotel - Business (Limited Service) (p)					
Other Operated Departments Revenue (l)	100	383	74.95%	287	28,705
Rentals and Other Income (l)	100	118	74.95%	88	8,844
Subtotal		\$ 501		\$ 375	37,549
Hotel - Resort					
Food and Beverage Revenue (o)	300	\$ 39,095	60.02%	\$ 23,464	7,039,256
Other Operated Departments Revenue (o)	300	12,410	60.02%	7,448	2,234,485
Rentals and Other Income	300	3,145	60.02%	1,888	566,273
Subtotal		\$ 54,650		\$ 32,800	9,840,014
Total Direct Taxable Sales					\$ 98,214,964

Project On-Site Sales and Use Tax to County					
Sales Tax (@ 1.00% of Taxable Sales)				1.00%	\$ 982,150
Use Tax (@ 10.50% of Sales Tax)				10.50%	103,126
Total On-Site Sales and Use Tax					\$ 1,085,275
Less 0.25% Reclassified to Property Taxes (g)				0.00%	-
Net On-Site Sales and Use Tax					\$ 1,085,275

II. Off-Site Sales and Use Tax from Residential					
Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 and Exhibit C)					\$ 3,181,779,482
Household Income (@ 25% of Assessed Valuation) (d)				25.0%	795,444,870
Retail Taxable Sales (@ 32% of Household Income) (e)				32.0%	254,542,359
Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)				0.0%	-
Sales Tax (@ 1.00% of Taxable Sales)				1.00%	\$ -
Use Tax (@ 10.5% of Sales Tax)				10.50%	-
Total Off-Site Sales and Use Tax					\$ -
Less 0.25% Reclassified to Property Taxes (g)				0.00%	-
Net Off-Site Sales and Use Tax					\$ -

III. Transient Occupancy Tax ("TOT")	Available Rooms	Annual Rooms Available	Average Occupancy Rate	Average Room Rate	Hotel Rental Revenue
			(n)	(n)	
Hotel - Business					
Hotel - Business Rental Revenue Subject to TOT	100	36,500	58.0%	\$ 87	1,831,840
Transient Occupancy Tax Rate (m)					10.0%
					\$ 183,184
Hotel - Resort					
Hotel - Resort Revenue Subject to TOT	300	109,500	60.0%	\$ 178	11,694,600
Transient Occupancy Tax Rate (m)					10.0%
					\$ 1,169,460
Total/ Weighted Average	400	146,000	59.5%	\$ 155	
Total Transient Occupancy Tax Revenue					\$ 1,352,644

Footnotes:

(a) Not used.

(b) Source: DPGF estimate based on peer review comments on other Riverside County FIAs.

(c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.

(d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.

(e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.

(f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.

(g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.

(h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.

(i) Per the Division of Accounting and Reporting at the California State Controller's Office.

(j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.

(k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrclrec.com/QuickLinks/AnnualReports.aspx>).

(l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.

(m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.

(n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.

(o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.

(p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.

Exhibit A - Fiscal Impact Analysis
Table 5 (Page 2 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLF Calculations
Paradise Valley
February 15, 2017

IV. Interest Earnings

Table Ref.

County Share of Residential and Non-Residential Property Tax	4	\$	4,937,557
Documentary Transfer Tax	4		533,863
Net Off-Site Sales and Use Tax			-
Net On-Site Sales and Use Tax			1,085,275
Total Revenue Generating Interest Earnings			\$ 6,556,695

Interest Earnings @ 1.13% (h)

\$ 74,091

V. Motor Vehicle License Fee ("MVLF")

A. Nominal Dollars

	FY 2004-05	FY2015-16	Change
Property Tax Vehicle License Fees (VLF)	\$ (j) 128,200,332	\$ (j) 220,920,864	[1] \$ 92,720,532.00
Assessed Valuation	(i) 138,771,615,256	(k) 242,716,731,251	[2] 103,945,115,995
VLF Increase per Assessed Valuation (AV) Increase			=[1]/[2] 0.000892
VLF Increase per \$1,000,000 Increase in AV			[3] \$ 892

B. Property Tax In-Lieu of Vehicle License Fee

Total Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)			[4] \$ 3,181,779,482
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.45% (See Exhibit C)			307,896,313
Total Assessed Valuation (Table 3)			\$ 3,489,675,795
Assessed Valuation / 1,000,000			[5]=[4]/1,000,000 3,490
VLF Increase per \$1,000,000 Increase in AV			=[3] 892
Property Tax In-Lieu of Vehicle License Fee			=[3]*[5] \$ 3,112,791

Footnotes:

- (a) Not used.
- (b) Source: DPFGE estimate based on peer review comments on other Riverside County FIAs.
- (c) Analysis assumes that 0% of light industrial and office space and 100% of retail space will provide products and services that generate sales tax revenue.
- (d) Per County of Riverside Guide to Preparing Fiscal Impact Reports dated January 1995.
- (e) Per U. S. Bureau of Labor Statistics Consumer Expenditure Survey, 2008 which indicates that retail taxable purchases represent approximately 32% of total household income for the average U.S. household.
- (f) To be conservative and avoid potential double-counting of sales tax revenue, this analysis assumes that there will be no additional sales tax generated by project residents for the County of Riverside through taxable purchases made outside of the project area, but within Riverside County.
- (g) Project is assumed to be developed after termination of the triple flip on January 1, 2016.
- (h) Investment earnings, as specified in the Guide to Preparing Fiscal Impact Reports, are estimated using the historic average interest rate of the 90-day Treasury Bill. The analysis assumes a rate of 1.13%, the 10-year historic average interest rate from 2006 through 2015 of the 90-day Treasury Bill. In 1994, the Guide to Preparing Fiscal Impact Reports calculated a historic average interest rate of 6.98%.
- (i) Per the Division of Accounting and Reporting at the California State Controller's Office.
- (j) Per page 354 from the County of Riverside FY 2015-16 Recommended Budget.
- (k) Per the County of Riverside Assessor County Clerk Recorder, Assessed Value Report FY 2015-16 (<http://www.asrclrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.
- (q) Per STR website, full-service hotels are generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space, and offer minimum service levels, often including bell service and room service. These hotels report food and beverage revenue.

Exhibit A - Fiscal Impact Analysis
Table 6 - Riverside County Other General Fund Discretionary Revenue Calculations
Paradise Valley
February 15, 2017

Description	Page Ref.	FY 15/16 Budget (a)	County Equivalent Units (b)			Measurement (b)	Project Equivalent Units (c)	Financing Requirements
			[1]	[2]	[1]/[2]=[3]			
General Fund Discretionary Revenue								
Property Tax								
Prop Tax Current Secured	33	\$ 209,093,408				See Table 4		
Prop Tax Current Unsecured	33	8,325,622				See Table 4		
Prop Tax Prior Unsecured	33	750,000				See Table 4		
Prop Tax Current Supplemental	33	4,027,600	-	-	not used	-	-	
Prop Tax Prior Supplemental	33	2,383,499	-	-	not used	-	-	
Contractual Revenue	42	94,007,376	-	-	not used	-	-	
Total Property Tax		\$ 318,587,505			\$ -			\$ -
Sales & Use Taxes	33	\$ 31,470,867				See Table 5		
Property Transfer Tax	33	\$ 14,375,400				See Table 4		
Franchises	33	\$ 4,145,413	412,123	\$ 10.06	per service population, unincorporated only		18,080	\$ 181,864
Fines and Penalties								
Fee-POC Transaction	34	\$ 260,000	2,788,991	\$ 0.09	per service population, entire county		18,080	\$ 1,686
Fine-Traffic Motor Vehicle MC	34	1,191,306	412,123	2.89	per service population, unincorporated only		18,080	52,264
Health-Safety Fees	34	4,000	-	-	not used		-	-
Administration Costs	34	-	-	-	not used		-	-
Fine-Traffic School	34	1,681,793	412,123	4.08	per service population, unincorporated only		18,080	73,782
AB233 Realignment	34	16,101,645	-	-	not used		-	-
Other Court Fines Non Dept	34	312,088	2,788,991	0.11	per service population, entire county		18,080	2,023
Criminal-Co. 25%	34	61,464	2,788,991	0.02	per service population, entire county		18,080	398
Penalties & Int On Del Taxes	34	3,100,000	2,788,991	1.11	per service population, entire county		18,080	20,097
Total Fines and Penalties		\$ 22,712,296			\$ 8.31			\$ 150,250
Teeter Overflow	34	\$ 25,000,000	-	\$ -	not used		-	\$ -
Interest								
Interest-Invested Funds	34	\$ 3,108,494				See Table 5		
Interest-Other	34	-				See Table 5		
Total Interest		\$ 3,108,494			\$ -			\$ -
CA-Motor Vehicle In-Lieu Tax	35	\$ 220,920,864				See Table 5		
Miscellaneous Federal and State								
CA-Homeowners Tax Relief	36	\$ 2,606,205	-	\$ -	not used		-	\$ -
CA-Suppl Homeowners Tax Relief	36	42,000	-	-	not used		-	-
CA-Mandate Reimbursement	36	94,002	-	-	not used		-	-
Federal In Lieu Taxes	37	3,000,000	2,308,441	1.30	per capita, entire county		15,724	20,435
Oth Gov-EVTDA/Cabazon Funding		-	-	-	not used		-	-
In Lieu-Tax from So Cal Fair	42	32,600	-	-	not used		-	-
Total Federal and State		\$ 5,774,807			\$ 1.30			\$ 20,435
Tobacco Tax Settlement	43	\$ 10,000,000	-	\$ -	not used		-	\$ -
Miscellaneous Revenue								
Transient Occupancy	33	\$ 2,265,620	-	\$ -	not used		-	\$ -
Non Commn Aircraft	33	244,055	-	-	not used		-	-
Racehorse Tax	33	10,000	-	-	not used		-	-
Small Claims Fee		-	-	-	not used		-	-
Court Fees & Costs	38	416,800	2,788,991	0.15	per service population, entire county		18,080	2,702
Superior Court Fees	38	69,368	2,788,991	0.02	per service population, entire county		18,080	450
Unclaimed Money	42	-	-	-	not used		-	-
Judgments	43	-	-	-	not used		-	-
Cash Over-Short	42	53,105	-	-	not used		-	-
El Sobrante Land Fill	42	1,700,000	-	-	not used		-	-
Sale Of Real Estate		-	-	-	not used		-	-
Rebates & Refunds	42	1,500	2,788,991	0.00	per service population, entire county		18,080	10
Total Miscellaneous Revenue		\$ 4,760,448			\$ 0.17			\$ 3,161
Total General Fund Discretionary Revenue		\$ 660,856,094			\$ 19.84			\$ 355,711

Footnotes:
(a) Based on County of Riverside Fiscal Year 2015-16 Recommended Budget.
(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
(c) See Table 2 - Land Use Assumptions.

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2016-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
General Financing Requirements											
Legislative and Administrative											
97	10000	\$ 7,644,982	\$ -	\$ 842,609	\$ 3,388,908	\$ -	\$ -	\$ -	\$ 3,433,465	50%	\$ 1,716,733
97	10000	-	-	-	-	-	-	-	-	50%	-
97	10000	4,821,397	-	2,110,370	-	-	911,910	-	1,799,117	50%	899,559
98	22430	1,439,000	-	-	-	-	1,439,000	-	-	NA	-
98	22850	226,215	-	-	-	-	226,215	-	-	NA	-
98	30960	50	-	-	-	-	715,227	(715,177)	-	NA	-
99	30370	50	-	-	-	-	227,636	(227,586)	-	NA	-
99	22300	-	-	-	-	-	-	-	-	NA	-
99	31540	26,547,752	-	-	-	-	28,247,188	(1,699,436)	-	NA	-
100	10000	62,237,151	-	-	-	-	-	-	62,237,151	100%	62,237,151
100	10000	9,174,166	-	2,500	-	7,270,532	-	-	1,901,134	100%	1,901,134
101	10000	2,400,749	-	50,000	-	-	-	-	2,350,749	100%	2,350,749
102	10000	10,760,659	-	56,643	-	2,808,398	1,754	-	7,893,864	100%	7,893,864
102	22840	1,357,404	-	352,872	-	657,000	-	347,532	-	50%	-
10000	-	-	-	-	-	-	-	-	-	50%	-
104	22050	790,000	-	740,000	-	-	50,000	-	-	NA	-
		\$ 127,399,575	\$ -	\$ 4,154,994	\$ 3,388,908	\$ 10,735,950	\$ 31,818,950	\$ (2,294,967)	\$ 79,615,480		\$ 76,999,189
Finance											
104	10000	\$ 26,908,893	\$ -	\$ 12,886,028	\$ -	\$ 1	\$ 1,936,150	\$ -	\$ 12,086,714	50%	\$ 6,043,357
97	10000	1,081,961	-	385,000	-	-	-	-	696,961	50%	348,431
106	10000	7,114,216	-	4,876,720	-	-	-	-	2,137,496	50%	1,068,748
106	33600	11,278,219	-	3,061,293	-	-	1,829,157	5,787,769	-	NA	-
106	10000	1,664,968	-	-	-	-	-	-	1,664,968	50%	832,284
106	10000	802,628	-	802,628	-	-	-	-	-	50%	-
106	10000	(13,776,847)	-	8,896,447	-	-	-	-	(22,673,294)	50%	(11,336,647)
107	10000	14,482,122	-	10,142,190	-	3,444,388	3,800	-	871,744	50%	435,872
113	10000	2,581,434	-	1,331,052	-	-	34,305	-	1,216,077	50%	608,059
		\$ 52,117,094	\$ -	\$ 43,081,358	\$ -	\$ 3,444,389	\$ 3,803,412	\$ 5,787,769	\$ (3,959,834)		\$ (1,999,917)
Counsel											
103	10000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	25%	\$ 375,000
107	10000	6,208,052	35,000	3,052,000	-	-	-	-	2,119,052	50%	1,059,526
		\$ 6,706,052	\$ 35,000	\$ 3,052,000	\$ -	\$ -	\$ -	\$ -	\$ 3,619,052		\$ 1,434,526
Personnel											
104	10000	\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	50%	\$ -
22000	-	-	-	-	-	-	-	-	-	NA	-
		\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -		\$ -
Elections											
107	10000	\$ 9,598,525	105,000	1,114,150	-	-	40,000	-	8,339,375	50%	\$ 4,169,688
		\$ 9,598,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375		\$ 4,169,688
Property Management											
111	10000	\$ 4,532,562	\$ -	\$ 4,532,562	\$ -	\$ -	\$ -	\$ -	\$ -	50%	\$ -
111	10000	6,078,702	-	6,078,702	-	-	-	-	-	50%	-
112	10000	2,049,617	-	149,081	-	127,088	1,773,448	-	-	50%	-
112	10000	15,860,247	-	7,929,427	-	-	237,742	-	7,693,078	50%	3,846,539
30100	-	-	-	-	-	-	-	-	-	NA	-
		\$ 28,521,148	\$ -	\$ 18,689,792	\$ -	\$ 127,088	\$ 2,011,190	\$ -	\$ 7,693,078		\$ 3,846,539

