

RIVERSIDE COUNTY PLANNING DEPARTMENT

MAY 15, 2019

9:30 AM

	AGENDA
Planning Commissioners 2019 1 st District Carl Bruce	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 Teleconference Location: 22930 St. Annes Court, Murrieta, CA 92562
Shaffer 2nd District Aaron Hake	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.
3rd District Ruthanne Taylor- Berger	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 <u>esarabia@rivco.org</u> . Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.
<i>4th District</i> Bill Sanchez <i>Chairman</i>	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
5th District Eric Kroencke Vice-Chairman	 2.0 <u>GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).</u> NONE
Assistant TLMA Director Charissa Leach, P.E. Legal Counsel Michelle Clack Chief Deputy County Counsel	 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 – 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 plan, which includes 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), Highset Density Residential (HDR), 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 S
	the Specific Plan Planning Areas.

Environmental Impact Report No. 506 studies the impacts of the project. Continued from November 28, 2018, December 5, 2018, and January 30, 2019. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO A FUTURE DATE AS SET BY THE PLANNING COMMISSION.

- 4.0 PUBLIC HEARING NEW ITEMS: 9:30 a.m. or as soon as possible thereafter.
- 4.1 GENERAL PLAN AMENDMENT NO. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 Intent to Adopt a Negative Declaration EA42976 Applicant: Manuel and Feliciana Ferro Representative: Robert J. Mainiero, P.E. Fourth Supervisorial District Lower Coachella Valley Zoning District Eastern Coachella Valley Area Plan Indian Land (IND) Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court 8.5 Gross Acres Zoning: Light Agriculture (A-1-10 Acre Minimum) REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Very Low Density Residential (VLDR) (1 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 12-unit employee housing-park with separate caretaker residence. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO JUNE 5, 2019 IN RIVERSIDE.

- 4.2 CONDITIONAL USE PERMIT NO. 3786 Intent to Adopt a Negative Declaration EA43081 Applicant: Verizon Wireless Engineer/Representative: Smartlink, LLC Fifth Supervisorial District Pass & Desert Zoning District Western Coachella Valley Plan: Rural: Rural Desert (RUR:RD) Location: Northerly of Pipeline Rd., southerly of Garnet Road, easterly of Kellogg Road, and westerly of Anita Road 1.07 Acres Zoning: Controlled Development (W-2) REQUEST: The Conditional Use Permit proposes an unmanned, wireless communication facility for Verizon Wireless. The project proposes a 105 foot monopole with a 240 sq. ft. leasing area, consisting of 12 antennas, 18 RRUs, three (3) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets, and one (1) standby diesel generator. A 12 foot non-exclusive path of access will provide access to the location. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- 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

3.1

Planning Commission Hearing: May 15, 2019

PROPOSED PROJECT

Case Number(s):	Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915	Applicant(s): GLC Enterprises LLC Representative(s):Envicom Corporation		
EIR No.:	506	Danielian Associates		
Area Plan:	Eastern Coachella Valley	KWC Engineers		
Zoning Area/District:	Chuckawalla Area			
Supervisorial District:	Fourth District			
Project Planner:	Russell Brady	LAN		
Continued from:	November 28, 2018, December 5, 2018, and January 30, 2019	Charissa Leach, P.E. Assistant TLMA Director		
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			

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:

<u>CONTINUE</u> 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 Residentia		
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:

Item	Value	Min./Max. Development Standard
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)		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

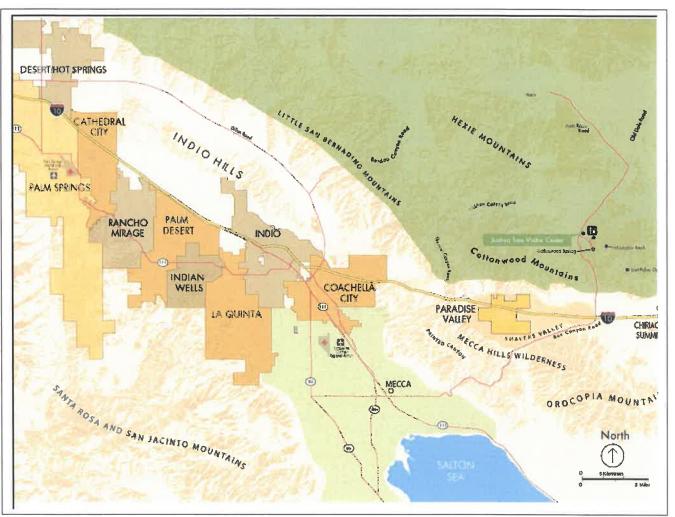


Figure 1: Regional Project Location Map



Figure 2: Local Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Continuance from January 30, 2019

Meetings

Since the January 30, 2019 Planning Commission hearing, the applicant and Riverside County staff met on January 31st with some of the speakers and commenters at the prior hearings, as well as have met with CVCC staff on April 9th, and as of the writing of this staff report have a planned meeting with CVCC, California Fish & Wildlife Department, and U.S. Fish & Wildlife Agency staff on May 9th. Additionally, the applicant has been working on preparation of analysis on access for the project relative to hazards and emergency conditions. As of the writing of this staff report that analysis has not been provided to County staff to review and consider.

The January 31st meeting included some of the applicant's team, County Planning staff, and representatives from the Sierra Club, Center for Biological Diversity, National Parks Conservation Association, California Native Plant Society, and Eastern Coachella Valley Leadership Council. This meeting was set up to provide an opportunity for the commenters to speak directly with the applicant and County staff and possibly open a dialogue to discuss the points made in written comments and comments made at the prior hearings. The representatives from the different groups did not desire to have a dialogue

unless there was new information to present by the applicant or County and read from statements and the meeting was concluded.

The April 9th meeting with CVCC staff focused on the position presented that the Specific Plan does not require JPR at this time based on the requirements of the CVMSHCP and its Implementing Agreement, how the project would achieve consistency through the mitigation measures of the EIR and implementing projects, as well as what habitat is available in the CVMSHCP plan area that makes development of the entire Specific Plan feasible.

CVMSHCP Consistency

To assist in further clarifications on the project's consistency with the CVMSHCP, some of the points discussed with the CVCC are included as an update here for the Planning Commission to better understand. The need for a JPR was noted before in the staff report in general terms without clear citations to the CVMSHCP or Implementing Agreement. An important point here is the definition of "take" under Federal and State regulation and how that relates to the need for a JPR. The Endangered Species Act (ESA) defines take as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or to attempt to engage in any such conduct. The California ESA similarly defines take as hunt, pursue, catch, capture, or kill or attempt to hunt pursue, catch, capture, or kill. These definitions of take requires something physically to occur. As noted in previous discussions on this matter, the Specific Plan would not permit ground disturbance and would therefore not trigger the definition on potential to take and does not trigger other requirements for JPR.

Below is Section 7.5 of the Implementing Agreement that covers how review of development proposals will occur in conservation areas.

7.5 Review of Development Proposals in Conservation Areas. As set forth in Section 4.3 of the MSHCP, Development in Conservation Areas will be limited to uses that are compatible with the Conservation Objectives for the specific Conservation Area. Discretionary Projects in Conservation Areas, other than second units on parcels with an existing residence shall be required to assess the project's ability to meet the Conservation Objectives in the Conservation Area. Additionally, the Permittees will participate in the Joint Project Review Process set forth in Section 6.6.1.1 of the MSHCP.

This section of the Implementing Agreement does note the permittees to participate in the JPR process as set forth in Section 6.6.1.1 (which will be discussed further below) and notes that discretionary projects such as the Specific Plan be compatible with Conservation Objectives. The project's compatibility with the conservation objectives has been fully reviewed and documented in the project's EIR.

Section 6.6.1.1 of the CVMSHCP (shown below in part) provides the direction on what type of projects require JPR. Based on this it is clear that JPR is not required for the Specific Plan since it would not result in disturbance to Habitat, natural communities, Biological Corridors or Essential Ecological Processes. Instead, JPR would be conducted when implementing projects are submitted as is required under Mitigation Measure BIO-1. With that noted, this project did still attempt to go through the JPR process previously but was unable to complete the process based on the level of detail information that was being requested through that process at that time. Although the JPR was not completed, analysis of the project's consistency with the MSHCP and how that will be reviewed further through implementing projects is discussed in the project's EIR.

6.6.1.1 Joint Project Review Process within Conservation Areas For Purposes of overseeing compliance with the requirements of the MSHCP and the IA, a Joint Project Review Process shall be instituted by CVCC 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 Processes...

Additionally, questions have been raised on the feasibility for the project to acquire adequate acreage of habitat based on what has been mapped as available in the specific conservation area and the CVMSHCP plan area. The project has provided the analysis on what habitat is available in the conservation area and in the CVMSHCP area that shows there is available habitat that is currently privately owned that can be acquired at the appropriate ratio to offset the development footprint proposed by the Specific Plan. The CVMSHCP includes three options to provide conservation lands; conservation within the same conservation area, like exchange, and transfer of conservation objectives. The analysis of the available habitat on private lands shows that adequate land is potentially available within the conservation area for Desert Tortoise, Le Conte's Thrasher, and for the Biological Corridors. Adequate habitat on private lands is not available for Desert Dry Wash Woodland (DDWW) with the conservation area. However, there is adequate DDWW located outside of the conservation area that could be conserved through the like exchange process while also still meeting the overall habitat conservation goals of the CVMSHCP as the analysis shows. Therefore, while there is still work that would need to be done through the implementing projects to analyze the quality of the conservation lands to determine the appropriate ratio of conservation through JPR, even at a worst case scenario on the quality of the habitat that has been mapped, it is feasible for the entire development footprint of the Specific Plan to be developed with the inclusion of a like exchange process when that is needed. This analysis is included in the EIR and is planned to be presented with tables and maps to the Planning Commission at the May 15th hearing to clearly layout the feasibility on acquiring adequate conservation lands.

Other Information Requested

At the prior hearing it was asked by the Commission whether wind energy facilities are allowed within the Specific Plan. Based on the draft Specific Plan zoning ordinance they would potentially be allowed within certain Commercial Retail (Planning Areas 1-2, 5-2, 6-5) and Mixed Use (Planning Areas 1-4, 1-9, 2-6, 3-1, 4-6) areas of the Specific Plan.

There was a question at the prior hearing how pets may be regulated relative to potential for impacts to the native wildlife and habitat. Mitigation Measure BIO-22 is included in the project's EIR that includes a public awareness program to assist in minimizing potential impacts. Mitigation Measure BIO-23 is included for pets to be contained in the property and when off the property be leashed. These mitigation measures are shown below and are incorporated into the Specific Plan conditions of approval. Additionally, Mitigation Measures BIO-12 and BIO-21 include provisions that no pets shall be allowed on the site during construction.

MM BIO-22 Public Awareness Program. Prior to issuance of the first Certificate of Occupancy, the Applicant shall obtain approval from the Riverside County Environmental Programs Department for a public awareness program to educate residents of the proposed project about impacts to biological resources resulting from increased human and domestic animal presence in the area. The public awareness program shall address the impact domestic dogs and cats have on local wildlife populations. This program shall include supplying educational information to future residents of the project site regarding the importance of preventing unleashed domestic animals from entering areas adjacent to the project site and of prohibiting off-leash domestic animals from disturbing native wildlife

species. In addition, the public awareness program will include discussion of cryptobiotic soils and their role in preserving desert soils, promoting nitrogen fixation, storing atmospheric carbon, and preventing erosion by wind and water.

MM BIO-23 Pet Restrictions. Covenants, Conditions & Restrictions (CC&Rs) shall be recorded against each phase of development at the time of recordation of the final tract map or development parcel map for such phase. CC&Rs are binding and can be changed only with County approval. The project CC&Rs shall require that dogs and cats owned by all future residents of the proposed project shall be contained within their property boundary, or shall be leashed while in public or common areas.

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 moves 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 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

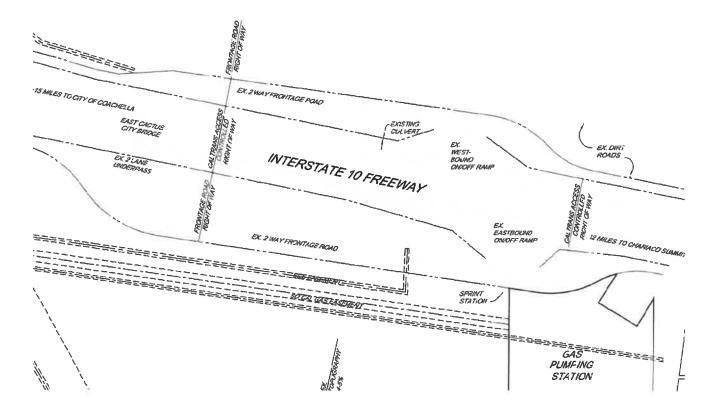
Background on the project's water supply and agreements is summarized further in this staff report in the section titled Water Supply. It was noted that the project at this point has an allocated water supply to serve buildout of the project for 92 years, it was also asked what longer term water supply 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.

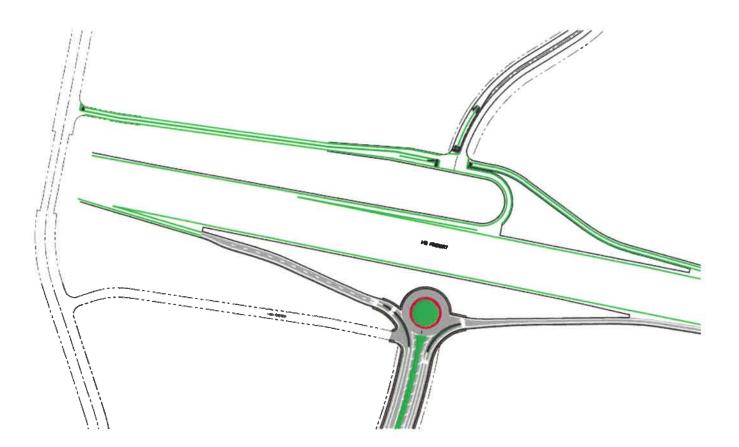
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Existing Interchange



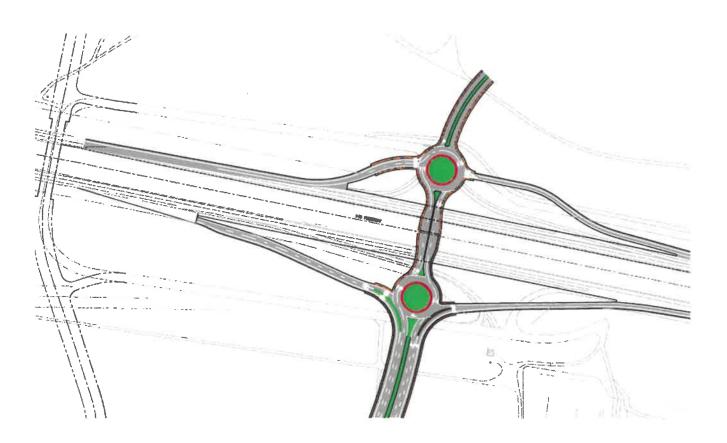
The project proposes an interim and an ultimate improvement as shown below as it is included in the proposed Specific Plan. The interim interchange would provide for greater capacity at the ramps while still utilizing the underpass design. The ultimate would include a new underpass with a new bridge 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

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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 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 DEVELOP- MENT FOOTPRINT	GROSS DENSITY (Dwelling Units / Acre)	DWELLING UNITS	MAX. NON- RESIDENT- IAL 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 %		1-415	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.

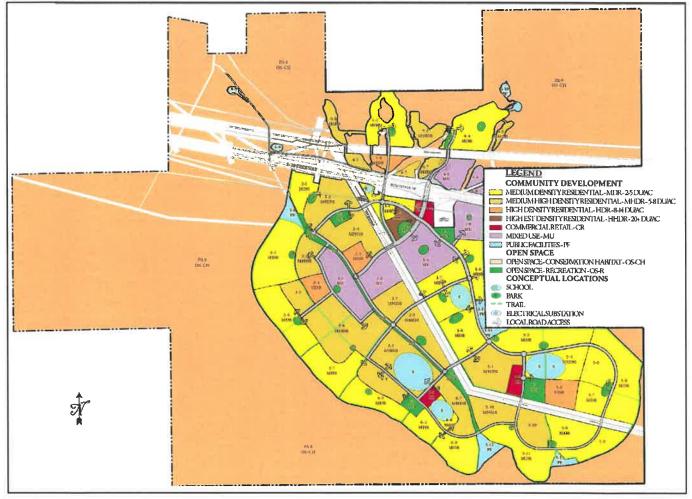
* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

** 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.

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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 Permitees' 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 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.

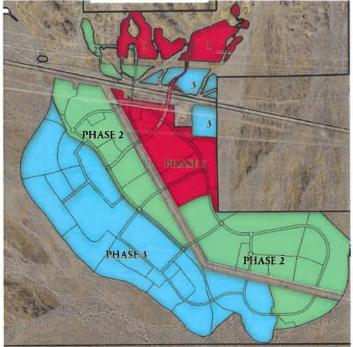
Since this agreement is already in place, a total of 57,000 acre-feet of water has already been delivered to MWD and in kind been delivered to CVWD. This amount stored already represents a 26-year supply for the proposed Specific Plan. In total the remaining amount of water to be delivered under the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

Phasing, Villages, and Village Refinement Plan

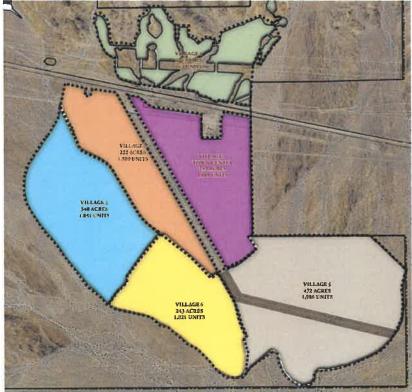
The Specific Plan is divided into 3 phases and further divided into 6 Villages as shown below, with each incorporating both residential and non-residential uses to assist in providing the services residents need.

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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*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*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.

Number of Building Permits	Number of Affordable Units	Cumulative Affordable Units Provided in Master Plan		
Issued	in Each Phase			
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		

Affordable Unit Phasing

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 later 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.

<u>Air Quality</u> - 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, NOx 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.

<u>Transportation and Traffic</u> - 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 and adverse level of service without the project in 2035. Based on a projection of 2040 conditions, the Specific Plan would create significant impacts beyond what is anticipated to be operating at and 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 and 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 and 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.

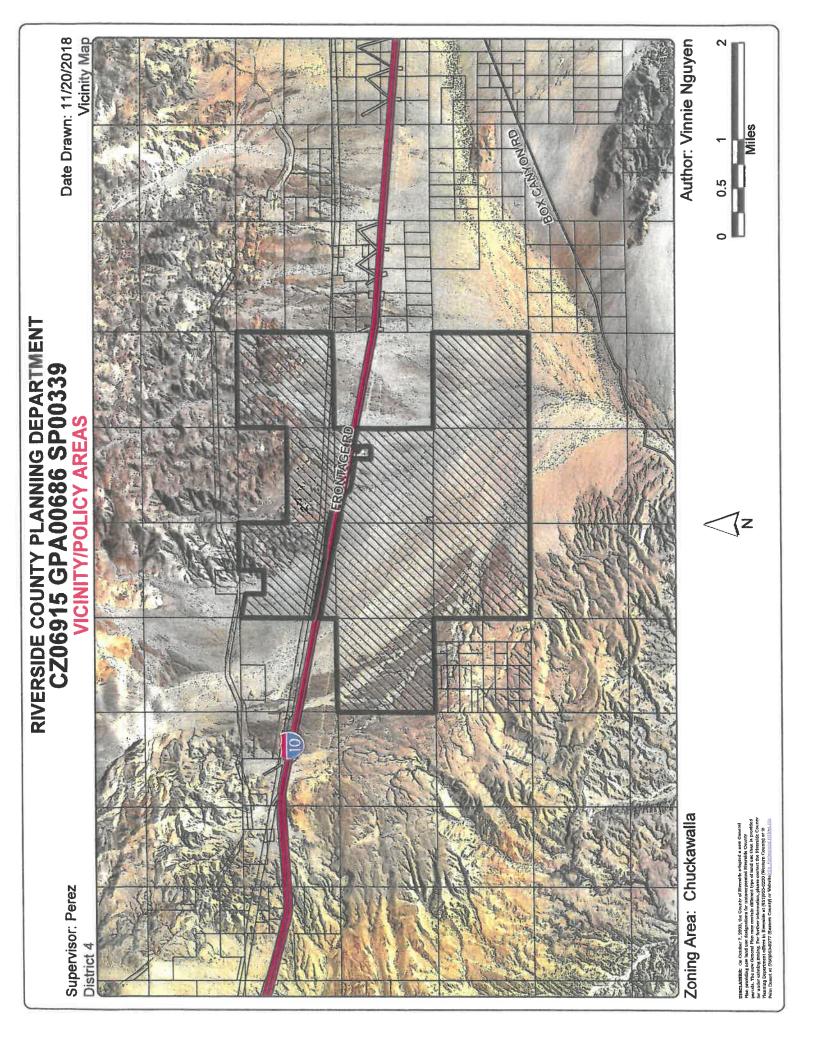
For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Public Service facilities, Transportation, and Utility facilities. Mitigation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

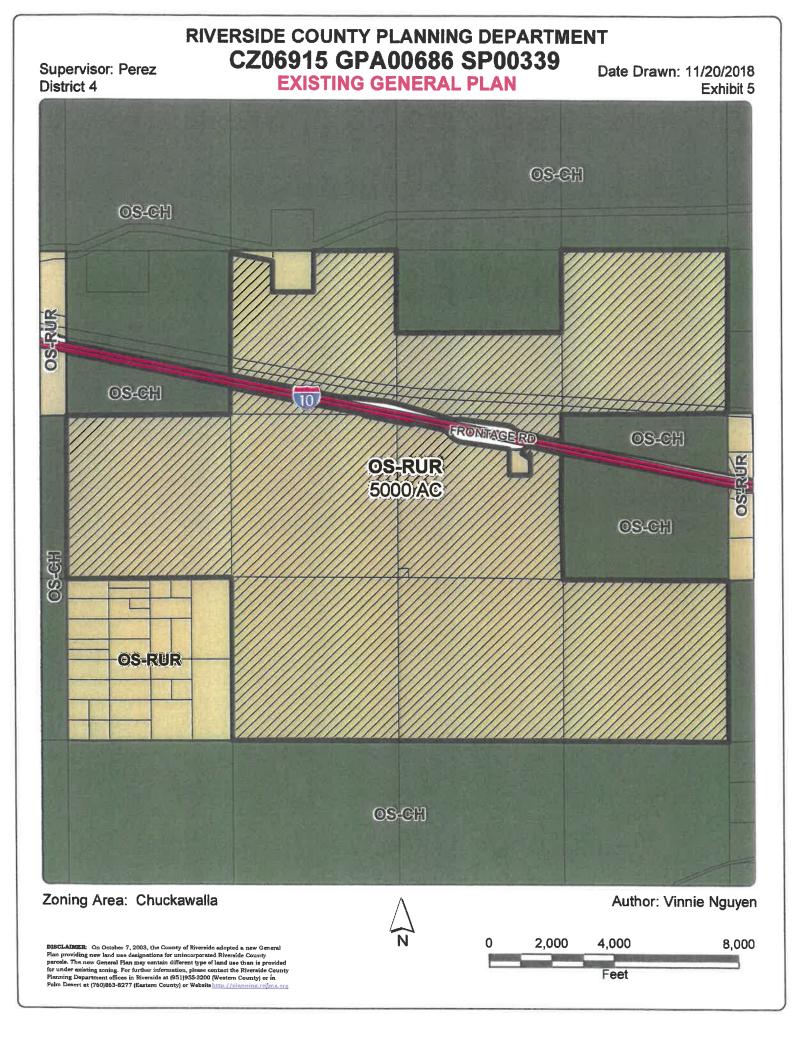
Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations. The Statement of Overriding Considerations would clarify what benefits the project is providing that the 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.

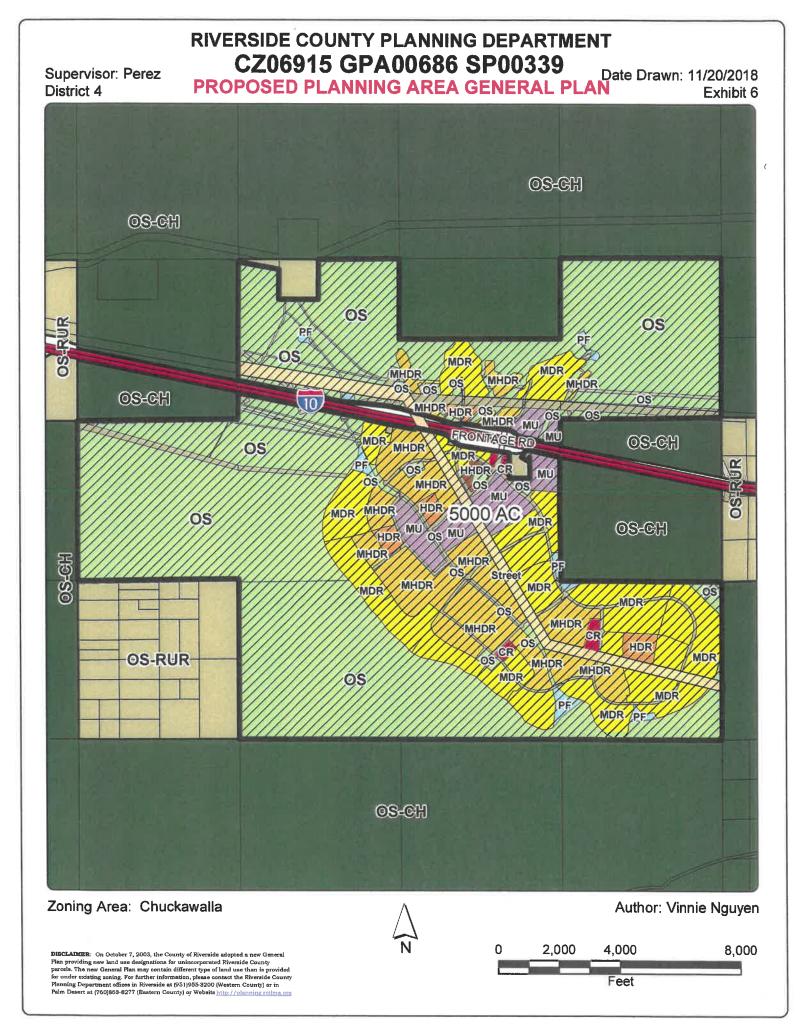
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

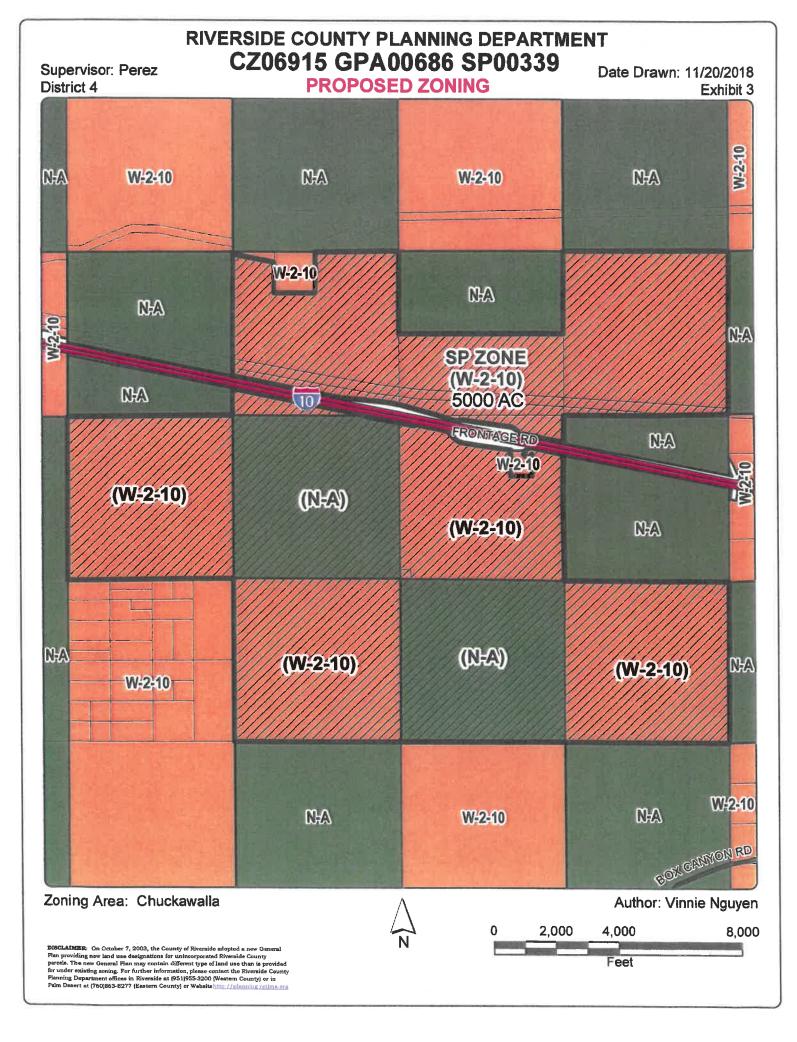
This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site and any other parties or individuals that specifically requested to be noticed regarding the project or that 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.

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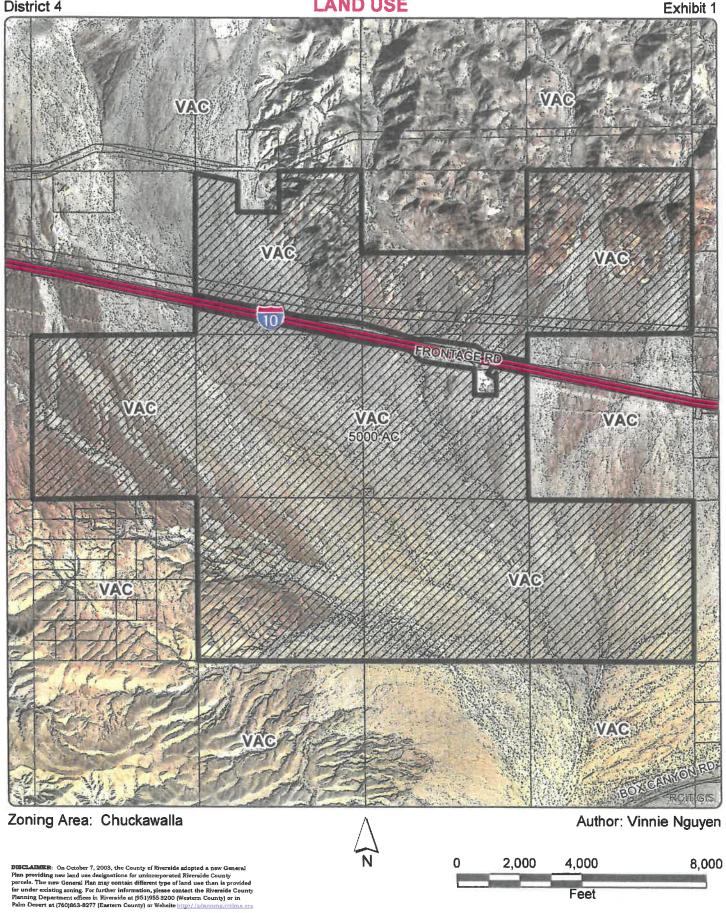


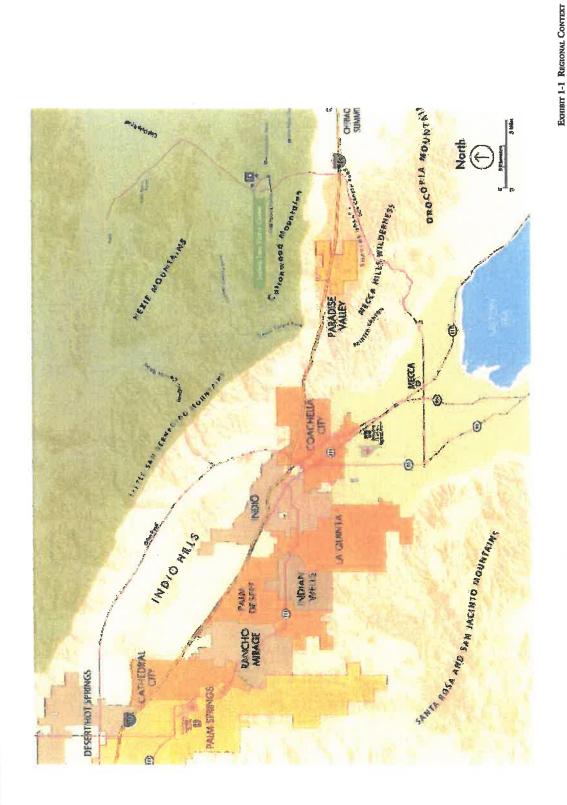




RIVERSIDE COUNTY PLANNING DEPARTMENT CZ06915 GPA00686 SP00339 LAND USE Date Drawn: 11/20/2018 Exhibit 1

Supervisor: Perez District 4





6-1 Introduction

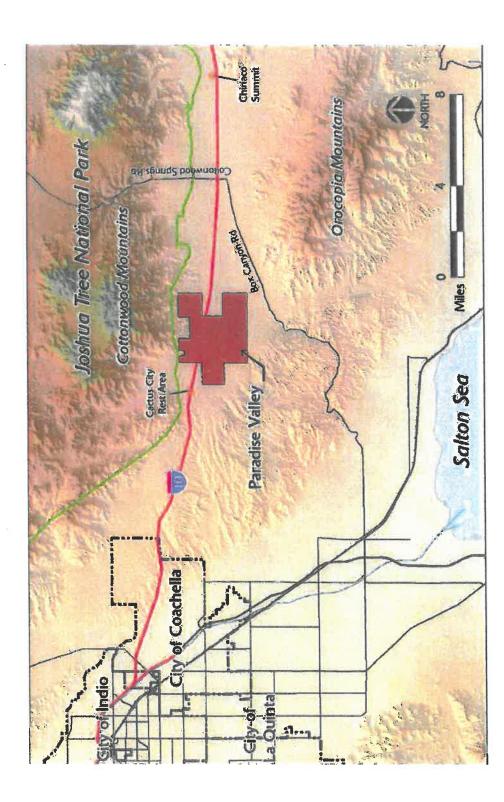


EXHIBIT 1-2 LOCAL CONTEXT

Introduction



TABLE 2-1 PROJECT SUMMARY

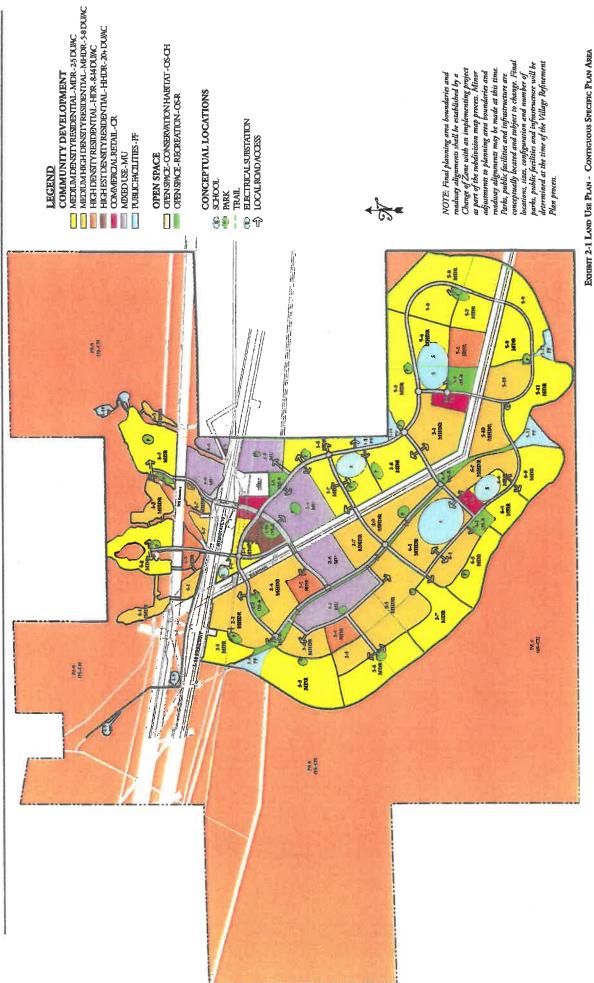
LAND USE	GROSS ACRES	% OF DEV. FOOT- PRINT	GROSS DENSITY (DU/AC)	TARGET DWELLING UNITS (DU)	MAXIMUM NON- RESIDENTIAL SQUARE FOOTAGE (SF)
The state of the s	RESIDEN	NTIAL		e an Jire Martin	
MEDIUM DENSITY RESIDENTIAL - MDR 2-5 DU/AC	820.5	44.4%	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL - MHDR 5-8 DU/AC	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
NO	DN-RESI	DENTIAL	10.000-00		
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	1,848	100%	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT - OS - CH	3,100				
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.



Land Use Plan and Development Regulations

2-5



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 entite community: Spanish Heritage, Desent Contemporary. Prairie, Monterey and Italianate. Togethet, these architectural styles, with their classic and legant 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, themeing, monumentation and signage, infrastructure and other improvements. A Village Refinement Plan must be submitted to the Riverside Country 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.



Land Use Plan and Development Regulations

2-1;

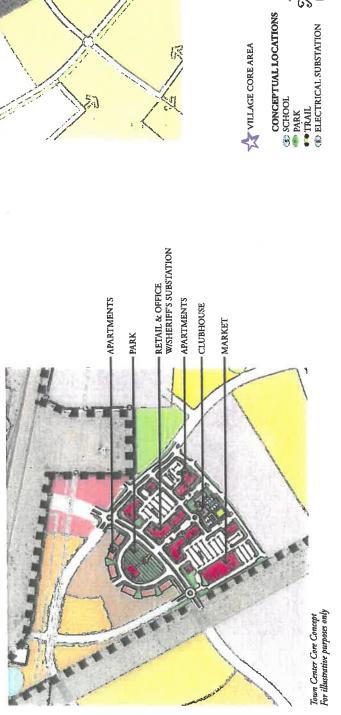
TABLE 2-2 VILLAGE 1 - TOWN CENTER - SUMMARY

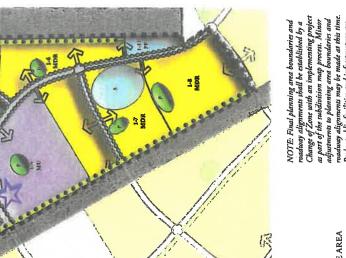
Planning Land Area Use	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
1-1	MDR	19.14	92	96	4.8	
1-6	MDR	26.86	114	134	4.2	
1-7	MDR	53.56	214	268	4.0	
1-8	MDR	37.34	136	187	3.6	
1-3	HHDR	10.55	211	422	20.0	
1-4	MU	51.85	413	413	8.0	315,500
1-9	MU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

KEY MAP

19

Note: All acreages are approxima





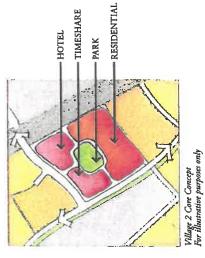
NOTE: Final planning area boundaries and roadoup alignments shall be reabilished by a Change of Zone with an implementing project a part of the subdivition map protent. Minor adjustic the planting area boundaries and roadoung alignments map be made at this time. Parks, public facilities and infrastructure are conceptually locate and subject to change. Final locations, itsas, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan proces. EXHIBIT 2-4 VULLAGE 1 TOWN CENTER

VALLEY SPARADISE

TABLE 2-3 Village 2 - SUMMARY

Planning Land Area Use	Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
2-1	MDR	20.56	17	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



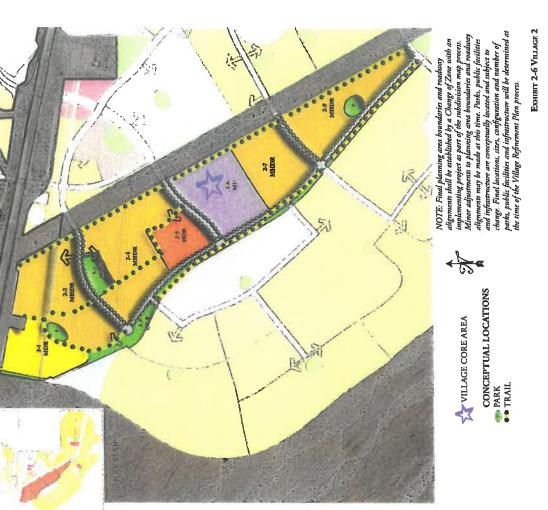
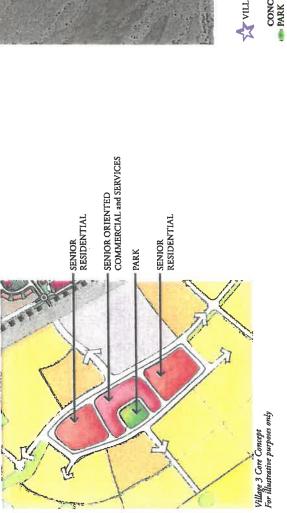


TABLE 2-4 VILLAGE 3 SUMMARY

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

KEY MAP

Note: All acreages are approximate



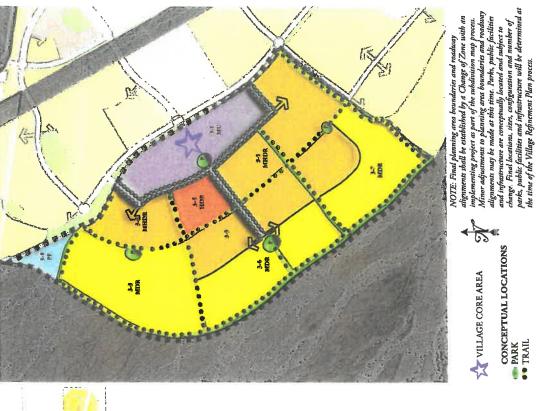


EXHIBIT 2-7 VILLAGE 3

VALLEY S. PARADISE

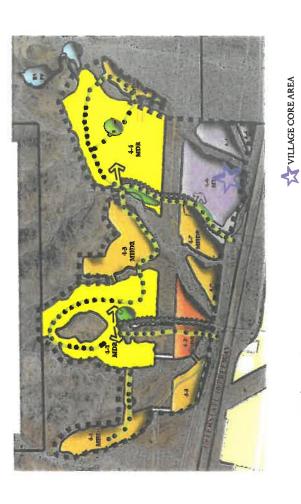
> TABLE 2-5 VILLAGE 4 SUMMARY

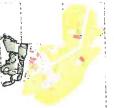
Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
4-2	MDR	39.5	192	198	4.9	
4-4	MDR	49.04	172	245	3.5	
4-1	MHDR	21.30	153	170	7.2	
4-3	MHDR	17.75	116	142	6.5	
4-5	MHDR	5.35	38	43	7.1	
4-7	MHDR	13.57	96	109	7.1	
4-8	HDR	9.61	92	135	9.6	
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

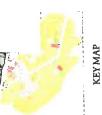
Note: All acreages are approximate



Village 4 Core Concept For illustrative purposes only











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NOTE: Final planning area boundaries and roadway alignments thall 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 comorphull bocated 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 Rofinement Plan process.