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
99	Plant Acquisition	30000	\$ 1,495,950	\$ -	\$ -	\$ -	\$ -	\$ 1,495,950	\$ -	\$ -	NA	\$ -
103	Accumulative Capital Outlay	30700	10,317,874	-	-	-	-	3,835,000	6,482,874	-	NA	-
103	Capital Improvement Program	30120	3,815,200	-	-	-	-	380,000	3,435,200	-	NA	-
	Tobacco Securitization	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: Blythe Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: Thermal Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: Hemet-Ryan Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
	EDA: French Val Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
112	EDA: Capital Projects	30100	148,327,953	-	147,720,430	-	-	607,503	1,165,502	-	NA	-
110	EDA: Const & Land Acq	30300	1,165,502	-	-	-	-	6,318,053	17,083,576	-	NA	-
	Total Plant Acquisition		\$ 165,122,059	\$ -	\$ 147,720,430	\$ -	\$ -	\$ 6,318,053	\$ 17,083,576	\$ -	NA	\$ -
108	Promotion	21100	\$ 4,590,034	\$ -	\$ 4,579,734	\$ -	\$ -	\$ 10,300	\$ -	\$ -	NA	\$ -
108	EDA: Administration	32710	10,000	-	5,000	-	-	5,000	-	-	NA	-
109	EDA: Admin Subfunds	21100	818,387	-	123,387	-	-	695,000	-	-	NA	-
109	EDA: Economic Development Progr	21100	5,190,124	-	398,423	-	-	4,781,701	-	-	NA	-
110	EDA: Fair National Date Festival	22200	4,179,628	-	2,500	-	-	4,177,128	-	-	NA	-
	Total Promotion		\$ 14,778,173	\$ -	\$ 5,105,044	\$ -	\$ -	\$ 9,669,129	\$ -	\$ -	NA	\$ -
	Other General		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
	Contribution to Other Funds	10000	-	-	-	-	-	-	-	-	100%	-
	Court Sub-Funds	10000	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	25000	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	32700	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	37100	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	37250	-	-	-	-	-	-	-	-	NA	-
	Successor Agency to the RDA	37250	-	-	-	-	-	-	-	-	NA	-
	Mitigation Project Ops	30500	645,100	-	200,000	-	-	1,500	443,600	-	NA	-
101	Developer's Impact Fee Ops	30500	29,006,000	-	4,110,600	-	-	275,000	23,620,400	-	NA	-
110	Surveyor	20260	4,952,402	-	4,753,059	-	-	199,343	-	-	NA	-
113	Geographical Information Syst	22570	1,892,601	-	1,728,601	-	-	164,000	-	-	NA	-
	EO Subfund Budgets	10000	-	-	-	-	-	-	-	-	100%	-
	Total Other General		\$ 35,496,103	\$ -	\$ 10,792,280	\$ -	\$ -	\$ 639,843	\$ 24,064,000	\$ -	100%	\$ -
	Total General Financing Requirements		\$ 449,882,960	\$ 140,000	\$ 241,497,332	\$ 3,368,908	\$ 14,307,407	\$ 56,661,494	\$ 38,640,678	\$ 95,267,151		\$ 84,460,025
	Judicial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
127	Contribution to Trial Court	10000	29,482,850	-	-	-	-	10	-	-	25%	29,482,840
127	Confidential Court Orders	10000	560,014	-	-	-	-	-	-	-	25%	560,014
127	Court Facilities	10000	4,895,120	-	-	-	-	-	-	-	25%	4,895,120
127	Grand Jury Admin	10000	567,471	-	-	-	-	-	-	-	25%	567,471
127	Court Transcripts	10000	-	-	-	-	-	-	-	-	25%	-
128	District Attorney: Criminal	10000	97,427,602	34,399,986	2,551,500	-	109,300	380,000	-	-	25%	59,986,816
130	District Attorney: Forensics	10000	600,000	-	-	-	600,000	-	-	-	25%	-
130	Child Support Services	10000	35,297,754	35,260,154	-	-	7,600	-	-	-	25%	-
128	Alternate Public Defender	10000	11,005,500	-	105,000	-	-	-	-	-	25%	10,900,500
131	Capital Defender	10000	-	-	-	-	-	-	-	-	25%	-
131	Public Defender	10000	35,434,540	1,859,959	207,326	-	-	-	-	-	25%	33,367,255
	Total Judicial		\$ 215,240,851	\$ 71,520,099	\$ 2,863,826	\$ -	\$ 709,300	\$ 387,610	\$ -	\$ -	25%	\$ 189,760,016

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
131	Police Protection	10000	\$ 12,140,551	\$ 7,000	\$ 1,820,248	\$ 84,000	\$ -	\$ -	\$ -	\$ 10,229,342	50%	\$ 5,114,671
132	Sheriff: Administration	10000	45,443,386	15,835,924	17,841,041	4,700	24	-	-	11,758,697	100%	11,758,697
132	Sheriff: Support	10000	12,566,093	3,337,373	172,661,937	36,273	88,700	24	-	9,218,720	50%	4,609,360
134	Sheriff: Patrol	10000	317,472,233	56,414,775	172,661,937	36,273	88,700	24	-	9,218,720	50%	4,609,360
134	Sheriff: Court Services	10000	26,967,709	15,885,104	4,378,040	15,500	118	-	-	17,887,902	50%	8,948,951
134	Sheriff: CAC Security	10000	655,644	-	-	-	-	-	-	10,352,116	50%	5,176,058
134	Sheriff: Training Center	10000	12,741,938	1,112,104	775,841	-	1,247,164	-	-	160,210,907	100%	80,105,404
136	Sheriff: Cal-ID	22250	5,216,502	-	4,848,912	-	367,590	-	-	-	NA	-
136	Sheriff: Cal-DNA	22250	361,257	-	350,757	-	500	-	-	-	NA	-
137	Sheriff: Cal-Photo	22250	230,533	-	230,533	-	-	-	-	-	NA	-
	Total Police Protection		\$ 421,219,693	\$ 90,257,907	\$ 202,307,310	\$ 124,973	\$ 15,500	\$ 1,704,095	\$ -	\$ 128,209,907		\$ 121,095,236
133	Detention and Correction	10000	\$ 214,488,243	\$ 81,955,055	\$ 2,845,599	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 122,742,069	50%	\$ 61,371,035
138	Sheriff: Corrections	10000	12,566,093	3,337,373	172,661,937	36,273	88,700	24	-	9,218,720	50%	4,609,360
137	Probation: Admin & Support	10000	44,324,374	26,126,472	300,000	-	-	-	-	17,887,902	50%	8,948,951
137	Probation: Juvenile Hall	10000	59,431,951	57,172,924	1,906,811	-	-	-	-	10,352,116	50%	5,176,058
	Total Detention and Correction		\$ 340,800,561	\$ 159,591,824	\$ 4,859,410	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 160,210,907		\$ 80,105,404
138	Fire Protection	10000	\$ 125,781,236	\$ 16,631,297	\$ 55,931,981	\$ -	\$ -	\$ 584,858	\$ -	\$ 52,633,100	0%	\$ -
139	Fire Protection: Forest	21000	53,562,952	487,895	-	-	-	53,075,067	-	-	NA	-
139	Fire Protection: Non-Forest	10000	83,694,608	-	83,694,608	-	-	-	-	-	100%	-
	Total Fire Protection		\$ 263,038,756	\$ 17,118,182	\$ 139,626,589	\$ -	\$ -	\$ 53,659,925	\$ -	\$ 52,633,100		\$ -
140	Protection/Inspection	10000	\$ 5,748,722	\$ 2,157,000	\$ 2,680,100	\$ 34,000	\$ 35,000	\$ -	\$ -	\$ 842,622	50%	\$ 421,311
141	Agricultural Commissioner Building & Safety	10000	6,605,423	-	3,587,370	2,810,037	4,600	4,600	-	223,416	0%	-
	Total Protection/Inspection		\$ 12,354,145	\$ 2,157,000	\$ 6,247,470	\$ 2,844,037	\$ 35,000	\$ 4,600	\$ -	\$ 1,066,038		\$ 421,311
128	Other Protection	10000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	100%	\$ 1,000,000
128	Nat. Polib. Disorg Elm. Sys.	22000	603,800	-	571,000	32,800	-	-	-	-	50%	-
129	HR/Rideshare	10000	20,031,512	-	15,999,000	-	1,001	-	-	4,031,511	50%	2,015,756
135	County Clerk-Recorder	10000	1,641,228	-	582,400	-	9,864	-	-	1,048,964	50%	524,462
140	Sheriff: Public Administrator	22500	16,948	-	-	-	-	-	16,948	-	NA	-
140	Range Improvement	20200	950,196	-	-	-	-	-	-	-	NA	-
140	Environmental Programs	10000	8,470,174	500,000	3,808,498	-	-	962,776	(12,580)	4,151,176	0%	-
141	TLMA: Planning	22650	-	-	-	-	-	10,500	-	-	0%	-
141	TLMA: Airport LUC	20000	-	-	-	-	-	-	-	-	0%	-
141	TLMA: Crossing Guard	10000	8,761,784	3,738,178	646,204	-	-	-	-	4,329,567	100%	4,329,567
135	Sheriff: Coroner	10000	13,333,777	945,000	2,189,438	37,550	491,750	310,730	-	9,359,289	100%	9,359,289
142	Code Enforcement	10000	4,677,991	3,522,281	457,224	-	-	-	3	698,483	100%	698,483
142	Mental Health: Public Guardian	22300	486,000	486,000	-	-	-	500	(500)	-	NA	-
143	AB2766 Air Quality	22300	-	-	-	-	-	-	-	-	NA	-
144	PSEC 800MHz Radio Project	33500	-	-	-	-	-	-	-	-	NA	-
	Total Other Protection		\$ 59,973,410	\$ 9,191,459	\$ 24,253,764	\$ 70,390	\$ 491,750	\$ 1,343,209	\$ 3,868	\$ 24,618,970		\$ 17,927,557
143	Animal Services	10000	\$ 18,373,890	\$ -	\$ 8,837,596	\$ 924,000	\$ -	\$ 220,000	\$ -	\$ 8,392,294	100%	\$ 8,392,294
	Total Animal Services		\$ 18,373,890	\$ -	\$ 8,837,596	\$ 924,000	\$ -	\$ 220,000	\$ -	\$ 8,392,294		\$ 8,392,294
	Total Public Protection		\$ 1,331,001,346	\$ 358,837,471	\$ 389,589,965	\$ 3,963,400	\$ 5,197,030	\$ 80,518,480	\$ 3,868	\$ 512,891,132		\$ 262,881,805