EXHIBIT 2-8 VILLAGE 4

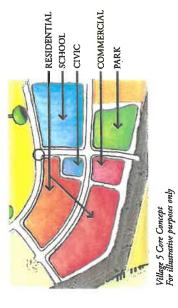
Land Use Plan and Development Regulations

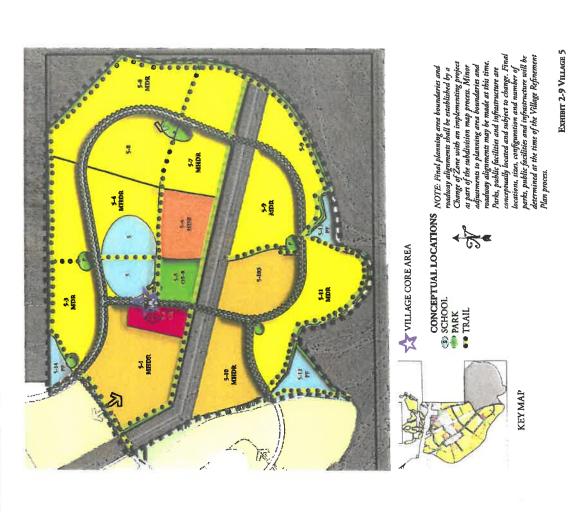
2-35

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	\$0.95	127	255	2.5	
54	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	43I	5.2	
5-6	HDR	22.25	207	312	9.3	
5-2	ť	10.10				65,700
5-5	OS-R	12.08				
5-12	ΡF	12.24				
5-13	ΡF	5.61				
5-14	PF	4.01				
	TOTAL	472.3	1,986	2,676		65,700

Note: All acreages are approximate

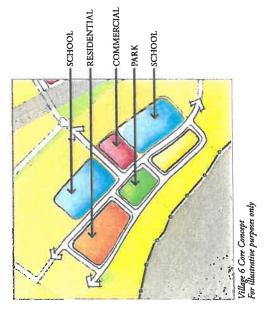




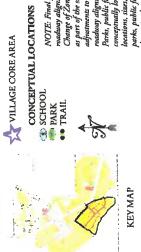
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Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
6-3	MDR	33.78	87	169	2.6	
64	MDR	21.38	66	107	3.1	
6-6	MDR	14.45	65	72	4.5	
6-8	MDR	35.17	86	176	2.4	
6-1	MHDR	88.87	530	444	6.0	
6-7	MHDR	28.94	187	145	6.5	
6-5	చ	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

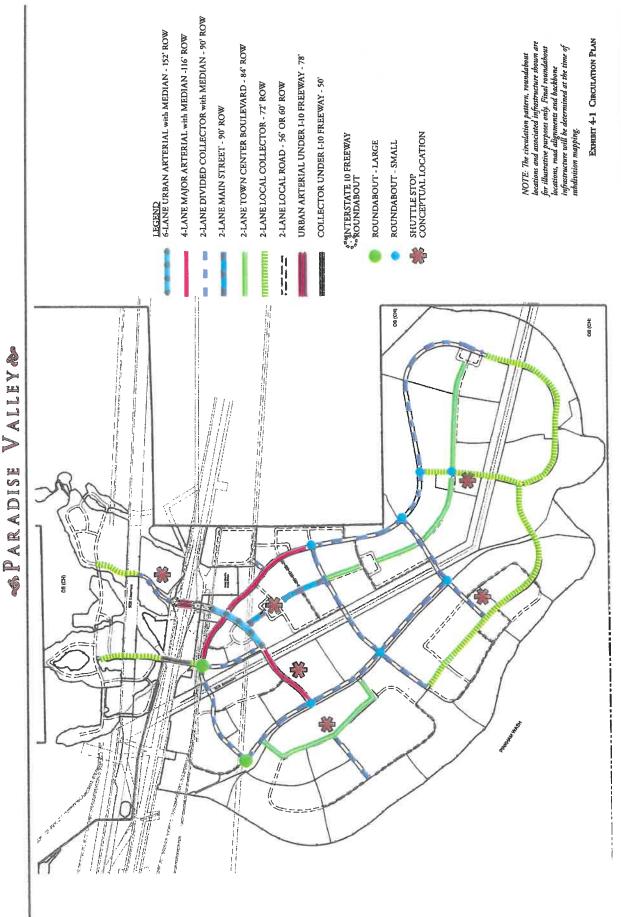






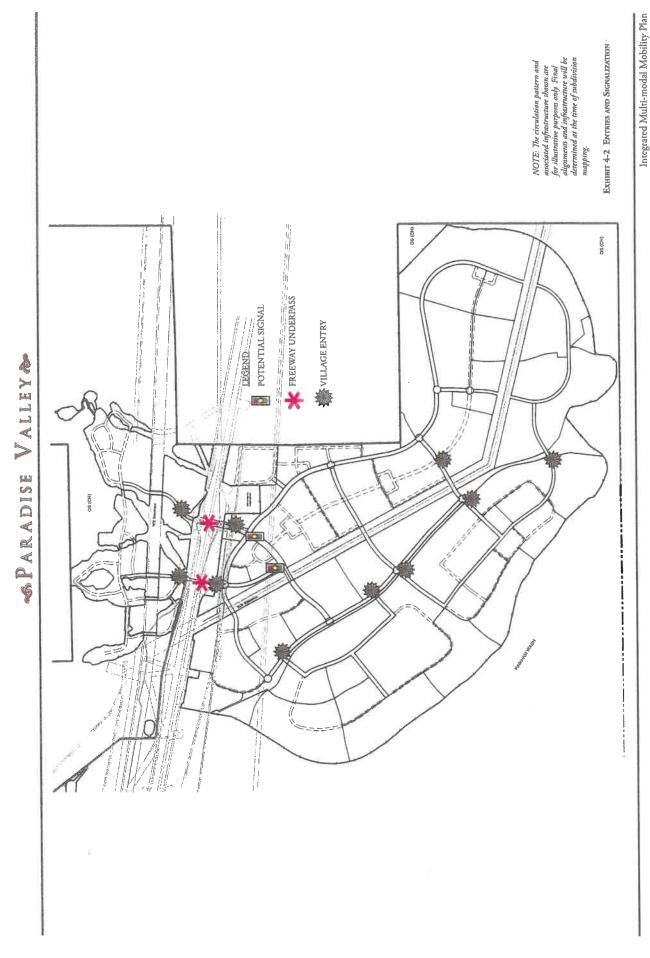
LOCATIONS NOTE: Find planning area boundaries and roadway alignments and be created by a Change of Zone with an implementing project as part of the subditistion map process. Minor adjustments to planning area boundaries and notes and any process. Final locations. sizes, conficities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-10 VILLAGE 6



Integrated Multi-modal Mobility Plan

4-5



4-6

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.

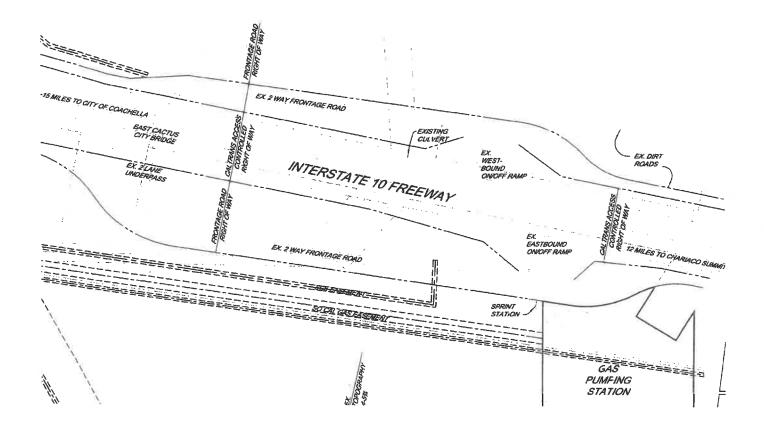
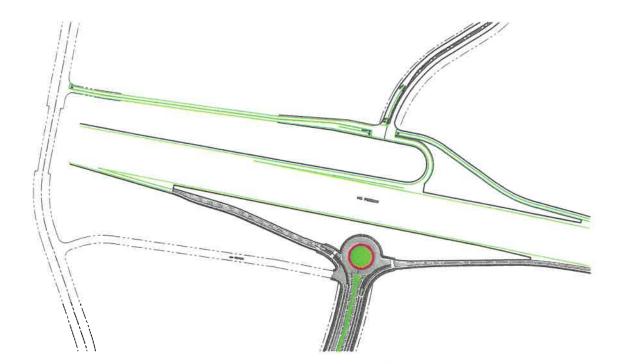


EXHIBIT 4-16 EXISTING INTERSTATE 10 INTERCHANGE

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.

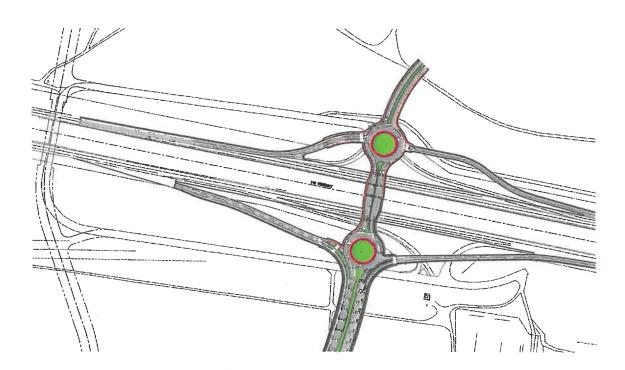


NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

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.

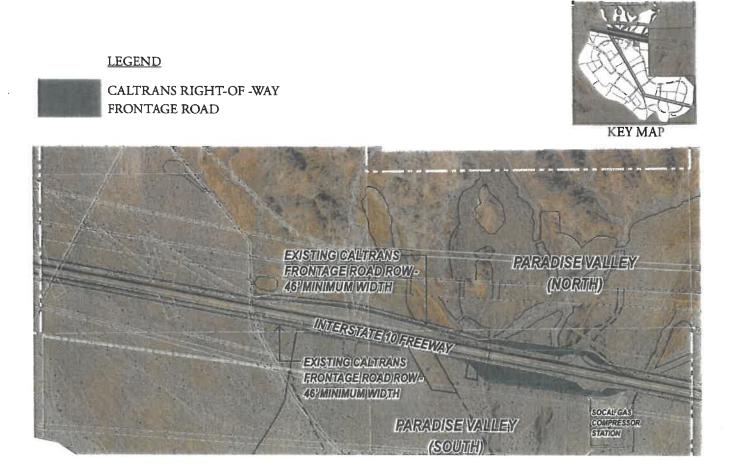
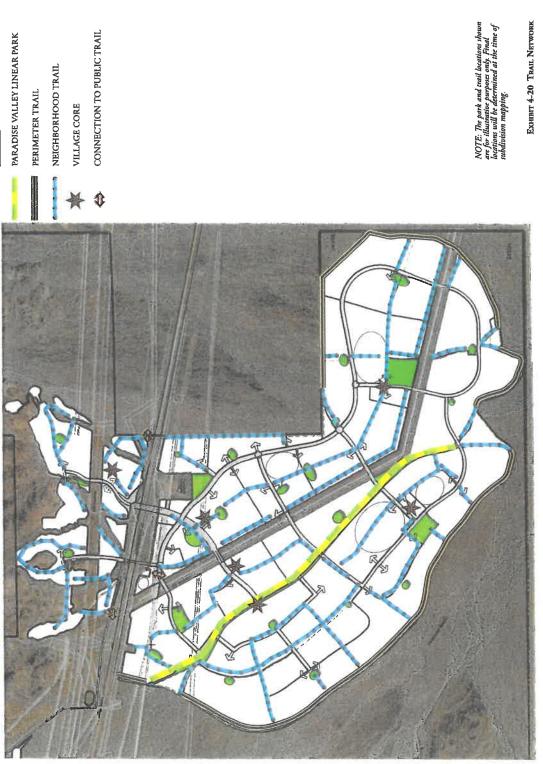


EXHIBIT 4-19 Caltrans frontage road right-of-way

4-23



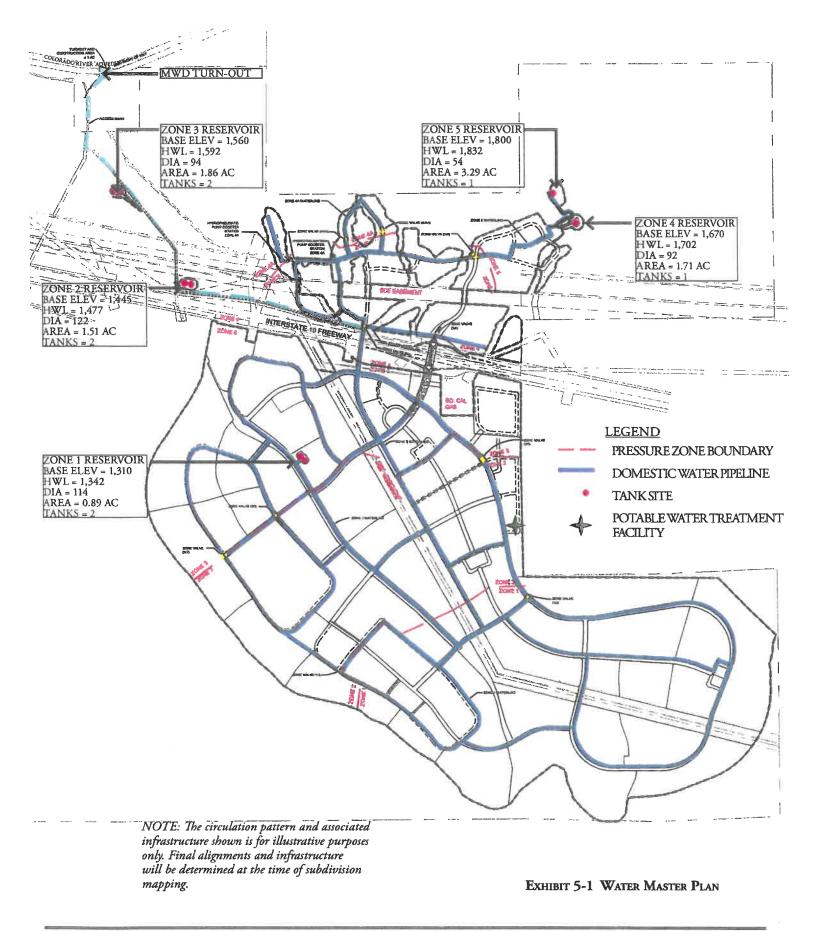


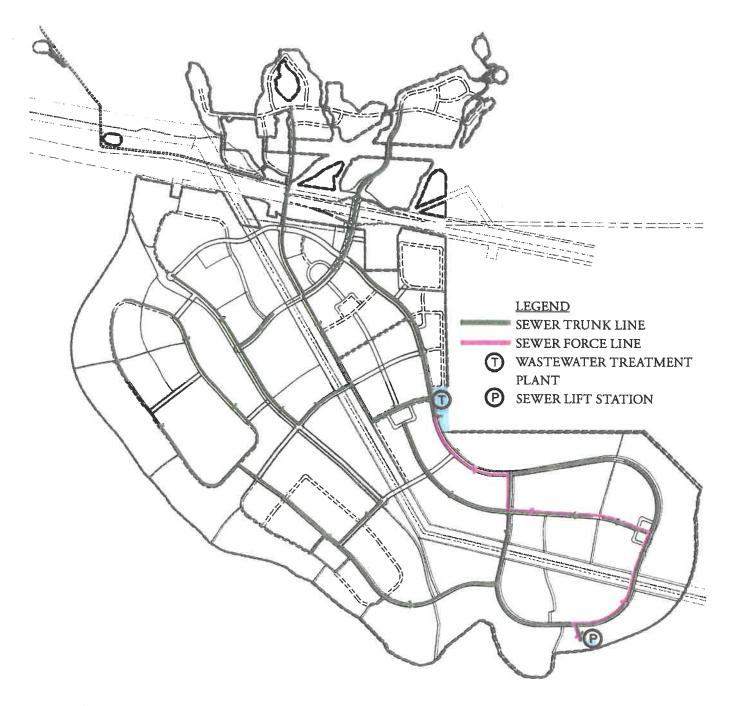
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4-27

Integrated Multi-modal Mobility Plan



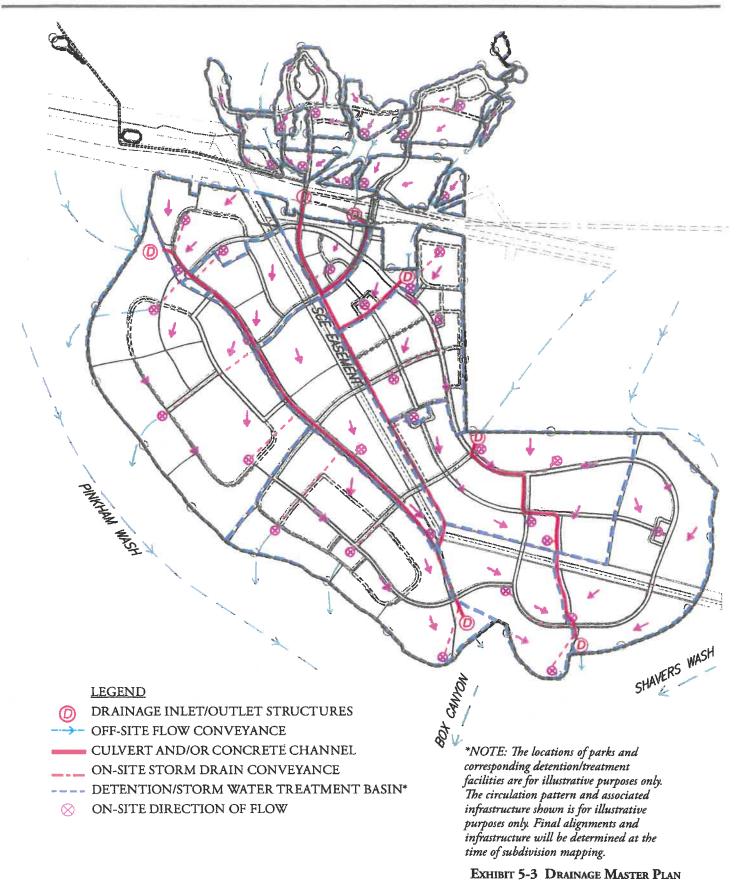




NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-2 WASTEWATER PLAN

«PARADISE VALLEY»



«PARADISE VALLEY»

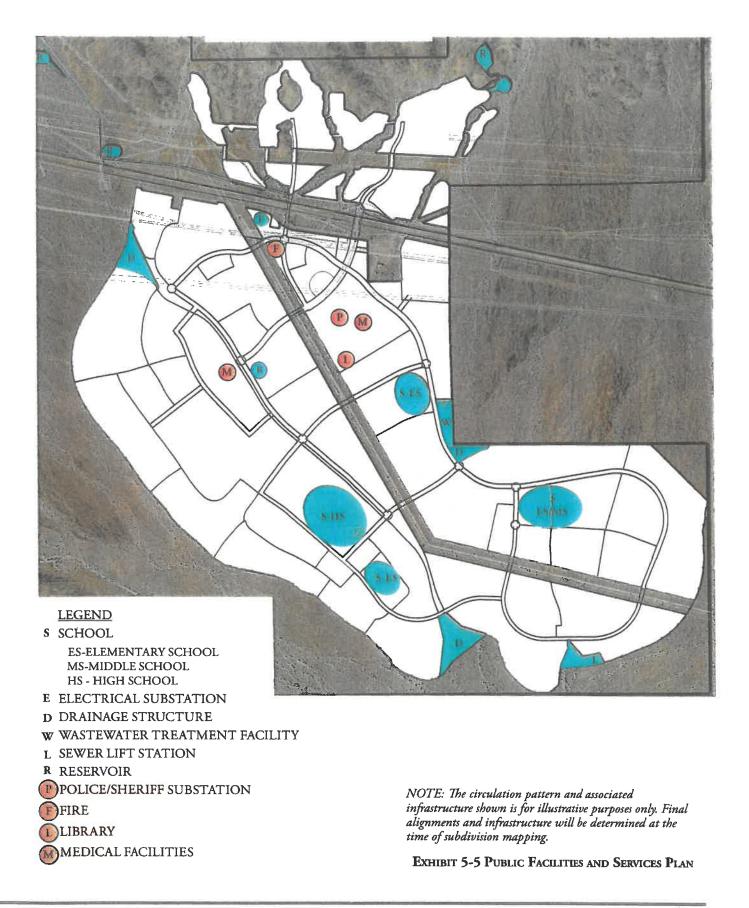


TABLE 6-2 OPEN SPACE - RECREATION SUMMARY

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	的复数 医非常
	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	12 Mar 1 1 2 2
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.



Conservation, Open Space and Landscape 6-9

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

FACILITY TYPE	POTENTIAL PARTY RESPONSIBLE FOR	POTENTIAL FUNDING SOURCES
	CONSTRUCTION	
Backbone Roadways	• Developer	• CFD
	-	Development Impact Fees
Community Buildings	Developer	• CSA
	*	Developer contributions
Drainage Facilities	Developer	CSA or CFD
-	• CVWD	Development Impact Fees
		Sewer and Water Connection Charges
		Infrastructure Financing District
Fire Station	Developer	• CSA
	*	Developer contributions
	(Development Impact Fees
Irrigation and Fire Water	Developer	CSA or CFD
Facilities	CVWD	Development Impact Fees
Library	Developer	CSA or CFD
	-	Development Impact Fees
		Developer contributions
Parks and Trails	Developer	CSA or CFD
	-	Development Impact Fees
		Developer contributions
Potable Water and Water	Developer	• CFD
Wells	CVWD	Development Impact Fees
		• Sewer and Water Connection Charges
		Infrastructure Financing District
Sewer (including	CVWD	CSA or CFD
collection, treatment,		Development Impact Fees
and disposal facilities)		Sewer and Water Connection Charges
		Infrastructure Financing District
Sheriff Substation	Developer	• CSA
		Developer contributions
		Development Impact Fees
Schools	Developer	CVUSD School Fees
	CVUSD	Developer contributions
Power/Electrical	Developer	Development Impact Fees
Electrical Substations	• IID	Developer contributions

TABLE 9-2 MAINTENANCE RESPONSIBILITY

FACILITY/PROGRAM TYPE	PROVIDER
Bus benches and shelters at transit stops	• CSA, CFD, HOA and/or other
	equivalent mechanism
Community Signage, Walls and Fences	• CSA, CFD, HOA and/or other
	equivalent mechanism
Drainage, Local	• CSA, CFD, HOA or other equivalent
	mechanism
Drainage, Regional	Coachella Valley Water District
Electrical Facilities	Imperial Irrigation District
Fire Stations	• CSA, CFD, or other equivalent
	mechanism
Library	Riverside County Library System
Natural Gas Facilities	Southern California Gas Company
Parks and Trails (including perimeter tortoise	• CSA, CFD, HOA or other equivalent
fences)	mechanism
Public Art	• CSA, CFD, HOA and/or other
	equivalent mechanism (maintenance of
	public art pieces following installation).
Public Schools (K–12)	Coachella Valley Unified School District
Public Street Lighting (facility maintenance;	• CSA, CFD, HOA and/or other
utility payments to IID)	equivalent mechanism
Public Streets (including traffic signals and on-	• CSA, CFD, HOA and/or other
street bike and NEV lanes)	equivalent mechanism
Private Streets (serving individual Planning	• CSA, CFD, HOA and/or other
Areas)	equivalent mechanism
Recycled Water (including storage, transmission	Coachella Valley Water District
lines, and distribution lines up to and including	
service meters)	
Sewer (including collection, treatment, and	Coachella Valley Water District
disposal facilities) Sheriff Substation	• CSA CED on other sector
Sherm Substation	CSA, CFD, or other equivalent mechanism
Shuttle services, transit node and bus benches/	
shelters	equivalent mechanism
Streetscapes (edge of pavement to edge of right-	A
of-way) and other common community areas.	equivalent mechanism
or-way) and other common community areas.	
Trash and recycling receptacles in Open Space	A

FACILITY/PROGRAM TYPE	PROVIDER
Water facilities (including storage, transmission, and distribution, including service meters)	Coachella Valley Water District
Weed Management Plan	Master HOA
WQMP Trench and Detention Basins	 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.

Income	Income	Affordable Housing Costs					
Group	Definition	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		

TABLE 9-3 AFFORDABLE HOUSING

AMI = Area Median Income

Source: Section 50052.5, Health and Safety Code

Implementation, Maintenance and Financing

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	Number of Affordable Units	Cumulative Affordable Units		
Issued	in Each Phase	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:

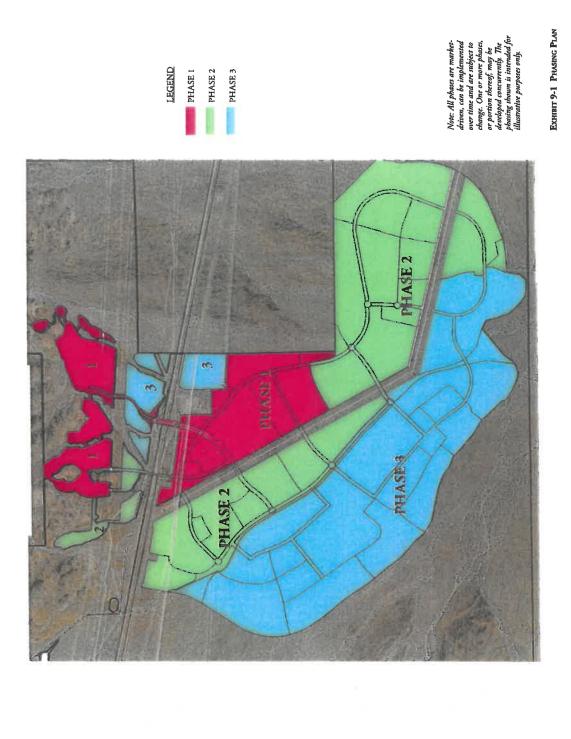
Alternatives to Providing Affordable Units

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.

VALLEY SPARADISE.



Implementation, Maintenance and Financing 9-17



DRAFT

To:Specific Plan No. 00339 (Paradise Valley) FileFrom:DPFGDate:February 15, 2017 Discussion DraftSubject: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.

Memorandum

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).

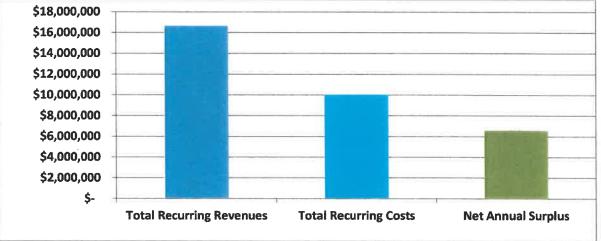


Table 1: Net Annual Surplus at Buildout

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	Table	Table of Contents Paradise Valley February 15, 2017	Page
A	1	Fiscal Impact Analysis Summary	1
A	2	FY 2015-16 Post-ERAF Share of the Basic Tax Calculation	2
A	3	Land Use and Absorption Assumptions	3-6
A	4	Property Tax and Documentary Transfer Tax Calculations	7
A	5	Sales and Use Tax, Interest Earnings & MVLF Calculations	8-9
A	6	Other General Fund Discretionary Revenue Calculations	10
A	7	General Fund Financing Requirements Budget, Net of Revenue Sources	11 - 16
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Α	9	Police Protection Cost Calculation	18
A	10	Fiscal Impact to Fire Fund	19
Α	11	Fiscal Impact to Library Fund	20
А	12	Fiscal Impact to Transportation Fund	21
В	-	Fire Phasing Analysis, Constant Dollars	22 - 24
С	-	Phasing Analysis, Constant Dollars	25 - 35

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	11011		Buildout	UT TOtal
Property Tax	4	\$ 582	\$ 4.937.557	42 10/
Property Tax In-Lieu of Sales-Tax	4	\$ 00Z	\$ 4,937,557	43.1% 0.0%
Documentary Transfer Tax		- 63	- -	
Property Tax In-Lieu of MVLF	4 5	367	533,863	4.7%
On-Site Retail Sales and Use Tax			3,112,791	27.2%
Off-Site Retail Sales and Use Tax	5	128	1,085,275	9.5%
	5	-	-	0.0%
Transient Occupancy Tax	5	159	1,352,644	11.8%
Interest Earnings	5	9	74,091	0.6%
Other Discretionary Revenue Total Financing Sources	6	42 \$ 1,349	355,711 \$ 11,451,931	3.1%
Total T mancing Sources		φ 1,345	φ 11,401,901	100.07
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	3.09
Transfers to the Transportation Fund	12	59	503,275	8.89
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	ō	4,183	0.07
Recreation & Cultural Services	8	ŏ	500	0.0%
Debt Service	8	0	500	0.07
Total Financing Requirements	0	\$ 670	\$ 5,688,883	100.0%
Net Annual Surplus / (Deficit)		\$ 679	\$ 5,763,048	100.07
Net Almai ou plus / Benery		÷ 013	÷ 0,700,040	
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)	10	\$ -	\$ -	
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	
114 Elevel Index 4 a Transfordation Frond				
IV. Fiscal Impact to Transportation Fund	10	• • • •		
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	
M Not Elevel Immed of Declast with Manager A. C. h.	Tour		d 18	
VI. Net Fiscal Impact of Project with Measure A Sales	lax	A 4000	A AA AA- AA-	
A. Financing Sources		\$ 1,963	\$ 16,667,017	
B. Financing Requirements		1,186	10,067,652	
•				
Net Annual Surplus / (Deficit)		\$ 777	\$ 6,599,366	

(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

	Tax Rate A	rea (a)	Weighted
Agency (b)	058-002	058-011	Average (c)
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 additional 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.

		Base]	Units/	Absorption (Units/Sq. Ft) (a)	(Units/Sq.	. Ft) (a)								
Description	PA	Price	Measure	Sq. Ft.	Year 1 Year 2		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11 Year 12
(a) DESIDENTIAL LAND LISE	(a)	(B)		(a)											
Village 1 (Town Center)		00000		3		ę									
TOWNS	* - *	349,000	D per um	241	2 2	2	99	80	11						
Stacked flats HHUR	?	305 00	d nor finit	117		8 6	8 9	3 9	20	205	20	20	5		
Stacked fiats	† 4	504 33	o nor i frit	114		8 6	14	3	3	8	3	2	2		
DUIXES	<u></u>	266 42	a per unit	58		8 6	38								
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45'X80'	7 .	207'200		000		8	07	30							
55.X100	P	004,00				00	00	8							
60'X100'	2	AR'ANG		5	8	Ş									
Village 2 (Town Center West)				-			14								
60'X100'	2-1	66,600	er Unit	11		30		4							
50x100	2-2	473,73	2 per Unit	92			20	42							
45x80	2-2	362,68	6 per Unit	100			24	20	26						
50'x100	2-2	473,73	2 per Unit	89					32	20	2				
50'x100	24	473,73	2 per Unit	118			20	50	18						
Durley	24	344.53	2 per Unit	129			20	50	29						
40'X62'	2-5	314,49	9 per Unit	122			20	20	22						
Stacked flats	2-6	226,68		420			20	20	50	50	50	50	50	50	20
Triplex-adult	2-7	301,46	6 per Unit	60			20	10							
Triplex-adult	2-7	301,466	5 per Unit	130				40	60	40					
45X100	2-9	387,59	9 per Unit	172			20	20	20	22					
Village 3 (Casa Activie Adult)														1	1
MIXED USE HHDR	г	271,99	9 per Unit	418							75	75	75	2	15
DUPLEX	3-2	275,39	9 per Unit	46							40	ŝ	3		
DUPLEX	3-2	275,399	B per Unit	101							C ²	20	0		
65x110	2	400,10	Der Unit	8 7							3	5	10		
/5x100	5.0	010'00	Der Unit	4								200	1 6		
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00X110	2 4	622 20		5 k										11	40
6111268	50	E4E 60	and Init	5										26	40
Value / Mode Village	5			701											
Durdev-Adrid	4-1	344.53	2 per Unit	26					50	47					
Durlov Adde	4-1	344 53									56				
Anyon	4-2	356.99		74					50	24					
50×100	4-2	473.73		116				0	20	50	16				
Duplex-Family	4-3	335,46		99						20	16				
Duplex	4-3	453,33	2 per Unit	51								с.			
Standard Lot (60' X 100')	44	509,999		107						40	40	27			
Standard Lot (70' X 100')	44	589,04		99						40	26				
Duplex-Family	4-5	335,46(38					38						
Triplex Adult	4-6	301,46(per	84					40	44					
45x80	4-7	362,666		40					40	04					
45×80	4-7	362,661		BC						0					
Drinex-Family			and limit	TU I						34	17				

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

			Total
	support		
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	de County Lai	7	

I. Far. Manual I. Far.	International Internat International International	Description	PA	Price	Measure	Sq. Ft.	Year 1 Year 2	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Filter Exp State is an interval in the interval interv	Match 5 33,66 Match 15 Addition 15 Addition 15 Addition 15 Addition 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15	Village 5 (East Village)																
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. NON-RESIDENTIAL	. NON-RESIDENTIAL 399,390 68,616 68,616 68,616 68,616 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914 81,914	Subtotal Hotel/School/Other			1	400	1			•	2	•				200		
E OVERVIEW 15,724 ents 15,724 Metal/Ught Industrial 3,634 (d) ancy Rate 3,452 Notal Comol/Other 1,260 Ast Employees 4,712 (d) lent Residents & 50% Employees 18,000	E OVERVIEW 15,724 ents yees: 3,634 pency Rate 3,634 pency Rate 3,634 pency Rate 3,634 school/Other 1,260 (School/Other 4,50% Employees) 4,712 lent Residents (Residents 4,50% Employees) 18,080	TOTAL NON-RESIDENTIAL				998,390	68,616					81,914	81,914	81,914	81,914	81,914	81,914	81,914
16,724 sfetal/Light Industrial 3,634 parcy Rate 3,422 School/Other 1,260 votal Employees 4,772 lent Residents & 50% Employees) 4,772 18,080	16,724 yees: 3,634 yees: 3,634 pancy Rate 55% pancy Rate 3,65% total Employees 4,712 tent Residents (Residents & 50% Employees) 18,080	ND IISE OVERVIEW			5.													
yees: 3,634 Sretait/Light Industrial panay Rate 9,5% 9,5% 9,5% 9,5% 9,5% 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,260 1,270 1,260 1,270 1,260 1,270 1,260 1,270 1,260 1,270 1,260 1,270 1,260 1,270 1,260 1,270 1,270 1,260 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,260 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,170 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,170 1,170 1,270 1,270 1,270 1,270 1,170 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,170 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,270 1,27	yees: 3,634 Pancy Rate pancy Rate 1,260 School/Other 1,260 1,712 Ment Residents & 50% Employees 18,010 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 19,080 19,080 19,080 19,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,080 10,08	er ose overview Residents			15,724													
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total) (School/Other 3,452 (School/Other 1,260 dat Employees 4,712 lent Residents (Residents & 50% Employees) 4,712 (8,080	total) records 3.422 (School/Other 1.260 otal Employees 4.712 lent Residents (Residents & 50% Employees) 18.080	Oncervation Pate			95%	(P)												
Notice 1,260 Notice 1,260 Alter Residents (Residents & 50% Employees) 18,080	tent Residents & 50% Employees) 18.080	Subtotal			3.452	ļ												
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ieu kesigens (kesigens & oo% Einpioyee)	lieur Kesiderus (Kesiderus & an » Einihadrea)	rotarication produces	Eno/ Emul-	10000	10,000													
	tholes:	Equivalent Residents (Nesidents 🏎	ov /e curpa	leaste	10,000													

Footnotes.
(a) Per information provided by Glorious Land Company, LLC and its consultants.
(b) PHY per The Nateison Date Compary under the 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 areago f seasonal and full time units.
(c) Per The Nateison Date Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
(c) Per The Nateison Date Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
(d) Employment calculations assume that retall, 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 ided to permanent commercialities and to the commercialities of the office space will have a stabilized occupancy rate of 95%. Employment also includes 335 hotel employees. 497 school employees and 428 employment activities not ided to permanent commercialities and the commercialities and retall. Ight industrial, and office space will have a stabilized occupancy rate of 95%. Employment Potentials, dated April 19, 2016.
(e) Employment calculations assume that retall. Ight industrial, and office space will have a stabilized occupancy rate of 95%. Employment Potentials, dated April 19, 2016.
(f) Employment calculations assume that retall. Ight industrial, and office space will have a stabilized occupancy rate of 95%. Employment Potentials, dated April 19, 2016.
(f) Employment calculations assume that retall. Ight industrial, and office space will have a stabilized occupancy rate of 95%. Employment Potentials, dated April 19, 2016.
(f) Employment calculations are of factor in a stabilized occupancy rate of 95%. Employment Potentials, dated April 19, 2016.
(f) Employment calculations are of factor and a sascessed value for employment activities not tied to permanent commercial/Institut

P:URCLXSkorious Land Company/Paradise Velley/FIA/M Phase FIA/Paradise Valley FIA All Phases - 2017-02-15

February 10, 2011		7.7						
		Base]	Total Units/		Assessed	Persons	Residents/
Description	PA	Price	Measure	Sq. Ft.	Year 13 Year 14 Year 15 Year 16 Year 17 Year 18 Year 19 Year 20 Year 21	Value	Household	Employees
(a) RESIDENTIAL LAND USE	(a)	(a)		(a)			(q)	
VIIIage 1 (Lown Center)	1-1	\$ 349.066	per Unit	92	•••	\$ 32,114,072		17
Starked flats HHDR	Ι.	L	Teo	211		57,391,789		391
Stacked flats	1	305,999	per	413		126,377,587	2	26
55'x100'	9	504,332		114		57,493,848		'n
50'X70'	1-7	356,432		88		31,366,016	1.85	¥ ;
45'X80'	1-7	362,666	per	67		24,298,622	l	
45'X80'	1-7	362,686	per	59		21,398,474		
55'X100'	<u>ዋ</u>	504,332	per	99		33,285,912		
60'X100'		509,999		70		30,699,930		-
Village 2 (Town Center West)						20 720 024		*
60'X100'	2-1	509,999	per	12		09'CD3'A73		140
50×100	2-2	473,732		83		40,000,044		Ŧ
45x80	2-2	362,686	per	100		30,200,00U		
50'x100	2-2	473,732	per	88		42, 102, 140 65 000 376		
50'x100	24	4/3,/32	Der	118		44 444 628		10
Duplex	24	344,532	Tel	871		38,368,878		10
40'X62	2.40	314,433		420		95.208.120	1.85	-
Stacked liats	2-4	301 466		80		18,087,960		-
Triplex-adult	2-7	301.466		130		39,190,580		Ň
45X100	2-9	387,599	per	172		66,667,028		ê
Village 3 (Casa Activie Adult)						100 001	101	ŀ
MIXED USE HHDR	4	271,999	per	418		113,080,054		
DUPLEX	32	275,399	per	46		27 815 200	l	÷.
DUPLEX	2 4	456 165	mer tinit	5		39,230,190		159
764100	3	515,665		74		38,159,210		#
65×110	33	456.165	Del	73		33,300,045		¥
DUPLEX	ğ	275,399	per Unit	114		31,395,486		0
50x90	3-2	362,666	Der	06		32,639,940		Ŧ
50x70	3-5	396,666	Der	26		38,476,602		#
DUPLEX	3-5	275,399		146		40,208,254		ίΝ.
40X90	3-5	335,466		92		30,862,872		-
50x90	3-5	362,666	per	94		34,090,004		- 0
40×90	3-5	335,466	per	116		51 565 500		4 -
75×100	36	515,005	Del 1	100		32.252.298	1.85	
00X110	200	632 30R		2 20		32,252,298		
76×100	52	515,665	per Unit	102		52,597,830		-
Village 4 (North Village)	5		2					
Duplex-Adult	4-1	344,532	per Unit	26		33,419,604		
Duplex-Adult	4-1	344,532	DBC	56		19,293,792		
40X90	4-2	356,999	per	74		20,417,920		ŕ
50x100	4-2	473,732	per	116		54,952,912		VŦ
Duplex-Family	43	335,466	per	99		72 110 037	ľ	
Duplex	4.3	453,332	ē	10		FA 560 202		, É
Standard Lot (60' X 100')	44	209,939		101		38,877,168	1.85	: 12
Durlow Family	44	335 466	per Unit	8		12,747,708		-
Tridlex Adult	4-6	301.466	i a	2		25,323,144		4
45x80	4-7	362,666	per	40		14,506,640		74
45x80	4-7	362,666	per Unit	56		20.309.296		\$
Durley-Esmily						001 000 11		

P.NRLI/Glorious Land CompanyParadisa Valley/FIAVa Phase FIA/Paradise Valley FIA All Phases - 2017-02-15

Main Assert Assert <th>Anticip Anticip <t< th=""><th>Bit Monto Utility Monto <th< th=""><th>FEDTUARY 15, 2011</th><th></th><th></th><th></th><th>Total</th><th></th><th></th><th></th><th></th><th></th><th></th><th>Persons</th><th></th></th<></th></t<></th>	Anticip Anticip <t< th=""><th>Bit Monto Utility Monto <th< th=""><th>FEDTUARY 15, 2011</th><th></th><th></th><th></th><th>Total</th><th></th><th></th><th></th><th></th><th></th><th></th><th>Persons</th><th></th></th<></th></t<>	Bit Monto Utility Monto Monto <th< th=""><th>FEDTUARY 15, 2011</th><th></th><th></th><th></th><th>Total</th><th></th><th></th><th></th><th></th><th></th><th></th><th>Persons</th><th></th></th<>	FEDTUARY 15, 2011				Total							Persons	
$ \frac{1}{12} + \frac{1}{12}$	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	$ \frac{1}{2} 1$			Base		Units/		:	- 4	- L		Assessed	per	
21 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 20 <	$ \frac{3}{2} + 3$	21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 21 <	Description	PA	Price	Measure	Sq. Ft.	Year 14 Year 15	Year 17	- U I	- i I	Year 21	Value	Household	
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P: IRCL/Glorious Land Company/Paradise Valley/FIAMI Phase FIAVParadise Valley FIA All Phases - 2017-02-15

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Exhibit A - Fiscal Impact Analysis Table 4 - Riverside County Property Tax and Documentary Transfer Tax Calculations

Paradise Valley	ICUIANO	15	
Faradise valley			
I. Property Tax	Table Ref.		
Residential Property Tax			
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a) Basic Rate		\$	3,181,779,482
Basic Tax Paid		\$	1.000% 31,817,795
County General Fund Share of Basic Tax	2	Φ	14.0253%
Total Residential Property Tax	2	\$	4,462,540
		<u> </u>	.,,
Non-Residential Property Tax			
Secured Property Tax Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhib Basic Rate	it C) (a)	\$	307,896,313
Basic Tax Paid		\$	1.000%
County General Fund Share of Basic Tax	2	Φ	3,078,963 14.02530%
Total Secured Property Tax	2	\$	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 Transfer Tax Rate (d)		\$	454,539,926 0.1100%
Total Residential Documentary Transfer Tax		\$	499,994
-		<u> </u>	

Non-Residential Documentary Transfer Tax

Total Documentary Transfer Tax	\$ 533,863
Total Non-Residential Documentary Transfer Tax	\$ 33,869
Transfer Tax Rate (d)	 0.1100%
Value of Annual Turnover	\$ 30,789,631
Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)	\$ 307,896,313
Non-Residential Turnover Rate (c)	10%
Non-Residential Documentary Transfer Tax	

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

EATING A - FISCEI IMPACT ANALYSIS Fable 5 (Page 1 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLF Calculations 5

Paradise Valley February 15, 2017

	redruary 16, 20	1/			
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			<u>.</u>		
Office	3	450,323		(c) 0%	
Retail	3	441,687	(b) 200	100%	88,337,400
Light Industria!	3	106,380		0%	00,337,400
Schools	3	100,300		0%	-
Other	3	-	-	0%	•
Non-Residential Direct Taxable Sales	5	998,390	6	0.76	88,337,400
		Revenue		Adjusted	Total
	Available	per	Adjustment %	Revenue per	Taxable
	Rooms	Room	Factor	Room	Sales
	[1]			[2]	[1] × [2]
Hotel - Business (Limited Service) (p)	10			[2]	[1] ^ [2]
Other Operated Departments Revenue (I)	100	383	74,95%	287	28,705
Rentals and Other Income (I)	100	118	74.95%	88	8,844
Subtotal	100	\$ 601	14.0070	\$ 375	37,549
		<i>v</i> 001	()	4 576	31,043
Hotel - Resort					
Food and Beverage Revenue (o)	300	\$ 39,095	60.02%	\$ 23,464	7 020 050
Other Operated Departments Revenue (o)	300	39,095 12,410	60.02%	¢ 23,464 7,448	7,039,256 2,234,485
Rentals and Other Income	300	3,145	60.02%	1,888	2,234,485
Subtotal	300 -	\$ 54,650	00.0270	\$ 32,800	
Subtolai		a 34,000		* 32,000	9,840,014
Total Direct Taxable Sales				13 13	\$ 98,214,964
Project On-Site Sales and Use Tax to County Sales Tax (@ 10.0% of Taxable Sales) Use Tax (@ 10.5% of Sales Tax) Total On-Site Sales and Use Tax Less 0.25% Reclassified to Property Taxes (g) Net On-Site Sales and Use Tax				1.00% 10.50% 0.00%	\$ 982,150 103,126 \$ 1,085,275 \$ 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 an Household Income (@ 25% of Assessed Valuation) (d) Retail Taxable Sales (@ 32% of Household Income) (e) Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)	nd Exhibit C)			25.0% 32.0% 0.0%	\$ 3,181,779,482 795,444,870 254,542,359
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) Net Off-Site Sales and Use Tax				0.00%	
Net on-Site Sales and Ose Tax					\$.
III. Transient Occupancy Tax ("TOT")	Avaliable Rooms	Annual Rooms Available	Average Occupancy Rate	Average Room Rate	Hotel Rental Revenue
		*****#WIV			INVIGING
Listel Dusiance			(n)	(n)	
Hotel - Business Hotel - Business Rental Revenue Subject to TOT Transient Occupancy Tax Rate (m)	100	36,500	58.0%	\$ 87	1,831,840
					\$ 183,184
Hotel - Resont Hotel - Resont Revenue Subject to TOT Transient Occupancy Tax Rate (m)	300	109,500	60.0%	\$ 178	11,694,600 10.0%
		440.000			\$ 1,169,460
Total/ Weighted Average	400	146,000	59.5%	\$ 155	
Total Transient Occupancy Tax Revenue					\$ 1,352,644

Footnotes: (a) Not used.

DRA

(b) Source: DPFG 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.asrclkrec.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.

February 15, 2017

IV. Interest Earnings			Table Ref.		4 027 557
County Share of Residential and Non-Residential Property Tax Documentary Transfer Tax			4	\$	4,937,557 533,863
Net Off-Site Sales and Use Tax			7		-
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")	FY 2004-05	FY2015-16		_	Change
A. Nominal Dollars	FT 2004-05	F 12015-16			Change
Property Tax Vehicle License Fees (VLF)	\$ (i) 128,200,332	\$ (i) 220.920.864	[1]	1 \$ 9	2,720,532.00
Assessed Valuation	(i) 138,771,615,256	(k) 242,716,731,251	2		945,115,995
VLF Increase per Assessed Valuation (AV) Increase		• •	=[1]/[2]		0.000892
VLF Increase per \$1,000,000 increase in AV				\$	892
B. Property Tax In-Lieu of Vehicle License Fee					
Total Residential Assessed Value Adjusted for Deflation Factor of 0.4	. ,		[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: DPFG 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.asrclkrec.com/QuickLinks/AnnualReports.aspx).

- ()) 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.

Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom (p)

- 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.	1	FY 15/16 Budget (a)	County Equivalent Units (b)	F	actor	Measurement (b)	Project Equivalent Units (c)		nancing uirements
	_		[1]	[2]		/[2]=[3]		[4]		3]X[4]
neral Fund Discretionary Revenue				1-1				1.1		
Property Tax										
Prop Tax Current Secured	33	S	209.093.408 -				See Table 4	-		
Prop Tax Current Unsecured	33	Ψ					See Table 4			
Prop Tax Prior Unsecured	33						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	s	14,375,400 -				See Table 4			
			14,313,400 -							
Franchises	33	\$	4,145,413	412,123	\$	10.06	per service population, unincorporated only	18,080	\$	181,80
Fines and Penalties										
Fee-POC Transaction	34	\$	260.000	2 700 004	¢	0.00	per socias conviction anti-	40.000	e	
		Φ	260,000	2,788,991	Φ		per service population, entire county	18,080	Ф	1,6
Fine-Traffic Motor Vehicle MC	34		1,191,306	412,123			per service population, unincorporated only	18,080		52,2
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		73,7
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		2,0
Criminal-Co. 25%	34		61,464	2,788,991				18,080		3
Penalties & Int On Del Taxes	34		3,100,000	2,788,991			per service population, entire county	18,080		20,0
Total Fines and Penalties	•	\$	22,712,296	2,100,001	\$	8.31	per corride population, online county	10,000	\$	
Total I mes and I enaltes		ф —	22,112,290		\$	0.31	1		\$	150,2
Teeter Overflow	34	\$	25,000,000	-	\$	-	not used	-	\$	Se
Interest										
Interest-Invested Funds	34	\$	3,108,494 -				See Table 5			
		Φ	5,100,494				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			
	35	\$	220,920,864 -				See Table 5			
Miscellaneous Federal and State					•					
Miscellaneous Federal and State CA-Homeowners Tax Relief	36	\$	2,606,205	-	\$	-	not used	-	\$	-
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief	36 36		2,606,205 42,000	-	\$	-	not used	-	\$	-
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement	36 36 36		2,606,205 42,000 94,002	-	\$	-	not used not used not used	-	\$	2
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes	36 36		2,606,205 42,000	- - 2,308,441	\$		not used not used not used per capita, entire county	15,724	\$	- - 20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement	36 36 36		2,606,205 42,000 94,002	- - 2,308,441 -	\$	-	not used not used not used	-	\$	- - 20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes	36 36 36		2,606,205 42,000 94,002	- - 2,308,441 - -	\$	-	not used not used not used per capita, entire county	-	\$	9
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding	36 36 36 37		2,606,205 42,000 94,002 3,000,000	- - - 2,308,441 - -	69	- 1.30 -	not used not used not used per capita, entire county not used	-	\$	- - 20,4 - - 20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State	36 36 36 37 42	\$	2,606,205 42,000 94,002 3,000,000 - 32,600 5,774,807	- - 2,308,441 - -	\$	- 1.30 - -	not used not used not used per capita, entire county not used not used	-	\$	
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair	36 36 36 37	\$	2,606,205 42,000 94,002 3,000,000 - 32,600	- - 2,308,441 - - -	-	- 1.30 - -	not used not used not used per capita, entire county not used	-		
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State	36 36 36 37 42	\$	2,606,205 42,000 94,002 3,000,000 - 32,600 5,774,807	- - 2,308,441 - - -	\$	- 1.30 - -	not used not used not used per capita, entire county not used not used	-	\$	
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement	36 36 36 37 42	\$	2,606,205 42,000 94,002 3,000,000 - 32,600 5,774,807	- - 2,308,441 - - -	\$	- 1.30 - -	not used not used not used per capita, entire county not used not used	-	\$	
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue	36 36 37 42 43	\$	2,606,205 42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000	- - 2,308,441 - - -	\$	- 1.30 - -	not used not used not used per capita, entire county not used not used	-	\$	
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy	36 36 37 42 43 33	\$	2,606,205 42,000 94,002 3,000,000 - - 32,600 5,774,807 10,000,000 2,265,620 244,055	- - 2,308,441 - - - - -	\$	- 1.30 - -	not used not used not used per capita, entire county not used not used not used not used	-	\$	2
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax	36 36 37 42 43 33 33	\$	2,606,205 42,000 94,002 3,000,000 - 32,600 5,774,807 10,000,000 2,265,620	- - 2,308,441 - - - - - - -	\$	- 1.30 - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used	-	\$	9
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee	36 36 37 42 43 33 33 33	\$	2,606,205 42,000 94,002 3,000,000 	-		1.30 - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs	36 36 37 42 43 33 33 33 33	\$	2,606,205 42,000 94,002 3,000,000 32,600 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800	- - - 2,788,991		- 1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees	36 36 37 42 43 33 33 33 33 33 38 38	\$	2,606,205 42,000 94,002 3,000,000 	-		1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money	36 36 37 42 43 33 33 33 33 38 38 38 42	\$	2,606,205 42,000 94,002 3,000,000 32,600 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	- - - 2,788,991		- 1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments	36 36 37 42 43 33 33 33 33 38 38 42 43	\$	2,606,205 42,000 94,002 3,000,000 32,600 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	- - - 2,788,991		1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short	36 36 37 42 43 33 33 33 33 38 38 42 43 42	\$	2,606,205 42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	- - - 2,788,991		1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used not used not used not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments	36 36 37 42 43 33 33 33 33 38 38 42 43	\$	2,606,205 42,000 94,002 3,000,000 32,600 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	- - - 2,788,991		1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short	36 36 37 42 43 33 33 33 33 38 38 42 43 42	\$	2,606,205 42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	- - - 2,788,991		1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used not used not used not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short El Sobrante Land Fill	36 36 37 42 43 33 33 33 33 38 38 42 43 42	\$	2,606,205 42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	- - - 2,788,991		1.30 - - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used not used not used not used not used not used not used not used not used	15,724	\$	20,4
Miscellaneous Federal and State CA-Homeowners Tax Relief CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short El Sobrante Land Fill Sale Of Real Estate	36 36 37 42 43 33 33 33 38 38 38 42 43 42 42	\$	2,606,205 42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368 53,105 1,700,000	- - - 2,788,991 2,788,991 - - - - - - - -		- - - - - - - - - - - - - - - - - - -	not used not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used	15,724 	\$	

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.

				Tabl	Table 7 - Riverside Count	Exhil y General Fu	bit A - Fiscal Impact / und Financing Requir Paradise Valley February 15, 2017	Exhibit A - Fiscal impact Analysis ral Fund Financing Requirements Bu Paradise Valley February 15, 2017	Exhibit A - Fiscal impact Analysis County General Financing Requirements Budget, Net of Revenue Sources Paradics valler February 15, 2017	lices						
Description	Evdget (a) Page Ref.	Fund	Total		intergovernmental	Charges for Services		Licenses and Permits	Fines, Forfeitures & Penaltiles	Other	Retained Earnings Contribution		General Fund Contribution	Marginal Increase	Net G Co	Net General Fund Contribution
General Financing Requirements Legislative and Administrative											•		237 667 6	C D D		4 746 799
Board of Supervisors	97 78	10000	10	7,644,982 \$	3.2	69	842.609 \$	3,368,908	ия 1 1		9	e 1	3,433,403	50%	A	-
Executive Office	26	10000		4,821,397	(e	2.	2.110.370			911,910		лS	1.799,117	50%		899,559
Health and Juvenile Services	86 86 86	22430		1,439,000	113		004			1.439,000 226,215	0.10	• 42	• •	A N		
Casa pianca Clinic Fass-Tinu Cabazon CRA Infrastructure	88	30360		50	()		×	2	0)	715,227		(121)	,	AN .		
Wine Country Infrastructure	66	30370		50	2			•	•)))	227,636	(227,586)	586)		AN NA		
AB 2766 Air Quality RDA Capital Improvements	66	31540	61	26,547,752	3 4			ξ.	()) #	28,247,188	(1,699,436)			NA		
Contribution to Other Funds	100	10000	60	62,237,151	je.		00						62,237,151 1 001 134	100%		62,237,151
Court Subfund	100	10000		9,174,166	8.5		2,500	ιų	7,270,532			101	2,350,749	100%		2.350.749
Legislative Litigation Services FO Subfund Budgets	101	10000	. 4	2,400,749			56,643	6.1	2,808,398	1.754		4	7,893,864	100%		7,893,864
Solar Revenue Fund	102	22840		1,357,404	1		352,872	.U	657,000		. 347,532	532	•	50%		ı
Legislative /Admin Services	101	10000		-			- 140 000	,		50.000		ě.		NA N		
CFD/AD Administration Total Legislative and Administrative	ž	10077	\$ 12	127,399,575 \$		\$	4,154,994 \$	3,368,908	\$ 10,735,930 \$	31,8	0 \$ (2,294,667)	49	79,615,480		64	76,999,189
r innered																
Finance Assessor	104	10000	\$	26,908,893		\$ 12,	2,886,028 \$	1	49 44	1,936,150	\$	*	12,086,714	50%	\$	6,043,357
Assessment Appeals Board	97	10000		1,081,861	59	Y	385,000 4 a76 720	190 - N	1			. 6	2.137,496	% % 20%		346,431 1.068.748
Audntor-controller Crest Property Tax Marnt. System	105	33600	-	11,278,219		r er	3,661,293	÷	(*)	1,829,157	5,787,769	69	e	NA		1
Internal Audits	106	10000		1,664,568	8		000 000	• (1)				a I .	1,664,568	50%		832,284
ACO: Payroli Services	106	00001	V	802,628		60	002.020 8 896 447					9	(22,673,294)	50%		(11,336,647)
Cowcap Keimpursement Treasurer-Tax Collector	107	10000		14,462,122	3	10.	10.142.190		3,444,388	3,800	0	- 40	871,744	50%		435,872
Purchasing	113	10000		- 1			1,331,052		e 000 FFF 0	34,305	, 707 760 °		1,216,077	20%		608,039
Total Finance			8	52,117,094 \$		5 43,	\$ 965,180		\$ A00'tobs'0	3,000,6	P	,	+00'000'0			1120201
Counsel Court Transcripts	103	10000	~	1,500,000 \$		673	19	8	69 1		. 45	ده ۱	1,500,000	25%	69	375,000
County Counsel Total Counsel	107	10000	12	5,206,052 6,706,052 \$	35,000	5	3,052,000 3,052,000 \$		ю		64	, ,	2,119,052	20%	\$ \$	1,059,526
HR: Administration	104	10000	\$	10,144,231 \$		* 2.	7,783,304 \$		69 1 () 1	2,360,927	5	6 7 1		50% NA	\$9	
Rideshare Total Personnel		22000	19	10,144,231 \$		\$ 2.	7,783,304 \$	•	45	2,360,927	67	**		200 - MA	63	
Elections													376 066 0	1000		100 000
Registrar of Voters Total Elections	107	10000	•••	9,598,525 \$ 9,598,525 \$	105,000	•• ••	1,114,150 \$	81.95	6 69 1 ()	40,000		969 11	8,339,375	8.00	• • •	4,169,688
Dmnedy Managament																
Facil-Mor: Administration	111	10000	5	4,532,582 \$		6 4,1	4,532,582 \$	9 ·	67 10 1		\$	∽	(3) I	50% 50%	69	, ,
Facil-Mgt: Design & Construct Facil-Mgt: Project Management	111	10000	-	6,078.702		6,6	6,078,702	18	(*)				•	50%		•
Facil-Mgt: Parking Cooli Mot: Energy Management	112	10000		2.049,617		52	149,081 7.929.427	• •	127,088	1,773,448 237,742	99 D		7,693,078	50% 50%		3,846,539
Facil-Mgt: Facilities Cap Proj		30100					10 600 700 4		107 008 6	011100			7 693 078	AN	61	3 846 539
Total Property Management			5	28,521,148 \$	4	\$ 101	& 751'600			110'7			0 10100011			200121-010

P:IRCLIGIonious Land Company/Paradise Valley/FIAVM Phase FIAIParadise Valley FIA All Phases + 2017-02-15

					Febr	February 15, 2017						
	FY 2015-16 Budget (a)		i		Charges for	Licenses	Fines, Forfektures * December	Cabor	Retained Eamings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Description	rage Ket.		10141	THATGOALIHIISING	100		ondiantin 1 m					
Plant Acquisition	80	20000	s 1.495.550			1	49 1	1.495.550	69	69	- NA	
Accumulanve Capital Outay Conited Immovement Proman	103		10.317.874		3	12					- NA	
Topacco Securitization	103	30120	3,815,200	53 1				380,000	3,435,200		- NA	
EDA: Blythe Const & Land		22350	1	3	ľ						- NA	
EDA: Thermal Const & Land		22350	00	8		• 1	• 20		ай .		- NA	
EDA: Hemet-Ryan Constr & Land		22350	• 30		6.71				. 1		NA NA	
EDA: French Val Constr & Land	110	22350	140 707 071	5.22	147 720 430	5) ș	×)	607.503			NA -	
EUA: Capital Projects	110	30300	1 165 502	5.7	00110001011						NA	
Total Plant Acquisition	-	505		5	\$ 147,720,430	\$	6 5 1	6,318,053	\$ 11,083,576	\$	1.1	ŝ
Promotion					1 CT 0 T0 1			10.300		*	MA.	e.
EDA: Administration	108	21100	4,590,034		4,0/8/04 8,000	A	3 	5.000	•	•	AN O	•
EUA: Mingerion Fund CDA: Admin Subfinde	90 60	21100	818.387	•	123.387			695,000			AN	
EDA: Economic Development Progr	109	21100	5,180,124		398,423		•	4,781,701	•		NA .	
EDA: Fair National Date Festival	110	22200	- 1					4,177,128	•	6	MA -	
Total Promotion			\$ 14,778,173		\$ 5,109,044	•	A			9	1	
Other General					•		0	3	,	6	100%	
Contribution to Other Funds		10000		- (t	 "	r ð	9 () +		•		100%	•
Court Sub-Funds Successor Agency to the RDA		25000	×		•		0.00				NA -	
Successor Agency to the RDA		32700	• <		•	9.0	.)	• •	•		NA NA	
Successor Agency to the RDA		37100			• 1			5 ·			AN NA	
Successor Agency to the KUA Mithation Project Ons	101	30500	645.100		200,000			1,500			- NA	
Developer's Impact Fee Ops	101	30500	28,006,000		4,110,600	3	•	275,000	23,620,400		NA	
Surveyor	110	20260	4,952,402	•	4.753.059			199,343			NA NA	
Geographical Information Syst	113	22570	1,892,601	•	1,728,601		•	000,400			100%	
EO Subtuna Buagets Total Other General		0000	35,496,103	*	- \$ 10,792,260	4	4A 1	639,843	\$ 24,064,000	69	i di	5
Totai General Financing Requirements			\$ 449,882,960	\$ 140,000	\$ 241,497,332 \$	3,368,908	\$ 14,307,407 \$	56,661,484	\$ 38,640,678 \$	\$ 95,267,151	le l	\$ 84,450,025
Public Protection												
Judicial	177	10000	90 482 860		•	•	69 1	10	، چ	\$ 29,482,840	0 25%	\$ 7,370,710
Confidential Court Orders	127	10000	560,014					8	•	560,014		14
Court Facilities	127	10000	4,895,120		•	•	•	5		4,895,120	_	1,223,780
Grand Jury Admin	127	10000	567.471		•	5	•	1.2		56/,4/1	25%	141,856
Court Transcripts Dietrict Attorney: Criminal	129	10000	97.427.502	34.399.986	2.551,500		109,300	380,000		59,986,816		14,996,704
District Attorney. Forensics	130	10000	600,000				600,000	1 00 F			25%	
Child Support Services	130	10000	35,267,754	35,280,154	• •			1,600			- 25%	
Akemake Public Defender Indiaent Defense	128	10000	11,005,500		105,000		•	8	ı	10,900,500		2,725,125
Capital Defender	131	10000			1000	•		8			- 25%	-
Public Defender		10001	JE A2A GAD		THE PARTY AND A PA							

P:RCLNGiorious Land Company/Peradise Valley/FIANAI Phase FIAIParadise Valley FIA All Phases - 2017-02-15

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Total Description Control total Control total Description Control total Description Control total Description Description Control total Contr	Protection Description Description <thdistription< th=""> <thdistription< th=""></thdistription<></thdistription<>				-	able 7 • Riverside County	General Fund Financ Paradi Februai	Financing Requirements B Paradise Valley February 15, 2017	Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources Paradise Valley February 15, 2017	80					
(1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) <th>Monte 1 Monte Monte Mon</th> <th>Description</th> <th>_FY 2015-16 Budget (a) Page Ref.</th> <th>Fund</th> <th>Total</th> <th>lmergovernmental</th> <th>Charges for Services</th> <th>Licenses and Permits</th> <th>Fines, Forfeitures & Penalties</th> <th>ĺ</th> <th>tetained Eamings Contribution</th> <th>General Fund Contribution</th> <th>Marginal Increase</th> <th>Net Ger Cont</th> <th>neral Fund tribution</th>	Monte 1 Monte Monte Mon	Description	_FY 2015-16 Budget (a) Page Ref.	Fund	Total	lmergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	ĺ	tetained Eamings Contribution	General Fund Contribution	Marginal Increase	Net Ger Cont	neral Fund tribution
	Motion 1 $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ $(1,2,1,2,1,2)$ <th< td=""><th>Police Protection</th><th></th><td></td><td></td><td></td><td></td><td>200 20</td><td></td><td>÷</td><td></td><td></td><td></td><td>÷</td><td>5 114 67</td></th<>	Police Protection						200 20		÷				÷	5 114 67
(a) (a) <td>100 177.27233 0.64.107 17.247540 0.64.107 17.247540 0.61.00 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.70</td> <th>Sheriff: Administration</th> <th>131</th> <td>10000</td> <td>12,140.591</td> <td></td> <td>5 1,820,249 3 17 841 041</td> <td>4,700</td> <td>A .</td> <td></td> <td></td> <td></td> <td>4</td> <td>•</td> <td>11,758,697</td>	100 177.27233 0.64.107 17.247540 0.64.107 17.247540 0.61.00 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.700 0.70	Sheriff: Administration	131	10000	12,140.591		5 1,820,249 3 17 841 041	4,700	A .				4	•	11,758,697
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12 2200 603,600 27,100 22,800 1,011 - 60% 128 1000 16,4128 552,400 - 15,946 1,041,511 50% 140 22500 16,448 - 15,136 00% - 4,031,511 50% 140 22500 96,166 - 0,500 - 16,443 - 4,031,511 50% 140 22500 96,0166 - 0,500 - 10,500 - 4,151,176 0 0% 141 10000 8,70,174 500,000 3,804,486 - 0,16,00 - 4,151,176 0% 0% 142 22860 10,00 8,70,174 500,000 3,138,438 37,590 47,1835 - 47,1335 0% 142 10000 13,333,777 945,000 2,188,438 37,590 41,750 310,730 - 47,1835 - 47,1835 - 47,1335 100% - 47,1335 100% - 47,1335 100% - 45,1750 310,730		Other Protection Med Dath 4 Discon Elm Sve	128	10000	1 000 000	1	69 1	¢	99 1	49				67	1,000,000
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	\$ 1,331,001,346 \$ 358,589,965 \$ 3,963,400 \$ 5,197,030 \$ 60,518,480 \$ 3,868 \$	Animal Services Total Other Protection	143	10000		191,459		884,390			3,868			47	26,319,851
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Dana 12 af 25

Exhibit A - Fiscal Impact Analysis Table 7 - Riverside County General Fund Einancing Requirements Budget, Net of Revenue Sources Paradise Vallev

International 1 23/0 23/00 3 4/20000 5 4/20000 5 4/20000 5 4/20000 5 5 1/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 5 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000 6/2000	Description	Py 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Panatties	Other	Retained Eamings Contribution	Gerieral Fund Contribution	Marginal Increase	Net General Fund Contribution
Int 149 2240 5 4,2000 5 4,2000 5 4,2000 5 4,2000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 1,000	Public Ways & Facilities Public Ways												
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Garage 158 20000 1,533,025 5,563,50 9,9,47 - 213,006 8,6642 - - - - - 213,006 8,6642 - - - - - 213,006 8,6642 - - 213,006 8,6642 - - - 213,006 8,6642 - - - 213,006 8,6642 - - - 213,006 8,6642 - - - 213,006 8,6642 - - - 213,006 8,6642 - - - 213,006 8,2117,226 2,0487,226 5 - 5 4,9650 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 2 - 5 -<	TLMA: RBBD - Scott Road	157	31693	810.000	•	×	•	1	972	809,028		NA	
Image: Section in the secting in the secting in the sectin	Ti MA- Trans Fould (Garage)	158	2000	1,538,025		508,350	9,947		213,086	806,642		¥	
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151 22350 2.091,375 1,986,806 100 - - 104,468 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - </td <td>Const Land - Desert Center</td> <td>151</td> <td>22350</td> <td>203,164</td> <td>500</td> <td>•</td> <td>•</td> <td>1</td> <td>8,600</td> <td>194,064</td> <td>•</td> <td>NA</td> <td></td>	Const Land - Desert Center	151	22350	203,164	500	•	•	1	8,600	194,064	•	NA	
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als \$ 8.331,362 \$ 4,468,866 \$ 350,340 \$ 500 \$ - \$ 3,018,879 \$	TLMA: Alrport Land Use Comm	158	22650	732,402	197,444	207.446	T CO		263,031			NA	
	Total Transportation Terminals		10	\$ 8,331,362		350,340 \$	500		3,018,879			1	2

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Total Public Ways and Facilities

P:IRCL/Glorious Land Company/Paradise Valley/FIAN41 Phase FIAIParadise Valley FIA All Phases - 2017-02-15

Exhibit A - Fiscal Impact Analysis Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources	Paradise Valley	February 15, 2017	
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			F	Table 7 - Riverside County (Exhibit A - Fix General Fund Finar Para	Exhibit A - Fiscal Impact Analysis ral Fund Financing Requirements B Paradise Valley	Exhibit A - Fiscal Impact Analysis County General Fund Financing Requirements Budget, Net of Revenue Sources Paradise Valley	Sa				
	-FY 2015-16				Febru	February 15, 2017						
Description	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 Sanifation												
Mental Health: Treatment Prog	165	10000		\$ 268,808,260	\$ 4,161,108	1) 19	69 535 69	3,421,704	«۶	3,993,251		\$ 3,993,251 40,070,777
Cont to Health/Mental Health	165	10000	43,878,775		1 c		• 3	5 e	•••	43,878,775 5 325 831	100%	43,878,775 5,325,831
Mentai Heath: Detention Prog	166 167	10000	10,697,023	5,371,786	3 73.235		e 1	406,003		0000		-
Mental Health: Substance Abuse	167	10000	27,050 196	24,379,440	739,766	1	1,725,893	4	ı (i	205,093	3 100%	205,093 6 844 396
Public Health Duttic Looth: Die Terreism Pren	167 168	10000 21750	57,907,051	35,382,929	13,0/1./23		5 31	- 2000'000'7	6 1	· · · · · · · · · · · · · · · · · · ·		
Public Health: Hosp. Prep. Program Alloc.	168	21760	684,230	684,230			- 020 404	0.000	•		NA Mot	
CHA: Environmental Heatth Public Heatth Ambulatory Care	170	10000	26,736,797	708,269	15,471,377	8,544,050	1,300,441	020,010			100%	
RCRMC: Detention Health Total Health		10000	\$ 464,318,334	\$ 351,835,015	\$ 33,517,212	\$ 8,544,050 \$	\$ 3,082,384 \$	7,082,327	, ı	\$ 60,257,346	100%	\$ 60,257,346
Hospital Care	1	1000		a 702 402	20 627 840		69 1	258.928		49	100%	، ب
Ambulatory Care Ambudatory Care FDM/ HFR Project	121	21790	4.534.357	- UC4, 220,2			2	4,534,357				, ()
RCRMC: Detention Health	171	10000	26,888,022			•3				26,888,022	2 100%	\$ 26,888,022 \$ 774,058
RCRMC: Med Indigent Services Total Hospital Care	171	10000	7,783,810 \$ 81,125,463	\$ 7.505.767	\$ 39,714,331	69	ю.	4,793,285	•••	\$ 29,112,080	а н	N
California Children's Services		8										
CHA: CA Children's Services Total California Children's Services	169	10000	\$ 21,086,397 \$ 21,086,397	\$ 14,706,032 \$ 14,706,032	•••	•• ••	ю ю ; ;		1 1	\$ 6,380,365 \$ 6,380,365	100%	\$ 6,380,365
Sanitation	ļ						6 6	02	1001		NA	
Waster: Area 8 Assessment Total Sanitation	172	23000	800,000	n i	\$ 800,000	ь с		20	\$ (50)	49		
Total Health and Sanitation			\$ 567,330,194	\$ 374,046,814	\$ 74,031,543	\$ 3,544,050 \$	\$ 3,082,384 \$	11,875,662 \$	\$ (50) \$	\$ 95,749,791	~ ~ 	\$ 95,749,791
Public Assistance Administration	101	0000	737 AE7	843 747 868			60 1	1.235.125		\$ 11,124,305	10%	
DPSS Administration Total Administration	0	0000		\$ 543,347,668	\$ 1,944,369 \$	45		1,235,125	49		le l	\$ 1,112,431
Aid Programs DPSS: Mandated Client Serv	181	1000		\$ 56,660,432	1	1	69 69	5	67 1	\$ 9,522,011	10%	\$ 952,201
DPSS: Categorical Aid DPSS: Other Aid	181 182	10000	367,564,386 2,347,379	345,480,958 40,000		231,000	000'66	8,300,265		13,783,193		197,738
DPSS: Homeless Housing Relief Total Aid Programs	182	21300	8,254,443 \$ 444,348,651	8,254,443 \$ 410,435,833	w	\$ 231,000	\$ 000'66	8,300,265	•••	\$ 25,282,553	≰ اسا	2,528,255
Care of Court Wards Development Operations	180	1000	600.489		•	2	69 1 1	×	,	\$ 600,489	100%	\$ 600,489
Total Care of Court Wards		6 G	\$ 600,489		•	63	*		49 1	\$ 600,489	-1	
Veteran's Services Veteran's Services	185	10000	\$ 1,473,758 ¢ 1,473,758	\$ 192,000 \$	\$ 125,000 \$ \$ 125,000 \$	· ·	60 60 1 60 60	ð.	, , ,	\$ 1,156,758 \$ 1,156,758	100%	\$ 1,156,758 \$ 1,156,758
Total Veteran's Services			00/'0/+'1	000 ¹ 201		*						

						Leona	February 15, 2017							
	-FY 2015-16 Budget (a) Page Ref.	Fund	Total	Inte	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	ures	Other	Retained Earnings Contribution	General Fund Contribution	Marginal	Net General Fund Contribution
Other Accidance														
EDA: Community Dev - HUD	179	21350	\$,815,893	5,893 \$	8.735,296 \$	1	1	69	67	80,597 \$	9 2 1 1	* '	NA	\$
Neighborhood Stabilization NSP	179	21550	3,751,637	1,637	2,136,101 26,300,910	525.990			t t	1,067,791			A N	
		21250	2			•	5		1	3	•	37	NA	
Home Program Fund	180	21250	3,504,872	1,872	2,856,738	•	1		1	648,134		81	NA NA	
DPSS: Homeless	182	21300	3,635,980	5,980	561,437	- 56 205				2.806,401	241,002	5 1	A N	
Cap of Riv. County Can of Biv. Countyr I arail Initiative	183	21050	2.056.240	3,240	6.921.240	35,000				100.000		801	NA	
Cap of Riv. County: Other Programs	184	21050	637	637.718	70,000	0.65			1	467.718		15	NA .	
Office on Aging Title III Total Other Assistance	184	21450	12,533,489 59,535,725	3,489 5.725 \$	9,769,218 59,100,940 \$	1,052,085 1,668,280	49	\$		1.712.186 8,498,363 \$	268,142 \$	*	E E	5
Tread Dublic Accistance					1.013.076.431 \$	3,737,649 \$	\$ 231,000 \$		\$ 000'86	18,033,753 \$	268,142 \$	\$ 38,164,105		5,397,933
													i.	
Education, Recreation & Cuftural Services Library Services County Free Library Total Library Services	189	21200	\$ 24.208.027 \$ 24.208.027	8.027 \$	262,303 \$ 252,303 \$	213,756 213,756	5 GA	69 49 77 77	400,000 \$ 400,000 \$	20,025,191 \$ 20,025,191 \$	3,316,777 \$ 3,316,777 \$		Ą	~ ~ ~
Other Education														
Cooperative Extension Total Other Education	189	10000	\$ 614 \$ 614	614,064 \$ 614,064 \$	•• ••		5 I	69 69	•• ••	49 49 1	φ , (614,064	100%	\$ 614,064 \$ 614,064
Recreation & Cultural Services EDA: Educed Dean Museum	190	10000	320	320.588 \$	1		5	\$	69 1	247,207 \$	69	\$ 73,381	4	73,381
EDA: Community Centers Total Recreation & Cultural Services	190	21140	\$ 320	320,588 \$			49	s	89 1	247,207 \$		5 73,381	¥	- 73,381
											2010		196	111 100
Total Education, Recreation & Cultural Services	98		\$ 25,142	25,142,679 \$	252,303 \$	213,756	•	5	400,000 \$	20,2/2,398 \$	3,316,111 \$	081,445		RB
Debt Service Other Centeral Appropriation for Contingency Total Other General	195	10000	\$ 20,000,000 \$ 20,000,000	\$ 000.0	•• •• • 1		69 64	69 69	69 69 1 I	3,106,405 \$ 3,106,405 \$	64 64	6 16,893,595 6 16,893,595	%	w w
Retirement of Long-Term Debt Pension Obligation Bonds Total Retirement of Long-Term Debt	196	35000	\$ 36,639,366 \$ 36,639,366	9,366 \$ 9,366 \$	••• ••	36,639,366 36,639,366	- 1	63-44	69 69 1 1	49 49 1	φ φ		¥ Z	w w
Debt Service - Principal Teeter Debt Service Total Debt Service - Principal	196	37050	69 49	2,832,398 \$ 2,832,398 \$	00 00 1 1		4 k	s) 19	69 69 1 1	2,832,398 \$	₩ ₩ 1		¥.	w w
Interest on Short-Term Debt Interest on Trans Total Interest on Short-Term Debt	196	10000	5 4,703,573 5 4,703,573	3,573 \$ 3,573 \$	49 49 1 1		ц ц сэ сэ	v) 10	679 67 ()	3,447,500 \$ 3,447,500 \$	00 00	6 1,256,073 6 1,256,073	%0	
Total Debt Service			\$ 64,175,337	5,337 \$	67 1	36,639,366	•	\$	67 1	9,386,303 \$	69 1	18,149,668	1 2	44
			¢ 3753 149 508	2 200 6	4 074 004 740 e	000 777 604	e 10 300 071 6		21 106 821 S	221 QRA 781 &	63 700 471 \$	760 909 292	a a	\$ 449.166.998

Footnotes: (a) Per the County of Riverside FY 2015-15 Recommended Budget. P.IRCLIGiorious Land Company/Paradies Vallay/FIA/AII Phase FIA/Paradise Valley FIA All Phases - 2017-02-15

DAMA 18 AF 25

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

	Table		FY 15/16		Net	County Equivalent				Project Equivalent	F	inancing
Description	Ref.		Budget (a)	-	Amount (b)	Units (c)	F	actor	Measurement (c)	Units (d)	Rec	uiremen
					[1]	[2]	[1]	/[2]=[3]		[4]		[3]X[4]
Seneral Financing Requirements									<u>\$</u>			
Legislative and Administrative	7	\$	127,399,575	\$	76,999,189	2,788,991	\$		per capita & 50% employee, entire county	18,080	\$	499,16
Finance	7		52,117,094		(1,999,917)				per capita & 50% employee, entire county	18,080		(12,96
Counsel	7		6,706,052		1,434,526	2,788,991		0.51	per capita & 50% employee, entire county	18,080		9,30
Personnel	7		10,144,231		843	2,788,991		-	per capita & 50% employee, entire county	18,080		-
Elections	7		9,598,525		4,169,688	2,788,991			per capita & 50% employee, entire county	18,080		27,03
Property Management	7		28,521,148		3,846,539	2,788,991		1.38	per capita & 50% employee, entire county	18,080		24,93
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			\$	547,46
ublic Protection												
Judicial	7	\$	215,240,851	\$	34,940,004	2 788 991	\$	12.53	per capita & 50% employee, entire county	18.080	\$	226,50
Police Protection	7	-	421.219.693	Ŷ	121,095,236				Case Study: See Table 9	.0,000		2,416,27
Detention and Correction	7		340,800,561		80,105,404	2,788,991		28.72	per capita & 50% employee, entire county	18,080	100	519.30
Fire Protection (Transfers to the Fire Fund)	7		263,038,796		1.001.001				Case Study: See Table 10		-	609.03
Protection/Inspection	7		12,354,145		421,311	2,788,991		0 15	per capita & 50% employee, entire county	18,080	ALC: N	2,73
Other Protection	7		78 347 300		26,319,851				per capita & 50% employee, entire county	18,080	12	170.62
Total Public Protection	·	\$1	331,001,346	\$			\$	50.84		10,000	\$	3,944,47
		-							-		<u> </u>	
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	\$	•						\$	1
lealth and Sanitation												
Health	7	\$	464,318,334	s	60.257.346	2,308,441	\$	26 10	per capita, entire county	15,724	\$	410,45
Hospital Care	7	¥	81,125,463		29,112,080	2,308,441	Ψ		per capita, entire county	15,724	Ψ	198,30
California Children's Services	7		21,086,397			2,308,441		2.76		15,724		43,46
Sanitation	7		800.000			2,308,441		2.10	per capita, entire county	15,724		40,40
Total Health and Sanitation	·	\$	567,330,194	\$	95,749,791		\$	41.48		10,124	\$	652,21
						-			-		1000	
Public Assistance	-											
Administration	7	\$	557,651,457	\$		2,308,441	\$		per capita, entire county	15,724	\$	7,57
Aid Programs	7		444,348,651		2,528,255	2,308,441			per capita, entire county	15,724		17,22
Care of Court Wards	7		600,489			2,308,441			per capita, entire county	15,724		4,09
Veteran's Services	7		1,473,758		1,156,758	2,308,441		0.50	per capita, entire county	15,724		7,87
Other Assistance	7	-	69,535,725	-	*	2,308,441			per capita, entire county	15,724		
Total Public Assistance		5	073,610,080	\$	5,397,932.80	ē.	\$	2.34	-		\$	36,76
Education												
Library Services	7	\$	24,208,027	\$	2	2,308,441	\$	-	per capita, entire county	15.724	\$	-
Agricultural Extension	7		614,064	Ĺ	614,064		-	0.27	per capita, entire county	15,724		4,18
Total Education		\$	24,822,091	\$			\$				\$	4,18
Provention & Cultural Comission											0	
Recreation & Cultural Services	-	•	000 500	~	70.000	0.000 /						
Total Cultural Services	7	\$	320 588	\$		2,308,441	_		_per capita, entire county	15,724		50
Total Recreation & Cultural Services		\$	320,588	\$	73,381	-	_\$	0.03	3		\$	50
Debt Service												
	7	\$	20.000.000				\$		notwood		~	
Appropriation for Contingency		\$	20,000,000	\$	-	-	Þ	-	not used	-	\$	-
Debt Service - Principal Beitroment of Long Term Debt	7 7		2,832,398 36,639,366		-	-		-	not used	•		-
Retirement of Long-Term Debt Interest on Long-Term Debt	7				-	-		-	not used	-		-
Total Debt Service	1		4 703 573			•	-		_not used	-	1	
		. 4	64,175,337	_ 3	· · · · · · · · · · · · · · · · · · ·		- Þ	•	-			
		-		_		-						

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 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

	se Valley y 15, 2017		
	Table Ref	FY 2015-16 Budget	(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	
	Budget	FY 2015-16	
Sheriff Authorized Positions Filled	Page	Budget	(a)
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	-
	Table Ref		
Projected Residents	3	15,724	
Service Standard	-		
Sworn Officers per 1,000 residents		1.20	(d)
Additional Sworn Officers Required @ build	lout [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.

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

(a) See Exhibit B for Fire phasing.

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

$(\overline{2})$	R2/AN	577
1		1.1

				February 15,	2017				
cal Impact to Library Fund									
-inancing Sources						Table	Project	Marginal	Projec
County Library Ad Valorem Tax						Ref.	Impact	Increase	Impac
Assessed Value Adjusted for Deflation	1						F		
Residential Basic Tax Adj. for Deflatic						4	\$ 31,817,795		
Non-Residential Basic Tax Adj. for Deliate						4	3,078,963		
Total Assessed Value Adjusted for							\$ 34,896,758	6	
								F:	
County Library Post-ERAF Share of Basic	c Tax					2	1.431% \$ 499,460	40004	£ 400 /
Total County Library Ad Valorem Tax							\$ 499,460	100%	\$ 499,4
	Budget				County			Project	
	Page		Marginal	Net	Equivalent			Equivalent	
Other Financing Sources	Ref.	Amount (a)	Increase	Amount	Units (b)	Factor	Measure	Units (c)	Impa
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,
Revenue from Use of Money and Propert	tv								
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	
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		-	-	-	not used	_	
CA-Other Operating Grants	51		0%	_	-	-	not used	-	
Fed-Community Redevelopment Hn	51	65,000		-	-	-	not used	-	
Charges for Current Services									
Communications Services	51	150,000	0%		-	-	not used	-	
Interfund - Leases	51	63,756		-	-	-	not used	_	
Interfund - Miscellaneous	51	00,100	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	_	
		000,400	0,0				Hot doca	-	
Other Revenue	-								
Contractual Revenue	51	6,870,066		-	-	(*) 	not used	-	
Cash Over-Short	51	-	0%	-	-		not used	-	
Rebates & Refunds	51		0%	-	-		not used	-	
Contributions & Donations Other Misc, Revenue	51 51	10,000	0% 0%	-	-	-	not used not used	-	
Total Financing Sources									\$ 502,
									-
Financing Requirements	T 1 -	04 000 0			0.000.00				
Library Services Total Financing Requirements	Table 7	24,208,027	100%	24,208,027	2,788,991	8.68	per capita & 50% employee, entire count	18,080	156 \$ 156
Net Annual Surplus/ (Deficit)									\$ 345
Per Development Unit									\$
Net Annual Surplus/ (Deficit) Per Development Unit protes: Per the County of Riverside Fiscal Year 2015-16	Recommen	nded Budget.							\$

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.

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

				rearranty re-	,					
cal Impact to Transportation Fund Financing Sources							Table	Net	Marginal	Project
Measure A Sales Tax (d)							Ref.	Amount	Increase	Impact
On-Site and Off-Site Taxable Sales Half Cent Transportation Sales Tax							5	\$ 98,214,964 0.50%		
Total Measure A Sales Tax								\$ 491,075	0%	\$ -
	Budget				County				Project	
	Page	Budget	Marginal	Net	Equivalent				Equivalent	Project
Other Financing Sources	Ref.	Amount (a)	Increase	Amount	Units (b)	Factor	Meas	sure	Units (c)	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% emp		18,080	\$ 196,48
CA-HWY User/Gas Tax Sec 2104B (e)	44	~	100%		2,788,991	÷	per capita & 50% emp			-
CA-HWY User/Gas Tax Sec 2103 (e)	44	1,849,286	100%	1,849,286	2,788,991		per capita & 50% emp			11,98
CA-HWY User/Gas Tax Sec 2104C (e)	44	-	100%	2	2,788,991	2	per capita & 50% emp			-
CA-HWY User/Gas Tax Sec 2104DEF (e)		-	100%	-	2,788,991		per capita & 50% emp			-
CA-HWY User/Gas Tax Sec 2105 (e)	44	-	100%	*	2,788,991		per capita & 50% emp			-
CA-HWY User/Gas Tax Sec 2106 (e)	44 44	-	100%		2,788,991	-	per capita & 50% emp			-
Road Maint Expense Reimb Road Signal Maint Exp Reimb	44	210,537 1,344,663	100% 100%	210,537 1,344,663	2,788,991 2,788,991		per capita & 50% emp per capita & 50% emp			1,30 8,71
Total Financing Sources	-1-1	1,344,003	100%	1,344,003	2,100,991	0.40	per capita & 50% emp	loyee, entire county	10,000	\$ 218,5
Street Maintenance Cost Total Project Lane Miles (f) Street Maintenance Cost per Lane Mile (g)									[1] [2]	(h) 104.8 \$ 6.88
Total Project Street Maintenance Cost per L	ane Mile.								[3]=[1]*[2]	\$ 721.8
Total Financing Requirements										\$ 721,83
let Annual Surplus/ (Deficit)									[4]	\$ (503,27
Net Annual Surplus/ (Deficit) Before Additional Fin	nancing								[5] ≃[3]+[4]	\$ 503,27
Jse General Fund Surplus		Yes								
Surplus Available		Yes						\$ 5,763,048		
Surplus Used									[6]	\$ 503,27
inancing Sources										
Transportation Fund									[1]	\$ 218,5
General Fund Transfer									[6]	503,2
Total Sources									[7]=[1]+[6]	\$ 721,83
Total Financing Requirements		•							[3]	721,83
Net Annual Surplus/ (Deficit) After Additional I	Financin	g Sources							[8]=[7]-[3]	\$ -
otnotes:										

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

(b) Based on (1) 2,308,441 total Riverside County residents and 368,623 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.

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(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.

Faradise Valley February 15, 2017 Development Year	
Ref.	Factor
Fire Fund Ad Volorem Tax Basis Tax AdJ (or Deflation Total Fire Fund Tax Total Firencing Sources	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Financing Requirements Stations Required for Project Stating Level Cost per Fire Fighter Fire Cost	2.00 - 1.00 1.00 1.00 1.00 1.00 1.00 2.00 2.00
Total Financing Requirements Net Annual Surplue (Deficit) Before Additional Sources	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
CSAUCFD Charge per Unit al Bulldout Net Annual Defict Benore Additional Sources Offeret from Garenes Fund Surputs Amount Required for CSAOCFD Charge	\$ 1,500,000 3 1,421,997 3 1,335,523 3 1,971,335 3 1,431,802 3 2,532,802 2,532,802 2,532,802 2,532,802 2,532,802 3 2,348,160 3 1,500,000 3 1,421,907 3 3 1,210,552 1,141,302 8 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,402 3 1,613,602 3 1,613,602 3 1,613,602 3 1,613,602 3 1,613,602 3 1,613,602 3 1,614,602 3 1,614,602 3 1,614,602 3 1,614,602 3 1,614,602 3 1,614,602 3 1,614,602 3 1,614,602<
Allocation of CSA/CFD Charge for Fire Services Cumulative Residential Units	
CSA/CFD Charge from Sold Units \$ Csa/CFD Charge from SubsidyUndereleged Land Tax 5 Total	100.00 \$ - \$ 5 0.0 \$ 350,000 \$ 64,200 \$ 127,700 \$ 179,900 \$ 240,500 \$ 350,200 \$ 344,400 \$ 488,400 \$ 488,400 \$ 5,57,868 - 1,500,000 \$ 1,580,000 \$ 1,183,061 \$ 66,562 \$ 700,761 \$ 356,700 \$ 356,100 \$ 444,400 \$ 488,400 \$ 488,400 \$ 488,400 \$ 1,500,000 \$ 1,183,061 \$ 6,56,562 \$ 700,761 \$ 356,700 \$ 356,100 \$ 444,400 \$ 488,400 \$ 488,400 \$ 488,400 \$ 1,500,000 \$ 1,183,061 \$ 6,56,562 \$ 700,761 \$ 356,700 \$ 356,100 \$ 444,400 \$ 488,400 \$ 488,400 \$ 488,400 \$ 1,500,000 \$ 1,183,061 \$ 6,56,562 \$ 700,761 \$ 356,700 \$ 356,100 \$ 444,400 \$ 488,400 \$ 488,400 \$ 488,400 \$ 1,500,000 \$ 1,183,061 \$ 6,56,562 \$ 700,761 \$ 356,700 \$ 356,700 \$ 356,700 \$ 444,400 \$ 488,400 \$ 488,400 \$ 1,500,000 \$ 1,183,061 \$ 6,56,562 \$ 700,761 \$ 356,700 \$ 356,700 \$ 356,700 \$ 444,400 \$ 488,400 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,183,061 \$ 6,56,562 \$ 700,761 \$ 356,700 \$ 356,700 \$ 356,700 \$ 444,400 \$ 488,400 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$
Additional Financing Sources General Fund Supper Minimum CSACFD Charge Required for Fire Services (Total Additional Financing Sources	\$ 5 5 5 1756,562 \$ 2,135,357 \$ 2,250,404 \$ 3,016,237 6,159,569 \$ 1,756,562 \$ 2,135,357 \$ 2,250,404 \$ 2,568,324 \$ 3,016,237 6,159,569 5 1 5,100,000 5 1,500,000 5 1,427,997 5 1,335,523 5 1,607,509 5 1,756,562 5 2,135,357 5 2,560,404 5 2,568,324 5 3,016,237 5 5 1,500,500 5 1,427,997 5 1,325,523 5 1,607,509 5 1,756,562 5 2,135,357 5 2,560,404 5 2,568,324 5 3,016,237 5 5 1,500,500 5 1,427,997 5 1,325,523 5 1,607,509 5 1,756,562 5 2,135,357 5 2,560,404 5 2,568,324 5 3,016,237 5 5 1,500,500 5 1,427,997 5 1,325,523 5 1,607,509 5 1,756,562 5 2,135,357 5 2,560,404 5 2,560,324 5 3,016,237 5 5 1,500,500 5 1,427,997 5 1,335,523 5 1,607,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,427,997 5 1,335,523 5 1,500,509 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500,500 5 1,500
Finanching Sources Firs Fund Cash Tax General Fund Transfer Cotal Financing Sources Total Financing Requirements Total Financing Requirements Net Annual Surplus (Deficit) After Additional Sources	5 5 7.00.00 1.83.013 5 164.477 5 312.412 \$ 429.665 5 566.188 5 709.842 5 967.138 5 1161.815 - 1.500.000 1.80.301 1.80.301 88.8401 5 963.460 388.400 444.400 488.400 - 1.500.000 1.80.306 87.307 7 710.552 119.1302 900.468 989.460 5 1680.400 488.400 6 - 2 1.500.000 5 1.500.000 2 1.600.000 2 1.600.000 3 500.000 3 500.000 3 500.000 3 500.000 3 500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3 3500.000 3
ansportation Fund	Factor
Financing Sources Intergovernmental Revenues CA-HWY User/Gas Tax Sec 2104 (n) 12 \$ CA-HWY User/Gas Tax Sec 2103 (n) 12 \$ Charges for Services Road Signal Maint Exp Rainb Road Signal Maint Exp Rainb Total Financing Sources	1087 5 - 5 10,194 16,543 32,871 5 44,803 5 56,619 5 72,466 5 36,765 5 36,765 5 36,765 5 36,765 5 36,765 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,755 5 36,757 5 5 7 7 7 7 7 7 7 7 3 5 5 4 3 5 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
Financing Requirements Share of Residential Unita Total Project Lane Milles Estimated Annual Lane Milles to be Maintained (b) Street Mainforance Cost per Lane Mille	46 64 104,84 51.2 \$
Total Financing Requirements Net Annual Surplus (Deficit) Before Additional Sources	\$ \$ 25,506 54,504 \$ 100,673 \$ 152,034 \$ 255,235 \$ 304,477 \$ 255,235 \$ 303,433 \$ 415,246 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Additional Financing Sources General Fund Surgers General Fund Transfers to Fire Fund (Less) Total Additional Financing Sources	5 - 5 - 5 238,946 5 c08,370 5 097,307 5 (1,16,552 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52 5 (1,05,52
Financing Sources Transportation Fund Ganeral Fund Transfor Ganeral Financing Sources Total Financing Sources Total Financing Requirements Net Annual Surplus (Deficit) After Additional Sources	5 - 5 11,339 5 20,538 5 64,366 5 80,628 5 10,636 5 128,296 5 - 5 11,339 5 20,558 5 64,366 5 80,628 5 200,027 232,419 260,645 5 - 5 1 1,339 5 2,056 5 8,643 5 86,426 5 100,027 242,419 200,027 242,419 260,645 5 - 5 - 5 112,339 5 26,645 5 86,426 5 304,465 5 36,561 266,645 5 - 5 - 5 106,573 5 304,477 5 322,330 5 415,246 5 - 5 - 5 142,668 5 0,573 5 304,477 5 352,330 5 415,246 5 - 5 - 5 142,668 5 0,553 5 304,477 5 352,330 6 415,446 5 - 5 - 5 144,668 73,556 5 304,477 5 352,330 5
Footnotes:	

Footnotes: Footnotes: Footnotes: (a) Franceoretian: Fund fragative that the estimated amual 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 fragativements are phased based on the housing absorptions otheredies.