Exhibit A - Fiscal Impact Analysis
 Budget (a)
 Page Ref.
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Fund	Description	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
148	22450	Public Ways & Facilities	\$									
	22100	Public Ways	\$ 4,200,000	\$ -	\$ 4,200,000	\$ -	\$ -	\$ 12,000	\$ (12,000)	\$ -	NA	\$ -
	22100	Multi-Spec. Habitat Plan	-	-	-	-	-	-	-	-	NA	-
	22100	EDA: Airport	-	-	-	-	-	-	-	-	NA	-
	22100	EDA: Airport	-	-	-	-	-	-	-	-	NA	-
	22100	EDA: Airport	-	-	-	-	-	-	-	-	NA	-
152	20200	GIS	11,405,318	-	11,004,543	-	-	775	400,000	-	NA	-
153	20200	TLMA: Administration	4,924,327	-	1,439,595	50	-	984,742	2,500,000	-	NA	-
	20200	TLMA: Consolidated Counter	-	-	-	-	-	-	-	-	NA	-
	20200	Environmental Programs	-	-	-	-	-	-	-	-	NA	-
153	20000	TLMA: Transportation	42,659,679	32,656,534	9,926,312	205,118	21,000	448,615	303,296	-	NA	-
154	20000	TLMA: Transportation	1,389,671	-	497,692	-	-	588,693	-	-	100%	-
	10000	TLMA: Landscape Maint Dist	-	-	-	-	-	-	-	-	NA	-
154	22400	Facility Management: Parking	1,139,482	7,778	-	-	-	656,331	475,373	-	NA	\$ -
154	20000	TLMA: Sub Road Dist No 4	143,661,460	81,345,522	49,737,218	-	-	32,578,720	2,161,006	-	NA	-
155	31600	TLMA: Transp Const Project	2,163,000	-	-	-	-	1,994	705,067	-	NA	-
155	31610	TLMA: RBBD - Menifee	1,120,635	-	-	-	-	415,568	-	-	NA	-
156	31630	TLMA: Signal Mitigation	2,000	-	2,000	-	-	-	-	-	NA	-
156	31640	TLMA: Signal Mitigation	11,750,710	-	-	-	-	12,403	11,738,307	-	NA	-
156	31640	TLMA: RBBD: Mira Loma	-	-	-	-	-	3,067,974	(18)	-	NA	-
156	31650	TLMA: DADJF	3,067,656	-	-	-	-	450	600,550	-	NA	-
157	31680	TLMA: Dev Agreements	601,000	-	-	-	-	-	-	-	NA	-
157	31680	TLMA: Signal DJF	3,295,477	-	-	-	-	3,236,499	(22)	-	NA	-
157	31693	TLMA: RBBD - Scott Road	810,000	-	-	-	-	972	809,028	-	NA	-
158	20000	TLMA: Trans Equip (Garage)	1,598,025	-	508,350	9,847	-	213,086	806,642	-	NA	-
		Total Public Ways	\$ 233,668,640	\$ 94,009,834	\$ 76,717,640	\$ 215,115	\$ 21,000	\$ 42,217,922	\$ 20,487,229	\$ -		\$ -
		Transportation Terminals	\$									
149	22350	EDA: Blythe Constr Land	995,000	945,250	100	-	-	48,650	-	-	NA	\$ -
149	22350	EDA: Thermal Constr Land	209,379	198,910	100	-	-	10,369	-	-	NA	\$ -
150	22350	EDA: Hemet-Ryan Constr Land	621,532	590,456	100	-	-	30,976	-	-	NA	\$ -
150	22350	Const Land - Chiraco	500,000	499,500	-	-	-	500	-	-	NA	\$ -
151	22350	Const Land - Dessert Center	203,164	500	-	-	-	8,600	194,064	-	NA	\$ -
151	22350	EDA: French Val Constr Land	2,091,375	1,986,806	100	-	-	104,469	-	-	NA	\$ -
152	22100	EDA: County Airport	2,978,510	50,000	142,494	500	-	2,551,284	234,232	-	NA	\$ -
156	22650	TLMA: Airport Land Use Comm	752,402	187,444	207,446	-	-	263,031	64,481	-	NA	\$ -
		Total Transportation Terminals	\$ 8,331,362	\$ 4,668,966	\$ 350,340	\$ 500	\$ -	\$ 3,018,879	\$ 492,777	\$ -		\$ -
		Total Public Ways and Facilities	\$ 242,000,002	\$ 98,678,700	\$ 77,067,980	\$ 215,615	\$ 21,000	\$ 45,236,701	\$ 20,980,006	\$ -		\$ -

Exhibit A - Fiscal Impact Analysis
Fund A - General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Health and Sanitation											
Health											
165	10000	\$ 280,384,323	\$	\$ 4,161,108	\$	\$	\$ 3,421,704	\$	\$ 3,993,251	100%	\$ 3,993,251
165	10000	\$ 43,878,775	\$	\$	\$	\$	\$	\$	\$ 43,878,775	100%	\$ 43,878,775
165	10000	\$ 14,897,023	\$ 5,371,186	\$ 3	\$	\$	\$ 3	\$	\$ 5,325,831	100%	\$ 5,325,831
167	10000	\$ 14,358,968	\$ 13,909,730	\$ 73,235	\$	\$	\$ 406,003	\$	\$	50%	\$ 205,093
167	10000	\$ 27,050,198	\$ 24,379,440	\$ 739,766	\$	\$ 1,725,893	\$ 4	\$	\$ 205,093	100%	\$ 205,093
167	10000	\$ 57,907,051	\$ 35,382,929	\$ 13,071,723	\$	\$ 2,598,003	\$	\$	\$ 6,854,396	100%	\$ 6,854,396
168	10000	\$ 2,590,971	\$ 2,590,971	\$	\$	\$	\$	\$	\$	NA	\$
168	21760	\$ 684,230	\$ 684,230	\$	\$ 8,544,050	\$	\$ 686,610	\$	\$	NA	\$
170	10000	\$ 26,736,797	\$ 708,269	\$ 15,471,377	\$	\$ 1,356,491	\$	\$	\$	100%	\$
10000	10000	\$	\$	\$	\$	\$	\$	\$	\$	100%	\$
10000	10000	\$ 454,318,334	\$ 351,835,015	\$ 33,517,212	\$ 8,544,050	\$ 3,082,384	\$ 7,092,327	\$	\$ 60,257,346	100%	\$ 60,257,346
Hospital Care											
170	10000	\$ 41,915,274	\$ 2,022,497	\$ 38,637,849	\$	\$	\$ 258,928	\$	\$	100%	\$
171	21790	\$ 4,534,357	\$	\$	\$	\$	\$ 4,534,357	\$	\$	100%	\$
171	10000	\$ 26,889,022	\$	\$	\$	\$	\$	\$ 26,889,022	\$	100%	\$ 26,889,022
171	10000	\$ 7,789,810	\$ 5,483,270	\$ 76,482	\$	\$	\$	\$ 2,224,058	\$	100%	\$ 2,224,058
10000	10000	\$ 81,125,463	\$ 7,505,767	\$ 38,714,331	\$	\$	\$ 4,793,285	\$	\$ 29,112,080	100%	\$ 29,112,080
California Children's Services											
169	10000	\$ 21,086,397	\$ 14,706,032	\$	\$	\$	\$	\$	\$ 6,380,365	100%	\$ 6,380,365
10000	10000	\$ 21,086,397	\$ 14,706,032	\$	\$	\$	\$	\$	\$ 6,380,365	100%	\$ 6,380,365
Sanitation											
172	23000	\$ 800,000	\$	\$ 800,000	\$	\$	\$ 50	\$ (50)	\$	NA	\$
10000	10000	\$ 800,000	\$	\$ 800,000	\$	\$	\$ 50	\$ (50)	\$	NA	\$
10000	10000	\$ 567,330,194	\$ 374,046,814	\$ 74,051,543	\$ 8,544,050	\$ 3,082,384	\$ 11,875,862	\$ (50)	\$ 95,749,791	100%	\$ 95,749,791
Public Assistance											
181	10000	\$ 557,651,457	\$ 543,347,658	\$ 1,944,369	\$	\$	\$ 1,235,125	\$	\$ 11,124,305	10%	\$ 1,112,431
10000	10000	\$ 557,651,457	\$ 543,347,658	\$ 1,944,369	\$	\$	\$ 1,235,125	\$	\$ 11,124,305	10%	\$ 1,112,431
Aid Programs											
181	10000	\$ 66,182,443	\$ 56,660,432	\$	\$	\$	\$	\$	\$ 9,522,011	10%	\$ 952,201
181	10000	\$ 367,654,386	\$ 345,480,958	\$ 40,000	\$ 231,000	\$ 99,000	\$ 8,300,265	\$	\$ 13,783,163	10%	\$ 1,378,316
182	10000	\$ 2,347,379	\$ 40,000	\$	\$	\$	\$	\$	\$ 1,877,379	10%	\$ 197,738
182	21300	\$ 8,254,443	\$ 8,254,443	\$	\$	\$	\$	\$	\$	NA	\$
10000	10000	\$ 444,348,651	\$ 410,435,833	\$ 99,000	\$ 231,000	\$ 99,000	\$ 8,300,265	\$	\$ 25,282,563	100%	\$ 2,528,255
Care of Court Wards											
180	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
10000	10000	\$ 600,489	\$	\$	\$	\$	\$	\$	\$ 600,489	100%	\$ 600,489
Veteran's Services											
185	10000	\$ 1,473,758	\$ 182,000	\$ 125,000	\$	\$	\$	\$	\$ 1,156,758	100%	\$ 1,156,758
10000	10000	\$ 1,473,758	\$ 182,000	\$ 125,000	\$	\$	\$	\$	\$ 1,156,758	100%	\$ 1,156,758

Exhibit A - Fiscal Impact Analysis
Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 15, 2017

Description	FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Other Assistance												
EDA: Community Dev - HUD	179	21350	\$ 8,815,893	\$ 8,735,296	\$ -	\$ -	\$ -	\$ 80,597	\$ -	\$ -	NA	\$ -
Neighborhood Stabilization NSP	179	21550	3,751,637	2,136,101	-	-	-	1,615,536	-	-	NA	-
EDA: Work Force Development	179	21550	26,894,691	25,300,910	525,990	-	-	1,067,791	-	-	NA	-
HUD		21250										
Home Program Fund	180	21250	3,504,872	2,856,738	-	-	-	648,134	268,142	-	NA	-
DPSS: Homeless	182	21300	3,635,980	561,437	-	-	-	2,806,401	-	-	NA	-
Cap of Riv. County	183	21050	2,905,205	2,750,000	55,205	-	-	-	-	-	NA	-
Cap of Riv. County: Local Initiative	183	21050	7,056,240	6,921,240	35,000	-	-	100,000	-	-	NA	-
Cap of Riv. County: Other Programs	184	21050	537,718	70,000	-	-	-	467,718	-	-	NA	-
Office on Aging Title III	184	21450	12,933,489	9,769,218	1,052,085	-	-	1,712,186	-	-	NA	-
Total Other Assistance			\$ 69,535,725	\$ 59,100,940	\$ 1,668,280	\$ -	\$ -	\$ 8,498,363	\$ 268,142	\$ -		\$ -
Total Public Assistance			\$ 1,073,610,980	\$ 1,013,076,431	\$ 3,737,649	\$ 231,000	\$ 99,000	\$ 18,033,753	\$ 268,142	\$ 38,164,105		\$ 5,397,933
Education, Recreation & Cultural Services												
Library Services												
County Free Library	189	21200	\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -	NA	\$ -
Total Library Services			\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -		\$ -
Other Education												
Cooperative Extension	189	10000	\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064	100%	\$ 614,064
Total Other Education			\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064		\$ 614,064
Recreation & Cultural Services												
EDA: Edward Dean Museum	180	10000	\$ 320,568	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ -	100%	\$ 73,381
EDA: Community Centers	180	21140	\$ 320,568	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ -	NA	\$ 73,381
Total Recreation & Cultural Services			\$ 641,136	\$ -	\$ -	\$ -	\$ -	\$ 494,414	\$ -	\$ -		\$ 146,762
Total Education, Recreation & Cultural Services			\$ 25,149,163	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,272,398	\$ 3,316,777	\$ 687,445		\$ 687,445
Debt Service												
Other General												
Appropriation for Contingency	195	10000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,106,405	\$ -	\$ 16,893,595	0%	\$ -
Total Other General			\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,106,405	\$ -	\$ 16,893,595		\$ -
Retirement of Long-Term Debt												
Pension Obligation Bonds	196	35000	\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Total Retirement of Long-Term Debt			\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Debt Service - Principal												
Teaser Debt Service	196	37050	\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -	NA	\$ -
Total Debt Service - Principal			\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -		\$ -
Interest on Short-Term Debt												
Interest on Trans	196	10000	\$ 4,703,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,256,073	0%	\$ -
Total Interest on Short-Term Debt			\$ 4,703,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,256,073		\$ -
Total Debt Service			\$ 64,175,337	\$ -	\$ 36,639,366	\$ -	\$ -	\$ 9,385,303	\$ -	\$ 18,149,668		\$ -
Total Financing Requirements			\$ 3,753,142,598	\$ 1,844,831,719	\$ 822,777,591	\$ 16,322,973	\$ 23,106,821	\$ 221,964,781	\$ 63,208,421	\$ 760,909,292		\$ 449,166,998

Footnotes:
 (a) Per the County of Riverside FY 2015-16 Recommended Budget.

Exhibit A - Fiscal Impact Analysis
Table 8 - Riverside County General Fund Financing Requirements Calculations
Paradise Valley
February 15, 2017

Description	Table Ref.	FY 15/16 Budget (a)	Net Amount (b)	County Equivalent		Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				Units (c)	Factor			
			[1]	[2]	[1]/[2]=[3]		[4]	[3]X[4]
General Financing Requirements								
Legislative and Administrative	7	\$ 127,399,575	\$ 76,999,189	2,788,991	\$ 27.61	per capita & 50% employee, entire county	18,080	\$ 499,167
Finance	7	52,117,094	(1,999,917)	2,788,991	(0.72)	per capita & 50% employee, entire county	18,080	(12,965)
Counsel	7	6,706,052	1,434,526	2,788,991	0.51	per capita & 50% employee, entire county	18,080	9,300
Personnel	7	10,144,231	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Elections	7	9,598,525	4,169,688	2,788,991	1.50	per capita & 50% employee, entire county	18,080	27,031
Property Management	7	28,521,148	3,846,539	2,788,991	1.38	per capita & 50% employee, entire county	18,080	24,936
Plant Acquisition	7	165,122,059	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Promotion	7	14,778,173	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Other General	7	35,496,103	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Total General Financing Requirements		\$ 449,882,960	\$ 84,450,025		\$ 30.28			\$ 547,469
Public Protection								
Judicial	7	\$ 215,240,851	\$ 34,940,004	2,788,991	\$ 12.53	per capita & 50% employee, entire county	18,080	\$ 226,507
Police Protection	7	421,219,693	121,095,236			Case Study: See Table 9		2,416,270
Detention and Correction	7	340,800,561	80,105,404	2,788,991	28.72	per capita & 50% employee, entire county	18,080	519,304
Fire Protection (Transfers to the Fire Fund)	7	263,038,796	-			Case Study: See Table 11		609,039
Protection/Inspection	7	12,354,145	421,311	2,788,991	0.15	per capita & 50% employee, entire county	18,080	2,731
Other Protection	7	59,973,410	17,927,557	2,788,991	6.43	per capita & 50% employee, entire county	18,080	116,220
Total Public Protection		\$ 1,312,627,456	\$ 254,489,511		\$ 47.63			\$ 3,890,071
Animal Services								
Animal Services	7	\$ 18,373,890	\$ 8,392,294	1,197,949	\$ 7.01	per capita, unincorporated & contract cities	15,724	\$ 110,157
Total Animal Services		\$ 18,373,890	\$ 8,392,294		\$ 7.01			\$ 110,157
Public Ways & Facilities								
Public Ways	7	\$ 233,668,640	\$ -	412,123	\$ -	per capita & 50% employee, unincorporated only	18,080	\$ -
Transportation Terminals	7	8,331,362	-	412,123	-	per capita & 50% employee, unincorporated only	18,080	-
Total Public Ways and Facilities		\$ 242,000,002	\$ -					\$ -
Health and Sanitation								
Health	7	\$ 464,318,334	\$ 60,257,346	2,308,441	\$ 26.10	per capita, entire county	15,724	\$ 410,450
Hospital Care	7	81,125,463	29,112,080	2,308,441	12.61	per capita, entire county	15,724	199,300
California Children's Services	7	21,086,397	6,380,365	2,308,441	2.76	per capita, entire county	15,724	43,461
Sanitation	7	800,000	-	2,308,441	-	per capita, entire county	15,724	-
Total Health and Sanitation		\$ 567,330,194	\$ 95,749,791		\$ 41.48			\$ 652,211
Public Assistance								
Administration	7	\$ 557,651,457	\$ 1,112,431	2,308,441	\$ 0.48	per capita, entire county	15,724	\$ 7,577
Aid Programs	7	444,348,651	2,528,255	2,308,441	1.10	per capita, entire county	15,724	17,222
Care of Court Wards	7	600,489	600,489	2,308,441	0.26	per capita, entire county	15,724	4,090
Veteran's Services	7	1,473,758	1,156,758	2,308,441	0.50	per capita, entire county	15,724	7,879
Other Assistance	7	69,535,725	-	2,308,441	-	per capita, entire county	15,724	-
Total Public Assistance		\$ 1,073,610,080	\$ 5,397,932.80		\$ 2.34			\$ 36,769
Education								
Library Services	7	\$ 24,208,027	\$ -	2,308,441	\$ -	per capita, entire county	15,724	\$ -
Agricultural Extension	7	614,064	614,064	2,308,441	0.27	per capita, entire county	15,724	4,183
Total Education		\$ 24,822,091	\$ 614,064		\$ 0.27			\$ 4,183
Recreation & Cultural Services								
Total Cultural Services	7	\$ 320,588	\$ 73,381	2,308,441	\$ 0.03	per capita, entire county	15,724	\$ 500
Total Recreation & Cultural Services		\$ 320,588	\$ 73,381		\$ 0.03			\$ 500
Debt Service								
Appropriation for Contingency	7	\$ 20,000,000	\$ -	-	\$ -	not used	-	\$ -
Debt Service - Principal	7	2,832,398	-	-	-	not used	-	-
Retirement of Long-Term Debt	7	36,639,366	-	-	-	not used	-	-
Interest on Long-Term Debt	7	4,703,573	-	-	-	not used	-	-
Total Debt Service		\$ 64,175,337	\$ -		\$ -			\$ -
Total General Fund Financing Requirements		\$ 3,734,768,708	\$ 440,774,704.30		\$ 122.22			\$ 5,131,202

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
- (b) See Table 7.
- (c) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.
- (d) See Table 3.
- (e) The County Department of Animal Services provides animal control field and shelter services to 11 cities with a combined population of 829,126.

Exhibit A - Fiscal Impact Analysis
Table 9 - Riverside County Police Protection Cost Calculation
Paradise Valley
February 15, 2017

	<u>Table Ref.</u>	<u>FY 2015-16 Budget</u>	(a)
I. Police Protection Costs			
Police Protection Patrol Costs			
Net General Fund Contribution	Table 7	\$ 121,095,236	
City Contracts for Sheriff's Services	Table 7	172,661,937	
Net Police Protection Budget	[1]	\$ 293,757,173	
	<u>Budget Page</u>	<u>FY 2015-16 Budget</u>	(a)
Sheriff Authorized Positions Filled			
Administration	127	42	
Support	127	21	
Patrol	127	2,038	
Court Services	128	164	
CAC Security	128	-	
Training Center	-	29	(b)
Total Sworn Officers	[2]	2,294	
Cost per Sworn Officer	[3]=[1]/[2]	\$ 128,055	
	<u>Table Ref.</u>		
Projected Residents	Table 3	15,724	
Service Standard			
Sworn Officers per 1,000 residents		1.20	(c)
Additional Sworn Officers Required @ buildout	[4]	18.87	
Total Police Protection Patrol Costs	=[3]*[4]	\$ 2,416,270	

Footnotes:

- (a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.
(b) Per phone discussions with Undersheriff of Ben Clark Training Center, dated 3/11/2016.
(c) The Board of Supervisors expects law enforcement services at a targeted staffing ratio of 1.2 deputy sheriff per 1,000 population in the unincorporated area per page 123 of the County of Riverside Fiscal Year 2015-16 Budget.
(d) Per County of Riverside Fiscal Year 2015-15 Budget, pages 348-349.

Exhibit A - Fiscal Impact Analysis
Table 10 - Riverside County Fiscal Impact to Fire Fund
Paradise Valley
February 15, 2017

<u>Fiscal Impact to Fire Fund</u>				
Financing Sources				
Fire Fund Ad Valorem Tax	Table Ref.	Project Impact	Marginal Increase	Project Impact
Assessed Value Adjusted for Deflation				
Residential Basic Tax	4	\$ 31,817,795		
Non-Residential Basic Tax	4	3,078,963		
Total Assessed Value Adjusted for Deflation		\$ 34,896,758		
Structural Fire Fund Post-ERAF Share of Basic Tax	2	5.851%		
Total Fire Fund Ad Valorem Tax		\$ 2,041,961	100%	\$ 2,041,961
Total Financing Sources			[1]	\$ 2,041,961
Financing Requirements				
Calculation of Fire Costs				
Fire Protection Costs - Station Costs				
7-Person Engine Company (a)				7 Person
Total Cost Per Station				\$ 3,500,000
Stations Required for Project (a)				2 Station
Total Fire Protection Costs			[2]	\$ 3,500,000
Total Financing Requirements				\$ 3,500,000
Net Annual Surplus/ (Deficit) Before Additional Financing Sources			[3]=[1]-[2]	\$ (1,458,039)
Amount Needed from CSA Special Tax				(1,458,039)
CSA Tax Per Unit				100
Residential Units				8,490
CSA Tax Revenue			[4]	\$ 849,000
Net Annual Surplus/ (Deficit) Before Additional Financing Sources			[5]=[3]+[4]	\$ (609,039)
Use General Fund Surplus	Yes			
Surplus Available	Yes	\$ 5,817,454		
Surplus Used			[6]	\$ 609,039
Financing Sources				
Fire Fund			[1]	\$ 2,041,961
CSA Tax			[4]	849,000
General Fund Transfer			[6]	609,039
Total Sources			[7]=[1]+[4]+[6]	\$ 3,500,000
Total Financing Requirements			[2]	3,500,000
Net Annual Surplus/ (Deficit) After Additional Financing Sources			[8]=[7]-[2]	\$ -

Footnotes:

(a) See Exhibit B for Fire phasing.

Exhibit A - Fiscal Impact Analysis
Table 11 - Riverside County Fiscal Impact to Library Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Library Fund

Financing Sources		Table Ref.	Project Impact	Marginal Increase	Project Impact				
County Library Ad Valorem Tax									
Assessed Value Adjusted for Deflation									
Residential Basic Tax Adj. for Deflation		4	\$ 31,817,795						
Non-Residential Basic Tax Adj. for Deflation		4	3,078,963						
Total Assessed Value Adjusted for Deflation			\$ 34,896,758						
County Library Post-ERAF Share of Basic Tax		2	1.431%						
Total County Library Ad Valorem Tax			\$ 499,460	100%	\$ 499,460				
Other Financing Sources									
	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Fines, Forfeitures & Penalties									
Library Fines and Fees	50	\$ 400,000	100%	\$ 400,000	2,788,991	\$ 0.14	per capita & 50% employee, entire county	18,080	\$ 2,593
Revenue from Use of Money and Property									
Interest-Invest Funds	51	5,000	0%	-	-	-	not used	-	-
Rents	51	19,176	100%	19,176	2,788,991	0.01	per capita & 50% employee, entire county	18,080	124
Lease to Non-County Agency	51	2,306	0%	-	-	-	not used	-	-
Intergovernmental Revenues									
CA-State Revenue	51	25,000	0%	-	-	-	not used	-	-
CA-Homeowner's Tax Relief	51	162,303	0%	-	-	-	not used	-	-
CA-Other Operating Grants	51	-	0%	-	-	-	not used	-	-
Fed-Community Redevelopment Hn	51	65,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Communications Services	51	150,000	0%	-	-	-	not used	-	-
Interfund - Leases	51	63,756	0%	-	-	-	not used	-	-
Interfund - Miscellaneous	51	-	0%	-	-	-	not used	-	-
Interfund - Salary Reimbursement	51	-	0%	-	-	-	not used	-	-
Other In-Lieu and Other Govt									
Oth Gov-City Governments	51	608,466	0%	-	-	-	not used	-	-
Other Revenue									
Contractual Revenue	51	6,870,066	0%	-	-	-	not used	-	-
Cash Over-Short	51	-	0%	-	-	-	not used	-	-
Rebates & Refunds	51	-	0%	-	-	-	not used	-	-
Contributions & Donations	51	10,000	0%	-	-	-	not used	-	-
Other Misc. Revenue	51	-	0%	-	-	-	not used	-	-
Total Financing Sources									\$ 502,177
Financing Requirements									
Library Services	Table 7	24,208,027	100%	24,208,027	2,788,991	8.68	per capita & 50% employee, entire county	18,080	156,935
Total Financing Requirements									\$ 156,935
Net Annual Surplus/ (Deficit)									\$ 345,242
Per Development Unit									\$ 41

Footnotes:

(a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.

(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015,

(2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.

(c) See Table 3.

Exhibit A - Fiscal Impact Analysis
Table 12 - Riverside County Fiscal Impact to Transportation Fund
Paradise Valley
February 15, 2017

Fiscal Impact to Transportation Fund

Financing Sources

Measure A Sales Tax (d)

On-Site and Off-Site Taxable Sales
 Half Cent Transportation Sales Tax
Total Measure A Sales Tax

Table Ref.	Net Amount	Marginal Increase	Project Impact
5	\$ 98,214,964		
	0.50%		
	\$ 491,075	0%	\$ -

Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Total Financing Sources									\$ 218,558

Financing Requirements

Street Maintenance Cost

Total Project Lane Miles (f)

[1] (h) 104.84

Street Maintenance Cost per Lane Mile (g)

[2] \$ 6,885

Total Project Street Maintenance Cost per Lane Mile

[3]=[1]*[2] \$ 721,834

Total Financing Requirements

\$ 721,834

Net Annual Surplus/ (Deficit)

[4] **\$ (503,275)**

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[5]=[3]+[4] **\$ 503,275**

Use General Fund Surplus

Yes

Surplus Available

Yes

\$ 5,817,454

Surplus Used

[6] **\$ 503,275**

Financing Sources

Transportation Fund

[1] \$ 218,558

General Fund Transfer

[6] 503,275

Total Sources

[7]=[1]+[6] **\$ 721,834**

Total Financing Requirements

Net Annual Surplus/ (Deficit) After Additional Financing Sources

[8]=[7]-[3] **\$ -**

Footnotes:

(a) Per the County of Riverside Fiscal Year 2015-16 Recommended Budget.

(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 86,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.

(c) See Table 3.

(d) All of the Measure A sales tax is earmarked for non-recurring capital projects per conversations with the Transportation Fund administrative office.

(e) All of the Gas Tax is earmarked for recurring street maintenance costs per conversations with the Transportation Fund administrative office.

(f) Per email from Glorious Land Company and KWC Engineers, dated 3/22/2016.

(g) Per discussions on 3/29/2016 with Paul Russell of the Riverside County Land Transportation and Land Management Agency, FY 2015-16 road maintenance cost was \$6,885 per lane mile.

(h) Timing of lane miles to be allocated per residential unit per conference call discussions with client on 4/1/2016.