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2.00 5 3.500,000 5 5.500,000 5 5.500,000 5	69 69	\$ 33,523,748 \$ \$ 1,961,620 \$	69 69	69 69	49 69	69 69	s so	67 67	e4 e4	69 69	34 896 758 2 041 961
2.00 5 10 \$3,500,000 5 5 5 5 5 6 5 5 5 6 5 5 5 5 5 5 5 5	1 401 206 \$ 1 717 913	\$ 1,961,620 \$	2,110,730 \$ 2	2,102,008 \$ 2,	2,093,323 \$ 2	2,084,674 \$	2 076 061 \$	2 067 483 \$	2 058 940 \$	2 050 433 \$	2 041 961
sources	2.00 2.00 7 7 500.000 \$ 500.000 3.500.000 \$ 3.500.000	2.00 7 \$ 500.000 \$ \$ 3,500.000 \$	2.00 7 500.000 \$ 3	2.00 7 3,500,000 \$ 3,	2.00 7 3,500,000 \$ 3,500,000 \$ 3	69 69	69 69	69 69	2.00 7 3.500,000 \$	2.00 7 500.000 \$ 3.500.000 \$	2.00 7 500.000 3.500.000
	3,500,000 \$ 3,500,000 (2,098,794) \$ (1,782,087)	\$ 3,500,000 \$ \$ (1,538,380) \$	3,500,000 \$ 3, (1,389,270) \$ (1,	3,500,000 \$ 3,	3,500,000 \$ 3 (1,406,677) \$ (1	3,500,000 \$ (1,415,328) \$	3,500,000 \$	3,500,000 \$	3,500,000 \$ 3,500,000 \$ 1,441,060 \$ (1,449,567 \$	3 500 000 \$	3,500,000
	2,098,794 \$ 1,782,087 1,524,194 1,084,087 574,600 \$ 698,000	\$ 1,538,380 \$ ' 743,980 \$ \$ 794,400 \$	1,389,270 \$ 1, 540,270 849,000 \$	1,397,892 \$ 549,992 \$	1,409,677 \$ 1 557,877 \$ 549,000 \$	1,415,326 \$ 566 326 849 000 \$	1,423,939 \$ 574 939 848 000 \$	1,432,517 \$ 583,517 849,000 \$	1,441,080 \$ 592,080 849,000 \$	1,449,567 \$ 600,567 849,000 \$	1,458,039 609 039 849 000
Allocation of CSA/CFD Charge for Fire Services Cumulative Residential Units	5,746 8,980	7,944	8,490	8,490	6,490	B,490	8,490	8,490	8,490	8,490	8,490
CSAVCFD Charge from Sold Units 5 100.00 \$ Developer Subsidy/Undeveloped Land Tax 5,757,866 5 Total	574,600 \$ 698,000 574,600 \$ 698,000	\$ 794,400 \$ \$ 794,400 \$	849,000 \$ 849,000 \$	849,000 \$ 649,000 \$	849,000 \$	849,000 \$	849,000 \$ 849,000 \$	849,000 \$ 849,000 \$	849,000 \$	849,000 \$	849,000
Additional Financing Sources General Fund Surplus Mainmum CBAACFD Charge Required for Fine Services (6,159,668 Total Additional Financing Sources	4,948,396 \$ 5,684,845 4,948,398 \$ 5,684,845	\$ 6,260,028 \$ 6	6,683,266 \$ 6, 6,683,268 \$ 6,	6,626,339 \$ 6,1 6,628,339 \$ 6,1	6.589.565 \$ 6 6.589.565 \$ 6	6,552,942 \$ 6	6,516,471 \$ 4	6,480,151 \$ 6,480,151 \$	6,443,980 \$ 6,443,980 \$	6,407,959 \$ 6,407,959 \$	6,372,087 6, 372,087
Financing Sources Fire Fund CSN Tax CSN Tax Cash manuel Sources Total Financing Requirements Net Annual Surplus (Deficit) After Additional Sources	1,401,206 \$ 1,717,913 574,600 \$ 1,624,013 1,524,194 • 1,064,017 3,500,000 \$ 3,500,000 3,500,000 \$ 3,500,000	\$ 1,961,620 784,400 784,400 783,5600,000 \$ 3,5600,000 \$ 3,500,000	2,110,730 \$ 2, 849,000 \$49,000 \$ 540,270 \$ 3, 5,500,000 \$ 3, 3,500,000 \$ 3,	2,102,008 \$ 2,0 649,000 [648,092 [3,500,000 [3,500,000 [3,3,00	2,093,323 \$ 2 849,000 867,677 3,500,000 \$ 3 3,500,000 \$ 3	2,084,674 \$ 2,084,674 \$ 2,000 849,000 849,000 866,326 326 335 33,5500,000 \$ 3,5500,000 \$ 3,5500,000 \$ 3	2,076,061 \$ 3 849,000 574,939 3,500,000 \$ 3 3,500,000 \$ 3	2,067,483 \$ 2,067,483 \$ 583,517 3,500,000 \$ 3,500,000 \$	2,058,940 \$ 849,000 592,060 3,500,000 \$ 3,500,000 \$	2,050,433 \$ 849,000 600,567 3,500,000 \$ 3,500,000 \$	2,041,961 849,000 609,039 3,500,000 3,500,000
Flecal Impact to Transportation Fund Ref. Factor Financing Sources Intergovermental Revenues CATHOV UserGSS Tax Sec 2104A (e) 12 \$ 10.87 \$	136,045 \$ 162,708	\$ 183,862 \$	196,488 \$	196,488	196,488 \$	196,488 \$	196,488 \$ 14 088 \$	196,488 \$	198,488 \$	196,488 \$	196,488 11 048
12 \$ 0.66 12 \$ 0.08 12 \$ 0.08	л (9 69 6 9	11,210 1,277 8 157 204,514	- 69 69 69							1,365 \$ 8 717 \$ 218 558 \$	1,365 8 717 218 558
Financing Requirements Share of Reaidential Umits Extell Program Mines Extinated Annual Lane Miles to be Maintained (b) Street Maintenance Cost per Lane Mile 12 \$ 6,885 \$	67.7% 82.2% 104.84 104.84 71.0 86.2 6,885 \$ 6,885	91 51 51 51 51 51 51 51 51 51 51 51 51 51	100.005 104.84 104.8 6,885 \$	100 0% 104.84 104.85 6,885 \$	100.0% 104.84 104.8 6,885 \$	100.004 104.84 104.8 6,885 \$	100.0% 104.84 6,885 \$	100.0% 104.84 104.8 6,885 \$	100.0% 104.84 104.8 6,885 \$	100.0% 104.84 104.8 6,885 \$	100.0% 104.84 104.8 6,885
Total Financing Requirements Net Annual Surplus (Defact) Before Additional Sources	488,534 \$ 593,461 (337,208) \$ (412,467)	\$ 675,412 \$ \$ 470,898 \$	721,834 \$	721,834 \$ (503,275) \$ (6	721,834 \$	721,834 \$	721 834 \$	721,834 \$ (503,275) \$	721,834 \$ (503,275) \$	721,834 \$	721,834
Additional Financing Sources Caneral Fund Surplus Gaveral Fund Surplus Gaveral Fund Surplus Total Additonal Financing Sources Total Additonal Financing Sources	3,016,237 \$ 4,948,398 1,859,785 1,524,194 1,156,453 \$ 3,424,202	\$ 5,684,845 \$ 4 1,084,087 \$ 4 \$ 4,600,758 \$ 5	6,260,028 \$ 6, 743,980 5, 5,518,048 \$ 6	6,663,268 \$ 6,6 540,270 5 6,122,996 \$ 6,0	6,626,339 \$ 6 548.992 6,077,348 \$ 6	6,589,585 \$ (557,677 6 031,888 \$ (6,552,942 \$ 556,326 5,986,616 \$	6,516,471 \$ 574,939 5,941,532 \$	6,480,151 \$ 583,517 5,896,633 \$	6,443,980 \$ 592,060 5,851,921 \$	6,407,959 600 567 5 807 393
Financing Sources Transpottation Fund Granetal Fund Transfer Coal Financing Sources Total Financing Sources Met Annual Surplus (Perictly After Additional Sources	151,327 \$ 180,984 151,327 \$ 180,984 483,524 \$ 593,451 488,534 \$ 593,451 488,534 \$ 593,451	\$ 204,514 \$ 470,898 \$ 675,412 \$ \$ 675,412 \$	218,558 \$ 503,276 \$ 721,834 \$ 721,834 \$	218,658 \$ 2 503,275 \$ 5 721,834 \$ 7 721,834 \$ 7	218,558 \$ 603,275 721,834 \$ 721,834 \$	218,558 \$ 603,275 721,834 \$ 721,834 \$	218,568 \$ 503,275 721,834 \$ 721,834 \$	218,558 \$ 503,275 721,834 \$ 721,834 \$	218,558 \$ 503,275 721,834 \$ 721,834 \$	218,558 \$ 503,276 721,834 \$ 721,834 \$	218,558 503.275 721,834 721,834

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Total Total <th< th=""><th>Exhibit C - Phasing Analysis, Constant Dollars Pandise Valley February 15, 2017</th><th></th><th>L</th><th></th><th>2 Z</th><th></th><th></th><th>un .</th><th>50</th><th>7</th><th>8</th><th>ø</th><th>9</th><th>÷</th></th<>	Exhibit C - Phasing Analysis, Constant Dollars Pandise Valley February 15, 2017		L		2 Z			un .	50	7	8	ø	9	÷	
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1 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 20	Property Tax	4	63						1,717,703 \$			2,788,002 \$		4,156,838	
Matrix Traine Traine <th th="" traine<<=""><th>Property Tax In-Lieu of Safes-Tax Documentary Transfer Tax</th><th>ৰ ৰ দ</th><th></th><th>20,095</th><th>42,468</th><th>81,350 476 245</th><th>111,996 ASA 086</th><th>147,912 Ref 188</th><th>184,943 1 081 787</th><th>218,581 1 278 128</th><th>252,198 1.474 317</th><th>300,849 1 755 842</th><th>364,056 2 136,016</th><th>448,185 2,618,808</th></th>	<th>Property Tax In-Lieu of Safes-Tax Documentary Transfer Tax</th> <th>ৰ ৰ দ</th> <th></th> <th>20,095</th> <th>42,468</th> <th>81,350 476 245</th> <th>111,996 ASA 086</th> <th>147,912 Ref 188</th> <th>184,943 1 081 787</th> <th>218,581 1 278 128</th> <th>252,198 1.474 317</th> <th>300,849 1 755 842</th> <th>364,056 2 136,016</th> <th>448,185 2,618,808</th>	Property Tax In-Lieu of Safes-Tax Documentary Transfer Tax	ৰ ৰ দ		20,095	42,468	81,350 476 245	111,996 ASA 086	147,912 Ref 188	184,943 1 081 787	218,581 1 278 128	252,198 1.474 317	300,849 1 755 842	364,056 2 136,016	448,185 2,618,808
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0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Off-Site Retail Sales and Use Tex Transient Occupancy Tex	տտ		• •	, ji	, ,		183,184	183,184	183,184	183,184	183,184	1,352,844	1,352,644	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Interest Earnings	տա		3,217 18 116	6,689 33 187	12,012	16,411 80 933	21,465 106 154	26,595 130,911	31,345 154,998	36,090 178,490	42,522 208,569	52,195 245.970	62,603 294,436	
Image: 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2<	Outer Discretonary Kevenue Total Financing Sources	0		424,925 \$	882,551 \$	1,610,436 \$	2,204,529 \$	3,076,587 \$	3,776,059 \$	4,421,507 \$	5,065,929 \$	5,953,164 \$	8,405,872 \$	9,868,616	
Image: constrained of constr	General Fund Financing Requirements General Financing Requirements	\$												453,348	
Tuto Tuto <th< th=""><th>Public Protection</th><th></th><th></th><th></th><th></th><th>000 20</th><th>64 760</th><th>01 BDB</th><th>52 560</th><th>200 80</th><th>113 847</th><th>130 CE1</th><th>156 831</th><th>107 565</th></th<>	Public Protection					000 20	64 760	01 BDB	52 560	200 80	113 847	130 CE1	156 831	107 565	
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Fund 015 443 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 244 <th>Detention and Correction</th> <th>80 1</th> <th>28.72</th> <th>26,941</th> <th>49,009</th> <th>86,876</th> <th>118,649</th> <th>155,455</th> <th>191,575 000 458</th> <th>226,724 ana aso</th> <th>261,011</th> <th>304,841 1 860 785</th> <th>359,558 1 F24 104</th> <th>430,025</th>	Detention and Correction	80 1	28.72	26,941	49,009	86,876	118,649	155,455	191,575 000 458	226,724 ana aso	261,011	304,841 1 860 785	359,558 1 F24 104	430,025	
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11 2.00.012 2.24,779 2.60.013 2.00.011 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 2.70.01 <th< th=""><th>Protectionrinspectuon Other Protection</th><th>0 60</th><th>9.44</th><th>8,852</th><th>16,103</th><th>28,544</th><th>38,984</th><th>51,077</th><th>62,945</th><th>74,494</th><th>85,759</th><th>100,160</th><th>118,138</th><th>141,291</th></th<>	Protectionrinspectuon Other Protection	0 60	9.44	8,852	16,103	28,544	38,984	51,077	62,945	74,494	85,759	100,160	118,138	141,291	
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2 2 1 2 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Public Ways & Facilities	eo et	41.48	23.046	49.319	- 98,101	138,201	184,755	230,617	275,096	318,347	375,194	441,414	536,211	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	Public Assistance	υ	2.34	1,299	2,780	5,530	7,791	10,416	13,001	15,509	17,947	21,152	24,885	30,229	
a control control <thcontro< th=""> <thcontrol< th=""> <thcontrol<< th=""><th>Education</th><th>æ e</th><th>0.27</th><th>148</th><th>315 38</th><th>629 75</th><th>386 106</th><th>1,185</th><th>1,479</th><th>1,764</th><th>2,042</th><th>2,406 288</th><th>2,831</th><th>3,439</th></thcontrol<<></thcontrol<></thcontro<>	Education	æ e	0.27	148	315 38	629 75	386 106	1,185	1,479	1,764	2,042	2,406 288	2,831	3,439	
3 424(32) 3 15(10,456) 5 2.504(453 5 2.511,30 1.445(196) 5 4.766,712 4.486,140 5 4.766,772 4.486,140 5 4.766,772 4.486,140 5 4.766,772 4.486,140 5 4.766,772 4.486,140 5 4.766,772 4.486,140 5 4.766,772 5 4.486,140 5 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.750 5.	Kecreation & Cultural Services	0 80	2	².	3,									,	
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5 5 5 735 5 331 407 5 100 1.24 1.10 1.24 1.66 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 556 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5<	General Fund Fiscal Impact		-				, 1	\$65,250 1	1,145,199 \$		449,862 \$	1,158,453 \$	3,424,202 \$	4,600,758	
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0. Chronic biology 1. Source biology 0. Control	Fiscal Impact to Fire Fund Financing Sources	10, Exhibit B	64	1,500,000 \$	1,500,000 \$		2,000,000 \$ 2,000,000	2,000,000 \$	2,000,000 \$	2,000,000 \$ 2,000,000 \$			3,500,000 \$ 3,500,000	3,500,000	
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Financing Kequirements Net Annual Surplus / {Deficit}	IV, CHIDIL D	s	\$ - *	\$ -	5 · ·	1 •	•	•	-	*	49	•••		
11 8/12 14/11 26/264 35/856 6/079 57/864 66.577 7.6676 92.124 106.659 2 14/075 2.5677 5.0616 3.5856 6.6779 5.7864 66.517 7.6676 92.124 106.659 12 14.075 2.5504 5.0465 8.6465 48.806 8.5475 113.771 5 159.049 7 106.659 5 5 5 255.956 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 488.56 5 5 5 5 5 5 5 5 5 5 5 5 5 5<	Fiscel Impact to Library Fund Elemente Services	Ħ	9			76,870 \$	105,716 \$				237,926 \$			422,448	
5 11,079 25,677 50,616 0,0800 9,115 116,055 137,731 139,006 137,731 137,731 139,006 137,731 352,300 137,731 352,300 137,731 352,305 130,005 365,305 363,305 145,246 263,305 145,246 263,345 5 352,305 415,246 480,534 5 352,335 315,240 365,345 353,305 415,246 480,534 5 1 265,005 54,3691 112,0091 1139,0015 1134,0075 32,330 415,246 480,534 3 35,330 415,246 480,534 5 5 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Financing Requirements	11	ļ	8,142	14,811	26,254	35,856	46.979	57,894	68,517	78,878	92,124	108,659	129,955	
12 5 11.339 5 20,505 5,643 4,6805 5,64,475 5 80,628 5 302,335 315,246 415,246 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,546 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 416,5769 417,2769 416,3279 416,546 416,3769 5,577,246 416,5769 416,3769 5,577,349 5,572,329 5,572,329 5,572,349 5,572,345 5,572,345 5,572,345 5,572,345 5,572,345 5,572,345 5,572,345 5,572,345 5,572,3	Net Annual Surplus / (Deficit)		•	11,079 \$	25,677 \$	50,618 \$	69,860 \$	92,815 \$	116,685 \$	137,751 \$	159,048 \$	191,203 \$	235,934 \$	292,494	
12 26.505 54.564 10.8573 15.264 204.477 255.215 304.463 352.300 415.246 486.54 nbth 3 74.4691 (33.3691 77.20091 1(13.0751) 1(14.407) 32.330 415.246 486.54 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Fiscal Impact to Transportation Fund Financing Sources	12	47	11,339 \$				65,428 \$	80,628 \$					593,451	
Tech 3 Technol 3 <thtechnol 3<="" th="" thnol=""> <thtechnol 3<="" th=""> Tech</thtechnol></thtechnol>	Financing Requirements	12		26,506	54,584	108,573	152,954	204,477	255,235	304,463	352,330	415,246		583,451	
\$ 1,965,484 \$ 2,443,665 \$ 3,723,869 \$ 4,360,201 \$ 5,241,787 \$ 6,031,266 \$ 6,392,237 \$ 9,156,184 \$ 10,151,737 \$ 12,739,200 \$ 1,965,73 2,451,946 3,745,282 4,333,470 4,702,793 4,943,969 5,337,443 8,804,061 9,078,864 \$ (3,049) \$ (21,393) \$ (33,150) \$ 1,067,777 \$ 1,594,664 \$ 668,810 \$ 1,347,568 \$ 3,600,158 \$	Net Annual Surplus / (Deficit)		-	14,166	e 906'99)	* (ROD'7/)	* (010/001)	4 free/april	e landerit						
(b) 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	Net Fiscal tmpact of Project Financing Sources		675	1,955,484 \$	2,443,665 \$		4,360,281 \$				9,156,184 \$ 8 547 274			14,384,516 9 491 264	
	Financing Requirements Net Annual Sumius / (Deficit)		-	(3,089) \$	(8,281) \$	(21,393) \$	(33,155) \$	519,023 \$	1,087,277 \$	1,594,694 \$	608,910 \$	1,347,656 \$	3,660,156 \$	4,693,252	

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Exhibit C - Phasing Analysis, Constant Dollars Paradiso Vallay Fabruary 15, 2017						-	2		6	÷		_
RESIDENTIAL FINANCING SOURCES Residential Absorption	Table Ref.											
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Village: 3 (case Activie Adult) MIXED USE HHDR DIVIES DI PIP EX	. <i>ღ</i> ოო						-a0194	75 46	75 - 50	75 - 51	75	
65x110 55x100 65x110 11x1 Ex							aa	29,	36 23 23 23	50	22	, , ⁶
50x80 50x80 50x70 DUPLEX 40x90		,	•••§	1 1 1 30			ъ. . .	°, ' '	. 50 .	- 4 - 41	, , <u>6</u> , 6, 5	. 20 .
50x80 50x80 78x105 86x115 86x115	ოთოთ ო		1-1-6-4-1		3.353 + •				, . , . . , , ,	50 26 30 26	44 21 11 12	- ⁵⁰
esx115 75x100 Village & (North Village) Dueles-Adut	.		š	¥ .		. 20	, 47			. a	56	, 1 0
Dupter-Adult 40X50 50/100			••33			50 50'	- 24 50	16 16 16			н н (сос	
Duplex+=mm/y Duplex Standard Lot (60°X 100') Standard Lot (70°X 100')	າຕຕ		Qe a s	, , ,		*	, 40 40	40	27	estra d	6360803	
Triplex Adult 45x80 45x80	ຠຓຬຓຏ	* • 1 * 1	• 9 89	- 1 St. 1855	60000	64 ,	4 , 95 e	1		<u>.</u>	000 • 000 • 0	
uuplex-ramiy Duplex-Famiy Village E (East Village) DuployErsimily	n en en		(e) (e	55 -	XI# •			30	₽	- 20		, <u>8</u>
40 × 100 70X100 85X115 85X101		,	•• 👀	1911	₩2€1€0•			91969 -	s 1828 •	40	8 4 ,81	B S
50X700 50X90 55X100		¢ • •	1/4/9				,	· • 18 •	• 50°53	²² , ² 2	8,999	5 6 8 8 8 6
60X100 55X100 55X100 70X100	ოთ იი იიიიიიიიიიიიიიიიიიიიიიიიიიიიიიიიიი	9 53	85 · ·		• ±108	•_534			053 B	. 30	40 40	38 38
50X100 55X100 40X90 70X400	r. e. e. e.		13.53	• 8 700	<8.000	bi este te			5 8 1 1		40	50 1 6 0
Victoria (South Village) 50X70	. നം	30		- 223		21		, ,	105		0	20
90x90 40X9D 40X90 40X90	n en en en	euror e	<u>)</u>	÷.,		•••		,	528 B			, ²⁰
40X050 75x100	10,00	a 1	3		1 30	i je		11	181.813		90 () 1	30
75x100 65x110 65x110	ოფი	1.124	e dia	8069¥	()+)+				10 1 •		61.1	38
duptex-famity 50X100		9.1	į.		• 300	- 52	• • •				, , ,	83 , 92
85X115 Total Residential Absorption Cumulative Residential Absorption	2	300	342 642	635 1,277	522 1,799	608 2,405	597 3,002	578 3,581	583 4,144	740 4,884	862 5,746	1,234 6,980
Share of Residential Units	Table Persons per	1999	2.0%	15.0%	212%	28.15	35.4%	42.2%	48.8%	57,5%	11/10	82.2%
Tetaf Population Cumulative Population	3 1.85	558 558	633 1,189	1,176 2,365	967 3,332	4,454	1,106 5,560	1,072 6,632	1,043 7,675	1,371 9,046	1,596 10,642	2,285 12,928

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Exhibit C. Phrsting Analysia, Constant Dollars Paradies Valley February 15, 2017	I	6				64 		-	œ	Ø	10	11
Value	Table Average Ref. Value											
Development Area A Towns Stacked fits H-IDR Stacked fits	3 \$ 349,066 \$ 3 271,999 3 305,999	17,453,300 \$ 13,599,950 15,299,950	14,660,772 \$ 13,599,950 15,299,950	- 5 13,589,950 15,299,950	- \$ 13,599,950 15,299,950	2,991,989	5 - 1 15,299,950	5 - - 15,299,950	\$ - 15,299,850	3,977,987		e 100
	3 504,332 3 356,432 3 362,666	25,216,600 - 18,133,300	25,216,600 17,821,600 6,165,322	7,060,548 13,544,415	0.1		• 18069		4 1 3	atata t	• • •	19.1
		- - 25,499,950	11,958,638 10,199,980	9,429,836 18,155,952	15,129,960		in r			2		0 · 17
Village 2 (Town Center West) 60X100 50X100			15,299,970 -	23,969,953 23,686,600 8.704,464	19,896,744 18,134,300	9,429,836	ê i ê			KOLANA)	,	1 (r. 1
50*100 50*100 50*100 Duplex				23,686,600 17,226,600	23,886,600 17,226,600	15,159,424 8,527,176 9,891,428	23,686,600	3,316,124 - -		wa		8++3
tatyska Statyska fitts Tripiek-satut Tripiex-adut	3 226,686 3 226,686 3 301,466		1976	11,334,300 15,073,300	11,334,300 3,014,660 12,058,840	11,334,300 15,073,300 15,073,300	11,334,300 - 12,058,640 8 627 178	11,334,300 - -	11,334,300	11,334,300	11,334,300	4,533,720
				-	-			20,389,925	20,399,925	20,399,925	20,399,925	20,399,925
			· E E					12,668,354 - 22,808,250	13,769,950	14,045,349		,
			A . P . I						25,783,250 10,491,795	12,375,960 22,808,250	-	13,769,950
					••0			18,133,300	14,506,640 19,833,300	18,643,302 -	13.769.950	13.769.950
			ι.	1949	C (C (C))		. , ,		- - -	14,089,572 18,133,300 5,367,466	16,773,300 15,957,304	
40x30 75x100 85x115	3 335,468 3 515,865 3 632,398		())((r.)	rtesi	9 - 960 9			- -	nne te l'all	13,407,290 18,971,940	12,375,960 13,280,358 6 856 378	25,783,250 25,285,920
			į.		• 58						13,407,290	20,626,600
		• 1	1	9 .	• •	17,226,600	16,193,004	19,293,792	e ')() •	
			• • •			1/,849,950 23,686,600	23,686,600 23,686,600 16,773,300	7,579,712 5,367,456	97 E		- 360 K O	
			9 . ·				20,399,960 23,561,920	20,399,960 15.315,248	23,119,932 13,769,973		x54 - #	•••
		84		• 37	6)(6.0	12,747,708 12,058,640 14 505 640	13,264,504				9 X I	, , ,
	3 335,466	•••	es (8				20,309,296 11,405,844	5,702,922 10 063 980	3.690.126	. , ,	404 A	
		5 33		6 48	е ж	с I	•		19	16,773,300	16,773,300	16,773,300
			88.	5 + 1	• • 00	•••				23,561,920 29,090,308	18,133,300 24,150,968 -	- -
		11. 1			сı	с; '	. /	,	g • •	17,821,600	19,379,950	19,379,950 17,821,600 22 383 250
		• • •	1.1.1	• 404	1 (1				T/StE	25,499,950	25,216,600 25,499,950	25,216,600 25,499,950
		8 • •	8 • §	. 18 22	• 00-00	NATION			57387		23,581,920	23,561,920
	3 473,732 3 515,665 3 368,332	• 105		1.202	809.080	22 81	• • •	, . .	8 * * :	· §	636 •	250,640 8,250,640 18,416,600
		15 S	8	a' 3	9 19	t			t it	8 3	-	24,4/3/940
	3 447,665 3 447,665 3 356,999	50531	ŝ.		• (3)	1.8	00		2.8	1		22,383,250
			÷.	- 11	6300	1.11.1	6.4(4		1 101	174		
		N. • •	8	nili n	0.040 4	0808	1.0		313	80		18,359,940 -
		(814)	î.	а т -	001-1	38708	8		.eli •			16,421,940
						• * •	• # .#			086		
		115,203,050 \$	130,232,782 \$	235.877.469 \$		212,182,469	225,069,072	204,456,573	5 205,194,381	301,771,659	353,668,823	\$ 530,472,433
Total Current Period Assessed Vatue Additions Current Period Cumulative Assessed Value Additions Previous Period Adjusted Assessed Value	43 EA	115,203,050 \$ 115,203,050 \$	130,232,782 \$ 245,435,832 \$ 115,203,050	235,877,469 \$ 481,313,301 \$ 244,959,834	184,486,604 \$ 665,799,905 \$ 479,825,173	212,182,469 \$ 877,982,374 \$ 662,329,227	225,069,072 \$ 1,103,051,446 \$ 871,775,072	204,456,573 1,307,508,019 1,093,242,128	\$ 205,194,361 3 \$ 1,512,702,400 3 1,293,181,623	\$ 301,771,659 \$ \$ 1,814,474,059 \$ 1,493,032,813	\$ 353,568,823 \$ 2,168,142,882 1,788,635,532	\$ 530,472,433 \$ 2,698,615,315 2,134,914,038 2,134,914,038
Deflation Factor @ 0.41% Cumulative Residential AV Adj. for Deflation Factor of 0.41%	*	0.996	0.890	0.996 479,825,173 \$	- n	871,775,072	0.830	\$ 1,293,181,623	1,493,032,813	0.788,635,532	\$ 2,134,914,038	\$ 2,656,565,394

2017-02-15 after FIA AR Phanes PURCLUSION Land

Exhibit C - Phasing Analysis, Constant Dollars Paradise Vallay February 15, 2017			L		R				<u>م</u>	٢	ø	æ	9	Ŧ
Residential Property Tax Basic Tax Paid Total Residential Property Tax	5 E)	Table Ref. Factor 4 1.000% 4 14.0253%	53% \$	1,152,031 \$ 161,576 \$	2 449 598 \$ 343,563 \$	4,798,252 \$ 672,969 \$	6,623,292 \$ 928,936 \$	8,717,751 \$ 1,222,690 \$	10,932,421 \$ 1,533,305 \$	12 931,816 \$ 1,813,726 \$	14 930 328 \$ 2,094,023 \$	17 886,355 \$ 2,508,614 \$	21,349,140 \$ 2,994,280 \$	26 565,654 3,725,912
Residential Property Tax In-Lleu of Sales Tax Off-Site Sales Tax Redirected to Property Tax	Ţ	sble	ю	به ۱	e9-	65 1	69 1	9	9 30	49 ,	67 1	67 1	•	
Property Tax From MVLF Cumulative Presidential AV Adi, for Deflation Factor of 0.41% Cumulative NortFestlential AV Adi, for Deflation Factor of 0.41% Total Assessed Valuation / 1,000,000	ri 0.41% ctor of 0.41%	Ref. Factor	8 8 8 8 8 N	115,203,050 \$ 18,101,947 \$ 133,304,997 \$ 133 \$	244,959,834 \$ 36,129,089 \$ 281,088,933 \$ 281,088,933 \$	479,825,173 \$ 54,081,767 \$ 533,906,940 \$ 534 \$	662,329,227 \$ 71,960,257 \$ 734,289,484 \$ 734	8/1,775,072 \$ 99,264,877 \$ 971,039,949 \$ 971 \$	1,093,242,128 \$ 119,523,097 \$ 1,212,765,225 \$ 1,212,765,225 \$	1,293,181,623 \$ 139,697,613 \$ 1,432,879,238 \$ 1,433,879,238 \$	1,493,032,813 \$ 159,788,772 \$ 1,652,821,585 \$ 1,653 \$	(78655532 \$ 2/34514/038 \$ 2656565364 178756918 \$ 25522344 \$ 275317632 1.9681432.450 \$ 2394595,435 \$ 2839 1.968 \$ 2395 \$ 2890	\$ 2,134,914,038 \$ \$ 259,722,394 \$ \$ 2,394,636,32 \$ \$ 2,395 \$	\$ 2,656,565,394 \$ 279,317,632 \$ 2,935,883,026 \$ 2,936
Property Tax From MVLF Residential Pocumentary Transfer Tax Residential Popenty Turnover Rate Transfer Tax as A of Price Total Residentian Documentary Transfer Tax	ε		ctor \$	18,103 \$	38,494 \$	4/0.445 \$ 75,401 \$	104,080	136,993 \$	171,795 \$	1 11	234,619 \$	281,071 \$	335,486 \$	
Off Sile Sales Tax Household Income (@ 25% of Assessed Valuation) (d) Retail Trachle Sales (@ 22% of Household Income) (e) Projected Off Sile I control Sales (@ V# of Retail Taxable Sales) (f) Sales Tax (@ 1,00% of Taxable Sales)		Table Ref. Factor 5 25,00 5 32,00 5 0.00 5 0.00 5 0.00 5 0.00	\$\$ \$\$	28,800,763 \$ 9,216,244	61,239,958 \$ 19,596,787 -	119,956,293 \$ 38,386,014	165,582,307 \$ 52,986,338	217,943,768 \$ 69,742,006	273,310,532 \$ 87,459,370	323,295,406 \$ 103,454,530	373,258,203 \$ 119,442,625 -	447,158,883 \$ 143,090,843	533,728,510 \$ 170,793,123	664,141,349 212,525,232
Ubs Tree (8) 05% of States Tre) Less. 0.25% Reclassified to Properly Tax Total Off-Site Sates Tax Pessed Through to County NON-RESIDENTIAL FINANCING SOURCES	g	ي ب	50% 00% \$	•••	69 1 ()	99- 1	~		ю • • •	107	us 1 1 1	69 60 C	кэ , , ,	
Office Square Feet Cumulative Square Feet Assessed Vature Additions Cumulative Employees Canadio State	per Sq. Ft per Sq. Ft per Sq. Ft	3 450,323 3 \$ 298 3 \$ 175	,323 296 \$ 175	34,640 34,640 34,640 10,253,508 188	34,640 69,280 10,253,508 376	34,640 103,921 10,253,508 564	34,640 138,561 10,253,508 \$ 752	34,640 173,201 10,253,508 940	34,640 207,841 10,253,508 \$ 1,128	34,640 242,482 10,253,508 \$ 1,316	34,640 277,122 10,253,508 \$	34,640 311,762 10,253,508 \$ 1,692	34,640 346,402 10,253,508 \$ 1,880	34,640 381,043 10,253,508 2,069
Retail Square Feet Curnulário Square Feet Assessed Value Additions Curnulário Employees Taxable Salas	per Sq. Ft per Sq. Ft per Sq. Ft	3 441,687 3 \$ 231 3 \$ 500 5 200	,687 231 \$ 500 200	33,976 33,976 7,848,438 65 6,795,185	33,976 67,852 7,848,438 7,848,438 129 13,590,369	33,976 101,928 7,848,438 \$ 194 20,385,554	33,976 135,904 7,848,438 \$ 258 27,180,738	33,976 169,680 7,848,438 323 323	33,976 203,856 7,848,438 387 40,771,108	33,976 237,831 7,848,438 452 47,566,292	33,976 271,807 7,848,438 54,438 54,361,477	33,976 305,783 7,848,438 581 61,156,662	33,976 339,759 7,848,438 646 67,951,846	33,976 373,735 7,848,438 74,747,031
Light Indusstrial Square Feet Cumulahe Square Feet Assessed Value Additions Cumulatine Employees Cumable Sales	per Sq 문 Per Sq 문 Per Sq 문	3 106,380 3 \$ 193 3 600 5 -	,380 193 \$ 600	99 1 1 1 1 4	•9 () , , , , , , , , , , , , , , , , , ,	•9 • • • ⊃€ €0	69 1 () , , ,	69 4 ()) (13,298 13,298 2,566,418 \$ 21	13,298 26,595 2,566,418 \$ 42	13,298 39,893 2,566,418 63	13,298 53,190 2,566,418 \$ 84	13,298 66,488 2,568,418 105	13,298 79,785 2,566,418
Hotel - Business (Lmited Service) Number of Rooms Cumulative Number of Rooms Assessed Value Additions Cumulative Employees Cumulative Employees	per (com	6 6 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	100 95,000 \$ 0,35 375	99 	• 201 - 303	99 1010 1 10 1	, , , , , , 69	100 100 9,500,000 \$ 35 37,549	- 100 37,549	- 100 35 37,548	, 100 - \$ 37,549	- 100 35 37,549	- 100 - \$ 37,549	, 100 35 37,549
Hadel - Resort Aunber of Rooms Cumulative Nutwork of Rooms Assessed Valle Additions Cumulative Employrees		3 300 3 \$ 200,000 3 \$ 200,000	300 300,000 \$ 37,800	وب (() د د د	99 1 1 5 100	69 1 (6) 1 (00) (3)	9 2. 12 • 50 9	•• 1. 1. 1. 1. 3	99 1 1 1 1 1 1	03 1 1 1 1 1		69 1 1 1 1 1	300 300 80,000,000 \$ 300 9,840,014	- 300 300 9,840,014
Schools Schools Sugurar Feat Cumulátive Schuze Feat Assessed Value Additions Cumulátive Employees Tronshin Scha	ئب اور نې	\$	S - S	\$ 481		497 \$		- *	\$	* 1944 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 -	- 497 \$, 197 * \$	497 \$	- - 497
tuare Feet Ja Additioms nployees		64 64	*	، د . ه	. 37 8	, , <u>ç</u> ,	, ' ' <u>e</u> "	\$ - 121 \$	· · · č. ·	<u>6</u> . 8	8 00 7 1 1		, ' ' 290 \$	362
Total Non-Residential Assessed Value Additions Current Penido Climuiative Assessed Value Additions Previous Penico Adjusted Assessod Value Additions Currellation Factor Alasses Value Alasses Value Currelative Non-Residential AV Adj ter Defiation Factor of 0.41% Total Non-Residential Currulative Employees Soy of Currulative Employees Equivalent Realiants (Residents & 50% Employees) Total Taxable Sates	s itor of 0.41%		<i>თ თ</i> თ	18,101,947 \$ 18,101,947 \$ 0.996 18,101,947 \$ 765 382 382 382 8,795,185 \$	18,101,947 \$ 36,203,893 \$ 18,101,947 0.099 \$ 36,12909 \$ 1,035 517 1,706 13,590,369 \$	18, 101, 947 \$ 54, 305, 840 \$ 36, 129,099 36, 129,099 54,091,767 \$ 1,319 650 3,025 20,385,554 \$	18,101,947 \$ 72,407,785 \$ 54,091,767 0,946 71,960,257 \$ 1,538 739 739 739 739 739 739 739	27,601,947 \$ 100,009,733 \$ 71,960,257 71,960,257 99,264,877 \$ 1,916 99,264,877 \$ 34,013,472 \$	20,688,364 \$ 120,678,097 \$ 99,264,877 99,264,877 119,523,097 \$ 1,110 1,110 6,677 \$	20,668,364 5 141,346,461 5 119,523,097 139,697,613 5 2,523 1,261 1,261 7,884 5 47,603,841 5	20,668,364 \$ 162,014,825 \$ 139,897,613 139,897,613 159,788,772 \$ 1412 2,825 1,412 54,399,026 \$	20,688,364 \$ 182,683,189 \$ 159,786,772 0.9,67 179,766,918 \$ 3,136 1,568 10,614 81,194,211 \$	80.688.364 \$ 263.351.553 \$ 179.798.918 259.722.394 \$ 3.753 1.75.894 \$ 77,829.410 \$	20,688,364 284,019,917 259,722,394 0.998 2.998 4,089 2.044 14,972 84,624,584

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PNRCLIGIerioun Land Company/Dauadree Valley/FIANM Phase FIAVParadree Valley FIA Alt Phases - 2017-02-15

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Exhibit C - Phasing Analysis, Constant Dollars Paradise Valley February 15, 2017				R			ŝ	÷	7	8	6	10	ŧ
Non-Rasidential Property Tax Besic Tax Paid Non-Residential Unsecured Property Tax as a % of Secured Treal Non-Darekianth Preservit Tax	Table Ref. 4	Factor 1.00% \$ 10.00% \$	181,019 \$ 18,102 27,827 \$	361,281 \$ 36,129 55,739 \$	540,818 \$ 54,082 63,436 \$	719,603 \$ 71,960 111,018 \$	992,649 \$ 99,265 153,144 \$	1,195,231 \$ 119,523 184,398 \$	1.396,976 \$ 139,698 215,523 \$	1,597,888 \$ 159,789 246,519 \$	1,797,969 \$ 179,797 277,388 \$	2,597,224 \$ 269,722 400,695 \$	2,793,176 279,318 430,926
Non-Residential Property Tax In-Lleu of Sales Tax On-Site Sales Tax Redirected to Property Tax	:				9 14	جه ,	N9- 1	بم ،	به ۱	у ,	69 1	6 9	Å
Non-Reaid antial Documentary Transfer Tax Non-Reaidential Propery Turnover Reie Tatarisof Texa 5 4 of Price Total Non-Reaidential Documentary Transfer Tax	Table Ref. 4	Factor 10.00% 0.11% \$	1,891 \$	3,974 \$	5,949 \$	7,916 \$	10.919 \$	13,148 \$	15,367 \$	17,577 \$	19,778 \$	28,569 \$	30,725
On-Site Sales Tax Seles Tax (@ 1.00% of Taxable Sales) Use Tax (@ 10.5% of Taxable Sales)	Table Ref.	Factor 1.00% \$ 10.50%	67,952 \$ 7,135	135,004 \$ 14,270	203,856 \$ 21,405	271,807 \$ 28,540	340,135 \$ 35,714	408,087 \$ 42,849	476,038 \$ 49,984	543,990 \$ 57,119	611,942 \$ 64,254	778,294 \$ 81,721	846,246 88,856
Less: 0.25% Reclassified to Property Tax Total On-Sits Bales Tax Allocated to County Proposition 172 - Hair Cent Sales Tax	n n alter	600% 8	75,087 \$ 32,026 \$	150,174 \$ 64,051 \$	225,260 \$ 96,077 \$	300,347 \$ 128,103 \$	375,849 \$	450,936 \$	528,022 \$ 224,357 \$	601,109 \$ 256,383 \$	676,196 \$ 288,408 \$	860,015 \$ 366,810 \$	935,102 398,836
Transient Occupancy Tax Hold - Business Rental Revenue Subject to TOT Hold - Resort Revenue Subject to TOT	Aet.	Factor 10.00% \$ 10.00% \$		69 69 67		, , , , , , ,	183,184 \$ - \$ 183,184 \$	183,184 \$ - 5 183,184 \$	183,184 \$. \$.183,184 \$	183,184 \$ - \$ 183,184 \$	183,184 \$ - \$ 183,184 \$	183,184 \$ 1,169,460 \$ 1,352,644 \$	183,184 1,169,460 1,352,644
Total Transient Occupancy (ax Aleocated to County Interest Earnings	Table Ref.	Factor											
Courty Share of Residential and Non-Residential Property Tax Documentary Transfer Tax Net Off-She Salar and Use Tax	ৰ ৰ শ	19	189,503 \$ 20,095 -	399,303 \$ 42,468	756,405 \$ 81,350	1,039,955 \$ 111,996	1,375,835 \$ 147,912 -	1,717,703 \$ 184,943	2,029,249 \$ 218,581	2,340,542 \$ 252,196	2,786,002 \$ 300,849	3,394,976 \$ 364,056 -	4,156,838 448,185 506 400
Net On-Site Safes and Use Tax Total Revenue Generating Interest Earnings	ŝ	49	75 087 284 684 \$	150.174 591,844 \$	225,260 1,083,016 \$	300,347 1,452,259 \$	375,849 1,599,596 \$	450 936 2 353 581 \$	528 022 2 773 852 \$	601 109 3 193 848 \$	3763 047 \$	4 619 046 \$	5 540 125
Total Interest Earnings	5 Table	1,13% \$	3,217 \$	6,639 \$	12,012 \$	16,411 \$	21,465 \$	28,595 \$	31,345 \$	36,090 \$	42,522 \$	52,195 \$	62,603
Other General Fund Discretionary Revenue Franchises	Ref.	Factor 10.08 \$	9,435 \$	17,163 \$	30,425 \$	41,552 \$	54,442 \$ 44 070	67,091 \$ 55,420	79,401 \$ 45.508	91,408 \$ 75,518	106,758 \$ 88,200	125,920 \$ 104.031	150,598 124 419
Fines and Penalties Miscellanous Federal and State Miscellanous Ravenue	000	8.31 1.30 0.17	722	14, 180 1,545 298	3,074 3,074 529	4,328 4,330 722	5,789 5,789 946	7,226	8,619 1,380	9,974	11,755	13,830	16,800 2,618
Criminal-Co. 25% DownWare 8 Int One Dal Taxas	φø				. ,	, ,		. ,	, ,			, ,	
Court Fees & Costs Court Fees Superior Court Fees	φω	, ,							• •			•••	
Rebates & Refunds Total Other General Fund Discretionary Revenue	Q	69	18,116 \$	33,187 \$	59,163 \$	80,933 \$	106,154 \$	130,911 \$	154,998 \$	178,490 \$	208,569 \$	245,970 \$	294,436

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s, Constant Dollars		
Analysis		
xhlbit C - Phasing	Valley	46 2017
Exhibit C	Paradise	Exhaunce 46 2017

POLICE PHASING February 15, 2017

Cumulative Reaidents Staffing Service Startard Swonn Officer per 1,000 reaidents. Numer of Swonn Officers Required Police Costs FISCAL IMPACT TO OTHER COUNTY FUNDS