Development Year	-2	-1	0	1	2	3	4	5	6	7	8	9
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Detention												
Total Fire Fund Tax												
Total Financing Sources												
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
CSA/CFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources												
Offset from General Fund Transfers												
Amount Required for CSA/CFD Charge												
Allocation of CSA/CFD Charge for Fire Services												
Cumulative Residential Units												
CSA/CFD Charge from Solid Units												
Developer Subsidy/Unrecovered Land Tax												
Total												
Additional Financing Sources												
General Fund Surplus												
Minimum CSA/CFD Charge Required for Fire Services												
Total Additional Financing Sources												
Financing Sources												
Fire Fund												
CSA Tax												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												
Fiscal Impact to Transportation Fund												
Financing Sources												
Intergovernmental Revenues												
CA-Hwy User/Gas Tax Sec 2104A (e)												
CA-Hwy User/Gas Tax Sec 2103 (e)												
Charges for Services												
Road Maint Expense Reimb												
Road Signal Maint Exp Reimb												
Total Financing Sources												
Financing Requirements												
Share of Residential Units												
Total Project Lane Miles (b)												
Estimated Annual Lane Miles to be Maintained (b)												
Street Maintenance Cost per Lane Mile												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
Additional Financing Sources												
General Fund Surplus												
General Fund Transfers to Fire Fund (Less)												
Total Additional Financing Sources												
Financing Sources												
Transportation Fund												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												

Footnotes:
 (a) Represents amount needed to fund the estimated annual negative fiscal impact. CFD and CSA charges are examples of potential funding mechanisms to finance ongoing negative impacts. Amount and funding mechanism would need to be negotiated with the County.
 (b) Transportation Fund Requirements are phased based on the housing absorption schedule.

Exhibit B - Fire and Transportation Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Development Year	10	11	12	13	14	15	16	17	18	19	20	21
Financial Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax	\$ 23,945,364	\$ 28,959,530	\$ 33,523,748	\$ 36,072,000	\$ 35,922,957	\$ 35,774,530	\$ 35,626,716	\$ 35,479,513	\$ 35,332,918	\$ 35,186,929	\$ 35,041,543	\$ 34,896,758
Basic Tax Adj. for Deflation	\$ 1,401,205	\$ 1,717,913	\$ 1,861,620	\$ 2,110,730	\$ 2,105,008	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
Total Fire Fund Tax	\$ 1,401,205	\$ 1,717,913	\$ 1,861,620	\$ 2,110,730	\$ 2,102,008	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
Total Financing Sources	\$ 1,401,205	\$ 1,717,913	\$ 1,861,620	\$ 2,110,730	\$ 2,102,008	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
Financing Requirements												
Stations Required for Project	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Staffing Level	7	7	7	7	7	7	7	7	7	7	7	7
Cost per Fire Fighter	\$ 600,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Fire Cost	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Financing Requirements	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Net Annual Surplus (Deficit) Before Additional Sources	\$ (2,098,794)	\$ (1,782,087)	\$ (1,638,380)	\$ (1,389,270)	\$ (1,397,992)	\$ (1,406,677)	\$ (1,415,326)	\$ (1,423,939)	\$ (1,432,517)	\$ (1,441,060)	\$ (1,449,567)	\$ (1,458,039)
CSA/CFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources	\$ 2,098,794	\$ 1,782,087	\$ 1,638,380	\$ 1,389,270	\$ 1,397,992	\$ 1,406,677	\$ 1,415,326	\$ 1,423,939	\$ 1,432,517	\$ 1,441,060	\$ 1,449,567	\$ 1,458,039
Offset from General Fund Surplus	\$ 1,524,194	\$ 1,684,087	\$ 1,743,980	\$ 1,803,900	\$ 1,863,820	\$ 1,923,740	\$ 1,983,660	\$ 2,043,580	\$ 2,103,500	\$ 2,163,420	\$ 2,223,340	\$ 2,283,260
Amount Required for CSA/CFD Charge	\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Allocation of CSA/CFD Charge for Fire Services												
Cumulative Residential Units	5,746	6,860	7,944	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
CSA/CFD Charge from Sold Units	\$ 100.00	\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Developer Sundry/Undeveloped Land Tax	\$ 5,726,379											
Total Additional Financing Sources	\$ 4,896,085	\$ 5,726,379	\$ 6,310,937	\$ 6,717,671	\$ 6,660,744	\$ 6,643,970	\$ 6,607,347	\$ 6,570,876	\$ 6,534,556	\$ 6,498,366	\$ 6,462,365	\$ 6,426,493
Additional Financing Sources												
General Fund Surplus	\$ 1,401,205	\$ 1,717,913	\$ 1,961,620	\$ 2,110,730	\$ 2,102,008	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
CSA/CFD Charge	\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Developer Sundry/Undeveloped Land Tax	\$ 5,726,379											
Total Additional Financing Sources	\$ 4,896,085	\$ 5,726,379	\$ 6,310,937	\$ 6,717,671	\$ 6,660,744	\$ 6,643,970	\$ 6,607,347	\$ 6,570,876	\$ 6,534,556	\$ 6,498,366	\$ 6,462,365	\$ 6,426,493
Financing Sources												
Fire Fund	\$ 1,401,205	\$ 1,717,913	\$ 1,961,620	\$ 2,110,730	\$ 2,102,008	\$ 2,093,323	\$ 2,084,674	\$ 2,076,061	\$ 2,067,483	\$ 2,058,940	\$ 2,050,433	\$ 2,041,961
CSA/CFD Charge	\$ 574,600	\$ 698,000	\$ 794,400	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000	\$ 849,000
Developer Sundry/Undeveloped Land Tax	\$ 5,726,379											
Total Financing Sources	\$ 7,702,184	\$ 8,415,913	\$ 9,755,020	\$ 10,709,730	\$ 10,750,016	\$ 10,786,323	\$ 10,778,348	\$ 10,763,544	\$ 10,742,939	\$ 10,716,946	\$ 10,685,873	\$ 10,650,454
Financing Requirements												
Stations Required for Project	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Staffing Level	7	7	7	7	7	7	7	7	7	7	7	7
Cost per Fire Fighter	\$ 600,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Fire Cost	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Financing Requirements	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Net Annual Surplus (Deficit) After Additional Sources	\$ 4,202,184	\$ 4,915,913	\$ 6,255,020	\$ 7,209,730	\$ 7,250,016	\$ 7,286,323	\$ 7,278,348	\$ 7,263,544	\$ 7,242,939	\$ 7,216,946	\$ 7,185,873	\$ 7,150,454
Financial Impact to Transportation Fund												
Financing Sources												
CA-HWY User/Gas Tax Sec 2104A (a)	\$ 12	\$ 10.87	\$ 136,045	\$ 162,708	\$ 183,662	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488	\$ 196,488
CA-HWY User/Gas Tax Sec 2103 (e)	\$ 0.66	\$ 8,301	\$ 9,927	\$ 11,218	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988	\$ 11,988
Charges for Services	\$ 0.08	\$ 945	\$ 1,130	\$ 1,277	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365
Road Maint Expense Reimb	\$ 0.48	\$ 6,036	\$ 7,218	\$ 8,157	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717	\$ 8,717
Road Signal Maint Exp Reimb	\$ 151,327	\$ 180,994	\$ 204,514	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558
Total Financing Sources	\$ 152,472	\$ 196,080	\$ 226,444	\$ 249,710	\$ 249,710	\$ 249,710	\$ 249,710	\$ 249,710	\$ 249,710	\$ 249,710	\$ 249,710	\$ 249,710
Financing Requirements												
Share of Residential Units	97.7%	82.2%	85.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Project Lane Miles (b)	194.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84	104.84
Estimated Annual Lane Miles to be Maintained (b)	71.0	88.2	98.1	104.8	104.8	104.8	104.8	104.8	104.8	104.8	104.8	104.8
Street Maintenance Cost per Lane Mile	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885	\$ 6,885
Total Financing Requirements	\$ 486,534	\$ 593,451	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
Net Annual Surplus (Deficit) Before Additional Sources	\$ (337,208)	\$ (412,467)	\$ (470,868)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)	\$ (503,275)
Additional Financing Sources												
General Fund Surplus	\$ 3,046,174	\$ 4,986,065	\$ 5,729,897	\$ 6,310,937	\$ 6,717,671	\$ 6,660,744	\$ 6,643,970	\$ 6,607,347	\$ 6,570,876	\$ 6,534,556	\$ 6,498,366	\$ 6,462,365
General Fund Transfers to Fire Fund (Less)	\$ 1,659,785	\$ 1,524,194	\$ 1,024,097	\$ 749,960	\$ 940,270	\$ 943,992	\$ 957,507	\$ 968,398	\$ 974,000	\$ 978,517	\$ 982,060	\$ 985,603
Total Additional Financing Sources	\$ 1,386,389	\$ 3,461,871	\$ 4,705,800	\$ 5,560,977	\$ 5,776,401	\$ 5,716,752	\$ 5,696,263	\$ 5,638,949	\$ 5,602,876	\$ 5,555,939	\$ 5,509,236	\$ 5,462,198
Financing Sources	\$ 4,432,563	\$ 8,414,841	\$ 10,451,744	\$ 12,071,914	\$ 12,732,817	\$ 12,647,296	\$ 12,640,243	\$ 12,622,159	\$ 12,605,626	\$ 12,588,841	\$ 12,571,601	\$ 12,554,253
Transportation Fund	\$ 151,327	\$ 180,994	\$ 204,514	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558	\$ 218,558
General Fund Surplus	\$ 3,370,236	\$ 4,126,867	\$ 4,705,330	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275	\$ 5,032,275
General Fund Transfers to Fire Fund	\$ 486,534	\$ 593,451	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
Total Financing Sources	\$ 4,432,563	\$ 8,414,841	\$ 10,451,744	\$ 12,071,914	\$ 12,732,817	\$ 12,647,296	\$ 12,640,243	\$ 12,622,159	\$ 12,605,626	\$ 12,588,841	\$ 12,571,601	\$ 12,554,253
Financing Requirements												
Stations Required for Project	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Staffing Level	7	7	7	7	7	7	7	7	7	7	7	7
Cost per Fire Fighter	\$ 600,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Fire Cost	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Total Financing Requirements	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Net Annual Surplus (Deficit) After Additional Sources	\$ 932,563	\$ 4,914,841	\$ 6,951,744	\$ 9,571,914	\$ 10,232,817	\$ 10,147,296	\$ 10,140,243	\$ 10,122,159	\$ 10,105,626	\$ 10,088,841	\$ 10,071,601	\$ 10,054,253

Footnotes:
(a) Represents amount needed to fund the estimated annual negative fiscal ihr
(b) Transportation Fund Requirements are phased based on the housing abso

Table

Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
General Fund Financing Sources												
4	Property Tax	\$ 189,503	\$ 399,303	\$ 756,405	\$ 1,039,955	\$ 1,375,835	\$ 1,717,703	\$ 2,029,249	\$ 2,340,542	\$ 2,786,002	\$ 3,384,978	\$ 4,156,938
4	Property Tax In Lieu of Sales Tax	-	-	-	-	-	-	-	-	-	-	-
4	Donation Tax	20,095	42,488	81,350	111,936	147,912	184,843	219,581	252,198	300,849	384,056	448,185
4	Charter Tax	118,908	250,731	476,245	654,966	866,168	1,091,787	1,278,128	1,474,317	1,756,842	2,136,016	2,618,808
5	Property Tax In Lieu of MVLUF	-	-	-	-	-	-	-	-	-	-	-
5	On-Site Retail Sales and Use Tax	75,087	150,174	225,260	300,347	375,849	450,936	526,022	601,109	676,186	800,015	935,102
5	Off-Site Retail Sales and Use Tax	-	-	-	-	-	-	-	-	-	-	-
5	Transient Occupancy Tax	-	-	-	-	-	-	-	-	-	-	-
5	Interest Earnings	3,217	6,689	12,812	16,411	183,184	183,184	183,184	183,184	183,184	1,352,644	1,352,644
5	Other Discretionary Revenue	18,116	35,187	59,163	80,933	96,154	106,154	121,465	136,000	154,988	178,600	208,569
6	Total Financing Sources	\$ 424,925	\$ 882,551	\$ 1,610,436	\$ 2,204,929	\$ 3,076,587	\$ 3,776,936	\$ 4,421,507	\$ 5,083,929	\$ 5,833,184	\$ 6,483,872	\$ 7,368,916
General Fund Financing Requirements												
6	Public Protection	\$ 28,402	\$ 51,667	\$ 91,687	\$ 125,084	\$ 163,886	\$ 201,985	\$ 239,021	\$ 275,167	\$ 321,375	\$ 379,059	\$ 453,348
8	Judicial	11,751	21,377	37,893	51,752	67,808	89,580	98,882	113,847	132,964	156,831	187,566
9	Police Protection	85,381	182,714	383,437	511,999	684,467	893,375	1,019,189	1,179,380	1,366,995	1,635,322	1,966,521
8	Detention and Correction	26,941	44,008	86,874	116,848	155,495	191,573	228,772	261,011	308,942	358,556	430,025
8	Fire Protection (Transfers to the Fire Fund)	241,789	514,185	906,406	1,224,982	1,619,182	2,090,188	2,643,922	3,178,372	3,800,481	4,509,682	5,402,572
8	Protection/Inspection	142	283	437	616	816	1,122	1,478	1,922	2,468	3,184	3,922
6	Other Protection	6,029	10,568	19,443	26,554	34,791	42,874	50,741	58,414	68,223	80,469	96,236
12	Transfers to the Transportation Fund	-	-	-	-	-	-	-	-	-	-	-
8	Public Health	-	-	-	-	-	-	-	-	-	-	-
8	Health and Sanitation	41,448	49,319	98,101	136,201	184,755	230,617	275,096	318,347	375,194	441,414	536,211
8	Public Assistance	2,344	1,299	5,530	7,791	10,416	13,001	15,508	17,947	21,152	24,885	30,228
8	Education	148	318	629	846	1,185	1,478	1,764	2,042	2,408	2,831	3,438
8	Recreation & Cultural Services	18	38	75	108	142	177	211	244	288	338	411
8	Debt Service	-	-	-	-	-	-	-	-	-	-	-
8	Total Financing Requirements	\$ 424,925	\$ 882,551	\$ 1,610,436	\$ 2,204,929	\$ 2,495,021	\$ 2,610,789	\$ 2,940,811	\$ 4,588,722	\$ 4,764,775	\$ 4,944,001	\$ 5,222,006
General Fund Fiscal Impact												
	Operating Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Surplus/(Deficit) per Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Revenue/Cost Ratio	1.00	1.00	1.00	1.00	1.23	1.45	1.50	1.10	1.25	1.70	1.89
Fiscal Impact to Fire Fund												
10. Exhibit B	Financing Sources	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
10. Exhibit B	Financing Requirements	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Library Fund												
11	Financing Sources	\$ 19,220	\$ 40,487	\$ 76,870	\$ 106,716	\$ 139,793	\$ 174,579	\$ 206,267	\$ 237,926	\$ 283,327	\$ 344,614	\$ 422,448
11	Financing Requirements	\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,894	\$ 68,517	\$ 78,678	\$ 92,124	\$ 109,659	\$ 129,955
	Net Annual Surplus / (Deficit)	\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,815	\$ 116,685	\$ 137,751	\$ 159,248	\$ 191,203	\$ 235,954	\$ 292,494
Fiscal Impact to Transportation Fund												
12	Financing Sources	\$ 11,339	\$ 20,626	\$ 36,663	\$ 49,936	\$ 65,478	\$ 80,628	\$ 94,463	\$ 104,663	\$ 112,330	\$ 118,246	\$ 123,451
12	Financing Requirements	\$ 25,506	\$ 54,594	\$ 109,673	\$ 152,954	\$ 204,477	\$ 252,954	\$ 304,463	\$ 352,330	\$ 404,246	\$ 462,534	\$ 531,451
	Net Annual Surplus / (Deficit)	\$ (14,168)	\$ (33,968)	\$ (72,999)	\$ (103,018)	\$ (139,000)	\$ (172,326)	\$ (209,997)	\$ (247,667)	\$ (291,916)	\$ (344,288)	\$ (408,000)
Net Fiscal Impact of Project												
	Financing Sources	\$ 1,955,084	\$ 2,443,665	\$ 3,723,869	\$ 4,360,291	\$ 5,781,787	\$ 6,031,268	\$ 6,932,237	\$ 9,156,184	\$ 10,151,737	\$ 12,739,020	\$ 14,384,516
	Financing Requirements	\$ 1,938,373	\$ 2,461,946	\$ 3,745,929	\$ 4,383,439	\$ 5,748,477	\$ 6,023,918	\$ 6,943,790	\$ 9,179,928	\$ 10,177,144	\$ 12,770,448	\$ 14,466,212
	Net Annual Surplus / (Deficit)	\$ 16,711	\$ 81,719	\$ 77,940	\$ 76,852	\$ 33,310	\$ 7,350	\$ 88,447	\$ 77,256	\$ 78,009	\$ 66,572	\$ 118,304

RESIDENTIAL FINANCING SOURCES

1 2 3 4 5 6 7 8 9 10 11

Table Ref.

Table Ref.	Residential Absorption	1	2	3	4	5	6	7	8	9	10	11
Village 1 (Town Center)												
TOWNS		50										
Stacked flats HDR		50	42									
Stacked flats		50	50		11							
55X100'		50	50		50				50			
50X77'		50	14							13		
45X80'		50	38									
45X80'		50	17	28								
45X80'		50	33	36								
60X100'		50	20									
Village 2 (Town Center West)												
60X100'			30									
50X80'			50	42								
45X80'			24	24	26							
50X100'			50	50	7							
Duplex			50	50	18							
40X62'			50	50	29							
Stacked flats			50	50	22				50			20
Triplex-adult			50	50	50							
Triplex-adult			50	40	40							
45X100'			50	50	22							
Village 3 (Casa Active Adult)												
MIXED USE HDR									75			75
DUPLEX								46				
DUPLEX								50	50			51
65X110'								50	50			
75X100'								23	24			
65X110'								40	50			
DUPLEX								50	40			50
50x80									50			
50x70												50
40X90									50			44
40x80												50
75x100												24
65X115												11
75X100'												40
Village 4 (North Village)												
Duplex-Adult					50							
Duplex-Adult					24							
40X80					50							
50x100'					50							
Duplex-Family									51			
Duplex									27			
Standard Lot (60' X 100')									40			
Standard Lot (70' X 100')									28			
Duplex-Family												50
Duplex-Adult									44			40
45X80												40
45X80									17			40
Duplex-Family									30			
Duplex-Family												50
Village 5 (East Village)												50
Duplex Family												50
40 x 100												41
70X100												46
85X115												50
45X100												50
50X70												50
50X90												50
65X110												50
60X100												40
55X100												28
55X100												40
70X100												40
50X100												16
55X100												50
40X90												40
70X100												50
50X70												40
Village 6 (South Village)												
50x90												50
40X80												50
60x80												50
40X90												30
75X100												38
85X110												50
65X110												50
duplex-family												50
50X100												30
85X115		300	342	635	522	606	597	579	563	740	862	1,234
Total Residential Absorption		300	642	1,176	1,799	2,405	3,002	3,581	4,144	4,984	5,746	6,950
Cumulative Residential Absorption												
Share of Residential Units		3.5%	7.0%	15.0%	21.2%	28.3%	35.4%	42.2%	48.8%	57.7%	67.7%	82.2%

Table Persons per Ref. Household

Ref.	Household	1	2	3	4	5	6	7	8	9	10	11
3	1.85											
Total Population		556	633	1,176	967	1,122	1,106	1,072	1,043	1,371	1,599	2,285
Cumulative Population		556	1,189	2,365	3,332	4,454	5,560	6,632	7,675	9,046	10,645	12,928

	1	2	3	4	5	6	7	8	9	10	11	
Table A												
Average Value												
Table Ref.												
Residential Assessed Value												
Development Area A												
TOWN	3	\$ 349,066	\$ 17,453,300	\$ 14,660,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stacked lots HHDR	3	\$ 271,999	\$ 13,599,950	\$ 13,599,950	\$ 2,981,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stacked lots HHDR	3	\$ 504,932	\$ 15,299,950	\$ 15,299,950	\$ 15,299,950	\$ -	\$ 15,299,950	\$ -	\$ 3,877,987	\$ -	\$ -	
55'x100'	3	\$ 504,332	\$ 25,216,600	\$ 25,216,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50'x70'	3	\$ 356,432	\$ 17,821,600	\$ 13,544,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45'x80'	3	\$ 382,666	\$ 18,133,300	\$ 6,165,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45'x80'	3	\$ 382,666	\$ -	\$ 9,429,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
55'x100'	3	\$ 504,332	\$ -	\$ 11,988,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60'x100'	3	\$ 508,989	\$ 25,489,950	\$ 10,199,980	\$ 15,125,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Village 2 (Town Center West)												
60'x100'	3	\$ 508,989	\$ -	\$ 15,299,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45x80	3	\$ 382,666	\$ -	\$ 19,686,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50'x70'	3	\$ 356,432	\$ -	\$ 8,704,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45x80	3	\$ 382,666	\$ -	\$ -	\$ 9,429,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50'x70'	3	\$ 356,432	\$ -	\$ -	\$ 15,152,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45x80	3	\$ 382,666	\$ -	\$ -	\$ 8,527,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50'x70'	3	\$ 356,432	\$ -	\$ -	\$ 17,226,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45x80	3	\$ 382,666	\$ -	\$ -	\$ 6,918,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40'x62'	3	\$ 314,489	\$ -	\$ 15,724,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stacked lots	3	\$ 228,686	\$ -	\$ 11,334,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stacked lots	3	\$ 301,466	\$ -	\$ 3,014,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Triple-width	3	\$ 301,466	\$ -	\$ 15,073,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Triple-width	3	\$ 301,466	\$ -	\$ 12,058,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45'x100'	3	\$ 387,599	\$ -	\$ 19,379,950	\$ 19,379,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Village 3 (Casa Active Adult)												
MIXED USE HHDR	3	\$ 271,999	\$ -	\$ -	\$ -	\$ 16,193,004	\$ 19,293,792	\$ -	\$ -	\$ -	\$ -	
DUPLEX	3	\$ 279,389	\$ -	\$ -	\$ -	\$ 8,597,976	\$ 17,848,950	\$ -	\$ -	\$ -	\$ -	
DUPLEX	3	\$ 478,985	\$ -	\$ -	\$ -	\$ 23,696,600	\$ 7,579,712	\$ -	\$ -	\$ -	\$ -	
65'x110	3	\$ 488,185	\$ -	\$ -	\$ -	\$ 16,773,300	\$ 5,357,456	\$ -	\$ -	\$ -	\$ -	
65'x110	3	\$ 515,685	\$ -	\$ -	\$ -	\$ -	\$ 23,118,922	\$ -	\$ -	\$ -	\$ -	
65'x110	3	\$ 488,185	\$ -	\$ -	\$ -	\$ -	\$ 20,389,660	\$ -	\$ -	\$ -	\$ -	
DUPLEX	3	\$ 275,399	\$ -	\$ -	\$ -	\$ 23,561,820	\$ 15,315,248	\$ -	\$ -	\$ -	\$ -	
50'x50	3	\$ 362,666	\$ -	\$ -	\$ -	\$ -	\$ 13,284,504	\$ -	\$ -	\$ -	\$ -	
50'x50	3	\$ 396,686	\$ -	\$ -	\$ -	\$ -	\$ 20,309,298	\$ -	\$ -	\$ -	\$ -	
DUPLEX	3	\$ 275,399	\$ -	\$ -	\$ -	\$ -	\$ 11,405,844	\$ -	\$ -	\$ -	\$ -	
40'x90	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ 10,883,980	\$ 3,690,128	\$ -	\$ -	\$ -	
40'x90	3	\$ 382,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,773,300	\$ 16,773,300	\$ -	\$ -	
50'x100	3	\$ 356,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,561,920	\$ 18,133,300	\$ -	\$ -	
Duplex-Family	3	\$ 453,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,086,306	\$ 24,150,866	\$ -	\$ -	
Duplex	3	\$ 509,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,821,600	\$ 19,379,950	\$ -	\$ -	
Standard Lot (60' x 100')	3	\$ 989,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,383,250	\$ -	\$ -	
Standard Lot (70' x 100')	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,216,600	\$ -	\$ -	
Duplex-Family	3	\$ 301,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,489,950	\$ -	\$ -	
Triplex-Adult	3	\$ 382,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,438,620	\$ -	\$ -	
45x80	3	\$ 382,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,468,948	\$ -	\$ -	
45x80	3	\$ 382,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,561,920	\$ -	\$ -	
Duplex-Family	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,696,600	\$ -	\$ -	
Duplex-Family	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,250,640	\$ -	\$ -	
Village 5 (East Village)												
Duplex-Family	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,416,600	\$ -	\$ -	
Duplex-Family	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,478,920	\$ -	\$ -	
Village 6 (South Village)												
40'x100	3	\$ 382,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,821,600	\$ -	
70'x100	3	\$ 589,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,383,250	\$ -	
85'x115	3	\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,489,950	\$ -	
45'x100	3	\$ 387,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,668,948	\$ -	
50'x70	3	\$ 396,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,696,600	\$ -	
50'x90	3	\$ 447,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,696,600	\$ -	
59'x100	3	\$ 478,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,668,948	\$ -	
50'x70	3	\$ 504,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,821,600	\$ -	
55'x100	3	\$ 515,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,216,600	\$ -	
50'x100	3	\$ 504,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,489,950	\$ -	
70'x100	3	\$ 589,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,438,620	\$ -	
50'x100	3	\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,468,948	\$ -	
55'x100	3	\$ 515,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,561,920	\$ -	
55'x100	3	\$ 388,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,696,600	\$ -	
70'x100	3	\$ 611,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,478,920	\$ -	
Village 6 (South Village)												
50'x70	3	\$ 396,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,821,600	\$ -	
44'x665	3	\$ 447,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,383,250	\$ -	
38'x348	3	\$ 356,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,849,950	\$ -	
40'x90	3	\$ 447,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40'x90	3	\$ 356,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
75'x100	3	\$ 611,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
75'x100	3	\$ 515,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
65'x110	3	\$ 458,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
65'x110	3	\$ 335,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
duplex-family	3	\$ 473,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50'x100	3	\$ 632,398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Residential Assessed Value		\$ 115,203,050	\$ 130,232,762	\$ 235,677,469	\$ 184,446,504	\$ 212,182,469	\$ 225,059,072	\$ 204,458,573	\$ 205,104,961	\$ 301,771,659	\$ 353,668,823	\$ 530,472,533
Total Current Period Assessed Value Additions		\$ 115,203,050	\$ 130,232,762	\$ 235,677,469	\$ 184,446,504	\$ 212,182,469	\$ 225,059,072	\$ 204,458,573	\$ 205,104,961	\$ 301,771,659	\$ 353,668,823	\$ 530,472,533
Current Period Cumulative Assessed Value Additions		\$ 115,203,050	\$ 245,465,832	\$ 481,313,301	\$ 665,769,805	\$ 877,982,374	\$ 1,103,051,446	\$ 1,307,508,019	\$ 1,512,702,000	\$ 1,814,474,059	\$ 2,168,142,882	\$ 2,698,615,315
Previous Period Adjusted Assessed Value		\$ 986	\$ 115,203,050	\$ 244,959,934	\$ 478,825,173	\$ 682,329,227	\$ 871,775,072	\$ 1,093,242,128	\$ 1,293,181,623	\$ 1,483,032,813	\$ 1,768,635,532	\$ 2,134,914,038
Deflation Factor @ 0.41%		\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986	\$ 986
Cumulative Residential AV Adj. for Deflation Factor of 0.41%		\$ 115,203,050	\$ 244,959,934	\$ 478,825,173	\$ 682,329,227	\$ 871,775,072	\$ 1,093,242,128	\$ 1,293,181,623	\$ 1,483,032,813	\$ 1,768,635,532	\$ 2,134,914,038	\$ 2,698,615,315