Flaced Impact to Library Fund Financing Sources Library Tond Act Valorem Tax Basis Tax Acl. Into Padation Total County Ubrary Tax Fines, Fordikures & Penalities Library Fines and Flees Revenue from Use of Money and Property Reven

Total Financing Sources

Financing Requirements Library Services

Total Financing Requirements

Net Annual Surplus/ (Deficit)

0 11			1.20 1.20		1 635 322 \$ 1 986 521	
9		9,046	1.20	10.85	1 389 995 \$ 1	
6		7,675	1.20	9.21	1 179 390	
7		6,632	1.20	7.96	1 019 159 \$	
6		5,560	1.20	6,67	854,375 \$	
ω.		4,454	1.20	5.35	684,467 \$	
		3,332	1.20	4,00	511,999 \$	
		2.365	1.20	2.84	363,437 \$	
		1.189	1.20	1.43	182 714 \$	
		556	1.20	0.67	85 381 \$	
L	Factor		1.20		128,055 \$	
	Table Ref.		α	,	67 03	

	1.20	\$ 128,055	Table Footage	Land		
		67			69	-
556	1.20	85 381 \$			1 333 050 \$	
1,189	1.20	182 714 \$			2.810.889 S	
2,365	1.20	363 437 \$			5.339.069 \$	
3,332	1.20	511 899 \$			7.342.895 \$	
4,454	1.20	684,467 \$			9.710.399 \$	
5,560	1.20	854,375 \$			12 127 652 \$	A 1100 A 111
6,632	1.20	1 019 159 \$			14, 328, 792 \$	A 100 000
6/9//	1.20	1 179 390			18,528,216 \$	
8'04P	1.20	1 389 995 \$			19,684,324 \$	
10,042	1.20	1 835 322 \$			23 946 364 \$	E 101 07 0
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16 528 216 \$ 19 684 324 \$ 23 946 364 \$ 29 358 830	281,732 \$	1,303 \$ 1,522 \$ 1,795 \$ 2,147	62 \$ 73 \$ 86 \$ 103	237,926 \$ 283,327 \$ 344,614 \$ 422,448	78,878 \$ 92,124 \$ 108,659 \$ 129,955	70 070 E 07 174 E 100 2E0 E 170 0EE
\$ 14,328,792 \$ 16,528	205 081 \$ 236	1,132 \$ 1,	54 \$	206,267 \$ 237	68,517 \$ 78,	C0 E47 & 70
12,127,652 \$	173,577 \$	957 \$	46 \$	174,579 \$	57,894 \$	27 OUA 6
9.710,399 \$		776 \$	37 \$	139,793 \$	46,979 \$	40.070 €
7 342 895 \$	105 095 \$	592 \$	28 \$	105 716 \$	35,856 \$	AP NED B
5,339,069 \$	76.415 \$	434 \$	21 \$	76.870 \$	26,254 \$	4 14000
2,610,889 \$	40,231 \$	245 \$	12 \$	40,487 \$	14,811 \$	
1 333 050 \$	19 079 \$	135 \$	\$ 9	19,220 \$	8,142 \$	
69	.43% \$	0.14 \$	0.01 \$	sh	8.68 \$	
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292,494

116,685 \$ 137,751 \$ 158,048 \$ 191,203 \$ 235,954 \$

\$ 11,079 \$ 25,677 \$ 50,616 \$ 69,860 \$ 92,815 \$

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Valley	v 15. 2017
Paradise	February
	Paradise Valley

General Fund Financing Sources Properly Tax	Property Tark Ti-Lieur of Saler Tark Documentary Transfer Tark Property Tark Te-Lieur of MNL F Property Tark Te-Lieur of MNL F Ort-Site Retail Sales and Ues Tar Ort-Site Retail Sales and Ues Tar Transient Corcupancy Tark Interest Earnings Revenue Other Discretionary Revenue	Char Principing Journes General Frund Financing Requirements General Franchig Requirements Duble Protochian Judicia Polace Protochian Detertion and Correction Fire Protochian (Transfers to the Fire Eurid) Protochiantepericton Char Protochiantepericton	Transfers to the Transportation Fund Public Ways Facatifies Health and Samithinis Education Education & Cuthural Sanvices Debt Sanko Total Franscharg Requirements	General Fund Fiscal Impact General Fund Fiscal Impact Surplus/Deficit) par Unit Revenue/Cast Ratio Fiscal Impact to Fire Fund Financing Sources Net Annual Surplus / (Defici)	Fiscal Impact to Library Fund Financing Sourceas Financing Sourceas Net Amund Surplus / (Deficit) Fiscal Impact to Transportation Fund Financing Sourceas Net Amund Surplus / (Deficit) Net Fiscal Impact of Project Financing Sourceas Financing Sourceas Financing Sourceas
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31	4,737,298	512,210	1,085,275	1,352,844	355,711 -	11,101,282	547,469	228,507 2.418,270	518,304	691,858	170 825 1	503,275	652.211	36,769	4,183	noe	5,771,702	5,329,661	628	1.92	3,500,000		481,920	156,035	324,985	721,834	121,634	•	15,805,016 10,150,470	5,654,545
28	4,836,391 \$	522,924	3.049.013	1,352,644	72,824 355,711	11,274,782	547,469 \$	226,507 2.416.270	519,304	650,877	170 675	503,275	652.211	36,769	4,183	000	5,730,721	5,544,081 \$	653 \$	1.97	3,500,000 \$	-	491,944 \$	156,935	335,009 \$	721,834 \$	PER'171		15,988,580 \$ 10,109,489	5,879,070
21	4,937,557	533,863	3,112,791	1,352,644	74,091 355 711 1	11,451,931	547,469 \$	226,507 2,416,270	519,304	609,039	2,731	503,275	652.211	36,769	4,183	, ,	5,888,883 \$	5,783,048	\$ 629	2.01	3,500,000 \$	•	502,177 \$	156,935	345,242	721,834	721,834		18,175,942 \$ 10.087,652	6,106,291 \$
20	4,958,043 \$	536,077	3,125,706	1,352,644	74,347 355,711	11,487,803 \$	547,469 \$	226,507 2 416 270	519,304	800,567	2,731 170,825	503,275	- 852.211	36,769	4,183	200	5,680,411 \$	5,807,393 \$	684 \$	2.02	3,500,000 \$ 3,500,000	-	504,249 \$	156,835	347,315	721,834 \$	721,834	-	16,213,887 \$ 10.059.179	6,154,707 \$
19	4,978,614 \$	538,302	3,138,6/4 1,085,275	1,352,644	74,605 355,711	11,523,824 \$	547,469 \$	226,507 2 416 270	519,304	592,060	2,731	503,275	- 652 211	36,769	4,183	200	5,671,904 \$	5,851,921 \$	689 \$	2.03	3,500,000 \$ 3,500,000	•	506,330 \$	156,935	349,395 \$	721,834 \$	721,834	-	16,251,988 \$ 10 050 672	6,201,316 \$
16	4,999,270 \$	540,535	3,151,696 1,085,275	- 1,352,644	74,863 355 711	11,559,995	547,469 \$	226,507 2 416 270	519,304	583,517	2,731	503,275	652 211	38,769	4,183	200	5,663,361 \$	5,896,633 \$		2.04	3,500,000 \$ 3,500,000 \$	•	508,420 \$	156,935	351,485 \$	721,834 \$	721,834	••	16,290,248 \$ 10.042 130	6,248,118 \$
11	5,020,012 \$	542,778	3,164,773 1,085,275	1,352,644	75,123 355,711	11,598,315	547,469 \$	226,507 3 446 370	519,304	574,939	2,731	503,275	- 852 211	36,769	4,183	500	5,654,783 \$	5,941,532 \$	\$ 002	2.05	3,500,000 \$ 3,500,000	•	510,518 \$	156 935	353,583 \$	721,834 \$	721,834	•	16,328,667 \$ 10.033.562	6,295,115 \$
16	5,040,839 \$	545,030	3,177,903 1,085,275	1,352,644	75,384	11,632,786 \$	547,489 \$	226,507	519,304	566,326	2,731	503.275	- R52 211	36,769	4,183	200	5,546,170 \$	5.986.618 \$	705 \$	2.06	3,500,000 \$ 3,500,000 \$	- 8	512,625 \$	156.935	355,590 \$	721,834 \$	721,834	•	16,367,245 \$	6,342,306 \$
15	5,061,754 \$	- 547,291	3,191,088 1,085,275	1,352,644	75,646	11,669,409 \$	547,469 \$	226,507	519.304	557,677	2,731	503.275	-	36.769	4,183	500	5,637,521 \$	6.031.848 \$	710 5	2.07	3,500,000 \$ 3,500,000 \$	*	514,740 \$	156,935	357,805 \$	721,834 \$	721,834	•	16,405,983 \$	6,389,693 \$
14	5.082.755 \$	549,562	3,204,328 1,085,275	1,352,644	75,909	11,706,183 \$	547,469 \$	226,507	519.304	548,992	2,731	503 275	-	36.769	4,183	500	5,628,836 \$	R 077 348 \$	716.5	2.08	3,500,000 \$ 3,500,000	*	516,855 \$	156,935	359,930 \$	721,834 \$	721,834	•	16,444,881 \$	10,00/,604 6,437,277 \$
13	5.103.843 \$	551,842	3,217,622 1,085,275	1.352,644	76,173	11,743,110 \$	547,469 \$	226,507	519.304	540,270	2,731	503 275	-	36.769	4,183	200	5,620,114 \$	8 122 GGR 1	721 5	2.09	3,500,000 \$	* *	518.998 \$	156,935	362,063 \$	721,834 \$	721,834	•	16,483,942 \$	9,988,883 6,485,059 \$
12	4743717 \$	512,714	2,990,318 1,010,189	1.352,644	70,813	11.013,247 \$	512,289 \$	211,952	2,200,877	743,980	2,556	159,661 470,898		34 404	3,914	468	5,497,199 \$	E 646 048 E	A PONOTO	2.00	3,500,000 \$	-	482.351 \$	146.850	335,501 \$	675,412 \$	675,412	*	15,671,010 \$	9,819,461 5,851,549 \$
	Factor					5	30.28 \$	12.53	7.82	1	0.15	9.44		05140 234	0.27	0.03	 		• •		67	-	67			69		 ~	U)	-
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Residential Absorption Village 1 (Town Center) TOWNS Stacked fats HHDR Stacked fats	Tahla 												
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idential Absorption re Residential Absorption		964 7,944	540 8,490	8,490	6,490	5,490	6,490	8,490	5,490	8,490	8,490	8,490	8,490
Share of Residential Units	Table Persons per	WHEED.	100.0%	100.0%	100.0%	100.0%	100,0%	100.0%	100.0%	100.095	100.0%	100.0%	100.0%
	Ref. Household	1000	1040										
Total Population Cumulative Population	1.65 1.65	1,745	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724

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Paradise Valley February 15, 2017		12	13	14	15	16	17	5	19	20	м	R	ĸ
	Ref. Value												
Deeloopment Area A TOVNS Stacked flats HHDR Stacked flats	3 \$ 349,066 \$ 3 271,999 3 305,999 3 504,332			99 1 () 1 1	• •		• *	69 	99 1 4 9 9			•	* * * *
507.70 457.80 457.80 457.80	3 356,432 3 352,686 3 362,686 3 504,332 3 504,332	13.63		4)(30(00)(4))	5267.35	1.1.1	;		9 8 • 9	:			
60'X100' Village 2 (Town Center West)		8	66 G	90-09	a a	i i	ч.			s 8		• •	• •
80.4100 80.400 45.86 50.4100	3 473,732 3 362,686 3 473,732		isana la	- 9119 - 365 - 9119 - 365	#2 • • 0		• • • •			1211			,
50×100 Duplex 40'X62'			. 4NG	• 6.960			84 NO			88		 25.	
Stacked flats Triplex-aduit Triplex-aduit	3 201,466 3 301,466 3 301,466	66.03	n a la la	0.52.54 •	. 307 ·			,		nista.			
a⊃or viigae 3 (Casa Activic Aduit) MIXED USE HHDR		11,695,957		13	158	-10	110			3 i			4-1
DUPLEX DUPLEX 55x110	3 275,399 3 275,399 3 456,165		- actions	- 6363		0 X I	85 R . 11			a 4890			
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Village 4 (North Village)		ž	4	×			4		•	14			
Duptex-Adult Duptex-Adult 40:29		9.6	, ·		• 53	÷ C	in an	e •		unu -		ֈ-	
50x100 Duplex-Family		••§	. 225	к юз	1010		na v			. 12 . 2			
Duplex Standard Lot (60' X, 100') exemandari a (20' X, 100')		1.1	100	69 ×	83 ·	•••	5 I I		• •	549a)	· ·	••	• •
oranuaru Lor (* 27 * 100 / Duptex-Family Triplex Aduft	3 335,466 3 301,466	8.4	34 W	() • (••	•	• 68			14	,	• 14 •	
45x80 45x80		н н §	. 275	96 - 600	85853	(i)	20 -	• • •	,				
Duplex-Family Duplex-Family Mines & Kessey Millionely		10	7007 7	69	tist.	·			·	87 -			•
vitage s (cast vitage) Dupter Family 40 x 160		13,754,106	12,330,644		• •	9.0	4140			829			
70X100 85X115		-		r es	8 • 8	4. (4.)	i:4 •						
45X100 50X70		19,5/9,930 20,316,624 36,412,235	-	00	62 A	ŝi i		r s		Sati N	• •	••	۰.
90X90 80X100 80X100		10,590,972 6,119,988		59 AS		. 5	. 8	0C(e)		ana			
55X100 55X100		25,216,600	- 25,216,600		• •	2.63	49506	1009-3					
70X100 50X100		4,/12,384 23,686,600	-	•••	- 63	())	1.11	0 - I					
55X100 40X80 701207	3 368,332 3 611,998	24,479,920	22,031,928	104	(* 24)	, ,	5 V			(U - 14)			
Village 6 (South Village) 50X70		17,821,600 5 371 000	19,960,192	903	***			• (6)		100			
50X30 60X90 40X90		11,049,950	9,208,300	ε.			. 51	<		11742		• •	
50x90 40X90		17,458,935 14,279,960	25,964,570 10,709,970		•••		19 (20) 1	a):a(i)				•••	
75x100 75x100		18,359,940	15,469,950					00					
65x110 65x110 dubbe-family	3 456,165 3 456,165 3 335,486	18,246,600 16,773,300	11,404,125 14,425,038				• •	4004-			6.00		4.1
50X100 85X115			20,844,208 16,442,348 248,008,277						1 I I				
10031 Residential Assessed value Total Current Dariod Accessed Value Additions	»I «	407.953.943 \$					1	60	v) 1				
rotal current rentoo Assessed varies additions Current Period Cumulative Assessed Value Previous Period Adjusted Assessed Value	,	\$ 3,106,569,258 \$ 2,656,565,384	3,354,577,535 \$ 3,053,542,892 0.006	3,354,577,535 \$ 3,288,934,485 0,996	3,354,577,535 3,275,345,206 0,996	\$ 3,354,577,535 \$ 3,261,812,075 0.996	3,354,577,535 \$ 3,248,334,861 0.996	3,354,577,535 \$ 3,234,913,332 0,986	3,354,577,535 \$ 3,221,547,258 0,998	3,354,577,535 3,208,236,410 0,996	3,354,577,535 3,194,980,561 0,996	3,181,779,482 0.980	3,116,587,762
Defiation Factor @ u-a176 Cumutative Residential AV Adj. for Defiation Factor of 0.41%	1 ~1	3,053,542,892 \$	3,268,934,485	\$ 3,275,345,206 \$	3,281,812,075	\$ 3,246,334,861 \$	3,234,913,332 \$ 3	3,221,547,258	3,208,238,410 \$	3,194,980.561	\$ 3,181,779,482	-	3 052 731,759

Exhibit C - Phasing Analysis, Constant Dollars Paradise Valley

Exhibit C - Phasing Analysis, Constant Dollans Paradise Valky February 15, 2017				12	13		14		16	16		1	18		
Residential Property Tax	Table Ref.	Factor													
Besic Tax Paid Take Darafdowid Bennedy Tax	4	14	1.000% \$	30 535 429 \$ 4 282 685 \$	\$ 32,889,345 \$ \$ 4,612,828 \$	69 60	32,753,452 \$ 4,593,769 \$		32,618,121 \$ 4,574,788 \$	32,483,349 \$ 4,555,886 \$	\$ \$	32,349,133 \$ 4 537,062 \$	\$ 32.	32,215,473 \$ 32,082 4,518,316 \$ 4,495	\$ 32,082
Residential Property Tax in-Lieu of Sales Tax Off-Site Sales Tax Redirected to Property Tax			67			ŝ	1.21			54	\$	8	69	•	69
Proparty Tax From MVLF	Table Ref.	Table Ref. Factor	1												
Cumulative Residential AV Adj. for Deflation Factor of 0.41%			ю	3,053,542,892	3 3,053,542,892 \$ 3,288,934,485 \$ 3,275,345,206 \$ 3,261,812,075 \$ 3,248,534,861 \$ 3,234,913,332 \$ 3,221,547,258 \$ 3,208,236	619	3,275,345,206	3,26	1,812,075 \$	3,248,334,8	\$	3,234,913,332	\$ 3,221,	47,258	\$ 3,20
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%	-2		\$	298,831,906	298,831,906 \$ 318,265,651 \$ 316,950,536 \$ 315,640,954 \$ 314,338,783 \$ 313,038,001 \$ 311,744,584 \$ 310,456	6)	316,950,536	en en	5,640,954 \$	314,338,7	23 23	313,038,001	\$ 311,	44,584	\$ 31
Total Assessed Valuation			5	3,352,374,799	3,352,374,789 \$ 3,607,200,037 \$ 3,592,294,742 \$ 3,577,453,029 \$ 3,502,674,544 \$ 3,547,941,332 \$ 3,533,291,842 \$ 3,518,697	~	3,592,295,742	\$ 3,5,	7,453,029	3,562,671,6	14 \$	3,547,951,332	\$ 3,533,	91,842	\$ 3,51
Assessed Valuation / 1.000.000	ŝ	\$ 89	892 \$	3,352	3,352 \$ 3,607 \$	\$	3,592 \$		3,577 \$		3,563 \$	3,548 \$		3,533 \$	\$
Property Tax From MVLF	40		673	2,990,318 \$	\$ 3,217,622 \$	G	3 204 328 \$ 3,191 088 \$ 3,177,903 \$		3 191 088 \$	3,177,9	33 \$	3,164,773 \$		3,151,696 \$	\$ 3,136

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82.384 \$ 31.949.806 \$ 31.817.795 \$ 31.165.678 \$ 30.527.318 39.647 \$ 4,481,055 \$ 4,462,540 \$ 4.371.107 \$ 4,261,547

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Residential Property Tax in-Lieu of Sales Tax Off-Sita Sales Tax Redirected to Property Tax	÷	-	69	ب ه	643 1		•	9	69 23	69 1	49	1	1	•	
Property Tax From MVLF Cumulative Residential AV Adj, for Deflation Factor of 0.41%	Ref.	f. Factor	\$ 3,053,542,892	49		69					3,208,236,410	3,194,980,561	~		(7)
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%. Total Assessed Valuation	of 0.41%		\$ 298,831,906 \$ \$ 3,352,374,799 \$		318,265,551 \$,607,200,037 \$	316,950,536 \$ 3,592,295,742 \$	315,640,954 \$	318,285,551 \$ 316,950,538 \$ 315,640,854 \$ 314,338,783 \$ 3,607,200,037 \$ 3,592,295,142 \$ 3,577,453,029 \$ 3,562,671,644 \$	313,038,001 \$ 3,547,951,332 \$	311,744,584 \$ 3,533,291,842 \$	310,456,512 \$ 3,518,692,923 \$	309,173,763 \$ 3,504,154,323 \$	307,896,313 \$	301,587,802 3,418,175,564	\$ 295,408 \$ 3,348,140
Assessed Valuation /1,000,000 Property Tax From MVLF	un un	69	892 5 3 ,3	3,352 \$ 2,990,318 \$	3,607 \$ 3,217,622 \$	3,592 \$ 3,204,328 \$	3,577 \$ 3,191,088 \$	3,563 \$	3,164,773 \$	3,533 \$	3,519 \$	3,504 \$ 3,125,706 \$	3,490 5	3,049,013	5 2,086
Residential Documentary Transfer Tax	Ref.	Fac													
Residential Property Turnover Rate Transfer Tax es a % of Price Total Residential Documentary Transfer Tax	য খ	14.3% 0.11%	69	479,842 - \$	516,833 \$	514,697 \$	512,570 \$	510,453 \$	508,344 \$	506,243 \$	504,151 \$	502,068 \$	499,994	489,750	\$ 479
Off-Site Sales Tax	Table Rof.	ile <u>f.</u> Factor													
Household Income (@ 25% of Assessed Valuation) (d) Retall Taxable Seles (@ 32% of Household Income) (e)			% \$ 763,385,723 % 244,283,431	44	822,233,621 \$ 263,114,759	818,836,301 \$ 262,027,016	815,453,019 \$ 260,944,966	812,083,715 \$ 259,866,789	808,728,333 \$ 258,793,067	305,386,814 \$ 257,723,781	802,059,103 \$ 256,658,913	798,745,140 \$ 255,598,445	795,444,870 \$	779,146,940 249,327,021	\$ 783,182 244,218
Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (1) Sales Tax (@ 1.00% of Taxable Sales) Use Tax (@ 10.5% of Sales Tax)	ຂ)(J) ວີ ວີ	·	888	a 54 a	a (e)(e	ર શા	(· ·		• • •		• e 10	x esc			
Less: 0.25% Reclassified to Property Tax Total Off-Site Sales Tax Passed Through to County	£	0.00%	\$	69	69 ()	ø . ,	69 I		69	11	•	69 1			
NON-RESIDENTIAL FINANCING SOURCES	Table Measure Ref.	le Factor													
Office Square Feet	60	450,323	34,640	840	34,640	20 au		1	NEO 373	-	-	- 460 333	- 160 222	, 150 375	AED
at ans	Sq. Ft. 3	\$ 296	¢ \$	69	450,323 10,253,508 \$	375 (UCP	400,323 - \$ - \$	400,323 - \$ - \$	5 - 5 - 5997 C	\$ - \$ - \$ -	\$ - \$	2 445 2 445	2 445	2.445	*
ative Employees e Sales	persq. Ft 5 persq. Ft 5			č,	-	-		1	-	i i	N.		, ,	•	1940
Retear Square Feet Crimidetkia Sanižive Faet	6	441,687	4		33,976 441,687	441,687	441,687	441,687	441,687	- 441,687	- 441,687	441,687	441,687	441,687	441
8	per Sq. Ft 3	\$ 231 600	\$	\$9	7,848,438 \$	\$ 958 -	8 - 8	- \$ 839	, \$ 839	839 -	- \$ 839	- \$ 839	- 839	839	
oyees	n n L LL R R		0 81,542,215		88,337,400	88,337,400	88,337,400	B8,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	88,337,400	68,337
Lught medestraat Siquare Sect Signare Sect	е	106,380	0 13,298 93.083	298 083	13,298	-	106.380	106,380	106,380	106,380	106,380	106,380	106,380	106,380	106
108	per Sq. Ft. 3	\$ 193 600	69-	418 \$	2,566,418 \$	168 168	- \$	168	- \$ 168	- \$	- \$	- \$ 168	168	168	
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	per room 3	\$ 95,000 0.35	\$	а Ч	, ¥	35 \$	به ۱۳	\$ 92	* ' %	35 5	35 35	35 °	35	38	
Cumularve Employees Taxable Sales	perroom 5			37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37,549	37
riouar e resourt Number of Rooms Crumides Number of Dorme	e	300		300	300	300	300	300	300	- 300	300	300	300	300	
	per room 3	\$ 200,000	\$	- \$	\$ UU2	\$ 008 -	300 \$, \$ 300	300	300 \$	300	300 \$	* 000 -	300	
Cumulance Employees Taxable Sales Controls	per room 5	32,800	9,840	114	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
Square Feet Square Feet	3	'	. ,	.,				, ,	• •		• •	.,	7.4	•••	
5	per Sq. Ft. 3	\$ -	\$	- \$ 197	- \$ 497	- \$ 497	- \$	- \$ 497	- \$	- \$	- \$	- \$ 497	497	487	
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Exhibit C - Phasing Analysis, Constant Dollars Paradise Valley February 15, 2017

Non-Residential Property Tax Basic Tax Valid Non-Residential Unsecured Property Tax as a % of Secured Total Non-Residential Property Tax

Non-Residential Property Tex fn-Lieu of Sales Tax On-Site Sales Tax Redirected to Property Tax

Non-Residential Documentiary Transfer Tax Non-Residential Property Turmover Rate Transfer Tax as a % of Price Total Non-Residential Documentary Transfer Tax

On-Site Sales Tax Use Tax (20% of Tarable Seles) Uses 12x (20% of Seles) Tax) Less 0.25% Reaminate to Property Tax Tobal On-Site Sales Tax Allocated to Comty Proposition 1/2 - Helf Cent Sales Tax

Translant Occupancy Tax Hotal - Business Rental Revenue Subject to TOT Hotal - Resort Revenue Subject to TOT Hotal Translant Occupancy Tax Allocated to County Total Translant Occupancy Tax Allocated to County

Interest Earnings County Strate of Residential and Non-Residential Property Tax Net OFSIse Sales and Use Tax Net OFSIse Sales and Use Tax Total Revenue Generating Interest Earnings

Total Interest Eamings

Franchises Franchises Fires and D'embles Riscelanouss Revortise Miscelanouss Revortise CriminaLCo. 25% Pondicas & Jint On Del Taxes Court Fees & Confis Superior Court Fees Repetior Court Fees Repetior Court Fees Repetior Court Fees Other General Fund Discretionary Revenue

	12	13	14	15	10	17	18	19	20	21	24	31
	2,988,319 \$ 298,832 461,033 \$	3,182,656 \$ 318,266 491,015 \$	3,169,505 \$ 316,951 - 488,986 \$	3,156,410 \$ 315,641 486,965 \$	3,143,368 \$ 314,337 484,853 \$	3,130,380 \$ 313,038 482,950 \$	3,117,446 \$ 311,745 480,954 \$	3,104,565 \$ 310,457 478,967 \$	3,091,738 \$ 309,174 476,988 \$	3,078,983 1.5 307 896 475,017 \$	3,015,878 \$ 301,588	2,954,085 295,469 455,751
	64) 1	49 1	•** •	60 1	••	es Lit	به ۱	67	69		• •	
	32,872 \$	35,009 \$	34,865 \$	34,721 \$	34,577 \$	34,434 \$	34,292 \$	34,150 \$	34,009 \$	33,869 (\$	33/1/28	32,495
	914,198 \$ 95,991	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126	382,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126 -	982,150 (-\$ 103,126	982,150 \$ 103,126	982,150 103,126
1.1	1,010,189 \$ 430,861 \$	1,085,275 \$ 462,887 \$	1,085,275 \$ 462,887 \$	1,085,275 \$ 462,887 \$	1,085,275 \$ 462,887 \$	1,085,275 \$ 462,887 \$	1,085,275 \$ 462,887 \$	1,085,275 \$ 462,887 \$	1.085,275 \$ 462,887 \$	1,085,275 4	1,085,275 \$ 482,887 \$	1,065.275 452,887
	183,184 \$ 1,352,644 \$	183,184 \$ 1 169,460 \$ 1,352,644 \$	183,184 \$ 1 169,460 \$ 1,352,644 \$	183,184 \$ 1,169,480 \$ 1,352,644 \$	183,184 \$ 1,169,460 \$ 1,352,644 \$	183.184 \$ 1,169.460 \$ 1,352.844 \$	183,184 \$ 1,169,460 \$ 1,352,644 \$	183,184 \$ 1,169,460 \$ 1,352,644 \$	183,184 \$ 1,169,460 \$ 1,352,644 \$	183,184 \$ 1,169,460 1,352,644 ; \$	183,184 \$ 1,109,460 1,052,644 \$	183,184 1,169,480- 1,352,644
	4,743,717 \$ 512,714 1,010,189	5,103,843 \$ 551,842 1,085,275	5,082,755 \$ 549,562 1,085,275	5,061,754 \$ 547,291 1,085,275	5,040,839 \$ 545,030 1,085,275	5,020,012 \$ 542,778 1,085,275		4,978,614 \$ 538,302 1 085 275	4,958,043 \$ 538,077 1,085,275	4,937,557 \$ 533,863 1,085,275	4,836,391 \$ 522,924 1,085,275	4,737,298 512,210 1,085,275
	6,266,620 \$ 70,813 \$	8 740 950 \$ 76,173 \$	6 / 1/ 592 \$	6 694 320 \$ 75,648 \$	75,384 \$	75,123 \$	74,863 \$	74,605 \$		74,091 \$	72,824 \$	71,583
	170,178 \$ 140,595 19,121 2,958	181,864 \$ 150,250 20,435 3,161	181,864 \$ 150,250 20,435 3,161	181,864 \$ 150,250 20,435 3,161	181,864 150,250 20,435 3,161							
		, , , , ,			• • 14 #22	• • 635			••••		1111	, , , ,
	332,852 \$	355,711 \$	355,711 \$	355,711 \$	355,711 \$	355,711 \$	355,711 \$	355,711 \$	355,711 \$	355,711 \$	305,711 \$	355,711

Exhibit C - Phasing Analysis, Constant Dollars Paradise Valley February 16, 2017

POLICE PHASING

Cumulative Residents Staffing Service Standard Swom Officer per 1,000 residents Unimber of Swom Officers Required Police Costs FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund Financhrg Sources Dibrary Yound Av Valence Besic Tax Aug. for Pohation Toval County Visiny Yang Finas Fonditures & Penale Revenue from Use of Money and Property Revenue Revenue

Total Financing Sources

Financing Requirements Library Services

Total Financing Requirements

Net Annual Surplus/ (Deficit)

Factor 1.20					2							where we are the second s	
1.2/	I												
1.2(I	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
		1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1,20	1.20
		17.66	18.87	18.87	18.87	18.87	18.87	18.87	18.87	18,87	18.87	18.87	18.87
128,055	\$	2 260,877 \$	2416270 \$	2416270 \$	2 416 270 \$	2,416,270 \$	2,415,270 \$	2,416,270 \$	2416270 \$	2 416 270 \$	2 416 270	2,416,270	2 416 270
Factor	I												
	٠	9 072 CC3 CC	3 000 570 36	35 022 067 \$	35 774 530 \$	35 626 716 \$	35,479,513 \$	35 332 918 \$	35,186,929 \$	35 041 543 \$	34,896,759 \$	34,181,758 \$	33,481,403
1.43	1.43% \$	4 19 808 \$	516,280 \$	514,147 \$	512 023 \$	\$ 106.605	507.400 \$	505,702 \$	503 613 \$	501,532 \$	499 460 1 \$	489 226 \$	479,202
0.14	4	2,426 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593 \$	2,593
0.01	**	116 5	124 \$	124 \$	124 \$	124 \$	124 \$	124 \$	124 \$	124 \$	124 5	124 \$	124
	69	482,351 \$	518,998 \$	516,865 \$	514.740 \$	512,025 1	510,518 \$	508.420 \$	506,330 \$	504,249 \$	502,177 \$	491 944 \$	481 920
8,68	**	146,850 \$	156,935 \$	156,935 \$	156,935 \$	156,935 \$	156,935 \$	156,935 \$	156,935 \$	156,935 \$	156,935 \$	158,935 \$	158,935
	a9	146,850 \$	156,935 \$	156,935 \$	156.935 \$	\$ 566,931	155,935 \$	156,935 \$	156,935 \$	156 935 \$	156,935 \$	156,935 \$	156 835.
	«	335.501 \$	362.063 \$	359,930 \$	357,805 \$	355,690 \$	353,583 \$	351,485 \$	349,395 \$	347,315 \$	345,242 \$	335,009 \$	324,985

We Make a Difference

Michael Baker

INTERNATIONAL

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);

Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **2** of **9**

- 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).

Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **3** of **9**

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 (MVLF), 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 inlieu 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 Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **4** of **9**

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 MVLF (\$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 MVLF 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.

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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 casestudy 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 Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **6** of **9**

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).

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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.

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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 x 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 casestudy analyses were conducted for Sheriff Patrol and Animal Control. This review identifies an additional cost of about \$1,810,000 for these two functions. Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **9** of **9**

- The Project may generate a much greater shortfall in the County Structural Fire Protection Fund than the \$1.46 million estimated (before CSA revenues). DPFG 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, MVLF 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).

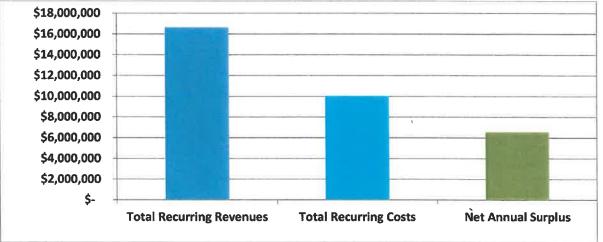


Table 1: Net Annual Surplus at Buildout

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

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	-	-,0000,210	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	3.19
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	42.19
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	11.49
Public Assistance	8	4	36,769	0.6%
Education	8	0	4,183	0.19
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	
I. 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)		\$ -	\$ -	
II. Fiscal Impact to Library Fund		^ ^	* 500 477	
A. Financing Sources	11	\$ 59	\$ 502,177	
B. Financing Requirements Net Annual Surplus / (Deficit)	11	18 \$ 41	156,935 \$ 345,242	
V. 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

	Tax Rate A	rea (a)	Weighted
Agency (b)	058-002	058-011	Average (c)
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 additional 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 16, 2017

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

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nts: 15,/24 yees: 3,634 s/Retail/Light Industrial 3,634 95% 9500 alotal 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452 3,452,) USE OVERVIEW															
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pancy Rate 85% Jotal 3,452 School/Other 1,260 otal Employees 4,712 Jent Residents (Residents & 50% Employees) 18,080	Office/Retail/Light Industrial		3,634													
ilotal 3,452 /School/Other 1,260 otal Employees 4,712 ilert Residents (Residents & 50% Employees) 18,090	Occupancy Rate		95%													
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deal Employees 4.712 ilent Residents (Residents & 50% Employees) 18.080	Hotel/School/Other		1.260													
lient Residents & 50% Employees)	Total Employee		4712													
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	Footnates															

(c) Per The Natelson Dale Group. Analysis of Onsite Employment Potentials, dated April 19, 2016.
 (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 ted to permanent commercial/institutional locations. Calculations per The Natelson Dale Group, Analysis of Onsite Employment activities not ted to permanent commercial/institutional locations. Calculations per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
 (e) Per DPFC database of fiscal impact studies. Rational locations. Calculations per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
 (e) Per DPFC database of fiscal impact studies. The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19, 2016.
 (f) For purposes of this analysis, we have no activate and 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.