Total Current Period Assessed Value Additions
Current Period Cumulative Assessed Value Additions
Previous Period Adjusted Assessed Value
Deflation Factor @ 0.41%
Cumulative Residential AV Adj. for Deflation Factor of 0.41%

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
4	4.000%	\$ 1,652,031	\$ 2,448,598	\$ 4,798,292	\$ 6,623,292	\$ 8,717,751	\$ 10,832,421	\$ 12,931,818	\$ 14,930,528	\$ 17,886,355	\$ 21,349,140	\$ 26,565,654
4	14.0265%	\$ 161,576	\$ 343,563	\$ 672,968	\$ 929,936	\$ 1,222,690	\$ 1,533,305	\$ 1,813,726	\$ 2,064,023	\$ 2,506,614	\$ 2,994,280	\$ 3,725,912

Residential Property Tax-In-Lieu of Sales Tax
Off-Site Sales Tax, Reducted to Property Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
4	14.0265%	\$ 161,576	\$ 343,563	\$ 672,968	\$ 929,936	\$ 1,222,690	\$ 1,533,305	\$ 1,813,726	\$ 2,064,023	\$ 2,506,614	\$ 2,994,280	\$ 3,725,912

Residential Property Tax-In-Lieu of Sales Tax
Off-Site Sales Tax, Reducted to Property Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
4	14.3%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660
4	0.11%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660

Residential Property Tax-In-Lieu of Sales Tax
Off-Site Sales Tax, Reducted to Property Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
4	14.3%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660
4	0.11%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660

Residential Property Tax-In-Lieu of Sales Tax
Off-Site Sales Tax, Reducted to Property Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
4	14.3%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660
4	0.11%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660

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Off-Site Sales Tax, Reducted to Property Tax

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Residential Property Tax-In-Lieu of Sales Tax
Off-Site Sales Tax, Reducted to Property Tax

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4	0.11%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660

Residential Property Tax-In-Lieu of Sales Tax
Off-Site Sales Tax, Reducted to Property Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
4	14.3%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660
4	0.11%	\$ 18,103	\$ 38,464	\$ 75,401	\$ 104,060	\$ 136,893	\$ 171,785	\$ 203,214	\$ 254,619	\$ 281,071	\$ 335,486	\$ 417,660

	1	2	3	4	5	6	7	8	9	10	11
Table	Ref.	Factor									
Non-Residential Property Tax	4	1.00%	\$ 181,019	\$ 361,291	\$ 540,818	\$ 719,603	\$ 1,398,976	\$ 1,507,888	\$ 1,797,969	\$ 2,597,224	\$ 2,793,176
Basic Tax Paid	4	10.00%	18,102	36,129	54,082	71,960	139,898	150,789	179,797	259,722	279,318
Non-Residential Unsecured Property Tax as a % of Secured	4	14.03%	27,927	55,730	83,436	111,019	184,389	246,519	277,388	400,695	430,526
Total Non-Residential Property Tax											
Non-Residential Property Tax In-Lieu of Sales Tax											
On-Site Sales Tax Redefined to Property Tax											
Non-Residential Documentary Transfer Tax											
Table	Ref.	Factor									
4	10.00%										
Non-Residential Property Turnover Rate	4	0.11%	\$ 1,991	\$ 3,974	\$ 5,949	\$ 7,916	\$ 10,919	\$ 13,148	\$ 15,367	\$ 17,377	\$ 19,778
Transfer Tax as a % of Price	4										
Total Non-Residential Documentary Transfer Tax											
Table	Ref.	Factor									
5	1.00%										
On-Site Sales Tax	5	10.50%	\$ 67,952	\$ 135,904	\$ 203,856	\$ 271,807	\$ 408,087	\$ 543,930	\$ 611,942	\$ 776,294	\$ 846,246
Sales Tax (@ 1.00% of Taxable Sales)	5	0.07%	7,195	14,270	21,405	28,540	42,849	57,119	64,254	81,721	88,899
Use Tax (@ 0.5% of Sales Tax)	5										
Less: 0.25% Reclassified to Property Tax	5										
Total On-Site Sales Tax Allocated to County											
Proposition 172 - Half Cent Sales Tax	5										
Table	Ref.	Factor									
5	10.00%										
Hotel - Business Rental Revenue Subject to TOT	5										
Hotel - Resort Revenue Subject to TOT	5										
Total Transient Occupancy Tax Allocated to County											
Interest Earnings											
Table	Ref.	Factor									
4											
County Share of Residential and Non-Residential Property Tax Documentary Transfer Tax	4		\$ 189,503	\$ 399,303	\$ 756,405	\$ 1,038,955	\$ 1,717,703	\$ 2,029,249	\$ 2,786,002	\$ 3,394,976	\$ 4,158,838
Net On-Site Sales and Use Tax	4		20,995	42,468	81,350	111,996	147,812	216,581	252,196	300,849	384,056
Net On-Site Sales and Use Tax	5		75,087	150,174	225,260	300,347	375,849	450,936	526,022	601,109	676,198
Total Revenue Generating Interest Earnings											
Table	Ref.	Factor									
5	1.13%		\$ 284,684	\$ 591,844	\$ 1,063,016	\$ 1,452,259	\$ 1,959,596	\$ 2,352,581	\$ 3,183,948	\$ 3,793,047	\$ 4,619,046
Total Interest Earnings											
Table	Ref.	Factor									
5			\$ 3,217	\$ 6,689	\$ 12,012	\$ 16,411	\$ 21,465	\$ 26,595	\$ 31,345	\$ 36,090	\$ 42,522
Other General Fund Discretionary Revenue											
Table	Ref.	Factor									
6	10.08		\$ 9,435	\$ 17,163	\$ 30,425	\$ 41,552	\$ 54,442	\$ 67,091	\$ 79,401	\$ 91,408	\$ 106,789
Franchises	6	8.31	7,795	14,180	25,196	34,328	44,978	59,428	65,998	75,318	85,200
Fines and Penalties	6	1.30	722	1,545	3,074	4,330	5,789	7,228	8,619	10,155	11,930
Miscellaneous Federal and State	6	0.17	164	288	529	722	946	1,166	1,360	1,656	1,930
Miscellaneous Revenue	6										
Criminal-Co. 25%	6										
Penalties & Int On Del Taxes	6										
Court Fees & Costs	6										
Superior Court Fees	6										
Grants & Refunds	6										
Total Other General Fund Discretionary Revenue											
Table	Ref.	Factor									
6			\$ 18,116	\$ 33,187	\$ 59,163	\$ 80,833	\$ 106,154	\$ 130,911	\$ 154,998	\$ 178,490	\$ 208,568
Total Other General Fund Discretionary Revenue											

POLICE PHASING

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Cumulative Residents	556	1,189	2,965	3,332	4,454	5,560	6,652	7,875	9,048	10,642		12,828
Staffing Service Standard Sworn Officer per 1,000 residents	1.20	1.43	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20		1.20
Number of Sworn Officers Required	0.67	1.43	3.55	4.00	5.35	6.66	7.98	9.45	10.85	12.77		15.40
Police Costs	\$ 85,381	\$ 162,714	\$ 383,437	\$ 511,693	\$ 654,427	\$ 854,375	\$ 1,019,159	\$ 1,179,890	\$ 1,395,995	\$ 1,635,322		\$ 1,966,521

FISCAL IMPACT TO OTHER COUNTY FUNDS

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Fiscal Impact to Library Fund												
Financing Sources												
Library Fund Ad Valorem Tax												
Basic Tax Adj. for Delinquent												
Total County Library Tax												
Fines, Forfeitures & Penalties												
Library Fines and Fees												
Revenue from Use of Money and Property Rents												
Total Financing Sources												
Financing Requirements												
Library Services												
Total Financing Requirements												
Net Annual Surplus/ (Deficit)												

Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Table	Ref.	Factor	12	13	14	15	16	17	18	19	20	21	24	31
General Fund Financing Sources														
	4		\$ 4,743,717	\$ 5,103,843	\$ 5,082,755	\$ 5,061,754	\$ 5,040,839	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,838,391	\$ 4,792,288
	4		512,714	551,842	549,562	547,291	545,030	542,778	540,535	538,302	536,077	533,863	522,924	514,210
	4		2,800,348	3,217,622	3,204,328	3,191,088	3,177,803	3,164,573	3,151,696	3,138,674	3,125,708	3,112,791	3,049,013	2,986,541
	5		1,010,189	1,086,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
	5		1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
	5		70,813	78,773	75,909	75,646	75,384	75,123	74,863	74,605	74,347	74,091	72,824	71,563
	5		332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
	6		\$ 11,013,247	\$ 11,743,110	\$ 11,706,183	\$ 11,668,009	\$ 11,632,798	\$ 11,598,319	\$ 11,563,995	\$ 11,529,824	\$ 11,495,783	\$ 11,461,831	\$ 11,427,472	\$ 11,393,262
	8		\$ 512,289	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469
	8		211,952	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507
	8		28,172	485,934	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304
	8		0.15	2,558	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731
	8		470,898	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
	8		610,267	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211
	8		3,404	38,769	38,769	38,769	38,769	38,769	38,769	38,769	38,769	38,769	38,769	38,769
	8		3,914	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183
	8		468	500	500	500	500	500	500	500	500	500	500	500
	8		\$ 6,446,289	\$ 5,965,709	\$ 5,574,430	\$ 5,583,116	\$ 5,691,765	\$ 5,600,373	\$ 5,609,936	\$ 5,617,499	\$ 5,625,006	\$ 5,634,478	\$ 5,678,316	\$ 5,717,299
	10, Exhibit B		\$ 5,569,957	\$ 6,177,481	\$ 6,131,253	\$ 6,085,293	\$ 6,041,022	\$ 5,995,937	\$ 5,951,039	\$ 5,906,326	\$ 5,861,788	\$ 5,817,454	\$ 5,698,486	\$ 5,383,166
	10, Exhibit B		701	728	722	717	712	706	701	696	690	685	659	634
	10, Exhibit B		2.02	2.11	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	1.99	1.84
	11		\$ 482,351	\$ 516,968	\$ 516,865	\$ 514,740	\$ 512,625	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,249	\$ 502,177	\$ 491,844	\$ 481,920
	11		146,850	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
	11		335,501	362,083	359,930	357,805	355,690	353,583	351,485	349,395	347,315	345,242	335,000	324,985
	12		\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
	12		\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
	12		\$ 15,671,010	\$ 16,483,942	\$ 16,444,881	\$ 16,405,893	\$ 16,367,245	\$ 16,328,867	\$ 16,290,748	\$ 16,252,888	\$ 16,215,246	\$ 16,177,942	\$ 15,805,016	\$ 15,098,065
	12		9,769,552	9,944,478	9,951,199	9,957,884	9,964,533	9,971,147	9,977,735	9,984,287	10,004,774	10,013,246	10,055,054	10,098,065
	12		\$ 5,902,458	\$ 6,539,464	\$ 6,489,683	\$ 6,448,999	\$ 6,396,711	\$ 6,344,929	\$ 6,303,583	\$ 6,255,721	\$ 6,208,112	\$ 6,162,698	\$ 5,833,475	\$ 5,088,851