R Sq. Ft. Year 13 (a) 92 92 (a) 114 114 (b) 114 114 (c) 66 67 (c) 66 67 (c) 77 70 (c) 114 112 (c) 122 123 (c) 122 123 (c) 122 123 (c) 122 123 (c) 123 123 (c) 123 123 (c) 123 123 (c) 136 92 (c) 116 93 (c) 56 56 (c) 56 56 (c) 116 116 (c) 100 51 (c) 107 56 (c) 66 66 (c) 107 66	Year 14 Year 15 Year 15 Year 17 Year 19 Year 20 Vear 21 Value \$ 32,114,072 \$ 57,391,789 57,391,789 57,391,789 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,393,488 57,493,486 56,016 57,439,3488 51,458,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 54,548,016 <th>Assessed</th> <th></th> <th>Residents/</th>	Assessed		Residents/
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1-1 5 349,066 per Unit 1-3 271,999 per Unit 1-4 305,999 per Unit 1-7 355,4332 per Unit 1-7 355,4332 per Unit 1-7 355,466 per Unit 1-7 355,466 per Unit 1-8 504,332 per Unit 1-8 504,332 per Unit 2-2 473,732 per Unit 2-2 473,732 per Unit 2-3 362,666 per Unit 2-4 473,732 per Unit 2-5 301,466 per Unit 2-6 314,499 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 3-8 515,666 per Unit 3-7 301,466 per Unit 3-7 301,466 per Unit			(q)	
1-3 271,999 per Unit 1-4 305,3939 per Unit 1-7 335,4332 per Unit 1-7 335,4332 per Unit 1-7 335,4332 per Unit 1-7 335,6456 per Unit 1-8 509,999 per Unit 1-8 509,399 per Unit 2-2 473,732 per Unit 2-2 473,732 per Unit 2-4 332,686 per Unit 2-2 332,686 per Unit 2-3 332,686 per Unit 2-4 344,532 per Unit 2-5 301,466 per Unit 2-6 314,499 per Unit 2-7 301,466 per Unit 3-3 456,165 per Unit 3-4 35,399 per Unit 3-5 337,466 per Unit 3-5 355,466 per Unit 3-5 355,466 per Unit 3-5 355,466 per Unit 3-5 355,466 per Unit	2 3 9 1 2 9	32,114,072	1.85	170
1-4 305,999 per Unit 1-7 366,332 per Unit 1-7 382,666 per Unit 1-7 382,666 per Unit 1-7 382,666 per Unit 1-7 382,666 per Unit 1-8 504,332 per Unit 1-8 504,332 per Unit 2-1 509,999 per Unit 2-2 473,7732 per Unit 2-4 473,7732 per Unit 2-5 314,499 per Unit 2-6 314,499 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 3-3 515,665 per Unit 3-4 355,399 per Unit 3-5 337,599 per Unit 3-6 565,696 per Unit 3-7 301,466 per Unit 3-7 337,599 per Unit 3-7 <t< td=""><td>12 3 9 9 9 9</td><td>57,391,789</td><td>1.85</td><td>391</td></t<>	12 3 9 9 9 9	57,391,789	1.85	391
1-6 564,332 per Unit 1-7 385,635 per Unit 1-7 385,635 per Unit 1-7 385,635 per Unit 1-8 504,332 per Unit 1-8 504,332 per Unit 1-8 504,332 per Unit 2-1 509,999 per Unit 2-2 473,732 per Unit 2-3 387,599 per Unit 2-4 344,639 per Unit 2-5 337,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-5 335,466 per Unit 3-5 355,399 per Unit 3-5 355,399 per Unit 3-6 535,399 per Unit 3-7 355,399 per Unit 3-7	5 3 6	26,377,587	1.85	765
1-7 356,432 per Unit 1-7 362,666 per Unit 1-8 509,999 per Unit 1-8 509,999 per Unit 2-1 509,999 per Unit 2-2 373,732 per Unit 2-4 503,732 per Unit 2-2 373,732 per Unit 2-4 373,732 per Unit 2-5 34,639 per Unit 2-6 34,639 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 3-8 515,695 per Unit 3-3 515,666 per Unit 3-3 355,466 per Unit 3-5 355,466 per Unit 3-5 355,466 per Unit 3-5 355,466 per Unit 3-5 355,466 per Unit 3-6 565,665 per Unit 3-7 575,399 per Unit </td <td>5. 3</td> <td>57,493,848</td> <td>1.85</td> <td>211</td>	5. 3	57,493,848	1.85	211
1.7 382,666 per Unit 1.8 509,399 per Unit 1.9 509,399 per Unit 1.9 509,399 per Unit 2.1 509,399 per Unit 2.2 473,732 per Unit 2.2 382,666 per Unit 2.2 382,666 per Unit 2.4 344,532 per Unit 2.4 344,532 per Unit 2.4 344,532 per Unit 2.5 301,466 per Unit 2.4 344,532 per Unit 3.2 365,165 per Unit 3.3 515,666 per Unit 3.4 366,165 per Unit 3.5 387,599 per Unit 3.5 355,666 per Unit		31,366,016	1.85	163
1-7 333,050 Per Unit 1-8 509,999 Per Unit 2-2 473,732 Per Unit 2-2 473,732 Per Unit 2-2 473,732 Per Unit 2-2 473,732 Per Unit 2-3 332,686 Per Unit 2-4 333,732 Per Unit 2-4 344,532 Per Unit 2-5 314,409 Per Unit 2-7 301,466 Per Unit 2-7 301,466 Per Unit 2-7 301,466 Per Unit 3-3 456,165 Per Unit 3-3 456,165 Per Unit 3-3 356,666 Per Unit 3-4 356,165 Per Unit 3-5 356,165 Per Unit 3-66,165		24,298,622	1.85	124
1-6 500,339 Per Unit 2-1 509,399 Per Unit 2-2 473,732 Per Unit 2-2 473,732 Per Unit 2-2 473,732 Per Unit 2-2 473,732 Per Unit 2-3 362,686 Per Unit 2-4 344,337 Per Unit 2-5 301,466 Per Unit 2-7 301,466 Per Unit 2-7 301,466 Per Unit 2-7 301,466 Per Unit 3-3 275,399 Per Unit 3-3 456,165 Per Unit 3-3 456,165 Per Unit 3-5 335,466 Per Unit 3-5 355,466 Per Unit 3-5 355,466 Per Unit 3-6 650,999 Per Unit 3-7 515,685 Per Unit 3-7 515,686 Per Unit 3-7 515,686 Per Unit />3-7 515,686 <td></td> <td>33 285 912</td> <td>185</td> <td>122</td>		33 285 912	185	122
2-1 509.999 per Unit 2-2 373.732 per Unit 2-2 373.732 per Unit 2-3 373.732 per Unit 2-4 473.732 per Unit 2-4 373.732 per Unit 2-4 373.732 per Unit 2-4 373.732 per Unit 2-5 314.463 per Unit 2-7 301.466 per Unit 2-7 301.466 per Unit 2-7 301.466 per Unit 3-2 275.399 per Unit 3-3 456.165 per Unit 3-3 456.165 per Unit 3-5 335.466 per Unit 3-5 335.466 per Unit 3-5 355.466 per Unit 3-5 355.466 per Unit 3-5 355.466 per Unit 3-6 556.59 per Unit 3-7 515.665 per Unit 3-7 5		35.699.930	1.85	130
2-1 509.999 per Unit 2-2 473,732 per Unit 2-2 343.532 per Unit 2-4 344.632 per Unit 2-4 344.632 per Unit 2-5 367.686 per Unit 2-5 347.632 per Unit 2-5 344.632 per Unit 2-7 301.466 per Unit 2-7 301.466 per Unit 2-7 301.466 per Unit 3-2 256.666 per Unit 3-3 456.165 per Unit 3-3 515.665 per Unit 3-4 257.399 per Unit 3-5 356.165 per Unit 3-5 356.165 per Unit 3-5 355.466 per Unit 3-5 355.466 per Unit 3-5 355.466 per Unit 3-6 65.339 per Unit 3-7 515.665 per Unit 3-7 5				
2-2 473,732 per Unit 2-3 382,886 per Unit 2-4 473,732 per Unit 2-4 473,732 per Unit 2-5 384,632 per Unit 2-5 344,532 per Unit 2-5 344,632 per Unit 2-5 344,636 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 3-1 271,999 per Unit 3-2 275,339 per Unit 3-3 456,165 per Unit 3-3 515,066 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-6 632,338 per Unit 3-7 515,665 per Unit 3-6 535,666 per Unit 3-6 535,666 per Unit 3-7 515,665 per Unit 3-7	36	39,269,923	1.85	143
2-2 332,686 per Unit 2-4 344,532 per Unit 2-4 344,532 per Unit 2-5 314,409 per Unit 2-7 301,466 per Unit 3-3 256,639 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-4 355,666 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-6 632,338 per Unit 3-7 515,665 per Unit 3-6 535,466 per Unit 3-7 515,665 per Unit 3-7 515,665 per Unit 3-7 515,665 per Unit 3-7 515,666 per Unit	.4	43,583,344	1.85	170
2.2 473,732 per Unit 2.4 347,3732 per Unit 2.4 347,3732 per Unit 2.4 347,3572 per Unit 2.4 347,3572 per Unit 2.5 314,409 per Unit 2.7 301,466 per Unit 2.9 387,599 per Unit 3.1 271,999 per Unit 3.2 275,399 per Unit 3.3 456,165 per Unit 3.3 456,165 per Unit 3.4 35,5399 per Unit 3.5 332,666 per Unit 3.5 355,466 per Unit 3.5 355,666 per Unit 3.5 355,666 per Unit 3.5 355,666 per Unit 3.5 355,666 per Unit 3.6 535,996 per Unit	× .	36,268,600	1.85	185
2.4 473,732 Per Unit 2.5 314,635 Per Unit 2.5 314,635 Per Unit 2.7 301,486 Per Unit 3.1 27,399 Per Unit 3.2 275,399 Per Unit 3.3 515,865 Per Unit 3.3 515,865 Per Unit 3.3 515,865 Per Unit 3.4 355,466 Per Unit 3.5 335,466 Per Unit 3.5 335,466 Per Unit 3.5 355,466 Per Unit 3.7 515,665 Per Unit 3.7 515,665 Per Unit 3.7 515,665 Per Unit 3.7 535,399 Per Unit 3.7 535,399 Per Unit 3.7 535,399 Per Unit 3.7 </td <td>42</td> <td>42,162,148</td> <td>1.85</td> <td>165</td>	42	42,162,148	1.85	165
2.4 344,532 Per Unit 2.5 314,656 Per Unit 2.7 301,466 Per Unit 2.7 301,466 Per Unit 2.9 301,466 Per Unit 2.9 301,466 Per Unit 3.2 275,399 Per Unit 3.3 456,165 Per Unit 3.3 456,165 Per Unit 3.4 55,5399 Per Unit 3.3 456,165 Per Unit 3.4 55,5399 Per Unit 3.5 335,466 Per Unit 3.5 335,466 Per Unit 3.5 335,466 Per Unit 3.5 355,665 Per Unit 3.5 355,666 Per Unit 3.7 515,665 Per Unit 3.7 515,665 Per Unit 4.3 344,532 Per Unit 4.3 3532 Per Unit 4.3 355,939 Per Unit 4.3 365,939 Per Unit 4.3 <td></td> <td>0/2/00/2/0</td> <td>1.00 20 1</td> <td>612</td>		0/2/00/2/0	1.00 20 1	612
2-5 337,559 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 2-8 337,559 per Unit 3-1 271,999 per Unit 3-2 275,339 per Unit 3-3 515,665 per Unit 3-3 515,665 per Unit 3-3 515,665 per Unit 3-4 366,165 per Unit 3-5 386,666 per Unit 3-5 386,666 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-6 632,338 per Unit 3-7 515,665 per Unit 3-8 365,666 per Unit 3-7		368 878	1.85	226
2-7 301,466 per Unit 2-7 301,466 per Unit 2-7 301,466 per Unit 3-1 271,999 per Unit 3-2 275,339 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-4 551,5665 per Unit 3-5 395,666 per Unit 3-5 386,165 per Unit 3-5 386,165 per Unit 3-5 386,166 per Unit 3-5 386,165 per Unit 3-5 336,466 per Unit 3-5 335,466 per Unit 3-6 632,338 per Unit 3-7 515,665 per Unit 3-7 515,665 per Unit 3-7 515,665 per Unit 4-1 344,532 per Unit 4-3 355,466 per Unit 4-3 355,309 per Unit 4-3 <td< td=""><td>8</td><td>95,208,120</td><td>1.85</td><td>778</td></td<>	8	95,208,120	1.85	778
2-7 301,466 per Unit 2-9 381,599 per Unit 3-1 271,999 per Unit 3-2 275,399 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-4 3-5 365,066 per Unit 3-5 386,066 per Unit 3-5 386,066 per Unit 3-5 386,066 per Unit 3-5 335,466 per Unit 3-6 632,338 per Unit 3-7 515,665 per Unit 3-6 632,338 per Unit 3-7 515,665 per Unit 4-1 344,532 per Unit 4-2 335,466 per Unit 4-3 355,995 per Unit 4-3 355,995 per Unit 4-3 355,995 per Unit 4-3 355,995 per Unit		18,087,960	1.85	111
2-9 387,599 per Unit 3-1 271,999 per Unit 3-2 275,399 per Unit 3-3 456,165 per Unit 3-4 3-5 382,666 per Unit 3-5 335,466 per Unit 3-5 357,636 per Unit 3-6 632,398 per Unit 3-7 515,665 per Unit 4-1 34,532 per Unit 4-3 355,3466 per Unit 4-3 355,339 per Unit		39, 190, 580	1.85	241
3-1 271,999 per Unit 3-2 275,399 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-3 456,165 per Unit 3-4 355,399 per Unit 3-5 325,696 per Unit 3-5 335,465 per Unit 3-5 355,466 per Unit 3-5 355,465 per Unit 3-5 355,465 per Unit 3-5 355,465 per Unit 3-6 652,398 per Unit 3-7 515,665 per Unit 3-7 515,665 per Unit 3-7 515,665 per Unit 4-1 34,532 per Unit 4-2 363,999 per Unit 4-3 355,466 per Unit 4-3 355,999 per Unit 4-3 355,999 per Unit 4-3 569,999 per Unit 4-3 569,999 per Unit <	8	97n'/00'00	20.	20
32 275,339 Per Unit 32 275,339 Per Unit 33 456,155 Per Unit 33 456,155 Per Unit 35 355,155 Per Unit 35 355,369 Per Unit 35 355,465 Per Unit 35 355,466 Per Unit 36 632,338 Per Unit 36 632,338 Per Unit 37 515,665 Per Unit 41 34,532 Per Unit 42 335,466 Per Unit 42 345,322 Per Unit 43 353,325 Per Unit 43 353,325 Per Unit 43 353,325 Per Unit 43 55,939 Per Unit 43 55,939 Per Unit 43 55,939 Per Unit 43 55,939 Per Unit 44 56,939 Per Unit 45 533,325	11	113,695,582	1.85	774
3.2 275,339 per Unit 3.3 456,165 per Unit 3.3 515,665 per Unit 3.4 275,339 per Unit 3.5 356,165 per Unit 3.5 356,165 per Unit 3.5 356,165 per Unit 3.5 356,165 per Unit 3.5 356,666 per Unit 3.5 356,466 per Unit 3.5 356,466 per Unit 3.5 356,466 per Unit 3.5 355,466 per Unit 3.6 632,338 per Unit 3.7 515,665 per Unit 4.1 344,532 per Unit 4.2 355,939 per Unit 4.3 353,336 per Unit 4.3 353,335 per Unit 4.3 353,335 per Unit 4.3 353,335 per Unit 4.3 353,335 per Unit 4.4 56,999 per Unit 4.3 353,335 per Unit 4.4 56,999 per Unit 4.3 353,335 per Unit 4.4 569,999 per Unit	1	12,668,354	1.85	85
3.3 456,155 per Unit 3.3 456,155 per Unit 3.4 275,399 per Unit 3.5 352,666 per Unit 3.5 352,666 per Unit 3.5 355,666 per Unit 3.5 632,338 per Unit 3.7 515,655 per Unit 4.1 34,532 per Unit 4.2 355,999 per Unit 4.3 3	27	27,815,299	1.85	187
3.3 515,665 per Unit 3.3 515,665 per Unit 3.4 225,366 per Unit 3.5 362,666 per Unit 3.5 362,666 per Unit 3.5 362,666 per Unit 3.5 355,369 per Unit 3.5 355,466 per Unit 3.5 355,466 per Unit 3.5 355,466 per Unit 3.5 355,466 per Unit 3.5 515,656 per Unit 3.5 632,338 per Unit 3.7 615,655 per Unit 4.1 344,532 per Unit 4.2 355,939 per Unit 4.3 335,466 per Unit 4.3 335,466 per Unit 4.3 335,338 per Unit 4.3 55,939 per Unit 4.3 533,32 per Unit 4.3 533,338 per Unit 4.4 56		39,230,190	1.85	159
3-3 3-60, los per Unit 3-5 395,666 per Unit 3-5 395,666 per Unit 3-5 395,666 per Unit 3-5 395,666 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-6 515,665 per Unit 3-7 615,665 per Unit 3-7 615,665 per Unit 3-7 632,338 per Unit 4-1 344,532 per Unit 4-2 356,999 per Unit 4-3 335,466 per Unit 4-3 335,496 per Unit 4-3 55,904 per Unit 900 4-4 569,048		33 300 045	1.85	135
35 35,000 001 3.5 399,666 per Unit 3.5 399,666 per Unit 3.5 335,466 per Unit 3.5 335,466 per Unit 3.5 335,466 per Unit 3.5 335,466 per Unit 3.6 632,338 per Unit 3.7 515,665 per Unit 4.1 34,532 per Unit 4.1 34,532 per Unit 4.2 355,989 per Unit 4.3 335,466 per Unit 4.3 55,939 per Unit 4.3 53,322 per Unit 900 4.4 569,939 per Unit	3. 5	31.395.486	1.85	211
 3-5 396,666 per Unit 3-5 375,389 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-5 335,466 per Unit 3-6 632,398 per Unit 3-7 515,665 per Unit 4-1 344,532 per Unit 4-1 344,532 per Unit 4-3 45,332 per Unit 4-4 56,999 per Unit 4-4 569,048 per Unit 4-4 569,048 per Unit 4-4 569,048 per Unit 	32	32,639,940	1.85	167
3.5 275,339 per Unit 3.5 335,466 per Unit 3.5 355,466 per Unit 3.5 515,665 per Unit 3.6 632,339 per Unit 3.7 515,665 per Unit 4.1 34,532 per Unit 4.2 355,465 per Unit 4.3 335,465 per Unit 4.3 335,465 per Unit 4.3 335,465 per Unit 4.3 335,465 per Unit 4.3 509,395 per Unit 00) 4.4 509,308	8	38,476,602	1.85	180
3.5 335,466 per Unit 3.5 335,466 per Unit 3.5 356,466 per Unit 3.6 515,645 per Unit 3.6 535,456 per Unit 3.7 535,456 per Unit 3.7 515,655 per Unit 3.7 515,655 per Unit 4.1 344,532 per Unit 4.2 356,499 per Unit 4.3 356,499 per Unit 4.3 356,466 per Unit 4.3 356,466 per Unit 4.3 356,466 per Unit 4.3 353,466 per Unit 4.3 353,466 per Unit 4.3 353,466 per Unit 900) 4.4 569,048 per Unit	9	10,208,254	1.85	270
3.5 352,666 per Unit 3.5 353,466 per Unit 3.6 632,339 per Unit 3.7 632,339 per Unit 3.7 515,665 per Unit 4.1 34,532 per Unit 4.1 34,532 per Unit 4.2 356,999 per Unit 4.3 354,565 per Unit 4.3 354,562 per Unit 4.3 353,369 per Unit 4.3 56,999 per Unit 4.3 56,999 per Unit 4.3 56,909 per Unit 6.3 354,66 per Unit 6.3 56,909 per Unit		30,862,872	1.85	170
35 353,460 FUIIt 3.6 515,665 Per Unit 3.7 632,339 Per Unit 3.7 632,339 Per Unit 3.7 632,339 Per Unit 3.7 632,339 Per Unit 4.1 344,532 Per Unit 4.1 344,532 Per Unit 4.2 356,999 Per Unit 4.3 333,466 Per Unit 4.3 333,466 Per Unit 4.3 533,392 Per Unit 4.3 533,392 Per Unit 6.3 533,2466 Per Unit 6.3 533,2466 Per Unit 6.3 533,2466 Per Unit 7.4 569,048 Per Unit		24,U3U,0U4	1.85	215
3-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 5-0 1-0 6-0 2-0 2-0 2-0 2-0 1-0 1-0 2-0 2-0 2-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 1-0 <th1-0< th=""> <th1-0< th=""> <th1-0< th=""></th1-0<></th1-0<></th1-0<>		51.566.500	1.85	185
3-7 632,338 per Unit 3-7 515,665 per Unit 4-1 344,532 per Unit 4-1 344,532 per Unit 4-2 356,999 per Unit 4-3 345,332 per Unit 4-3 353,3466 per Unit 4-3 533,332 per Unit 4-3 533,332 per Unit 4-4 569,999 per Unit 000 4-4 569,048 per Unit	26	32,252,298	1.85	94
3-7 515,665 per Unit 4-1 344,532 per Unit 4-1 344,532 per Unit 4-2 356,999 per Unit 4-2 356,393 per Unit 4-3 355,382 per Unit 4-3 355,382 per Unit 4-3 353,486 per Unit 4-3 569,999 per Unit 4-3 569,909 per Unit 00) 4-4 569,048 per Unit	30 10	32,252,298	1.85	64
4-1 344,532 per Unit 4-1 344,532 per Unit 4-2 356,999 per Unit 4-2 356,365 per Unit 4-3 335,466 per Unit 4-3 335,466 per Unit 4-3 355,332 per Unit 00 4-4 569,048 per Unit	25	52,597,830	1.85	189
4-1 344,532 per Unit 4-1 344,532 per Unit 4-2 356,999 per Unit 4-2 355,999 per Unit 4-3 335,465 per Unit 60'X 100') 4-3 355,332 per Unit (60'X 100') 4-4 569,048 per Unit (70'X 100') 4-4 569,048 per Unit	5	140.004	1,05	101
4-1 345.32 PE Unit 4-2 356.999 Per Unit 4-2 473.732 Per Unit 4-3 335.466 Per Unit 4-3 335.466 Per Unit 60'X 100') 4-4 559.999 Per Unit (0'X 100') 4-4 569.048 Per Unit (0'X 100') 4-4 569.048 Per Unit	× +	10 203 707	1.85	
(2 80	96.417.926	1,85	137
Family 4-3 335,466 per Unit 4-3 4-3 335,946 per Unit 4-3 453,332 per Unit per Unit 4-4 569,948 per Unit per Unit 4-4 569,048 per Unit per Unit	54	54,952,912	1.85	215
4-3 453,332 per Unit d Lot (60' X 100') 4-4 509,999 per Unit d Lot (70' X 100') 4-4 589,048 per Unit	22	22,140,756	1.85	122
4-4 509,999 per Unit 4-4 589,048 per Unit		23,119,932	1.85	96
4-4 008,048 per Unit	25 82	24,559,693 28,877,168	1.85	128
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	50 F	2 747 708	1 85	2
1 - 333,400 per Unit	29 SS	5.323.144	1.85	156
362 666 Der Unit	4	14,506,640	1,85	74
4-7 362,666 per Unit	30	20,309,296	1.85	104
-Family 4-8 335,466 per Unit	11	17,108,766	-1.85	94

P:RCL/Gionous Land Company@aradise Valley/FIA/All Phase FIA/Paradise Valley FIA - Final

Duration Image	PA Photo Meaner Sp. To Vert 1	Description		2030		Units/									1	Assessed	per	Residents/
Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview <t< th=""><th>34 46,074,00 35 46,074,00 36 47,173,86 37,736,87 36,074,00 36 37,786,36 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 37 36,074,00 36 36,074,00 37 36,074,00 36 37,060 37 36,074,00 36 37,060 37 36,074,00 36 37,060 37 36,074,00 37 36,074,00 37 36,074,00 37 37,074,074,00 37 37,074,074,00 38 37,074,074,00 39 37,074,074,00 39 37,074,074,074,00 39 37,074,074,074,00 39 37,074,074,074,074,074,074,074,074,074,07</th><th>Description</th><th>PA</th><th>Price</th><th>Measure</th><th>۶i</th><th>1 i</th><th>l i</th><th>i i</th><th>i i</th><th>. i</th><th>i</th><th>í</th><th></th><th>ar 21</th><th>Value</th><th>Household</th><th>Employee</th></t<>	34 46,074,00 35 46,074,00 36 47,173,86 37,736,87 36,074,00 36 37,786,36 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 36 36,074,00 37 36,074,00 36 36,074,00 37 36,074,00 36 37,060 37 36,074,00 36 37,060 37 36,074,00 36 37,060 37 36,074,00 37 36,074,00 37 36,074,00 37 37,074,074,00 37 37,074,074,00 38 37,074,074,00 39 37,074,074,00 39 37,074,074,074,00 39 37,074,074,074,00 39 37,074,074,074,074,074,074,074,074,074,07	Description	PA	Price	Measure	۶i	1 i	l i	i i	i i	. i	i	í		ar 21	Value	Household	Employee
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Interference ADD ADD <t< td=""><td>81,314</td><td>Other</td><td>(q)</td><td>•</td><td>per Sq. Ft.</td><td>. 007</td><td>·</td><td>•</td><td>•</td><td></td><td>•</td><td>•</td><td>. .</td><td>. .</td><td></td><td>69 500 000</td><td></td><td>1 260</td></t<>	81,314	Other	(q)	•	per Sq. Ft.	. 007	·	•	•		•	•		69 500 000		1 260
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E OVERVIEW 15,724 Ints 15,724 eres: 3,634 Parolal/Light Industrial 3,634 paroly Rate 3,634 paroly Rest 1,260 (School/Other 1,260 for the transloterts & 50% Employees) 18,090 feart Residents (Residents & 50% Employees) 18,090	ID USE OVERVIEW 15,724 Realdents 15,724 Embloyees: 3,634 Comparany Rate 3,634 Subtotal 3,452 Hotel/School/Cher 1,260 Hotel/School/Cher 1,260 Total Employees 4,12 Invelor: 60% Equivalent Residents (Residents & 50% Employees) (d)	OTAL NON-RESIDENTIAL				998,390	81,914		,						94 12	325,358,645		4,89/
mts 15,724 vees: AretainLight Inclustrial 3,634 School/Other 3,452 School/Other 1,260 total Employees 4,712 lent Residents & 50% Employees) 18,000	Residents 15.724 Employees: 3.634 Employees: 3.634 Occupancy Rate 3.655 Subtolal 3.452 Coupancy Rate 3.452 Subtolal 3.452 Intel/School/Other 1.260 Total Employees 4.712 Equivalent Residents & 50% Employees) 16.080	D USE OVERVIEW																
yees: 3,634 Paroy Rate paroy Rate 3,452 School/Other 4,712 fent Residents & 50% Employees) 18.000 18.000 18.000	Employees: Office/Retail/Light Industrial 3,634 Company Rate 3,452 Latel/School/Cher 1,260 Total Employees 4,712 (d) Equivalent Residents & 50% Employees) 18,080 Indias	tesidents			15,724													
Metal/Light Industrial 5,034 parcy Rate 3,452 School/Other 1,260 fischool/Other 1,260 total Employees 4,712 lent Residents (Residents & 50% Employees) 18,000	Office/Retail/Light Industrial 5,034 Occupancy Rate 5,452 Subtral MoleSchool/Offier 1,260 Total Employees 4,712 (d) Total Employees 4,712 (d)	imployees:			1000													
pancy Rate 95% botal 3,452 School/Other 1,260 otal Employees 4,712 fent Residents (Residents & 50% Employees) 18,080	Occupancy Rate 95% (a) Subolat 3,452 3,452 Intellistontial 1,452 (a) Constraining 1,260 (b) Total Employees 4,712 (d) Total Employees 4,712 (d)	Office/Retail/Light Industrial			3,634													
otel School/Other 1,260 otal Employees 4,712 fent Residents (Residents & 50% Employees) 18,080	supored IdeelSchoolOther 1,260 Total Employees 4,712 (d) Equivalent Residents (Residents & 50% Employees) 18,080 Invies	Occupancy Rate		•	95%	(g)												
issmoordener otal Employees 4,712 fent Residents (Residents & 50% Employees) 18,090	HoeuschroevOrner 4,712 (d) Total Employeese 4,712 (d) Equivalent Residents & 50% Employees) 18,080 (horise:	Subtotal			3,432													
lent Residents (Residents & 50% Employees) 18.080	rout Entrovyces 18,0% Employees) 18,080 (*)	Hotel/School/Other			1,200	(9)												
		rouan Emproyees anivelent Residents (Residents & 50°	% Employ	. eest	18.080	(1)												
				Ī														

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

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 triatial, ight industrial, and office space will have a activities not tiged to permanent connectal/Institutional locations. Calculations per The N activities not tiged (per DPFG database of fiscal impact studies.
 (f) For DPFG database of fiscal impact studies.
 (f) For truppese of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.

P:RCL/Glorious Land Company/Peredise Valley/FIA/M Phase FIA/Paradise Valley FIA - Final

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

February 15, 2017

I. Property Tax	Table Ref.		
Residential Property Tax			
Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a) Basic Rate		\$	3,181,779,482 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 Exhibi Basic Rate	t C) (a)	\$	307,896,313 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) Value of Annual Turnover		\$ \$	3,181,779,482 454,539,926
Transfer Tax Rate (d)		φ	454,559,926
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 5 (Page 1 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLF Calculations **Paradise Valley**

February 15, 2017

I. On-Site Sales and Use Tax	Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Totai Taxable Sales
Taxable Sales				(C)	Quico
Office	3	450,323		(C)	
Retail	3	441,687	(b) 200	100%	
Light Industrial	3	106.380	(0) 200	0%	
Schools	3	100,000	_	0%	
Other	š		-	0%	
Non-Residential Direct Taxable Sales	Ť,	998,390		07	88,337,400
	Available Rooms	Revenue per Room	Adjustment % Factor	Adjusted Revenue per Room	Total Taxabie Sales
	[1]			[2]	[1] x [2]
Hotel - Business (Limited Service) (p)					
Other Operated Departments Revenue (I)	100	383	74.95%	287	
Rentals and Other income (I)	100	118	74.95%	88	
Subtotal	-	\$ 501		\$ 376	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
Rentais and Other Income	300	3 145	60.02%	1,868	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) Use Tax (@ 10.5% of Sales Tax) Total On-Site Sales and Use Tax Less 0.25% Reclassified to Property Taxes (g) Net On-Site Sales and Use Tax				1.009 10.509 0.009	6 103,126 \$ 1,085,275
II. Off-Site Sales and Use Tax from Residential	10 15 10				
Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 an Household Income (@ 25% of Assessed Valuation) (d) Retail Taxable Sales (@ 32% of Household Income) (e) Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)	a Exhibit C)			25.09 32.09 0.09	6 254,542,359
Sales Tax (@ 1.00% of Taxable Sales) Use Tax (@ 10.5% of Sales Tax)				1.00% 10.50%	- +
Total Off-Site Sales and Use Tax Less 0.25% Reclassified to Property Taxes (g) Net Off-Site Sales and Use Tax				0.009	\$ - \$ -
III. Transjent 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	
Transient Occupancy Tax Rate (m)					\$ 183,184
Hotel - Resort					v 100 104
Hotel - Resort Revenue Subject to TOT Transient Occupancy Tax Rate (m)	300	109,500	60.0%	\$ 178	10.0%
Total/ Weighted Average	400	146,000	59.5%	\$ 158	\$ 1,169,460 5
Total Transient Occupancy Tax Revenue					6
					\$ 1,352,644

Footnotes: (a) Not used.

(b) Source: DPFG 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.asrdkrec.com/QuickLinks/AnnualReports.aspx).

(I) 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.

IV. Interest Earnings County Share of Residential and Non-Residential Property Tax Documentary Transfer Tax Net Off-Site Sales and Use Tax Net On-Site Sales and Use Tax Total Revenue Generating Interest Earnings Interest Earnings @ 1.13% (h)		Table Ref. 4 4	\$ \$ \$	4,937,557 533,863 - 1,085,275 6,556,695 74,091
V. Motor Vehicle License Fee ("MVLF") <u>A. Nominal Dollars</u> Property Tax Vehicle License Fees (VLF) Assessed Valuation	FY 2004-05 \$ (i) 128,200,332 (i) 138,771,615,256	[[1] [2]	\$ 92	Change 2,720,532.00 ,945,115,995
VLF Increase per Assessed Valuation (AV) Increase VLF Increase per \$1,000,000 increase in AV <u>B. Property Tax In-Lieu of Vehicle License Fee</u> Total Residential Assessed Value Adjusted for Deflation Factor of 0.4		=[1]/[2]	\$	0.000892 892
Total Non-Residential Assessed Value Adjusted for Deflation Factor of Total Assessed Valuation (Table 3) Assessed Valuation / 1,000,000 VLF Increase per \$1,000,000 Increase in AV Property Tax In-Lieu of Vehicle License Fee			\$3,	307,896,313 489,675,795 3,490 892 3,112,791

Footnotes:

(a) Not used.

(b) Source: DPFG 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.asrcikrec.com/QuickLinks/AnnualReports.aspx).

(I) 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

Decerie	Page		FY 15/16	County Equivalent		Fact		Project Equivalent		nancing
Description	Ref.	-	Budget (a)	Units (b)		Factor	Measurement (b)	Units (c)	-	uirements
and First Discontinuous Designed			[1]	[2]	[1]/[2]=[3]		[4]		[3]X[4]
neral Fund Discretionary Revenue										
Property Tax		¢	000 000 400							
Prop Tax Current Secured	33	\$	209,093,408 -							
Prop Tax Current Unsecured	33						See Table 4			
Prop Tax Prior Unsecured	33		750,000 -				See Table 4			
Prop Tax Current Supplemental	33		4,027,600	-		-	not used	-		122
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	s	31,470,867 -				See Table 5	t 		
Property Transfer Tax	33	s	14,375,400 -				See Table 4			
Floperty Hallster lax	33	φ	14,373,400				See 1 able 4			
Franchises	33	\$	4,145,413	412,123	\$	10.06	per service population, unincorporated only	18,080	\$	181,86
Fines and Penalties										
Fee-POC Transaction	34	\$	260,000	2,788,991	\$	0.09	per service population, entire county	18,080	\$	1,68
Fine-Traffic Motor Vehicle MC	34	Ψ.	1,191,306	412,123	Ψ		per service population, unincorporated only		Ψ	52,2
Health-Safety Fees	34		4,000	412,123		2.09	not used	18,080		
Administration Costs	34		4,000	-			not used	-		-
Fine-Traffic School	34		4 604 700	-		-		-		-
-			1,681,793	412,123		4.08	per service population, unincorporated only	18,080		73,7
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		2,0
Criminal-Co. 25%	34		61,464	2,788,991			per service population, entire county	18,080		39
Penalties & Int On Del Taxes	34	_	3,100,000	2,788,991	_		per service population, entire county	18,080	_	20,0
Total Fines and Penalties		\$	22,712,296		\$	8.31			\$	150,2
Teeter Overflow	34	\$	25.000.000	-	s		not used	_	s	72
	•••				Ŧ		1010004	-	Ψ	
Interest										
interest-Invested Funds	34	\$	3,108,494 -				See Table 5			
Interest-Other	34	-	(a)				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										
	00	0	2 606 205				med and d			
	36	\$	2,606,205	-	\$	100	not used	×	\$	-
CA-Suppl Homeowners Tax Relief	36	\$	42,000	-	\$	(7). -	not used	× X	\$	-
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement	36 36	\$	42,000 94,002	-	\$	-	not used not used	*	\$	-
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes	36	\$	42,000	- - - 2,308,441	\$	- - 1.30	not used not used per capita, entire county	15,724	\$	- - 20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding	36 36 37	\$	42,000 94,002 3,000,000	- - - 2,308,441 -	\$	- - 1.30	not used not used	15,724	\$	- - 20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair	36 36		42,000 94,002 3,000,000 32,600	- - 2,308,441 -	\$	sec	not used not used per capita, entire county	15,724	\$	- - 20,4 -
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding	36 36 37	\$	42,000 94,002 3,000,000	- - 2,308,441 -	\$	580	not used not used per capita, entire county not used	15,724	\$	- - 20,4 - - 20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair	36 36 37		42,000 94,002 3,000,000 32,600 5,774,807	- - 2,308,441 -		sec	not used not used per capita, entire county not used not used	15,724		-
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State	36 36 37 42	\$	42,000 94,002 3,000,000 32,600	- - 2,308,441 -		sec	not used not used per capita, entire county not used	15,724	\$	-
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue	36 36 37 42 43	\$	42,000 94,002 3,000,000 <u>32,600</u> <u>5,774,807</u> 10,000,000	- - 2,308,441 -	\$	sec	not used not used per capita, entire county not used not used	15,724	\$	
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy	36 36 37 42 43 33	\$	42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000 2,265,620	- 2,308.441 -		sec	not used not used per capita, entire county not used not used	15,724	\$	
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft	36 36 37 42 43 33 33	\$	42,000 94,002 3,000,000 <u>32,600</u> <u>5,774,807</u> 10,000,000	- - - - - - - - - - - - -	\$	sec	not used not used per capita, entire county not used not used	15,724	\$	
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax	36 36 37 42 43 33	\$	42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000 2,265,620	- - - - - - - - - - - -	\$	sec	not used not used per capita, entire county not used not used not used not used not used not used	15,724 - - -	\$	
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee	36 36 37 42 43 33 33	\$	42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000 2,265,620 244,055	- - - - - - - - - - - - - - -	\$	-	not used not used per capita, entire county not used not used not used not used	15,724 - - - -	\$	
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax	36 36 37 42 43 33 33	\$	42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000 2,265,620 244,055	- - 2,308,441 - - - - 2,788,991	\$	-	not used not used per capita, entire county not used not used not used not used not used not used not used	15,724	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee	36 36 37 42 43 33 33 33	\$	42,000 94,002 3,000,000 32,600 5,774,807 10,000,000 2,265,620 244,055 10,000	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$	-	not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county		\$	
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs	36 36 37 42 43 33 33 33 33	\$	42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800	2,788,991	\$		not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county	- - 18,080	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees	36 36 37 42 43 33 33 33 33 33 38 38	\$	42,000 94,002 3,000,000 <u>32,600</u> 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800	2,788,991	\$		not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county	- - 18,080	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money	36 36 37 42 43 33 33 33 33 38 38 38 42	\$	42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	2,788,991	\$		not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used	- - 18,080	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments	36 36 37 42 43 33 33 33 33 38 38 42 43 42	\$	42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	2,788,991	\$		not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used not used not used	- - 18,080	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short	36 36 37 42 43 33 33 33 33 38 38 38 42 43	\$	42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	2,788,991	\$		not used not used per capita, entire county not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used not used not used not used not used	- - 18,080	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short El Sobrante Land Fill Sale Of Real Estate	36 36 37 42 43 33 33 33 33 38 88 42 43 42 42	\$	42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368 53,105 1,700,000	- 2,788,991 2,788,991 - - - -	\$ \$ \$	- - - - - - - - - - - - - - - - - - -	not used not used per capita, entire county not used not used	- - - 18,080 18,080 - - - - - - - - - - - - - - - - - -	\$	20,4
CA-Suppl Homeowners Tax Relief CA-Mandate Reimbursement Federal In Lieu Taxes Oth Gov-EVTDA/Cabazon Funding In Lieu-Tax from So Cal Fair Total Federal and State Tobacco Tax Settlement Miscellaneous Revenue Transient Occupancy Non Commn Aircraft Racehorse Tax Small Claims Fee Court Fees & Costs Superior Court Fees Unclaimed Money Judgments Cash Over-Short El Sobrante Land Fill	36 36 37 42 43 33 33 33 33 38 38 42 43 42	\$	42,000 94,002 3,000,000 5,774,807 10,000,000 2,265,620 244,055 10,000 416,800 69,368	2,788,991	\$ \$ \$	- - - - - - - - - - - - - - - - - - -	not used not used per capita, entire county not used not used not used not used not used not used not used not used per service population, entire county per service population, entire county not used not used	- - 18,080	\$	20,4

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 Factalise 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	ral Fund butlon
General Financing Requirements													
Legislative and Automostative Board of Supervisors	16		\$ 7,644,982	67	\$ 842.609	3,368,908	99 19	4 9 1	•9	3,433,465		\$9	1,716,733
Assessment Appeals Board	97 07	10000	702 103 V) (4	- 110 370			911.910		1.799.117	50%		899,559
Health and Juvenile Services	86	22430	1,439,000					1,439,000					'
Casa Blanca Clinic Pass-Thru	3 6	22850	226,215			15	ġ.	226,215	1		NA.		•
Cabazon CRA Infrastructure	88	30360	20	(*C)	9	ni l	• 3	715,227	(//1,61/)		A N		3
Wine Country Infrastructure AB 2766 Air Osalih.	66	303/0	00			2.5		000'177	- 1000' 177)		AN		
RDA Capital Improvements	66	31540	26,547,752			F F		28,247,188	(1,699,436)	·			•
Contribution to Other Funds	100	10000	62,237,151		0	5.4			•	62,237,151			62,237,151
Court Subfund	100	10000	9,174,166		2.500	5	7,270,532		*	1,901,134	100%		1,901,134
Legislative Litigation Services	101	10000	2,400.749	00 4	50.000 56.643		2 808 398	1 754	13	7.893.864			7.893.864
EO Subrund Buggets Solar Revenue Fund	102	22840	1.357,404		352,872	105	657,000		347,532				<u>(4</u>
Legislative /Admin Services		10000			8			я.	*	•	20%		1
CFD/AD Administration	104	22050	190,000							. 05 250 05	¥		70 000 100
Total Legislative and Administrative	•		\$ 127,399,575		\$ 4,154,994	\$ 3,368,908	\$ 10,735,930 \$	31,818,930 \$	(2,234,001) \$	13,610,400		A	10,399,169
Finance	101	00001	- 76 008 803		e 10 886 028		69 T	1.836.150 \$	69	12.086.714	50%	69	6.043.357
Assessor	5 5				305,000,20				1 1	696.861		,	348,431
Assessment Appeals board Auditor-controller	105	10000	7,114,216		4,976,720		6	12		2,137,496			1,068,748
Crest Property Tax Mgmt. System	105	33600	11,278,219		3,661,293			1,829,157	5,787,769		E NA		-
Internal Audits	106	10000	1,664,568	×					• •	000"+00";			407'700
ACO: Payroll Services	106	10000	802,628		802,528 8 898 447	. 10	• 59	-	, ,	(22,673,294)			(11.336.647)
Cowcap Kennoussenem Treasurer-Tax Collector	107	10000	14,462,122	× •	10,142,190		3,444,388	3,800	•	871.744			435,872
Purchasing	113	10000	2,581,434		1,331,052	9	(k)			1,216,077	50%		608,039
Total Finance			\$ 52,117,094	45	\$ 43,081,358		\$ 3,444,389 \$	3,803,412 \$	5,787,769 \$	(3,999,834)		\$	(1,999,917)
Counsel	505	1000	1 600 000				67	6 7	• •	1.500.000	25%	69	375,000
County Counted	107			35.000	3.052.000		8		•	2,119,052		\$	1,059,526
Total Counsel	5	10.10	\$ 6,706,052	\$ 35,000	69		64	69	•	3,619,052		69	1,434,526
Personnel HD- Administration	104	10000	\$ 10.144.231	,	5 7.783.304		69 1	2.360.927 \$	ده ۱	ċ	50%	\$,
Rideshare Total Personnel			10,144,231	69	69		6 0 1 1	2,360,927 \$	49 • •	1 9.5	¥.	69	•
Elections	!								9	8 336 375	2007		4 160 699
Registrar of Voters Total Elections	107	10000	\$ 9,598,525 \$ 9,598,525	\$ 105,000 \$ 105,000	\$ 1,114,150 \$ 1,114,150		0 49 1 1	40,000 \$	9 69	8,339,375		9 49	4,169,688
Property Management	111	1000	s 4 632 582		\$ 4.532.582	60	69 1	•9	ч 1		50%	••	
Facil-Mat: Design & Construct						,		•	×	đ	0 50%		
Facil-Mgt: Project Management	111	10000	6,078,702	1	6,078,702		- 000 2017	- 779 440	• 0	5	50%		•
Facil-Mgt: Parking FootLMdd: Ensure Mensonand	112	10000	2,049,617 15 REO 247	1 1	729.929.7		-	237,742	• (*	7,693,078			3,846,539
Facil-Mgt: Facilities Cap Proj	4	30100	- 1	C.		3	5) 2007 - 2007			-	N		
Total Property Management			\$ 28,521,148	•	\$ 18,689,792	5	5 127,088 \$	2,011,190 \$	•	1,693,078			3,846,539

P:/RCL/Giorious Land Company/Paradise Valley/F/AV4I Phase FIA/Paradise Valley FIA - Final

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Description	FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penaltles	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Plant Acquisition											3	
Accumulative Capital Outlay	66 797	30000	5 1,495,550	s 0			ю ,	1,435,550	Ð	•	AN AN	
Capital Improvement Program	103	30/00	· 10,317,574	4		10 T	• •	000,000,0	3 435 200		AN AN	
Tobacco Securitization	103	30120	3,815,200	0				0000000	-		AN NA	
EDA: Blythe Const & Land		00022									NA	
EDA: Thermal Const & Land EDA: Lowed Diran Constr & Land		22350						6			A N	
EUA: Hemet-Kyan Constra Land		100022		5							NA	
EDA: French Val Constr & Land		00705	00 LOG 07 7	• •			1	207 503				
EDA: Capital Projects	211	00105	148,327,933	2.0	141,120,400			ene" / no	1 105 EUD			
Fire: Const & Land Acq Total Plant Acquisition	011	30300	\$ 165,122,059	\$ 1 \$ 0	\$ 147,720,430	о т	w;	6,318,053	\$	49	ş Lat	\$
Promotion	1						6				W	
EDA: Administration	108	21100	\$ 4,590,034	- the second sec	\$5/8/C'4 \$		8 1	10,300				9
EDA: Mitigation Fund	108	32/10	10,000	01	2000,0	4	3	2,000	• •			
EDA: Admin Subtunds	60L		818,387		100,001			1 704,000	L I			
EDA: Economic Development Progr	109	Z1100	5,180,124	4	396,423	a		4,101,101			NN N	
EDA: Fair National Date Festival	110	00777	4,1/9,628 ¢ 14,778,172		\$ 109 DAD			9.669.129		693	5 6 6 7 7	5
											I	
Other General		00001								י س	100%	64
Contribution to Utiler Funds		10000		9		- 1 			•		100%	
Successor Agency to the RDA		25000			•	•			<u>.</u>		NA.	
Successor Agency to the RDA		32700			1	•	•		197		NA .	
Successor Agency to the RDA		37100			4	•		•	•		AN S	
Successor Agency to the RDA		37250						1 0		-	Z Z	
Mitigation Project Ops	101	30500	645,100		200,000	•	•	1,500	23 620 400		AN AN	
Developer's Impact Fee Ops	5	00000	A 063 A03		4 753 059			199.343		,	NA	
Surveyor Geoorganhical Information Svet	113	22570	1.892.601	4 -	1.728,601			164.000	:*)	•	AN -	
FO Subfund Budgets		10000				•					100%	
Total Other General			\$ 35,496,103	69	- \$ 10,792,260 \$	•	••	639,843	\$ 24,064,000	•	.1	*
Total General Financing Regulrements			\$ 449,882,960 \$	0 \$ 140,000 \$	\$ 241,497,332 \$	\$ 3,368,908 \$	\$ 14,307,407 \$	56,661,484	\$ 38,640,678	\$ 95,267,151		
Public Protection												
Judicial Contribution to Trial Court	127	10000	\$ 29,482,850		1 59	63	69	10		\$ 29,482,840	25%	**
Confidential Court Orders	127	10000				4			18	560,014		
Court Facilities	127	10000	4,895,120	0	•	8			35	4,895,120		
Grand Jury Admin	127	10000	567,471		Ð	27		•	5	567,471	25%	
Court Transcripts		10000				8						
District Attorney: Criminal	129	10000	97,427,602	2 34,399,986	000'100'7	e S	000,801	260,000		10,000,000		
District Attorney: Forensics	130	10000	35 267 754	a6.260.154	()		-	7,600		,	- 25%	
Alternate Public Defender	2	10000	2			14						
Indigent Defense	128	10000	11,005,500	0	105,000	*		*	æ	10,900,500		
Capital Defender	131	10000						F.	8		94.07	
			4 · 2 · 4 · 2 · 2 ·	1 010 010	201 200					33 367 265		8 341 814

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

Description	FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penaitties	Reta Other Co	Retained Earnings Contribution	General Fund Contribution	Marginal Increase		Net General Fund Contribution
									2		8		
Police Frotection Sheriff: Administration	131	10000	s 12.140.591	\$ 7.000	\$ 1.820.249 1	84,000 \$	1	49 1	49 1	10,229,342	50%	47	5,114,671
Sheriff: Support	132	10000				4,700		24	•	11,758,697	100%		11,758,697
Sheriff: Patrol	132	10000	317.472.233	56.414.775	-	36,273	15,500	88,700	•	88,255,048	100%		88,255,048
Sheriff: Court Services	134	10000	26,967,709			•		118	'	5,704,447			5,704,447
Sheriff: CAC Security	134	10000	655,544			•				655,544	100%		655,544
Sheriff: Training Center	134	10000	12,741,938	1.112,104	775,841	•	•	1.247,164	•	9,606,829			9,606,829
Sheriff: Cal-ID	136	22250	5,216,502		4.848,912	•	1	367,590	È.	,	AN .		
Sheriff: Cal-DNA	136	22250	351,257	1	350,757	•	•	500	• }	'	NA.		r
Sheriff: Cal-Photo	137	22250					2	- 1	3		¥Z		
Total Police Protection		177	\$ 421,219,693	\$ 90,257,907	\$ 202,907,310 \$	124,973 \$	15,500 \$	1,704,096 \$	•	126,209,907		w.	121,095,236
Letertion and Correction	133	10000	244 ABR 244	R 81 945 045	2 AAA 5445	•	3 945 480 \$	3.199.040 \$	•	122.742.069	50%	69	61.371.035
Strengton: Corrections Drahation: Admin & Sumont	13.8	10000		•						9.218.720		60	4,609,360
Probation: Juvenite Hall	137	10000	44.324.374		300.000	•			8	17,897,902			8,948,951
Prohation	137	10000	69.431.851		1.906,811		G.			10,352,116	50%		5,176,058
Total Detertion and Correction			\$ 340,800,561		\$ 4,853,410 \$	••	3,945,480 \$	3,199,040 \$	67	160,210,807		53	80,105,404
Eire Protection													
Fire Protection: Forest	138	10000	\$ 125,781,236	\$ 16.	\$ 55,931,981 \$	s .	•	584,858 \$	\$	52,633,100		1 77	,
Fire: Non-Forest	139	21000	53,562,952	487,885		÷		53,075,067			NA		•
Fire Protection: Contracts	139	10000	83,694,608		83,694,608		•				100%		
Total Fire Protection		0.070	\$ 263,038,796	\$ 17,119,182	\$ 139,626,589		8	53,659,9Z5 \$	99 1	52,633,100		49	
Deviantinoville constitution													
Anicultural Commissioner	140	10000	\$ 5.748.722	\$ 2,157,000	\$ 2,680,100 \$	\$ 34,000 \$	35,000 \$	49	49 1	842,622	50%	49	421,311
Building & Safety	141	10000			3,567,370	2.6		4,600		223,416	0%0		
Total Protection/Inspection			\$ 12,354,145	\$ 2,157,000	\$ 6,247,470 \$	\$ 2,844,037 \$	35,000 \$	4,600 \$	475	1,066,038	- W	5	421,311
Other Protection Net Pollint Discret Fim Svs	128	10000	\$ 1 000 000	•	97 97		69 t	5	49 ,	1,000,000	100%	69	1,000,000
HR-Pidethare	128	22000			571.000	32,800	,	0			50%		•
County Clerk-Recorder	129	10000	20,031,512	Ş •	15,999,000			1.001		4.031.511	50%		2,015,756
Sheriff: Public Administrator	135	10000	1,641,228	,	582,400	•		9,864		1,048,964	50%		524,482
Range Improvement	140	22500	16,948	•	2	•	•	*	16,948	F	NA		
Environmental Programs	140	20200	950,196		•	•	•	962,776	(12,580)				
TLMA: Planning	141	10000	8,470,174	500,000	3,808,498	•	•	10,500		4,151,175			
Planning: Airport LUC		22650		•	4			P	•	•	% 		•
TLMA: Crossing Guard	-	20000		a series and a series of	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•		1 000 6.4	1	A 370 627	NA		- 370 627
Sheriff: Coroner	135	00001	8,/61,/84	0,/30,1/0	407'040 L	- 27 500	101 750	210 730		9 359 269			9359269
Code Enforcement	741	10000	13,333,111	190 003 5	Z, 107,430 A57 22A	-	no / 1 ett	001000		698.483			698.483
AR2766 Air Ousitiv Guardian	143	22300	486.000	486,000	a second a second			500	(200)	•	NA		•
DSFC 800MH7 Radio Project	144	33500		6						4			
Total Other Protection			\$ 59,973,410	\$ 9,191,459	\$ 24,253,764 \$	70,390 \$	491,750 \$	1,343,209 \$	3,868 \$	24,618,970	2	s	17,927,557
Animal Services													
Animal Servicers	143	10000	18,373,890		8,837,596	924,000		220,000		8,392,294	100%	e	8,392,294
Total Animal Services		11943	\$ 18,373,890		\$ 8,837,596 \$	924,000 \$	1	\$ 000'022	•	6,332,234		A	a,332,234
Total Bublic Protection		9403	\$ 1.331.001.346 S	S 358,837,471 \$	\$ 389.589.965 \$	3,963,400 \$	5,197,030 \$	60,518,480 \$	3,868 \$	512,891,132	ĩ	63	262,881,805
					L						Î		

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

n 149 2240 5 4,200,00 5 4,200,00 5 4,200,00 5 4,200,00 5 4,200,00 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Description	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
Interfer 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1<		8											
11 12 2200 5 4,0000 5 4,0000 5 4,0000 5 4,0000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 5 1,000 1,000 1,	Yays & Facilities whic Wavs												
2710 2710 2710 2710 2710 2711 2710 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 2711 <th< td=""><td>Multi-Spec Habitat Plan</td><td>149</td><td></td><td>4,200,000</td><td></td><td></td><td></td><td>57</td><td></td><td></td><td>\$</td><td>NA -</td><td>64</td></th<>	Multi-Spec Habitat Plan	149		4,200,000				57			\$	NA -	64
1 2200 14/45.19 11/04.545 50 775 400.00 6 14/15 1 1 2 2000 1,366.77 1,438.555 50 1,438.555 2,000.00 6 1,416 1 1 1 1,438.555 2,566.14 2,1000 646.15 2,000.00 6 1,11 1 1 1,438.557 2,566.14 2,1000 646.65 4,27.200 6 1,406.757 1,406.757 1,406.757 1,406.757 1,406.757 1,406.757 1,407.757 1,407.757 1,407.757 1,407.757 1,407.757 1,407.757 1,407.757 1,407.757 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,415.66 1,4	EDA: Airport		22100	U.		•	36	. 1	•)			- NA	
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	GIS		20200		1	•				•		NA	
Counter 153 2000 4.94.427 1.459.55 50 - 94.72 2.500000 - N.N. 1 153 2000 1.368.71 2.160.113 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.100.00 1.466.15 2.165.16 1.100 1.466.15 2.165.16 1.100 1.466.15 2.165.16 1.100 1.466.15 2.165.16 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33 1.117.33.33	TLMA: Administration	152	20200	11,405,318		11,004,543	9		222	400,000		- NA	
mm 20200 448 615 248 659 246 654 923 811 21,000 448 615 21,000 448 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 648 615 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,000 21,0	TI MA: Consolidated Counter	153	20200	4.924.327		1,439,535	50	1	984,742	2,500,000		* NA	
$ \begin{array}{c ccccc} 13 & 2000 & (2.05.97) & 2.2.66.544 & 9.2.3312 & 205.110 & 21.000 & 446.15 & - & 0.006 \\ 140.1 & 15 & 2000 & (1.06.1 + 0.016) & - 0.47782 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & - 47.772 & -$	Furthermental Programs		20200				×	E	4			- NA	
micht 15, 2000 1,386/71 67,882 67,882 67,882 7778 7778 7778 7773 7773 7773 7773 7773 7773 7773 7773 7773 7773 7757 7757 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 77573 775733 775567 77573 775567 775573 775363 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573 775573	TI MA: Transnortation	153	2000	42,659,579	32,656,534	9,328,312	205.118	21,000	448,615	•		NA	
Print Internation Internation <th< td=""><td>TI MA-1 andscape Maint Dist</td><td>154</td><td>20300</td><td>1,389,671</td><td></td><td>497,682</td><td>1.0</td><td>75</td><td>588,693</td><td>303,296</td><td></td><td>NA .</td><td></td></th<>	TI MA-1 andscape Maint Dist	154	20300	1,389,671		497,682	1.0	75	588,693	303,296		NA .	
(No.1 154 22400 (113,42,42) 7.773 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,73 4.75,56 7.75,60 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75,13 7.75	Facility Management: Parking		10000				24					- 100%	
Priori 13 2000 (43.851,40) 61.345.52 43.737.218 - 2358.720 - 0 and 155 31610 11.7000 61.46.522 47.737.218 - 2161.005 - NA and 155 31610 11.7000 - 2,161.005 - NA and 156 31630 11.7000 - 2,000 - 12,403 11.738.307 - NA and 156 31630 - 2,000 - 2,000 - 12,403 17.738.307 - NA and 157 31690 - 2,000 - - 2,138.00 - 12,403 17.38.307 - NA And 157 31690 - 2,000 - 12,403 17.38.307 - NA Roud 157 31690 - 0.00560 - NA - NA Roud 157 31690<	TI MAY Such Doard Diel No 4	154	22400	1.139.482	7.778				656,331	475,373		- NA	
15 3160 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000 2,153,000<	TI MAY Transn Const Project	154	2000	143,661,460	61.345.522	49,737,218			32,578,720			NA	\$
wet 15 3151 (1/2.053 2.000 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 1 75.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00 25.00	TI MAY RARD. Menifee	155	31600	2.163.000	•		29	ł	1,994	2,161,006		NA .	
	TI MA: RERD - Southwest	155	31610	1,120,635	•	•		1	415,568	705,067		AN NA	
15 31540 11.730.710 1 12.403 11.78.307 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 13.83.07 </td <td>TI MA: Signal Mitigation</td> <td>156</td> <td>31630</td> <td>2,000</td> <td>•</td> <td>2,000</td> <td>•</td> <td></td> <td>•</td> <td>•</td> <td></td> <td>NA NA</td> <td></td>	TI MA: Signal Mitigation	156	31630	2,000	•	2,000	•		•	•		NA NA	
15 31650 3.067,956 - - 0.067,974 (15) - 0.067,974 (16) - NA 157 31690 3.037,160 600,100 - - 0.01,100 - NA 157 31690 3.037,160 600,100 - - 0.01,100 - NA Road 157 31633 800,000 - 0.000,028 0.023 0.023 0.023 0.023 0.0100 - NA Sarage) 1530,000 5 945,250 904,00 215,115 21,000 42,217,822 2,0487,229 - NA Sarage 149 22350 5 945,000 5 945,000 215,115 2,17,822 2,0487,229 - NA Jund 149 22350 5 945,000 100 5 2,17,822 2,0487,229 - NA Jund 149 22350 5 94,000 100 5 2,17,822 2,0487,229 - NA Jund 149 22350 5 </td <td>TIMA: RBBD: Mira Loma</td> <td>156</td> <td>31640</td> <td>11,750,710</td> <td>•</td> <td>•</td> <td></td> <td>1</td> <td>12.403</td> <td>11,738,307</td> <td></td> <td>NA</td> <td></td>	TIMA: RBBD: Mira Loma	156	31640	11,750,710	•	•		1	12.403	11,738,307		NA	
Its 31680 600,550 500,550 600,550 700 5 31690 600,550 700 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,550 700,50 700,550 700,550	TI MA: DA/DIF	156	31650	3,067,956	•	•	×.	•	3.067,974	(18)		NA	
157 31690 3.235,473 - - 3.235,483 (22) NA Road 157 31630 1,533.000 568,560 564,71 57 800.022 0.002 1.000 sarage) 153 3163 606,342 7.6,717,860 516,115 5 204,877.229 5 0.0023 1.000 sarage 149 22350 595,000 5 366,642 5 0.005,634 1.000 3 42,217,822 5 204,617,229 5 0.005,032 1.000 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 1.010,00 <t< td=""><td>TLMA: Dev Agreements</td><td>157</td><td>31680</td><td>601,000</td><td>•</td><td>3</td><td></td><td>•</td><td>450</td><td>600,550</td><td></td><td>NA .</td><td></td></t<>	TLMA: Dev Agreements	157	31680	601,000	•	3		•	450	600,550		NA .	
Road 157 31633 811000 - - 1 21 31633 81000 - - 1 92 809.028 - NA Sarage) 153 2300 1 533.066.640 3 36,717,640 3 21,115 3 21,005 805.028 - NA Sarage) 1 3 2350 5 945.250 511,15 3 21,000 3 42,217,822 2,0487.229 - NA Land 149 22350 5 945.560 100 5 21,000 30,076 - 10,30 10,30 - - NA NA Land 149 22350 500,000 100 5 5 30,976 - - NA NA I-Land 151 22350 500,164 100 5 5 30,976 - - NA Statiland 151 22350 500,164 100	TLMA: Signal DIF	157	31690	3,235,477		•	•	•	3,235,499	<u>(7</u>		NA	
Jarage) 158 20000 1.533.025 5 668.42 5 76.171640 5 213.005 806.642 - NA s 233.566.640 5 94.009.834 76.171640 5 216.115 5 213.005 805.642 - NA and 149 22350 5 955.000 5 945.250 5 100 5 5 496.60 4.217.822 5 20.487.229 5 - NA Land 149 22350 200.379 198.910 100 5 5 4.9650 4.217.822 5 20.487.729 5 20.487.729 5 70.487.729 5 70.487.729 5 7 NA Land 169 200 100 5 16.117.83 217.722 5 20.487.729 5 7 NA Land 150 22350 200.0164 100 5 5 30.976 5 5 NA	TLMA: RBBD - Scott Road	157	31693	810,000	•	•	•		972	809,028		NA	
s 235.666.640 \$ 945.250 \$ 76,717.640 \$ 215,115 \$ 21,000 \$ 42,217.822 \$ 20.467.229 \$ 20.467.229 \$ 20.467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.04767 \$ 1.00 \$ 5 \$ 3.0476 \$ 100 \$ 5 \$ 3.0476 \$ 100 \$ 5 \$ 3.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.22 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.22 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.229 \$ 2.0467.200 \$ 2.055.2029 \$ 2.0467.200 \$ 2.0467.200 \$ 2.055.2	TLMA: Trans Equip (Garage)	158	20000	1,538,025		508,350	0.947		- 1			WN N	
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152 22100 2,978,510 50,000 112,444 500 - 2,561,264 2,322 - - 2,561,264 2,322 - - - 2,561,264 2,322 - - - 2,561,264 2,322 - - - 2,561,264 2,342,22 - - - 2,561,264 2,342,22 - - - - 2,561,364 2,342,32 - - - - - 2,563,034 6,448 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	EDA: Franch Val Constr I and	151	22350	2.091,375	1.986,806	100		1	104,469	,		NA	
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sis 8,331,362 \$ 4,468,866 \$ 350,340 \$ 500 \$ • \$ 3,018,879 \$	TI MA' Aimont I and Use Comm	158	22650	732,402	197,444	207,446			263,031	64,481		YN N	
	Total Transportation Terminals				4,468,866	350,340	500	·			\$	Ĩ	
			r	e 100 000 000	\$ 00L 878 80	77 067 080	215 G15	21 000 \$	A5 238 701	20 980 006	44	Î.	5

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P.;RCLIGiorious Land Company/Paradise Valley/FIA/MI Phase FIA/Paradise Velley FIA - Final

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Description	FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfaltures & Penaîties	R	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net G Co	Net General Fund Contribution
Health and Sanitation													
Health								• 104 101 0		9 000 0 00	10000	e	1 000 001
Mental Heatth: Treatment Prog	165	10000	5 280,384,323	S 268,808,250	4,161,108		A	3,421,704 4	• •			9	0,330,201 A3 878 775
Cont to Health/Mental Health	165 166	10001	44,878,770	5.371.186	* e0		2	6		5,325,831			5,325,831
Memai Health: Jewinun Flug Memai Health: Administration	167	10000	14.388.968	13.909.730	73.235			406,003	•		50%		
Mental Health: Substance Abuse	167	10000	27,050,196	24,379,440	739,766	120	1.725.893	4	•	205,093	100%		205,093
Public Health	167	10000	57,907,051	35,382,929	13,071,723		ł	2,598,003	'	6,854,396	100%		6,854,396
Public Health: Bio-Terrorism Prep	168	21750	2,590,971	2,590,971	•		8	•	•	•	AN .		
Public Health: Hosp. Prep. Program Alloc.	168	21760	684,230	684,230					•		NA		!
CHA: Environmental Health	170	10000	26,736,797	708,269	15,471,377	8,544,050	1,356,491	656,610	•		100%		
Public Health Ambulatory Care		10000			•	•		1	•	đ	× 100%		
RCRMC: Detention Health		10000						- 200 000 t	•	ar 72 74	100%		976 196 Va
Total Health			\$ 464,318,334	\$ 351,835,015	\$ 33,517,212	5 8,544,050	3,082,384 \$	1,082,327 \$	•		1	~	045,102,00
Hoenital Care													
Ambulatory Care	170	10000	s 41.919.274	S 2.022,497	\$ 39,637,849	,	1 1 8	258,928	1		00%	••	
Ambulatory Care EPM/ HER Project	171	21790	4,534,357	•	•	•	8	4,534,357	•		100%	49	
RCRMC: Detention Health	171	10000	26,888,022			•		•	•	26,888,022		19-1	26,888,022
RCRMC: Med Indigent Services	171	10000	7,783,810	5,483,270	76.482						100%	19	2,224,058
Total Hospital Care			\$ 81,125,463	\$ 7,505,767	\$ 39,714,331	•	••	4,793,285 \$	•	\$ 29,112,080		\$	29,112,080
California Children's Services								,					
CHA: CA Children's Services	169	10000	1 21,086,397	\$ 14.	•	\$	•				100%	69 G	6,380,365
Total California Children's Services				\$ 14,706,032	1	•	ю ,		•	\$ 6,380,365			6,380,365
Sanitation													
Waster: Area 8 Assessment	172	23000	\$ 800,000	1	800,000		69 (1	9 2 2 3			¥	69 4	
Total Sanitation			\$ 800,000	1	\$ 800,000	•	69 1	20 \$	00		20	8	
Total Haalth and Sankation			\$ 567.330.194	\$ 374.046.814 \$	\$ 74,031,543 \$	\$ 8,544,050 \$	\$ 3,082,384 \$	11,875,662 \$	(20) \$	\$ 95,749,791		67	95,749,791
			ta land tan										
Public Assistance													
Administration	101	10001	¢ 527 524 467	¢ 643 347 658	5 1 044 369		69 1	1.235.125 \$	06	\$ 11,124,305	10%	\$	1,112,431
DPSS Administration Total Administration	0		\$ 557,651,457		1,944,369	r 64	•		90.			67	1,112,431
Ald Programs DDSS: Mandated Client Serv	181	10000	s 66.182.443	\$ 56,660,432	•	۰ د	1	•	1	\$ 9,522,011		49	952,201
DPSS: Categorical Aid	181	10000	367,564,386	345,480,958		•	2	8,300,265	:	13,783,163			1,378,316
DPSS: Other Aid	182	10000	2,347.379	40,000	•	231,000	88,000		τ.	8/5'//8'L	%0L		197,738
DPSS: Homeless Housing Relief Total Aid Programs	182	21300	\$ 444,348,651	\$ 410,435,833	69	\$ 231,000	\$ 000'66 \$	8,300,265 \$		\$ 25,282,553		49	2,528,255
Care of Court Wards Prohation: Court Placement	180	10000	\$ 600.489			49	9 9	50		\$ 600,489	100%	\$	600,489
Total Care of Court Wards			\$ 600,489	•		•	69 1	s 1	*	\$ 600,489		••	600,489
Veteran's Services													
Veteran's Services	185	10000	\$ 1,473,758	\$ 192,000 \$	125,000	•••	••• ••		3. 1	\$ 1,156,758 \$ 1.156,758	100%	69 69	1,156,758
Total Veteran's Services			413,130	÷									

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P:IRCL/Glorious Land Company/Peradise Valley/FIAV& Phase FIA/Paradise Valley FIA - Final

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

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		Net	County Equivalent		note -	680 co	Project Equivalent		nancing
Description	rter.		Sudget (a)	_	Amount (b)	Units (c)	_	actor	Measurement (c)	Units (d)		ulrement
General Financing Requirements					[1]	[2]	[1]	/[2]=[3]		[4]		[3]X[4]
Legislative and Administrative	7	\$	127,399,575	¢	76 000 190	0 700 004		07.04	\$		•	100 107
Finance	7	φ	52,117,094	Ф	76,999,189 (1,999,917)	2,788,991	Þ		per capita & 50% employee, entire county		\$	499,167
Counsel	7		6,706,052		1,434,526				per capita & 50% employee, entire county per capita & 50% employee, entire county	18,080		(12,965
Personnel	7		10,144,231		1,434,320	2,788,991		0.51	per capita & 50% employee, entire county	18,080 18,080		9,300
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			per capita & 50% employee, entire county	18,080		24,936
Plant Acquisition	7		165,122,059			2,788,991		2	per capita & 50% employee, entire county	18,080		24,000
Promotion	7		14,778,173			2,788,991		1	per capita & 50% employee, entire county	18,080		
Other General	7		35 496 103		<u>ن</u>	2,788,991		-	per capita & 50% employee, entire county	18,080		-
Total General Financing Requirements		\$	449,882,960	\$	84,450,025	a • • •	\$	30.28		,	\$	547,469
Dublis Desta stin -									-			
Public Protection	-											
Judicial Relies Restantion	7			\$	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	0 700 004		00.70	Case Study: See Table 9			2,416,270
Detention and Correction	7 7		340,800,561		80,105,404	2,788,991		28.72	per capita & 50% employee, entire county	18,080	100	519,304
Fire Protection (Transfers to the Fire Fund) Protection/Inspection	7		263,038,796 12,354,145		101 014	2,788,991		0.45	Case Study: See Table 11	40.000	-	609,039
Other Protection	7				421,311				per capita & 50% employee, entire county	18,080		2,731
Total Public Protection	' e	84	59,973,410 312,627,456		17 927 557	2,100,991		47.83	per capita & 50% employee, entire county	18,080	-	116,220
Total Fublic Flotection		\$1,	312,627,455	\$	254,489,511			47.83	2		\$	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		\$		\$	8,392,294		\$	7.01			\$	110,157
				_					-		-	
Public Ways & Facilities												
Public Ways	7	\$	233,668,640	\$	-	412,123	\$	-	per capita & 50% employee, unincorporated only		\$	-
Transportation Terminals	7		8,331,362	_	2	412,123			per capita & 50% employee, unincorporated only	y 18,080		-
Total Public Ways and Facilities		\$	242,000,002	\$		u L					\$	
Health and Sanitation												
Health	7	s	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	•		per capita, entire county	15,724	÷	198,300
California Children's Services	7		21,086,397		6,380,365	2,308,441			per capita, entire county	15,724		43,461
Sanitation	7		800,000			2,308,441		-	per capita, entire county	15,724		10,101
Total Health and Sanitation		\$	567,330,194	\$	95,749,791		\$	41.48	=		\$	652,211
Public Assistance												
Administration	7	S	557,651,457	\$	1,112,431	2,308,441	\$	0.48	per capita, entire county	45 704		7 577
Aid Programs	7		444,348,651	φ	2,528,255	2,308,441	φ		per capita, entire county	15,724	Ф	7,577
Care of Court Wards	7		600,489		600,489	2,308,441			per capita, entire county	15,724 15,724		17,222 4,090
Veteran's Services	7		1,473,758		1,156,758	2,308,441			per capita, entire county	15,724		7,879
Other Assistance	7		69,535,725		1,100,100	2,308,441		-	per capita, entire county	15,724		1,019
Total Public Assistance		\$1		\$	5,397,932.80	_,,,	\$	2.34		10,724	\$	36,769
Education									-		-	CONTRACTOR OF
Education Library Services	7	¢	24,208,027	¢	24	2,308,441	\$		per conita, ontiro pount-	45 70 4	æ	
Agricultural Extension	7	4	614,064	Φ	614,064		Φ	0.27	per capita, entire county per capita, entire county	15,724	\$	-
Total Education	'		24,822,091		614,064	2,300,44 (0.27	_per capita, entire county	15,724	1.4	4 183
		-	24,022,051	\$	014,004	<	_	0.21	=		3	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	<u> </u>	73,381		\$	0.03			\$	500
Total Rediction & Guitara Der Hoes		-		-	10,001		-	0.00			*	500
Debt Service												
Appropriation for Contingency	7	\$	20,000,000	\$	-	-	\$	-	not used	-	\$	
Debt Service - Principal	7	Ŧ	2,832,398	*	-	-	*	-	not used	-	Ŷ	-
•	7		36,639,366		-	-		-	not used	_		-
Retirement of Long-Term Debt						-		-	not used	-		1
Retirement of Long-Term Debt Interest on Long-Term Debt	7		4,703.573		-							
	7	\$	4,703,573 64,175,337	\$		÷	\$	-			\$	-
Interest on Long-Term Debt Total Debt Service		\$	64,175,337	\$		- 	\$	-	-		\$	•
Interest on Long-Term Debt		\$ \$3	64,175,337	\$ \$	440,774,704.30		\$	- 122.22	-		\$	5,131,202

Fo

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 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

	Table Ref.	 FY 2015-16 Budget	(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	
	Budget	FY 2015-16	
Sheriff Authorized Positions Filled	Page	 Budget	(a)
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	5
Cost per Sworn Officer	[3]=[1]/[2]	\$ 128,055	
	Table Ref.		
Projected Residents Service Standard	Table 3	15,724	
		4.00	(-)
Sworn Officers per 1,000 residents Additional Sworn Officers Required @ buildout	[4]	1.20 18.87	(C)
Total Police Protection Patrol Costs	[4] =[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

Financing Sources Fire Fund Ad Valorem Tax	Table Ref.		Project Impact	Marginal Increase	Project Impact
Assessed Value Adjusted for Deflation					
Residential Basic Tax	4	S	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%	\$ 2,041,96
Total Financing Sources				[1]	\$ 2,041,96
Financing Requirements					
Calculation of Fire Costs					
Fire Protection Costs - Station Costs					7 Person
7-Person Engine Company (a)					\$ 3,500,00
Total Cost Per Station					\$ 3,500,00
Stations Required for Project (a)					2 Station
Total Fire Protection Costs				[2]	\$ 3,500,00
Total Financing Requirements					\$ 3,500,00
Net Annual Surplus/ (Deficit) Before Additional Financing Sources				[3]=[1]-[2]	\$ (1,458,03
Amount Needed from CSA Special Tax					(1,458,03
CSA Tax Per Unit					10
Residential Units					8,49
CSA Tax Revenue				[4]	\$ 849,00
Net Annual Surplus/ (Deficit) Before Additional Financing Sources				[5]=[3]+[4]	\$ (609,03
Use General Fund Surplus Yes					
Surplus Available Yes		\$	5,817,454		
Surplus Used				[6]	\$ 609,03
Financing Sources					
Fire Fund				[1]	\$ 2,041,96
CSA Tax				[4]	849,00
General Fund Transfer				[6]	609,03
Total Sources				[7]=[1]+[4]+[6	\$ 3,500,00
Total Financing Requirements				[2]	3,500,00
Net Annual Surplus/ (Deficit) After Additional Financing Sources				[8]=[7]-[2]	\$ -

(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

al Impact to Library Fund									
Financing Sources County Library Ad Valorem Tax						Table Ref.	Project Impact	Marginal Increase	Project Impact
Assessed Value Adjusted for Deflation									
Residential Basic Tax Adj. for Deflation Non-Residential Basic Tax Adj. for Def Total Assessed Value Adjusted for I	lation					4 4	\$ 31,817,795 3,078,963 \$ 34,896,755		
County Library Post-ERAF Share of Basic Total County Library Ad Valorem Tax	Tax					2	1.4319 \$ 499,460		\$ 499,4
Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent	
	ICAL	Amount (a)	increase	Amount	Units (b)	Factor	Integante	Units (c)	Impac
Fines, Forfeitures & Penalties Library Fines and Fees	50	\$ 400,000	100%	\$ 400,000	2,788,991	\$ 0.14	per capita & 50% employee, entire coun	ty 18,080	\$ 2,5
Revenue from Use of Money and Property									
Interest-Invest Funds	51	5,000	0%	240	140		not used	-	-
Rents	51	19,176	100%	19,176	2,788,991	0.01	per capita & 50% employee, entire cour	ty 18,080	1
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	00,100	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	-	
-	•••	000,400	• • •						
Other Revenue	51	0.070.000	00/						
Contractual Revenue	51	6,870,066	0% 0%	-	-	-	not used	~	
Cash Over-Short				-	-	-	not used		
Rebates & Refunds	51 51		0%	-	-	-	not used	-	
Contributions & Donations Other Misc. Revenue	51	10,000	0% 0%	-		-	not used not used		
Other Misc. Revenue	51	-	070	-	-	-	HOL DEED	100	
Total Financing Sources			Ň						\$ 502,
Financing Requirements									
Library Services	Table 7	24,208,027	100%	24,208,027	2,788,991	8.68	per capita & 50% employee, entire cour	ty 18,080	156,9
Total Financing Requirements				·,, /= /	,,			.,	\$ 156,9
Net Annual Surplus/ (Deficit)									\$ 345,

(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

				February 10	1 2011							
scal Impact to Transportation Fund Financing Sources Measure A Sales Tax (d)							Table Ref.		Net Amount	Marginal Increase		Project Impact
On-Site and Off-Site Taxable Sales Half Cent Transportation Sales Tax Total Measure A Sales Tax							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	Meas	-		Project Equivalent Units (c)		Project Impact
Intergovermental Revenues CA-HWY User/Gas Tax Sec 2104A (e) CA-HWY User/Gas Tax Sec 2104B (e) CA-HWY User/Gas Tax Sec 2104B (e) CA-HWY User/Gas Tax Sec 2104C (e) CA-HWY User/Gas Tax Sec 2104DEF (e) CA-HWY User/Gas Tax Sec 2105 (e) CA-HWY User/Gas Tax Sec 2105 (e) CA-HWY User/Gas Tax Sec 2106 (e) Road Maint Expense Reimb Road Signal Maint Exp Reimb Total Financing Sources	44 44 44 44	30,309,322 - 1,849,286 - - - 210,537 1,344,663	100% 100% 100% 100% 100% 100% 100% 100%	30,309,322 1,849,286 - 210,537 1,344,663	2,788,991 2,788,991 2,788,991 2,788,991 2,788,991 2,788,991 2,788,991 2,788,991 2,788,991 2,788,991	10.87 0.66		loyee loyee loyee loyee loyee loyee loyee	, entire county , entire county , entire county , entire county , entire county , entire county , entire county	18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080 18,080	\$	196,4 - 11,9 - - 1,3 8,7 218,5
Financing Requirements Street Maintenance Cost Total Project Lane Miles (f)										[1]	(h)	104
Street Maintenance Cost per Lane Mile (g) Total Project Street Maintenance Cost per L	ane Mile.	1								[2] [3]=[1]*[2]	\$	6,8 721,8
Total Financing Requirements											\$	721,
Net Annual Surplus/ (Deficit)										[4]	\$	(503,
Net Annual Surplus/ (Deficit) Before Additional Fir Use General Fund Surplus Surplus Available Surplus Used	nancing	Sources Yes Yes						\$	5,817,454	[5]=[3]+[4] [6]	\$	503,3
Financing Sources Transportation Fund General Fund Transfer Total Sources										[1] [6] [7]=[1]+[6]	\$	218,5 503,2 721,4
Total Financing Requirements Net Annual Surplus/ (Deficit) After Additional I binotes:	Financin	g Sources								[3] [8]=[7]-[3]		721,

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

(a) Faile County of Neural 2010-10 Feedimining Dauget.
 (b) Based on (1) 2,308,441 total Riverside County residents and 368,623 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 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 Tansporation Phasing Analysis, Conetant Dollars Paradise Valley

February 15, 2017	
Development Year	2 -1 0 1 2 3 4 5 6 7 8 9
Fiscal Impact to Fire Fund	Factor
Fitering Sources Fite Fund AV Vancem Tax Baser Tax Anj, ten Defation Total Fite Fund Tax	5 - 5 1.333.050 5 2.810.889 5 7.342.865 5 8.1710.389 5 1.4.206 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 5 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208.216 1.6.208
Total Financing Sources	0 0 5 78,003 \$ 164,477 \$ 312,412 \$ 429,665 \$ 568,198 \$ 709,942 \$ 838,440 \$ 967,138 \$ 1,151,815
Financing Requirements Stations Required for Project Staffing Level Cost par Fire Fighter Fire Cost	200 - 100 100 100 100 100 100 100 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200 200
Total Financing Requirements	\$ \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 1,500,000 \$ 2,000,000 \$ 2,000,000 \$ 2,000,000 \$ 2,000,000 \$ 3,500,000 \$ 3,500,000 \$ 3,500,000 \$
Net Annual Surplus (Deficit) Before Additional Sources	5 - \$ (1,500,000) \$ (1,500,000) \$ (1,421,997) \$ (1,305,523) \$ (1,507,586) \$ (1,570,335) \$ (1,431,802) \$ (1,290,366) \$ (1,161,560) \$ (2,532,862) \$ (2,348,185)
CSAICFD Charge per Unit at Buttdout Net Annual Define Batel Additional Sources Offset from General Fund Surplus Amount Required for CSAICFD Charge	5 5 1,500,000 5 1,421,967 5 1,535,523 5 1,687,586 5 1,491,902 5 1,161,560 2,332,862 5 2,346,185 - - 5 - 5 - 1,91,302 8 1,41,402 5 2,346,185 2 3,446,185 7 1,491,302 8 1,461,560 2 2,346,185 7 3,461,502 8 2,446,185 7 1,491,302 8 3,461,185 7 1,491,302 8 3,471,480 2 1,468,105 7 1,468,165 7 1,464,105 3,468,106 2 1,464,105 1,468,106 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414,400 3,414
Allocation of CSA/CFD Charge for Fire Services Cumulative Residential Units	800 642 1,277 1,789 2,405 3,092 3,591 4,144 4,884
CSAVCFD Charge from Sold Units Development Scherthoff Indevelopment 1 and Tay	\$ - \$ 30,000 \$ 64,200 \$ 127,700 \$ 179,900 \$ 240,500 \$ 369,100 \$ 414,400 \$ 1500,000 1,550,225 1757,216 553,810 140,453
Total	\$ - \$ 1,500,000 \$ 1,500,000 \$ 1,180,229 \$ 821,418 \$ 761,180 \$
Additional Financing Sources General Fund Surplus Minimum CSAUCFD Charge Required for Fire Services (Total Additional Financing Sources	\$ - \$ 241,769 \$ 514,105 \$ 906,408 \$ 1,772,846 \$ 2,155,428 \$ 2,566,669 \$ 3,046,174 \$ - 1,500,000 1,500,000 1,500,000 1,505,428 \$ 2,155,428 \$ 2,566,669 \$ 3,046,174 \$ - 1,500,000 1,500,000 1,419,657 2,135,523 1,470,335 1,772,848 \$ 2,155,428 \$ 2,566,669 \$ 3,046,174
Financing Sources Fire Fund CSA Tax General Fund Transfor General Franking Requirements Potal Financing Requirements Met Annual Surpus (Derfeit) After Additional Sources	3 3 7 3 12,412 3 12,60,602 5,80,403 5,834,403 5,834,400 484,400 484,400 484,400 484,400 484,400 484,400 484,400 486,400 300,200 383,100 114,400 486,400 365,100 312,413 347,333 240,600 300,200 383,400 414,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 486,400 350,200 3160,000 \$ 2116,460 486,400 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,000 350,0000 350,000
Fiscal Impact to Transportation Fund	Faictor
Finanching Sourness Intergroventmerka Revenues CA-HWY User/Gas Tax Sac 2100A (e) CA-HWY User/Gas Tax Sac 2103 (e) CA-HWY User/Gas Tax Sac 2103 (e)	\$ 10.87 \$ - \$ - \$ 10,194 \$ 18,543 \$ 32,871 \$ 44,883 \$ 58,819 \$ 72,486 \$ 85,765 \$ 98,758 \$ 115,342 \$ 0.66 \$ - \$ - \$ - \$ 6,223 \$ 1,131 \$ 2,006 \$ 2,739 \$ 3,569 \$ 4,423 \$ 5,234 \$ 6,226 \$ 7,037
Charge for Services Road Maint Expense Reamb Road Signal Maint Exp Reimb Total Financing Sources Total Financing Sources	0 0 5 - 5 - 5 7 1 1 2 2 3 1 5 4 6 5 4 6 5 1 5 6 6 5 6 5 6 6 5 6 6 5 6 6 5 6 6 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Financing Requirements Share of Residential Units Total Poleut Lane Miles (b) Estimated Annual Lane Miles Street Maintenance Cost per Lane Mile 12	0.0% 0.0% 0.0% 0.0% 3.5% 7.6% 15.0% 7.2% 38.3% 38.4% 42.2% 48.8%
Total Financing Requirements	5 - 5 5 55 6 5 55 64 5 108 51 162 944 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <td< td=""></td<>
Net Annual Surplus (Deficit) Before Additional Sources Additional Financing Sources	5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
General Fund Surphs General Fund Transfers to Fire Fund (Less) Total Additional Financing Sources	900,400 3 1,222,982 1,191,302 8 1,102,42 8 2,51,00 006,408 1,222,982 1,191,302 8 1,105,270 \$ 1,480,696 - \$ 5 681,548 \$ 1,165,270 \$ 1,480,696
Financing Sourcea Transportation Fund General Fund Transfer Total Financing Sourcea Total Financing Sequirements Net Annual Surplus (Deficit) After Additional Sourcea	5 - 5 -1 5 11,339 5 20,650 5 48,336 5 65,426 5 96,421 5 109,651 5 220,209 2 - 5 - 5 11,339 5 20,626 5 46,336 5 66,421 5 109,651 5 236,439 236,439 236,439 236,439 236,430 8 236,430 8 45,236 5 44,236 5 342,443 5 352,330 44,52,49 5 45,236 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,249 5 45,443 <t< td=""></t<>
Footnoties: (a) Represents amount needed to fund the estimated annuel res (b) Transportation Fund Requirements are phased based on the	Footnotes. (a) Represents amount needed to fund the estimated amoual negative fiscal impact. CFD and CSA charges are examples of potential funding mechanisms to finance orgoing negative impacts. Amount and funding mechanism would need to be negotiated with the County.

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hibit B - Fire and Tanspor		
Fire ar	alley	5, 2017
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EXH	Para	Febr

Paradise Valley February 15, 2017													
Development Year		₽	1	12	13	14	15	18	17	48	9	30	34
Fiscal Impect to Fire Fund	Factor												
Financing Sources Fire Fund Ad Valter Tax Basic Tax Adj, for Deflation Total Fire Fund Tax	5.851%	\$ 23.948.384 \$ \$ 1.401.206 \$	5 29 358 830 \$ 5 1 717 813 \$	33,523,748 \$ 1,961,620 \$	36 072 000 2 110 730	\$ 35,922,957 \$ \$ 2,102,008 \$	35,774,530 \$ 2,093,323 \$	35 626 716 \$ 2 084 674 \$	36 479 513 \$ 2 076 061 \$	35 332 918 \$ 2 067 483 \$	35 186 929 \$ 2 058 940 \$	35,041,543 \$ 2,050,433 \$	34 896 758 2 041 961
Total Financing Sources		\$ 1401,206 \$	\$ 1717.913 \$	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
Financing Requirements Stations Required for Project Stations Required Costs per File Fighter File Cost	2.00	2.00 7 \$ 500,000 \$ \$ 3,500,000 \$	2.00 7 5.00,000 \$ 8.3,500,000 \$	2.00 7 3.500.000 \$	2.00 7 500.000 \$ 3.500.000 \$	2.00 7 500.000 \$ 3.500.000 \$	2.00 7 3.550,000 \$	2.00 7 3.500.000 \$ 3.500.000 \$	2.00 7 3.500,000 \$	2.00 7 3.500,000 \$	2:00 7 3:500,000 \$	2.00 7 3.500,000 \$	2.00 7 3.500.000
Total Financing Requirements		\$ 3,500,000 \$	3 500 000 \$	3,500,000 \$	3 500 000 \$	3,560,000 \$	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) \$	\$ (1,782,067) \$	1,538,380 \$	1,369,270 \$	(1,397,992) \$	(1,406.677) \$	(1,415,326) \$	1,423,939	(1,432,517) \$	1,441,060 \$	(1,449,567) \$	1,458,039)
CSAUCFD Charge per Unit at Buildout Net Annusi Deith Bation Additional Sources Officet from General Fund Surgus Amount Required for CSAUCFD Charge		\$ 2,098,794 \$ 1,524,194 \$ 574,600 \$	\$ 1,782,087 \$ 1 084 087 5 698 000 \$	1,538,380 \$ 743,980 794,400 \$	1,389,270 \$ 540,270 849,000 \$	1,397,992 \$ 548,992 849,000 \$	1,406,677 \$ 557 677 849,000 \$	1,415,326 \$ 566 326 849 000 \$	1,423,939 \$ 574,939 849,000 \$	1,432,517 \$ 583,517 849,000 \$	1,441,060 \$ 592,060 849,000 \$	1,449,567 \$ 600,567 849,000 \$	1,458,039 609 039 849 000
Allocation of CSA/CFD Charge for Fire Services Cumulative Residential Units		5,746	6,980	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 Developer Sucsidy/Undeveloped Land Tax Total	\$ 100.00 6.728.379	\$ 574,600 \$	698,000 \$	794,400 \$ 794,400 \$	849,000 \$ 849,000 \$	849,000 \$ 649,000 \$	849,000 \$ 849,000 \$	849,000 \$ 849,000 \$	849,000 \$ 849,000 \$	849,000 \$ 849,000 \$	849,000 \$	849,000 \$	849,000 849,000
Additional Financing Sources General Fund Sources Minimum SAVCFD Change Required for Fire Services Total Additional Financing Sources	s (6,130,179	\$ 4,986,065 \$ \$ 4,986,085 \$	5,729,897 \$ - 5,729,897 \$	6,310,937 \$ 6,310,937 \$	8,717,671 \$ 6,717,671 \$	6,880,744 \$ 6,880,744 \$	6,843,970 \$ 5,643,970 \$	6,607,347 \$ 6,607,347 \$	6,570,876 \$	6,534,556 \$ 6,534,558 \$	6,498,386 \$ 6,498,386 \$	6,462,365 \$ 6,462,365 \$	6,426,493 0,426,493
Financing Sources Fire brud CSA Tax CSA Tax CSA Tax CSA Taxating Sources Total Financing Requirements Total Financing Requirements Net Annual Surplus (Darlici) After Additional Sources		\$ 1,401,206 \$ 574,600 574,600 1,524,194 \$ 3,500,000 \$ \$ 3,500,000 \$	1,717,913 \$ 898,000 1084,087 3,500,000 \$ 3,500,000 \$	1,981,620 \$ 794,400 743,980 3,500,000 \$ 3,500,000 \$	2,110,730 \$ 849,000 \$ 640,270 \$ 3,500,000 \$ 3,500,000 \$	2,102,008 \$ 849,000 548,902 548,992 3,500,000 \$ 3,500,000 \$ 3,500,000 \$	2,083,323 \$ 649,000 557,677 557,677 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 \$ 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 \$ 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 \$ 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3,500,000 \$ 3,500,000 \$ 3,500,000 \$ 3,500,000 \$ 3	2,058,940 \$ 849,000 592,060 3,500,000 \$ 3,500,000 \$ 3,500,000 \$	2,050,433 \$ 849,000 600,567 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 \$ 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 \$ 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 \$ 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 \$ 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 \$ 3,500,000 \$ 3,500,000 \$ 3,500,000 \$ 3,500,000 \$ 3,500,000 \$ 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Fiscal Impact to Transportation Fund	Factor												
Financia Sources Intergovermental Revenues CA-HWY User/Case Tax See 21044 (e) CA-HWY User/Case Tax See 2104 (e) CA-HWY User/Case Tax See 2105 (e) Charges for Services Read Mark Exervice Read Mark Exervice Read Signal Mark Exp Reimb Total Financing Sources	\$ 10.87 5 0.66 \$ 0.68 0.48	\$ 135,045 \$ 135,045 \$ 8,301 \$ 945 \$ 6,036 \$ 151,327	162,708 \$ 9,927 \$ 1,130 \$ 7,218 \$	183,862 \$ 11,218 \$ 1,277 \$ 8,157 \$ 204,514 \$	196,488 \$ 11,988 \$ 1,385 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1,365 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1,365 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1.385 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1,365 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1,365 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1,365 \$ 8,717 \$ 218,558 \$	196,488 \$ 11,988 \$ 1,365 \$ 8,717 \$ 218,558 \$	196,488 11,988 1,365 8,717 218,558
Financing Requirements Share of Residential Units Total Project Lane Mires (b) Estimated Annual Lane Miles to be Mentained (b) Street Mainfenance Cost per Lane Mile 12	6,885		82.2% 104.84 86.2 6,885			104.84 104.84 6,885 \$	104.84 104.84 6,885 \$	100.0% 104.84 104.8 6,885 \$	100.0% 104.84 8,885 \$	100.0% 104.84 104.85 6,885 \$	100.0% 104.84 5,885 \$	104.84 104.84 5,885 \$	100.0% 104.84 504.8 6,885
Total Financing Requirements Net Annual Surplus (Deficit) Before Additional Sources	88	\$ 488,534 \$ \$ (337,208) \$	693.451 \$	675,412 \$ (470,898) \$	721,834 \$	721,834 \$	721,834 \$ (503,275) \$	721 834 \$	721,834 \$	/21,834 \$	(503,275) \$	(503,275) \$	(503,275)
Additional Financing Sources Centeral Financing Sources Canteral Fund Transfers to Fire Fund (Less) Total Additional Financing Sources		s 3,048,174 \$ 1 859,785 \$ 1,168,389 \$	4,986,085 \$ 1,524,194 3,461,871 \$	5,729,897 \$ 1 084 087 4 645 810 \$	6,310,937 \$ 743,980 5,586,957 \$	6,717,671 \$ 540,270 6,177,401 \$	5,680,744 \$ 548,992 6,131,753 \$	6,643,970 \$ 557,677 6,086,293 \$	6,607,347 \$ 566,326 6,041,022 \$	6,570,876 \$ 574,939 5,995,937 \$	6,534,556 \$ 583,517 5,951,039 \$	6,498,386 \$ 592,060 5,906,326 \$	6,462,365 600,567 5,861,798
Financing Sources Transpration Fund Generals Fund Transfer Total Financing Rources Total Financing Rourcents Net Amual Sources		\$ 151,327 \$ 337,208 337,208 \$ 488,534 \$ \$	180,984 \$ 412,467 593,451 \$ 593,451 \$	204,514 \$ 470,898 675,412 \$ 875,412 \$	218,558 \$ 503,275 721,834 \$ 721,834 \$	218,558 \$ 503,276 721,834 \$ 721,834	218,658 \$ 503,276 721,834 \$ 721,834 \$	218,558 \$ 503,275 721,834 \$ 721,834 \$	218,558 \$ 503,275 721,834 \$ 721,834 \$	218,558 \$ 503.275 721,834 \$ 721,834 \$	218,558 \$ 603,275 721,834 \$ 721,834 \$ - \$	218,558 \$ 503,275 721,834 \$ 721,834 \$	218,658 503.275 721,834 721,834
Footmotes: (a) Represents amount needed to fund the estimated annual negative fiscal Irr	egative fiscal in												

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

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hibit C - Phasing	e Valley	y 15, 2017	
Exhibit	Paradis	Februar	

Paradise vaney February 15, 2017								,			4	\$;
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General Fund Financing Sources	Ref. F	Factor											
Property Tax	47	\$	189,503 \$	389,303 \$	756,405 \$	1.039,955 \$	1,375,835 \$	1,717,703 \$	2,029,249 \$	2,340,542 \$	2,786,002 \$	3,394,976 \$	4,156,838
Dronorty Tay Incl jour of Safate-Tay	4						,						
Documentary Transfer Tex	4		20,095	42,468	61,350	111,996	147,912	184,943	218,581	252,196	300,849	364,056	448,185
Property Tax In-Lieu of MVLF	9		118,908	250,731	476,245	654,986	866,168	1,081,787	1,278,128	1,474,317	1,755,842	2,136,016	2,618,808
On-Site Retail Sales and Use Tax	4D		75,087	150,174	225,260	300,347	375,849	450,936	526,022	601,109	676,196	860,015	935,102
Off-Site Retail Safes and Use Tax	÷			,	34	•	,		•		•		•
Transient Occupancy Tax	ŝ					•	183,184	183,184	183,184	183,184	183,184	1,352,644	1,352,644
Interest Farnings	ŝ		3.217	6,689	12,012	16,411	21,465	26,595	31,345	36,090	42,522	52,195	62,603
Other Discretionary Revenue	9		18,116	33 187	59 163	80,933	106,154	130 911	154,998	178,490	208 569	245,970	294,436
Total Financing Sources			424,925 \$	882,551 \$	1,610,436 \$	2,204,629 \$	3,076,567 \$	3,776,058 . \$	4,421,507 \$	5,065,929 \$	5,953,164 \$	8,405,872 \$	9,868,616
General Fund Financing Requirements		l											
General Financing Requirements	8 8	30.28 \$	28,402 \$	51,667 \$	91,587 \$	125,084 \$	163,886 \$	201,965 \$	239,021 \$	275,167 \$	321,375 \$	379,059 \$	453,348
Public Protection													
Judicial	8	12.53	11,751	21,377	37,893	51,752	67,806	83,560	98,892	113,847	132,984	156,831	187,568
Police Protection	6		85,381	182,714	363,437	511,999	684,467	854,375	1.019,159	1,179,390	1,389,995	1,635,322	1.986,521
Detention and Correction	8	28.72	26,941	49,009	86,876	118,649	155,455	191,575	226,724	261,011	304,841	359,558	430,025
Fire Protection (Transfers to the Fire Fund)	8		241,769	514,105	906,408	1,222,982	1,191,302	990,158	803,460	2,118,462	1,859,785	1,524,194	1,084,087
Protection/Inspection	80	0.15	142	258	457	624	818	1,008	1,192	1,373	1,603	1,891	2,262
Other Protection	80	6.43	6,029	10,968	19,443	26,554	34,791	42,874	50,741	58,414	68,223	80,469	96,239
Transfers to the Transportation Fund	12		,	"	•	it.			209,042	242,479	286,948	337,208	412,467
Public Ways & Facilities	00					,				,			•
Health and Sanitation	80	41.48	23,046	49,319	98,101	138,201	184,755	230,617	275,096	318,347	375,194	441,414	536,211
Public Assistance	80	2.34	1,299	2,780	5,530	7,791	10,416	13,001	15,509	17,947	21,152	24,885	30,229
Education	æ	0.27	148	316	629	888	1,185	1,479	1,764	2,042	2,406	2,831	3,439
Recreation & Cultural Services	60	0.03	18	38	75	106	142	171	211	244	288	338	411
Debt Service	ø	ŀ					A 102 304	- 001 070 C		4 POT 001 4	a 244 104 1	1044004	2 111 806
Total Financing Requirements		•	424,925 \$	882,551 \$	1,610,436 \$	2,204,629	2,495,027 \$	\$ 6910'LLA'Z	¢ 110'056'7	4'200'177 \$	4 61/100/10	4 100,944,9	000'777'e
General Fund Fiscal Impact		J					4		4 444 444	6 910 BAL	a 100 100 1	- 101 010 F	
Ongoing Surptus/(Deflicit)		•		•		-	\$ 960'L90	¢ 0/2'99L'L	1,460,094	4/1/201 \$	¢ 800'001'1	2,401,071	4,645,610
Surplus/(Deficit) per Unit		69	49 1	•	•	•	242 \$	388 \$	413 \$	115 \$	243 \$	602 \$	666
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													
Financing Sources	10, Exhibit B	69	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
Financing Requirements	10, Exhibit B		1,500,000	1,500,000	2,000,000	2,000,000	2,000,000	Z,000,000	Z,000,000	3,500,000	3,500,000	3,500,000	3,500,000
Net Annual Surplus / (Deficit)		~		*	•	•	•		•			•	Ĩ
Fiscal Impact to Library Fund	÷	e/	10.220	40.487 \$	76 870 \$	105 716 5	139 793 \$	174.579 \$	206.267 \$	237.926 \$	283.327 \$	344.614 \$	422.448
	: :		C 142		PSC 9C	36,856		57,894	68.517	78.878	92.124	108,659	129.955
Financing Requirements	Ξ	-	41 070 €	36.677 5	50.818 L	69,860 \$	92.815 \$	116.685 5	137.751 \$	159.048 \$	191.203 \$	235,854 \$	292,494
Net Annual Surprus / (Dencity)		1	+ o Ini										
Fiscal Impact to Transportation Fund	ţ		11 220 €	20 626 \$	36 563 .5	40 436	85 424 \$	80.628 \$	304.463 \$	352,330 \$	415.246 \$	488.534 \$	593.451
ringpung sources Eleanden Raminissiums	1 5	•	25.506		108.573	152,954			304,463	352,330	415,246	488,534	593,451
Net Annual Surblus / (Deficit)	!		(14,168) \$	(33,958) \$	(72,009) \$	(103,018) \$	(139,051) \$	(174,607) \$	•	•	••	•••	
Nat Fiscal Impact of Project Financing Sources		s	1,955,484 \$	2,443,665 \$	3,723,869 \$	4,360,281 \$	5,281,787 \$	6,031,266 \$	6,932,237 \$	9,156,184 \$	10,151,737 \$	12,739,020 \$	14,384,516
Financing Requirements		ŀ	e 1090 m	a tee at	3,145,202	4,050,450	4,140,417	4 407 247 6	4 648 447 6	878'21'0	1 170 503 6	3 807 876 4	A GTR 30A
Net Annual Surplus / (Uericit)		•	e faoniei	0 107'0	· Incon'19	· Incis Inc	- altafaati	A 11-0120151	A sector of		A contract.	A	tanlant