RESIDENTIAL FINANCING SOURCES

Table Ref.	12	13	14	15	16	17	18	19	20	21	26	31
RESIDENTIAL ABSORPTION												
Village 1 (Town Center)	3											
TOWNS	3											
Stacked flats HDR	3											
Stacked flats	3											
55X100'	3											
50X70'	3											
48X80'	3											
45X100'	3											
60X110'	3											
Village 2 (Town Center West)												
60X100'	3											
50X100	3											
45x80	3											
50x100	3											
50x100	3											
Duplex	3											
40X62	3											
Stacked flats	3											
Triplex-Adult	3											
Triplex-Adult	3											
45X100	3											
Village 3 (Casa Activa Adult)												
MIXED USE HDR	3	43										
DUPLEX	3											
DUPLEX	3											
85X110	3											
75x100	3											
85X110	3	14										
DUPLEX	3											
50x90	3											
50x70	3											
DUPLEX	3	46										
50x90	3											
50x90	3											
40x80	3											
75x100	3											
85X115	3											
85X115	3											
75x100	3	36										
Village 4 (North Village)												
Duplex-Adult	3											
Duplex-Adult	3											
40X90	3											
50x100	3											
Duplex-Family	3											
Duplex-Family	3											
Standard Lot (60' X 100')	3											
Standard Lot (70' X 100')	3											
Duplex-Family	3											
Triplex Adult	3											
45x80	3											
45x80	3											
Duplex-Family	3											
Duplex-Family	3	41										
Village 5 (East Village)												
Duplex Family	3											
40 x 100	3	34										
50X100	3											
55X110	3											
45X100	3	50										
50X70	3	57										
50X90	3	59										
55X100	3	21										
60X100	3	12										
55X100	3	50										
55X100	3	6										
70X100	3	8										
50X100	3	40										
55X100	3	36										
40X90	3	40										
Village 6 (South Village)												
50X70	3											
50x90	3	12										
40X90	3	40										
40X90	3	25										
40X90	3	30										
50x90	3	58										
40X90	3	40										
40X90	3	30										
75x100	3	50										
75x100	3											
65X110	3	40										
65X110	3	43										
Duplex-Family	3	50										
50X90	3	44										
85X115	3											
50X90	3	30										
50X90	3	26										
Total Residential Absorption		964										
Cumulative Residential Absorption		7,944	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
Share of Residential Units		53.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Population		1,785	1,011									
Cumulative Population		14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
Table Persons per Household		3	1.85									

PRCA Below Level Company/Petaluma Valley/HVM Phase RMD/Maple Valley #14 - Final

Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

	12	13	14	15	16	17	18	19	20	21	28	31
Residential Property Tax												
Basic Tax Paid	\$ 30,595,429	\$ 32,889,345	\$ 32,753,452	\$ 32,618,121	\$ 32,493,349	\$ 32,349,133	\$ 32,215,473	\$ 32,082,384	\$ 31,949,806	\$ 31,817,795	\$ 31,685,876	\$ 30,527,318
Transfer Tax as a % of Price	\$ 4,282,685	\$ 4,612,828	\$ 4,593,769	\$ 4,574,788	\$ 4,555,896	\$ 4,537,062	\$ 4,518,316	\$ 4,499,647	\$ 4,481,055	\$ 4,462,540	\$ 4,371,107	\$ 4,281,547
Total Residential Property Tax												
Off-Site Sales Tax Reducted to Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax From MVLF												
Cumulative Residential AV Adj. for Deflation Factor of 0.41%	\$ 3,053,542,892	\$ 3,288,934,485	\$ 3,276,345,206	\$ 3,261,812,075	\$ 3,248,334,861	\$ 3,234,913,332	\$ 3,221,547,268	\$ 3,208,236,410	\$ 3,194,980,561	\$ 3,181,779,462	\$ 3,168,597,782	\$ 3,052,731,759
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%	\$ 289,831,908	\$ 318,265,551	\$ 316,950,536	\$ 315,640,854	\$ 314,336,763	\$ 313,038,001	\$ 311,744,594	\$ 310,456,512	\$ 309,173,763	\$ 307,896,313	\$ 306,628,902	\$ 295,406,547
Total Assessed Valuation												
Assessed Valuation / 1,000,000	\$ 3,343,374,799	\$ 3,607,200,037	\$ 3,592,296,742	\$ 3,577,453,029	\$ 3,562,671,624	\$ 3,547,951,332	\$ 3,533,291,842	\$ 3,518,692,923	\$ 3,504,154,323	\$ 3,489,675,785	\$ 3,475,226,684	\$ 3,348,148,306
Assessed Valuation / 1,000,000	\$ 3,352,374,799	\$ 3,617,065,551	\$ 3,602,201,742	\$ 3,587,357,883	\$ 3,572,575,519	\$ 3,557,853,151	\$ 3,543,181,859	\$ 3,528,570,411	\$ 3,513,918,561	\$ 3,500,000,000	\$ 3,485,833,333	\$ 3,358,148,306
Assessed Valuation / 1,000,000	\$ 2,990,316	\$ 3,217,622	\$ 3,204,328	\$ 3,191,088	\$ 3,177,903	\$ 3,164,773	\$ 3,151,698	\$ 3,138,674	\$ 3,125,706	\$ 3,112,791	\$ 3,099,913	\$ 2,988,541
Residential Documentary Transfer Tax												
Residential Property Turnover Rate	4	4	4	4	4	4	4	4	4	4	4	4
Transfer Tax as a % of Price	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%	14.3%
Total Residential Documentary Transfer Tax												
Off-Site Sales Tax												
Household Income (@ 25% of Assessed Valuation) (d)	\$ 763,385,723	\$ 822,233,621	\$ 816,836,301	\$ 811,453,018	\$ 806,078,333	\$ 800,728,333	\$ 795,398,914	\$ 790,089,103	\$ 784,785,140	\$ 779,484,870	\$ 774,188,940	\$ 763,182,940
Retail Taxable Sales (@ 32% of Household Income) (e)	\$ 244,283,431	\$ 263,117,759	\$ 262,027,616	\$ 260,944,898	\$ 259,868,769	\$ 258,793,067	\$ 257,723,791	\$ 256,656,913	\$ 255,595,445	\$ 254,542,359	\$ 253,495,271	\$ 244,218,541
Projected Off-Site Taxable Sales (@ 5% of Retail Taxable Sales) (f)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax (@ 1.00% of Taxable Sales)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use Tax (@ 10.5% of Sales Tax)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Off-Site Sales Tax Passed Through to County												
Less: 0.25% Reclassified to Property Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NON-RESIDENTIAL FINANCING SOURCES												
Offices												
Square Feet	3	450,323	34,640	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323
Cumulative Square Feet	3	415,693	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323	450,323
Assessed Value Additions	3	298	10,253,508	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445
Cumulative Employees	3	175	2,257	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445	2,445
Retail												
Square Feet	3	441,687	33,976	441,687	441,687	441,687	441,687	441,687	441,687	441,687	441,687	441,687
Cumulative Square Feet	3	407,711	441,687	441,687	441,687	441,687	441,687	441,687	441,687	441,687	441,687	441,687
Assessed Value Additions	3	231	7,948,438	839	839	839	839	839	839	839	839	839
Cumulative Employees	3	500	775	839	839	839	839	839	839	839	839	839
Taxable Sales	3	500	81,542,215	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400
Light Industrial												
Square Feet	3	106,380	13,298	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380
Cumulative Square Feet	3	93,083	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106,380
Assessed Value Additions	3	193	2,586,418	188	188	188	188	188	188	188	188	188
Cumulative Employees	3	600	147	168	168	168	168	168	168	168	168	168
Taxable Sales	3	375	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549
Hotel - Business (Limited Service)												
Number of Rooms	3	100	100	100	100	100	100	100	100	100	100	100
Cumulative Number of Rooms	3	95,000	100	100	100	100	100	100	100	100	100	100
Assessed Value Additions	3	0.35	35	35	35	35	35	35	35	35	35	35
Cumulative Employees	3	375	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549
Hotel - Resort												
Number of Rooms	3	300	300	300	300	300	300	300	300	300	300	300
Cumulative Number of Rooms	3	200,000	300	300	300	300	300	300	300	300	300	300
Assessed Value Additions	3	1	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014	9,840,014
Cumulative Employees	3	32,800	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549
Schools												
Square Feet	3	487	487	487	487	487	487	487	487	487	487	487
Cumulative Square Feet	3	487	487	487	487	487	487	487	487	487	487	487
Assessed Value Additions	3	487	487	487	487	487	487	487	487	487	487	487
Cumulative Employees	3	487	487	487	487	487	487	487	487	487	487	487
Taxable Sales	3	487	487	487	487	487	487	487	487	487	487	487
Other												
Square Feet	3	428	428	428	428	428	428	428	428	428	428	428
Cumulative Square Feet	3	428	428	428	428	428	428	428	428	428	428	428
Assessed Value Additions	3	428	428	428	428	428	428	428	428	428	428	428
Cumulative Employees	3	428	428	428	428	428	428	428	428	428	428	428
Taxable Sales	3	428	428	428	428	428	428	428	428	428	428	428
Total Non-Residential Assessed Value Additions												
Current Period Cumulative Assessed Value Additions	\$ 20,668,364	\$ 20,668,364	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645	\$ 325,356,645
Previous Period Adjusted Assessed Value	\$ 304,988,281	\$ 278,377,852	\$ 299,831,908	\$ 316,950,536	\$ 316,950,536	\$ 316,950,536	\$ 316,950,536	\$ 316,950,536	\$ 316,950,536	\$ 316,950,536	\$ 316,950,536	\$ 307,896,313
Deflation Factor	0.986	0.986	0.986	0.986	0.986	0.986	0.986	0.986	0.986	0.986	0.986	0.986
Total Non-Residential Cumulative Employees												
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%	\$ 296,831,908	\$ 318,265,551	\$ 316,950,536	\$ 315,640,854	\$ 314,336,763	\$ 313,038,001	\$ 311,744,594	\$ 310,456,512	\$ 309,173,763	\$ 307,896,313	\$ 306,628,902	\$ 295,406,547
Total Non-Residential Cumulative Employees	4,411	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712	4,712
50% of Cumulative Employees	2,205	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356	2,356
Equivalent Residents (Residents & 50% Employees)	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080
Total Taxable Sales												
\$ 91,419,173	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984	\$ 88,214,984

	12	13	14	15	16	17	18	19	20	21	26	31
Non-Residential Property Tax												
Table Ref. Factor												
4 1.00%	2,888,319	3,182,856	3,188,505	3,189,410	3,143,388	3,130,380	3,117,446	3,104,655	3,091,728	3,075,983	3,015,879	2,954,085
4 10.00%	288,832	318,286	318,951	315,841	313,038	313,038	311,446	310,478	309,172	307,598	301,588	295,409
4 14.03%	481,033	491,015	488,866	485,965	484,955	482,950	480,954	478,967	476,988	475,017	469,204	463,451
Non-Residential Property Tax In-Lieu of Sales Tax												
On-Site Sales Tax Redirected to Property Tax												
Non-Residential Documentary Transfer Tax												
Table Ref. Factor												
4 10.00%	32,872	35,009	34,885	34,721	34,577	34,434	34,292	34,150	34,008	33,866	33,175	32,484
4 0.11%												
On-Site Sales Tax												
Table Ref. Factor												
5 1.00%	914,188	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150
5 15.59%	95,991	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126
5 0.00%	1,010,189	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
Transient Occupancy Tax												
Table Ref. Factor												
5 1.00%	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184
5 10.00%	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460	1,169,460
5 15.59%	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844	1,352,844
Interest Earnings												
Table Ref. Factor												
4 1.13%	70,813	76,173	75,909	75,646	75,384	75,123	74,863	74,605	74,347	74,081	72,824	71,583
Other General Fund Discretionary Revenue												
Table Ref. Factor												
6 10.00%	170,178	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864
6 1.30%	14,595	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250
6 0.17%	19,128	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435
6 0.17%	2,858	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161
6 -												
6 -												
6 -												
6 -												
6 -												
6 -												
Total Other General Fund Discretionary Revenue	332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711

POLICE PHASING

Cumulative Residents
Staffing Services Standard Sworn Officer per 1,000 residents
Number of Sworn Officers Required
Police Costs

	12	13	14	15	16	17	18	19	20	21	25	31
Table Ref.												
Factor												
9	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
9	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
9	17,661	18,871	18,871	18,871	18,871	18,871	18,871	18,871	18,871	18,871	18,871	18,871
9	2,260,677	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund

Financing Sources
Library and Voluntary Tax
Business Tax Add. for Deduction
Total County Library Tax
Fines, Forfeitures & Penalties
Library Fines and Fees
Revenue from Use of Money and Property
Rents

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	25	31
11	1.43%	\$ 33,523,748	\$ 36,072,000	\$ 35,922,957	\$ 35,774,530	\$ 35,626,716	\$ 35,479,513	\$ 35,332,818	\$ 35,186,828	\$ 35,041,543	\$ 34,898,756	\$ 34,817,758	\$ 33,451,403
11	0.14	\$ 479,808	\$ 516,280	\$ 514,147	\$ 512,023	\$ 509,907	\$ 507,800	\$ 505,702	\$ 503,613	\$ 501,532	\$ 499,460	\$ 497,398	\$ 479,202
11	0.01	\$ 2,428	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593
11	0.01	\$ 116	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124
		\$ 482,351	\$ 518,698	\$ 518,698	\$ 514,740	\$ 512,625	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,249	\$ 502,177	\$ 487,944	\$ 481,920

Total Financing Sources

Financing Requirements

Library Services

Total Financing Requirements

Net Annual Surplus/ (Deficit)

11	8.68	\$ 146,850	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 141,935
		\$ 146,850	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935
		\$ 335,501	\$ 362,063	\$ 359,830	\$ 357,805	\$ 355,690	\$ 353,583	\$ 351,485	\$ 349,385	\$ 347,315	\$ 345,242	\$ 338,009	\$ 324,985



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

4.1

DATE: January 23, 2019
TO: Riverside County Planning Commission
FROM: Gabriel Villalobos, Project Planner
RE: **January 30, 2019 Planning Commission Agenda Item 4.1 – Appeal Hearing for Plot Plan No. 26294**

Staff recommends Agenda Item 4.1, Plot Plan No. 26294, be continued to the February 20, 2019 Planning Commission Hearing.

Thank you.