P.RCL/Glorious Land Company/Paradise VpNey/RAMI Phase FIMParadise Valley FIA - Final

P.RCLKShorberk Land Compary/Paradise Valley/FIA/All Phase FIA/Paradise Valley FIA - Final

Exhibit C - Phreing Analysis, Constant Dollars Paradise Valley February 15, 2017		Ŧ	2	4	<u>م</u> ر	6	~	60	æ	9	÷	-
RÉSIDENTIAL FINANCING SOURCES Residential Absorption	Table Ref.		ø									
Village 1 (Town Center) TOWNS	en e	20	42	. 5	- 202	, =			1.1	80 -	1/52	
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Village 2 (Town Center West) 60X100' 50X100	<i>ო ო</i>	¢,	30	47 50	42	98			• ()	.,	18 M	
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85x115 75x100	ო ო	12	134	e. 30	e. (8)	8			Ē.		58	40
Village 4 (North Village) Duplex-Adut	e 1	8		300	304	⁵⁰	47	, 56	ŧ.		1.1	. ,
Duplex-Aduit 40X90	າຕເ	()+(10		50	24	18	- 6)4		30.8	, ,
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Duplex-Family Duplex-Family Vitto-AF Franchy	n n	Ð	• 8	600)	62	91	ř.,	30	11		195	,
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village 6 (South Village) 50X70	3	,		16	15	÷	1	1	83	-		20
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duplex-family 50X100	n ei	t (t)	101		8 81	i • []			1	. 185		5°,
65X115 Total Residential Absorption Cremit Processional Absorption	۳	900E	- 342 647	- 635 1.277	522 1.799	606 2 405	- 597 3.002	579 3.581	563 4 144	740	862 5.746	1,234 6,980
Cumulative Residential Units Share of Residential Units		3,5%	7.8%	15.0%	21.2%	26.3%	35.4%	42,24	40.0%	67.5%	87.7%	82.2%
	Table Persons per Ref. Household											
Total Population Cumulative Population	3 1.85	556 556	633 1,189	1,178 2,365	967 3,332	1,122	1,106 5,560	1,072 8,632	1,043 7,675	1,371 9,046	1,596 10,642	2,285 12,928
												Î

Residential Assessed Value	TOWNS 3 349,068 17,453,300 TOWNS Stacked fab H1DR 3 271,999 13,299,950 Stacked fab H1DR 3 358,999 13,299,950 366,999 13,299,950 Stacked fab 3 358,999 13,209,950 366,999 13,209,950 365,999 13,229,950 355,999 365,999 13,229,950 355,999 13,229,950 355,999 356,899 356,899 356,899 356,899 366,320 25,216,000 45,200 355,266,900 45,200 356,266 45,200 45,200 356,266 45,200 45,200 356,266 45,200 45,200 45,200 45,200 56,216,000 45,200 56,216,000 45,200 55,216,000 45,200 55,216,000 56,490 56,490 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400 56,400	n n n n n n n n n n n n n	Village 5 (Carear Archito Adult) 3 271 999 MIXERUUSE HHUR 3 275 399 DUPLEX 3 275 399 ESTIO 3 456 15 DUPLEX 3 275 399 ESTIO 3 325 566 Socio 3 325 489 DUPLEX 3 355 489 Socio 3 355 489 Soc		3 335,466 3 335,466 5 592,666 3 887,2998 877,599 3 877,598 5 564,372 5 564,372 5 564,372 5 564,372 5 564,399 5 569,999 5 569,3999 5 569,3999 5 569,3999 5 569,332 5 564,332 5 564,3355 5 564,3355 5 564,3355 5 564,33555 5 564,335555 5 564,335555555555555555555555555555555555	
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Exhibit C - Phasing Analysis, Constant Dollars Paradise Valley February 15, 2017			-	2		4	10	Ð.	٢	æ	æ	9	£
Residential Property Tax Besic Tax Paid Total Residential Property Tax	Table Ref. 4	Factor 1.000% 14.0253%	6 \$ 1,152,031 \$ 6 \$ 161,576 \$	2.449.598 \$ 343,563 \$	4.798.252 \$ 672,969 \$	6.623.292 \$ 928,936 \$	8.717.751 \$	10.932.421 \$ 1,533,305 \$	12,931,816 \$ 1,813,726 \$	14,930,328 \$ 2,094,023 \$	17,886.355 \$ 2,508,614 \$	21,348,140 \$ 2,994,280 \$	26 565 854 3,725,912
Residential Property Tax In-Lieu of Seles Tax Off-Site Sales Tax Redirected to Property Tax	Table		69	ب	به ۱	• •	673 1	9 14	9 16	ه ,	45 1	69 ,	×.
Property Tax From MVLF Cumulative Residential AV Adj. for Deflation Factor of 0.41% Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41% Total Assessed Valuation	: 44	Fact	115	244,959,834 36,129,099 281,088,933	479,825,173 \$ 54,081,767 \$ 533,906,940 \$		69 69 69 6	1,093,242,128 \$ 119,523,097 \$ 1,212,765,225 \$	67 67 69 6	1,493,032,813 \$ 159,788,772 \$ 1,652,821,585 \$ 1,652,621,585 \$	1,788,635,532 \$ 2,134,814,038 179,796,918 \$ 259,722,394 1,968,432,450 \$ 2,394,636,432 4 668 \$ 2,394,636,432	69 69 69 69	2,656,565,384 279,317,632 2,935,883,026 7 636
Assessed Valuation / 1,000,000 Property Tax From MVLF	տո	\$ 892 \$	\$ 118,908 \$	250,731 \$	534 \$	654,986 \$	866,168 5	1,081,787 \$	1,278,128 \$	1 474 317 \$	1,755 842 \$	2,136,016 \$	2,618,808
Residential Documentary Transfer Tax Residential Property Turnover Reto Transfer Tax as 4.0 Prico Total Residential Documentary Transfer Tax	Ref.	Factor 14.3% 0.11%	\$ 18,103 \$	38,494 \$	75,401 \$	104,090 \$	136,993 \$	171,795 \$	203,214 \$	234,619 \$	281,071 \$	335,486 \$	417,460
Off-Site Sales Tax	Table Ref.	Ξ.											
Household Income (@ 25% of Assessed Valuation) (d) Retail Taxable Sales (@ 32% of Household Income) (e) Deviated Off Stor Towahn Sales (M O% of Ratail Taxable Sales) (f)		25.00% 32.00% 0.00%	\$\$ 28,800,763 \$ 9,216,244	61,239,958 \$ 19,596,787	119,956,293 \$ 38,386,014	165,582,307 \$ 52,986,338 -	217,943,768 \$ 69,742,006	273,310,532 \$ 87,459,370	323,295,406 \$ 103,454,530 -	373,258,203 \$ 119,442,625 -	447,158,883 \$ 143,090,843	533,728,510 \$ 170,793,123	664,141,349 212,525,232
rugatur davingi characteres (@ v. ev. ev. ev. ev. ev. ev. ev. ev. ev.	0 0 0 0	1.00% 10.50% 0.00%	• • • •			••••			1 T I I	. , , ,	ana		•
Total Off-Site Sales Tax Pessed Through to County NON-RESIDENTIAL FINANCING SOURCES Measure	Table ture Ref.	Factor	~	<i>в</i>	•	•		*	•		•		
Office Square Feet	ę	450,323		34,640 64 340	34,840 103 021	34,640 138,561	34,640 173 201	34,640 207 841	34,640 242,482	34,640 277,122	34,640 311.762	34,640 346,402	34,640 381,043
Cumulative Square Feet Assessed Value Additions Cumulative Employees T-much Examples	កកជ ជី៥៥	\$ 296	\$ 10,253,508 \$ 188	10,253,508 \$ 376	10,253,508 \$	10,253,508 \$ 752	10,253,508 \$	10,253,508 \$	10,253,508 \$ 1,316	10,253,508 \$	10,253,508 \$ 1,692	10,253,508 \$ 1,880 -	10,253,508 2,069
		441,687		33,976 67 952	33,976 101.928	33,976 135,904	33,976 169,880	33,976 203,856	33,976 237,831	33,976 271,807	33,976 305,783	33,976 339,759	33,976 373,735
Cumulative advance recu Assessed Value Additions Cumulative Employees Taxable Settes Per Sch FL	다. 다. 오. 오. 오	\$ 231 500 200	\$ 7,848,438 \$ 65 6,795,185	7,848,438 \$ 129 13,590,369	7,848,438 5 194 20,385,554	7,848,438 \$ 258 27,180,738	7,848,438 \$ 323 33,975,923	7,848,438 \$ 387 40,771,108	7,848,438 \$ 452 47,566,292	7,848,438 \$ 516 54,361,477	7,848,438 \$ 581 61,156,662	7,848,438 \$ 646 67,951,846	7,848,438 710 74,747,031
Light Industrial Square Feet	т	106,380	1		,			13,298	13,298 26 585	13,298 39 893	13,298 53 190	13,298 66.488	13,298 79,785
Cumulative Square Foot Cumulative Employees Cumulative Employees	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 193 600	99 IIII 99	49 , , ,	ыя , , ,	69 III(67) .,,	2,566,418 \$	2,566,418 \$	2,566,418 \$	2,566,418 \$ 84	2.566,418 \$	2,566,418
Tavable Sales Hotel - Business (Limited Service) Number of Rooms		100	• •			• •	100		o III i				. :
Cumulative Number of Rooms Assessed Value Additions		\$ 95,000	5 () 5	• •	49 1 1	9 1 1 1	100 9,500,000 \$	100 24 4	100 35 \$	100 35 \$	100 - \$ 35	100 35 \$	90 , <u>1</u> 00
Cumulative Employees Taxable Sales	en en en	375					37,549	37,549	37,549	37,549	37,549	37,549	37,549
SIII(• •		• •	•	۰ ۰	56-18 -	9 10 10 -	ي ، ، ،	يو. 1 1 1	300 300 60 000 60	300
Assessed Vatue Additions Currulative Employees Taxable Sales per room	om om om om	\$ 200,000 1 32,800				»	9 1 I I	•	• • •⊙€	•	202	300 9,840,014	300 9,840,014
	ы				,)))) (a	.,	307 1	, ,	
Cumulative Square reef Assessed Value Additions Cumulative Employees Tavraho Sales Der So. Ft.	6 E 3 E E 3 E E 3	- 487 - 487	\$ - 5 497 5 -	- \$	- \$ -	- \$ 497	- 5 - 497	487	- 497 -	497	- 5 -	- \$ 497	497
	en					1 1						. ,	• •
August and the Additions per Sq. Ft. Cumulative Employees per Sq. Ft. Taxable Sales per Sq. Ft.	8 8 8 8 2 2 2 7 7 7	\$ - 428 -	\$. . .	- \$ 32	' 22 ' 8	' <u>o</u> '	, 121 .	- 151 -	- * 181	- \$ - 209 -	- \$ 246 -	- 290 -	352
Total Non-Residential Assessed Value Additions Current Period Cumulative Assessed Value Additions Previous Period Adjusted Assessed Value Additions Deflation Fedor Cumutative Non-Residential AV Adj. For Deflation Factor of 0,41% Gal Non-Residential Cumulative Employees 50% of Cumulative Employees 50% of Cumulative Employees Survive Int Residents (Residents & 50% Employees) Total Translo Salos.	.41%		\$ 18,101,947 \$ \$ 18,101,947 \$ \$ 18,101,947 \$ 0,966 0,966 \$ 16,101,947 \$ \$ 16,101,947 \$ \$ 382 382 \$ 382,105,105 \$ \$ 5,05,105 \$ \$ 6,795,105 \$	18,101,947 \$ 38,203,893 \$ 18,101,947 0,0996 \$ 36,128,099 \$ 1,035 1,706 1,706 1,706 \$ 1,706 \$	18,101,947 \$ 54,305,840 \$ 38,129,099 54,091,767 1,319 1,319 660 860 850 20,385,554 \$	18,101,947 \$ 72,407,786 \$ 54,081,767 0,996 0,996 71,960,257 \$ 1,598 1,598 1,598 37,180,738 \$	27,601,947 \$ 100,009,733 \$ 71,960,257 0,896 99,264,877 \$ 1,916 1,916 5,412 \$ 34,013,472 \$	20,888,384 \$ 120,578,097 \$ 99,284,877 \$ 0,996 119,523,097 \$ 1,110 6,670 \$ 4,0,808,657 \$	20,668,364 \$ 141,346,461 \$ 119,523,096 139,691,613 \$ 139,697,613 \$ 2,523 47,603,641 \$	20,668,364 \$ 162,014,825 \$ 139,697,613 0,996 159,788,772 \$ 2,825 1,412 8,087 8,087 5 64,389,026 \$	20,668,364 \$ 132,683,189 \$ 132,683,189 \$ 145,789,719 0,996 179,796,918 \$ 1,568 10,614 \$ 61,134,211 \$	B0,668,364 \$ 263,351,553 \$ 179,799,946 0996 259,722,394 \$ 3,753 1,876 1,876 1,876 1,876 3,773 3,753 3,753 3,753 1,876 3,778 3,753 3,753 1,876 3,778 3,778 3,773 3,753 1,876 3,753 3,753 5,753 5,753 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,553 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,5555 5,55555 5,5555 5,55555 5,55555 5,55555 5,555555	20,888,364 284,019,917 259,722,384 0,996 0,996 279,317,632 4,089 2,089 2,089 14,972 84,624,594

CLUGIorious Land Company/Peradiss Velloy/FIAUR Phase PIAVPastelles Valtey FIA - Final

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

Non-Residential Property Tax

Bask Tax Paid Non-Residential Unsecured Property Tax as a % of Secured Total Non-Residential Property Tax

Non-Residential Property Tax In-Lieu of Sales Tax On-Site Sales Tax Redirected to Property Tax

Non-Residential Documentary Transfer Tax Non-Residential Property Turnovor Rate Transfer Tax as a % of Price Transfer Tax as a % of Price Total Non-Residential Documentary Transfer Tax

On-Site Sales Tax

Sales Tax (@ 1.00% of Taxable Sales) Leas: 0.25% Reclassified to Property Tax Total On-Silo Sales Tax Alliocated to County Proposition 172 - Half Cent Sales Tax

Translent Occupancy Tax Hotel - Business Rental Revenue Subject to TOT Hotel - Resort Revenue Subject to TOT Total Translent Occupancy Tax Allocated to County

County Share of Residential and Non-Residential Properly Tex Documentary Transfer Tax Net On-Stale solar and Use Tex Net On-Stale Solar and Use Tex Total Revenue Generating Interest Earnings Interest Earnings

Total Interest Eamings

Other General Fund Discretionary Revenue

Franchisea Franchisea Aise and Yennifies Aise allancous Federal and State Misediancous Revenue Ainanda Lou 25% Pondias & Into No el Tuces Court Fees & Costs Superior Court Fees Federal A Ruture Federal Cutter Fees

	Fetori 1000% 1101/10 8 202,649 8 1,195,231 8 1000% 1 131/07 361,291 5,51/38 540,818 719,600 8 1,195,231 8 1000% 1 131/07 361,738 540,818 5 71,900 8 1,195,231 8 Fetori 1 1 361,738 54,085 340,818 71,900 8 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146 5 1,146			4	2	5	4	ŝ	ę		8	6	10	÷						
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100% 57,82 51,80/4 21,80/7 21,80/7 21,80/7 21,80/7 21,80/7 21,80/7 21,80/7 21,80/7 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,80/6 21,	100% 5 77.35 138.04 5 203.666 3 400.05 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.067 5 400.07 5 100.067 5 160.714 5 205.616 110.717.013 5 103.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164 5 133.164		Factor																	
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·			0.17	164	298	529	722	946	1,166	1,380	1,589	1,856	2,189	2,618						
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Exhibit C - Phasing Analysis, Constant Dollars Paradise Valley February 15, 2017

POLICE PHASING

Cumulative Residents Saffing Services Standard Swom Officer per 1,000 residents Number of Swom Officers Required Pelie Costs FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund Financhig Sources Library Tom Adv Marem Tax Basic Tax Ad, for Petition Total County Ubrary Tax Fines Forditros & Petitions Energines and Fies Revenue from Use of Money and Property Review Total Financing Sources

Financing Requirements Library Services

Net Annual Surphus/ {Deficit} Total Financing Requirements

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Table Ref.	Factor												
			556	1,189	2,365	3,332	4,454	5,560	6,632	7,675	9,046	10,642	12,928
0	1.20		1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
	6		0,67	1,43	2.84	4.00	5.35	6.67	7.96	9.21	10.85	12.77	15.51
on	\$ 128,055	53	85 381 \$	182_714 \$	363 437 \$	511,999 \$	684,487 \$	854.375 \$	1.019.159 \$	1,179,390 \$	1 389 995 \$	1 635 322 \$	1 986 521
Table													
Ref.	Factor												
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29 358 830		2,147	103	422 448	128,855
23 946 364 \$	342 732 \$	1,795 \$	86 \$	344,614 \$	108,659 \$
19 664 324 \$	281,732 \$	1,522 \$	73 \$	283,327 \$	92,124 \$
16,528,216 \$	236,560	1,303 \$	62 \$	237,926 \$	78,878 \$
12,127,652 \$ 14,326,792 \$	205 081 \$	1,132 \$	54 \$	206,267 \$	68,517 \$
12,127,652 \$	173.577 \$	957 \$	46 \$	174,579 \$	57,894 \$
9,710,399 \$	138,980 \$	776 \$	37 \$	\$ 662,961	46,979 \$
	105 095 \$	592 \$	28 \$	105,716 \$	35,856 \$
	76 415 \$	434 \$	21 \$	76,870 \$	26,254 \$
2,810,889 \$	40,231 \$	245 \$	12 \$	40,487 \$	14,811 \$
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159,048 \$
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Constant Dollars	
Analysis,	
Exhibit C - Phasing	Paradise Valley

Federary 15, 2017 Federary 15, 2017 Federary 15, 2017 Property Tax, Property Tax, Decommittery Tax, Decommittery Tax, Decommittery Tax, Decommittery Tax, Decommittery Tax, Decommittery Tax, Decommittery Tax, Decommittery Tax, Decommitter Annual Francing Center Discretioning Requirements General Francing Requirements General Francing Requirements Contection Proble Protection Proble Protec	Fiscal Impact to Transportation Fund Financing Services Financing Requirements Net Annual Surgius (Derficit) Net Fiscal Impact of Project Financing Requirements Financing Requirements	Net Annual Surplus / (Deficit)
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20	4,958,043 \$	536,077	3,125,708 1,085,275	1,352,644	74,347	11,487,803 \$	547,469 \$	226,507	519,304	600,567	2,731 116 220	503,275	- 852,211	36,769	4,183	5,626,006 \$	5,861,798 \$	8 069	2.04	3,500,000 \$ 3,500,000		504,249 \$	347,315 \$	721,834 \$	721,834		16,213,887 \$ 10,004,774
19	4,978,614 \$	538,302	3,138,674 1,085,275	1,352,644	74,605	11,523,824 \$	547,489 \$	226,507	519.304	592,060	2,731	503,275	- 652.211	36,769	4,183	5,617,499 \$	5,906,326 \$	698 \$	2.05	3,500,000 \$		506,330 \$	349,395 \$	721,834 \$	721,834		16,251,988 \$ 9,996,267
18	4,999,270 \$	540,535	3,151,696 1,085,275	1,352,644	74,863	11,559,995 \$	547,469 \$	226,507	519.304	583,517	2,731	503,275	- 652.211	36,769	4,183	5,608,956 \$	5,951,039 \$	701 \$	2.06	3,500,000 \$ 3,500,000 \$		508,420 \$	351,485 \$	721,834 \$	721,834		16,290,248 \$ 9.987.725
17	5,020,012 \$	542.778	3,164,773 1,085,275	1.352.644	75,123	11,596,315 \$	547,469 \$	228,507	519.304	574,939	2,731	503,275	- 652 211	36,769	4,183	5,600,378	1 759597	206.5	2.07	3,500,000 \$		510,518 \$	353,563 \$	721,834 \$	721,834		16,328,667 \$ 9,979,147
16	5,040,839 \$		3,177,903 1,085,275	1.352.644	75,384	11,032,788 \$	547,469 \$	226,507	2,416,270	566,326	2,731	503,275	-	36,769	4,183	5,591,765 \$	6.041.022 \$	5 212	2.08	3,500,000 \$	-	512,625 \$	355,690 \$	721,834 \$	721,834	•	16,387,245 \$ 9,970,533
15	5.061.754 \$	547,291	3,191,088 1,085,275	1.352.644	75,646	11,669,409 \$	547,469 \$	226,507	2,416,2/0 519.304	557,677	2,731	503,275		36,769	4,183	5,583,116 \$	6.086.293 5	717 \$	2.09	3,500,000 \$	* ·	514,740 \$	156,935 357,805 \$	721,834 \$	721,834		16,405,983 \$ 9.961.884
14	5.082.755 \$		3,204,328	- 1352 644	75,909	355,/11 11,706,183 \$	547,469 \$	228,507	2,416,270 510 304	548,992	2,731	503.275	-	36,769	4,183	5,574,430 \$	8 131 753 1	722 \$	2.10	3,500,000 \$	\$.	516,865 \$	156,935 359,930 \$	721.834 \$	721,834		16,444,881 \$ 9.953.199
13	5 103 843 \$		3,217,622 1,085,275	- 352 644	76,173	355,711 11,743,110 \$	547,469 \$	226,507	2,416,270 510 30.4	540,270	2,731	503.275		36,769	4,183	5,565,709 \$	8 477 ANA 6	3 802	2.11	3,500,000 \$	\$ -	518,998 \$	156,935 362,063 \$	721.834 \$	721,834	-	16,483,942 \$ 0 044 478
12	4743717 \$		2,990,318 1,010,189	- 1 352 Rdd	70,813	332.852 11,013,247 \$	512,289 \$	211,952	2,260,877	743,980	2,556	470.898		34,404	3,914	5,448,289 \$	# 600 DE7 6	# 100'000's	2.02	3,500,000 \$	\$ -	482,351 \$	146,850 335,501 \$	875.412 S	875,412		15,671,010 \$ 0762 642
	Factor	•				**	30.28 \$	12.53	04 DC	-	0.15	6.43		2.34	0.27	••	-	• •	4	*7	•	*7				-	**
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Ref. Value	3 3 349,066 \$ 2271,999 5 3 505,999 506,398 3 506,332 3 566,32 3 566,32 566,332 567,332 567,332 567,999 567,999	3 509,969 3 473,732 3 473,732 3 473,732 3 44,532 3 344,532 3 344,532 3 314,489 3 301,466 3 301,466	271,999 271,999 275,399 275,399 275,399 275,399 28,466 275,399 28,275,399 332,496 29,256,996 332,446 29,256,996 332,446 29,256,996 332,546 29,256,995 335,446 29,256,995 335,446 29,355,466 332,546 29,355,466 332,546 29,355,465 335,546 39,355,466 332,546 39,355,466 332,546 39,355,466 332,546 39,55,467 335,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 332,546 39,55,566 335,546 39,55,566 335,5	3 344,532 3 344,532 3 544,532 3 535,999 3 555,999 3 555,999 3 555,466 3 355,466 3 301,466 3 301,466 3 301,466 3 302,466 3 305,466 3 305,466,4663 305,466 3 305,466,46	3 335,488 3 592,648 3 592,648 3 592,648 3 592,549 3 515,545 3 564,535 3 564,332 3 515,645 3 515,445 3 515,4453 515,445 3 515,4453 515,445 515,445,4555 515,455,455,455,455,455,455,455,455,455,	3 358,432 447,665 3 566,665 3 566,665 3 566,665 3 566,969 3 611,988 3 111,988 3 111,988 3 516,965 3 458,165 4 458,165 3 458,165 3 458,165 3 458,165 3 458,165 3 458,165 3 345,465 3 346,465 3 347,265 3 346,465 3 347,265 3 346,465 3 347,465 3 346,465 3 346,465 3 347,465 3 346,465 3 346,465 3 346,465 3 346,465 3 346,465 3 346,465 3 347,465 3 346,465 3 346,465,465 3 346,465,465,465,465,465,465,465,465,465,4
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Exhibit C - Phasing Analysis, Constant Dollars Paracles Valby February 15, 2017	Table Residential Property Tax Bain: Tac Paid Bain: Tac Paid 4 14.0233% <u>\$ 4.285,683 \$ 4.6</u> Fotal Residential Property Tax	Residential Property Tax In-Lieu of Sales Tax Of Sias Sias Tax Fordinedrad to Property Tax Property Tax From MVLF Cumulative Residential AV Adj. for Deflation Factor of 0.41% Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41% Total Assessed Valuation Total Assessed Valuation Forein Tax Form MVLF Propenty Tax From MVLF 5 8 2290,315 3 22 Propenty Tax From MVLF	Eactor 14.3% 0.11% S 479,842 \$	Table Factor S 2300% 244,283,431 282,333 282,333 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,331 283,3	3 450,223 34,640 4 415,683 4 415,683 4 415,683 4 415,683 4 10,255,508 5 10,2 9 er Sq. FL 3 7 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 2257 10,2 20,2 12,2 2257 10,2 20,2 12,2 2257 10,2 200 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057 10,2 2057	3 441,887 33,978 A07711 4 Peri Sq. FL 3 \$ 231 \$ 7,844,438 \$ 7,8 Peri Sq. FL 3 500 81,542,215 88,3 Peri Sq. FL 5 200 81,542,215 88,3	3 105.380 13.298 981.54, FL 3 193 \$ 2.566,418 \$ per 56, FL 3 500 147 per 56, FL 3 500 147 per 56, FL 5 -	3 100 - 100 3 \$ 95,000 \$ - \$ 3 375 37,549	Hotel - Reserts 3 200 - 0 Number of Reoms 3 200 - 0 Cumulative Number of Rooms per room 3 5 200,000 5 - 5 Assessed Value Additors per room 3 5 200,000 5 - 5 Cumulative Employees per room 5 32,800 9,840,014 9,8	3	3	Total Non-Residential Assessed Value Additions \$ 20,088,304 \$ 20,0 Current Period Cumulative Assessed Value Additions \$ 3 adds3,234 \$ 20,3 Previous Period Cumulative Assessed Value Additions \$ 3 adds3,234 \$ 20,3 Deflation Fericor Additisted Assessed Value \$ 20,3 \$ 20,3 Deflation Factor Additions \$ 279,377,53 \$ 288,3 Cumulative Non-Residential AN 44 for Datition Factor of 0.41% \$ 3 adds3,306 \$ 3 adds3,306 Total Non-Residential AN 44 for Datition Factor of 0.41% \$ 3 adds3,306 \$ 3 adds3,306 \$ 3 adds3,306
14	32,889,345 \$ 32,753,452 \$ 4,612,828 \$ 4,593,769 \$	- 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	69	262	34,640	33.976	13,296	- 100 - - \$ - 35 37,549	- 300 300 - \$ - 9,840,014 9,840,014	\$ - \$ - * 497		20,688,384 5 325,386,845 5 325,386,645 5 283,831,905 318,285,396 318,285,561 318,285,561 318,285,561 4,712 4,712 4,712 4,712 4,712 4,712 4,712
15	32,618,121 \$ 4,574,788 \$		512,570 \$	815,453,019 \$ 280,944,966	450,323 - 5 - 2,445 	-441,687 - \$ 839 88,337,400 88	- 106,380 - 168 -	- 100 35 37,549	300 - \$ - \$ 9,840,014	 - 497		\$ 325,356,645 \$ 325, 316,950,536 315, 0,996 315, 315,640,954 \$ 314, 4,712 \$ 314,
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18	3 5 32.215.473 5 2 5 4,518,316 \$	- \$3,221,547,258 \$311,744,594 \$3,3533 \$3,3533 \$3,151,594 \$3,533 \$3,533 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,151,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155,596 \$3,155	4 \$ 506,243 \$	\$ 257,5	s 450,323 \$ 450,323 \$ 2,445	7 441,687 \$ 441,687 839 88,337,400	0 106,380 \$ 106,380 \$ - \$	100 \$ 100 37,549		*	\$ - 428	\$ 325,356,645 \$ \$ 325,356,645 \$ \$ 313,038,001 \$ \$ 0.996 \$ \$ 311,744,584 \$ \$ 3,71,744,584 \$
19	32,082,364 \$ 4,499,647 \$	\$	504,151 \$	м м	450,323 - 5 2,445	441,587 441,587 839 88,337,400	106,380 - \$ 168	- 100 35 37,549	- 300 - \$ 9,840,014		428	\$ 325,356,645 \$ 3 311,744,584 3 310,456,512 \$ 3 310,456,512 \$ 3
8	31 949 806 \$ 4,481,055 \$	67 67 67 67 67 67 67	502,068 \$	738,745,140 \$ 73 255,568,445 22	450,323 2,445 2,445	- 441,687 639 83,337,400	105,380 - 168	- 100 35 37,549	- 300 - \$ 9,840,014	\$ - 97	*** ****	325,356,645 \$ 32 310,456,512 30 0,996 309,173,783 \$ 30 4,712
21 28	31,817,795) \$ 31,165,678 4,462,540 : \$ 4,371,107	5 3181,779,482 5 307,896,313 5 3,418,567,50 3,489 5 3,419 5 3,412,791 5 3,490,03	499,994 \$ 489.	795.444,870 s 779,140,940 284,542,359 248,327,021	450,323 450,323 	441,687 - 15 - 15 - 339 - 839 - 8337,400 - 88,337,400	108.380 106,380 - 168 108,380 - 168 - 108	- 100 - 37,549 37,	300 300 300 300 9,840,014 9,840,014	497		325,356,645 306,173,783 0,2966 307,896,313 4,712 4,712 4,712
	78 \$ 30,527,318 107 \$ 4,281,547	 * 3,052,731,759 * 3,052,731,759 * 2,395,400,547 * 3,348,400,347 * 3,348,400,307 * 3,348,400,307 * 3,348,541 	488.750 \$ 478.715	\$ 763	50,323 50,323 2,445 2,445 2,445	187 441,687 139 \$ 441,687 139 \$ 839 100 88,337,400	- - - - - - - - - - - - - - - - - - -	- 100 100 - \$ 35 37,549 37,549	300 \$,840,014	- - 497 \$ - 497		- \$ - 16,313 301,587,802 0,880 0,880 0,880 1,882 547 4,712 4,712 4,712

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

Non-Residential Property Tax Basir Tay Paid Non-Residential Unseured Property Tax as a % of Secured Non-Residential Property Tax.

Non-Residential Property Tax In-Lieu of Sales Tax On-Site Sales Tax Redirected to Property Tax

Non-Residential Documentary Transfer Tax Non-Residential Property Tumover Rate Transfer Tax as a % of Price Total Non-Residential Documentary Transfer Tax

Salen Tax ((g. 1.00% of Taxable Sales) Lea Tax (g. 1.50% of Salen Tax) Leas: 0.25% Reclassified to Property Tax Total On-Sibs Sales Tax Alliocated to County Proposition 172 - Half Cant Sales Tax On-Site Sales Tax

Translent Occupancy Tax Hotel - Business Rental Revenue Subject to TOT Hotel - Resord Revenue Subject to TOT Total Translent Occupancy Tax Allocated to County Total Translent Occupancy Tax Allocated to County

Interest Earnings County-strame of Receiveral and Non-Residential Property Tax Neuron-State State and Use Tax Net Ort-State State and Use Tax Net Ort-State State and Use Tax Net Ort-State State and Use Tax

Total Interest Earnings

Other General Fund Discretionary Revenue Franchises Franchises Misedannous Federia and Statio Misedannous Federia and Statio Chimhal-Co.25% Penalanse & Annon Da Taxes Court Frees & Coots Superior Court Fees Revense Artimota

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Factor 1.00% \$	2,938,319 \$	3,182,656 \$	3,169,505 \$	3,156,410 \$	3,143,368 \$	3,130,380 \$	3.117,446 \$	3,104,565 \$	3,091,738 \$	3,078,963 \$	3,015,878 \$	2,954,085
10.00%	298,832	318,266 491,015 \$	316 951 488,986 \$	315 541 486,965 \$	314, 33/ 484, 953 \$	482,950 \$	480,954 \$	310 43/ 478,967 \$	476,988 \$	307,830 475,017 \$	465,284 \$	455,751
\$ Factor	69 [6]	69)(80) 1	69 1	49	49 1	65 1	49	69 1		•	
10.00% 0.11%	32,872 \$	35,009 \$	34,865 \$	34,721 \$	34.577 \$	34,434 \$	34,292 \$	34,150 \$	34,009 \$	33,869 \$	33.175 \$	32,485
Factor												
1.00% \$ 10.50%	95,991	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126	982,150 \$ 103,126 -	982,150 \$ 103,126 -	982,150 \$ 103,126 -	982,150 \$ 103,126 -	982,150 \$ 103,126 -	982,150 103,126
\$ 200.0	1,010,189 \$	1,085,275 \$	1,085,275 \$	1,085,275 \$	1,085,275 \$	1,085,275 \$				1,085,275 / \$	1,015,275	1,08-,27
Factor		462,887 \$	462,887 \$	462,887 \$	452,887 \$	462,887 \$	462,887 \$	462,887 \$	462,887 \$	452,887	462,887 \$	462,887
10.00% 5	183	183,184 \$	183,184 \$	183,184 \$	183,184 \$	183,184 \$	183,184 \$	183,184 \$	183,184 \$	1 183,184 \$	183,184 \$ 1 160 480	183,184
10.00%	1 169 460 \$	1 169 460 \$	1,352,644 \$	1,352,644 \$	1,352,644 \$	1,352,644 \$	1,352,844 \$	1,352,644 \$	1,352,644 \$	1,352,644 \$	1,352,844 \$	1 352,644
Factor												
\$	512,714 \$	5,103,843 \$ 551,842	5,082,755 \$ 549,562	5,061,754 \$ 547,291	5,040,839 \$ 545,030	5,020,012 \$ 542,778	4,999,270 \$ 540,535	4,978,614 \$ 538,302	4,958,043 \$ 538,077	4,937,557 \$\$	4,836,391 \$ 522,924	4,737,298 512,210
	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	1,085,275 .	1,085,275	1 085 275
49	6 266 620 \$	6 740 960 \$	6,717,592 \$	6 694 320 \$	6,671,144 \$	6,648,065 \$	6 625 080 \$	6,602,191 \$	6,579,396 \$	6 558 695 \$	6.444.591 \$	6 334 783
1.13% \$	70,813 \$	76,173 \$	75,909 \$	75,646 \$	75,384 \$	75,123 \$	74,863 \$	74,605 \$	74,347 \$	74,091 \$	72,824 \$	71,583
10.06 \$ 8.31	170,178 \$	181,864 \$ 150,250	181,864 \$ 150,250 20,425	181,864 \$ 150,250 20,425	181,864 \$ 150,250 20,475	181,864 \$ 150,250 20.435	181,864 \$ 150,250 20,435	181,864 \$ 150,250 20,435	181,884 \$ 150,250 20,435	161,864 5 150,250 20,435	150,250 750,250 70,435	150,250
05.1	121,91	3 161	3 161	3 161	3.161	3.161	3.161	3,161	3,161	3,161	3,161	3,161
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69	332.852 \$	355.711 \$	355.711 \$	355.711 \$	365.711 \$	355.711 \$	355,711 \$	355.711 \$	355.711 \$	355.711 \$	355.711 \$	355,711

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

POLICE PHASING

Cumulative Residents Staffing Service Stattand Swem Officer per 1,000 residents Number of Swem Officers Required Police Costs FISCAL IMPACT TO OTHER COUNTY FUNDS

15,724 1.20 18.87 2,416,270

15,724 15,724 1.20 1.20 18.87 18.87 2.416.270 2,418.270

15,724 1.20 18.87 2.416.270

15,724 1.20 18,87 2,416,270 \$

15,724 1.20 18.87 2.416.270 \$

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15,724 1.20 18.87 2,416,270

15,724 1.20 18.87 2,416,270 \$

14,713 1.20 17,66 2,260,877 \$

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9 \$ 128,055 \$

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Table Ref. Factor

Fiscal Impact to Library Fund

Financing Sources Dibrary Final Ad Valenam Tax Basis Tax Adi, fou Deflation Total County Ubrary Yax Finas. Forditures & Penatices Denry Finas and Fees Revenue from Use of Money and Property Refi

Total Financing Sources

Financing Requirements Library Servicos

Table Ref. Factor

Total Financing Requirements

Net Annual Surplus/ (Deficit)

33 481 403	479 202	2,593	124	481,920	158,935	158 935
34,181,756 \$	489,228	2,593 \$	124 \$	491 944 \$	158,935 \$	158.935 \$
34,896,758	499.460 \$	2,593 \$	124 \$	502,177 \$	156,935 \$	156,935
**	501 532 \$	2,593 \$	124 \$	504,249 \$	156,935 \$	156 835 \$
\$	503.613 \$	2,593 \$	124 \$	506,330 \$	156,935 \$	156,935 \$
	505,702 \$	2,593 \$	124 \$	508.420 \$	156,935 \$	156,935 \$
5 479 513 \$	507,800 \$	2,593 \$	124 \$	510,518 \$	156,935 \$	156,035 \$
716 \$	907 \$	2,593 \$	124 \$	512,625	156,935 \$	156,935 \$
35,774,530 \$	5 512,023 \$ 509	2,593 \$	124 \$	514,740 \$	156,935 \$	156 935 \$
35.922.957 \$	514 147 \$	2,593 \$	124 5	516,865 \$	156,935 \$	156,935 \$
	516 280 \$	2,593 \$	124 \$	518,998 \$	156,935 \$	156.835 \$
3 523 748 \$	808 \$	2,426 \$	116 \$	482 351 \$	146,850 \$	146.850 \$
	1.43% \$	0.14 \$	0.01 \$	w	8.68 \$	\$
	11	11 \$ 0.14 \$	11 \$ 0.01 \$		11 \$ 8.68 \$	

345,242 | \$ 335,009 \$ 324 985

347,315 \$

349,395 \$

351,485 \$

353,563 \$

355,690 \$

\$ 335,501 \$ 362,063 \$ 359,930 \$ 357,805 \$

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

Memorandum

4.1

DATE: May 8, 2019

- **TO:** Riverside County Planning Commission
- FROM: Jay Olivas, Project Planner
- RE: May 15, 2019 Planning Commission Agenda Item 4.1 General Plan Amendment No. 1214, Change of Zone No. 7927 and Tentative Parcel Map No. 36990

Staff recommends Agenda Item 4.1, General Plan Amendment No. 1214, Change of Zone No. 7927 and Tentative Parcel Map No. 36990, be continued to the June 5, 2019 Planning Commission Hearing.

Thank you.

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COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.2

Planning Commission Hearing: May 15, 2019

PROPOSED PROJECT

Case Number(s):	CUP 3786	Applicant(s): Verizon Wireless
EA No.:	43081	
Area Plan:	Western Coachella Valley	Representative: Smartlink, LLC
Zoning Area/District:	Pass and Desert District	James Rogers
Supervisorial District	: Fifth District	
Project Planner:	Jay Olivas	_ / ll
Project APN(s):	668-290-004	Charissa Leach, P.E.
		Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3786 (CUP 3786) proposes an unmanned, wireless communication facility, for Verizon Wireless: The development specifically proposes a 105-foot monopole consisting of twelve (12) antennas, eighteen (18) RRUs, three (3) surge protectors, and one (1) GPS antenna on the monopole. The development also proposes two (2) equipment cabinets, and one (1) standby diesel generator within a 240 square foot lease area. A 12 foot non-exclusive path of access will provide access to the subject site. Total disturbance is 1,368 square feet on a 1.07 acre site.

The above discretionary action is herein identified as the "project".

The project is located Northerly of Pipeline Road, southerly of Garnet Road., easterly of Kellogg Rd., and westerly of Anita Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

<u>ADOPT</u> a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43081**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

<u>APPROVE</u> CONDITIONAL USE PERMIT NO. 3786, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Land Use and Zonnig.	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (RUR)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Desert (RD)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	San Gorgonio Pass Wind Energy
Surrounding General Plan Land Uses	
North:	I – 10 Freeway
East:	Rural Desert (RD)
South:	Rural Desert (RD)
West:	Rural Desert (RD)
Existing Zoning Classification:	Controlled Development (W-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	I–10 Freeway
East:	Wind Energy (WE)
South:	Wind Energy (WE)
West:	Wind Energy (WE)
Existing Use:	Vacant
Surrounding Uses	
North:	I–10 Freeway
South:	Wind Turbines
East:	Vacant
West:	Vacant

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	1.07	Section 15.2.b
Proposed Lease Area (SQFT):	240	Section 19.406
Structure Height (FT):	105'	Section 19.406

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Wireless Facility	240	Temporary Service vehicle only	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Palm Springs
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Conditional Use Permit was scheduled for Development Advisory Council (DAC) on December 7, 2017. Corrections were provided to the applicant shortly thereafter. As requested, a representative of the West Desert Municipal Advisory Council (MAC) was contacted and notified of the proposed project. On June 7, 2018, Mr. Mickey Valdivia, Legislative Assistant for Marion Ashley, Supervisor for the 5th District was contacted by phone and the proposed Verizon Wireless application and project was discussed. Mr. Valdivia indicated that the MAC did not have any land use authority and therefore a presentation to the MAC is not a requirement. File No. CUP03786 was submitted to the County of Riverside on October 30, 2017.

General Plan Consistency

The project site has a General Plan Land Use Designation of Rural: Rural Desert (RUR: RD). The Rural Desert land use designation allows for renewable energy uses, including solar, geothermal and wind energy uses, and governmental and utility uses such as wireless communication facilities. This designation is generally applied to remote desert areas characterized by poor access and lack of water and other services. The proposed project will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby land uses in the area, and will improve cell service for this semi-rural area.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS), Environmental Assessment No. 43081, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On April 23, 2019, the documents were made available for public review per the State CEQA Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Desert (RUR: RD). The Rural Desert land use designation allows for renewable energy uses, including solar, geothermal and wind energy uses, and governmental and utility uses, which includes wireless communication facilities. The project proposes a wireless communications facility which is compatible to the land use designation and would service the small surrounding communities with enhanced wireless service which is particularly important in times of emergency.

- 2. The project site has a Zoning Classification of Controlled Development (W-2), which is consistent with the Riverside County General Plan Land Use Designation of Rural Desert.
- 3. The proposed use, a wireless telecommunication facility, is consistent with Ordinance 348 section 19.406 (Land Use) and is an allowed use within the W-2 Zoning Classification, subject to Conditional Use Permit approval.

Entitlement Findings:

- 1. The facility is not located within a sensitive view shed. The proposed 105' wireless telecommunication facility is on a 240 square foot lease area proposing a six (6') foot chain link perimeter fence to minimize visual intrusion. While the project is visible from a designated scenic corridor, the proposed 105-foot high wireless communication facility with monopole and accessory antenna's blends in with the adjacent electrical utility poles of similar height, the overhead powerlines along Garnet Road, and with the nearby wind turbines that are at a greater height than the proposed project.
- 2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
- 3. The application has met all of the processing requirements set forth in Article XIXg of Ordinance No. 348.
- 4. The application has met the location and development standards set forth in Article XIXg the Ordinance No. 348 with the submittal of a Conditional Use Permit.
- 5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.
- 6. The application has met the requirements for approval as set forth in Section 18.28 of Ordinance No. 348. The overall development of the land is designed and conditioned for the protection of the public health, safety and general welfare of the community. The site is required to obtain new building construction and fire prevention permits for the proposed wireless monopole and accessory equipment in conformance with the 2016 California Building Code and Riverside County Ordinance No. 787.

Development Standards:

1. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status as indicated by Advisory Notification Document (AND) Planning.21-Restore Vegetation.

- 2. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because the project will provide a 6-foot chain link fence in an area of high wind and dust which must be constructed according to County Design Standards and Guidelines. Therefore, this meets the screening requirement.
- 3. Wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Controlled Development Areas (W-2) zone, a non-residential zone. Wireless communication facilities or other structures in non-residential zoning classifications shall not exceed 105-feet. The project proposes a 105-foot high monopole; therefore, the height standard is met.
- 4. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts and will not conflict with any local policies or ordinances protecting biological resources. Further, the nearest habitable dwelling is approximately 2,800 feet away north of Interstate 10.
- 5. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. There is limited desert landscaping located on the overall project site, but drought resistant landscape is existing on the project site such as creosote bushes near the 240 square foot lease area in an area of high wind and dust. Providing additional "landscaping" as a screening tool in a desert area such as this would be counter-productive and would not augment the natural landscaping in the area. Therefore, this development standard is met.
- 6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
- 7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (AND Planning.20-Noise Reduction). The nearest habitable dwelling is approximately 2,800 feet away north of Interstate 10.
- 8. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the wireless communication facility is not located in a residential

development and therefore the standard is non-applicable. However, the project will be accessed from a County maintained road (Garnet Road) which provides an all-weather surface for access through a non-exclusive path of access from the road right of way. Additionally, temporary parking for service vehicles may be permitted on site which is accommodated adjacent to the equipment shelter. No off-site parking for service vehicles would occur.

- 9. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the wireless communication facility are proposed to be underground.
- 10. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the wireless communication facility is not designed as a roof-mounted facility.
- 11. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the wireless communication facility is not proposed on a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the monopole is sited to blend into the surrounding area with existing utility poles with overhead power lines and existing wind turbines of greater height located nearby where the subject property is located and well below any ridgeline that could be viewed in any direction.
- 12. Other wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the wireless communication facility is located within the W-2 zone, which requires a minimum setback from a habitable dwelling of 1,000 feet for other wireless communication facilities, and the nearest dwellings is more than 2,800 feet to the north, across Interstate 10..
- 13. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Additionally, the 12-foot by 20-foot equipment area is partially screened with a 6-foot high chain link fence in conformance with Section 19.410 B. of Ordinance No. 348.
- 14. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the wireless communication facility's tower and equipment have been designed and painted to match the surrounding area in color and look with earth-tone colors, and is similar in design to existing and adjoining utility poles of similar height.

Other Findings:

- 1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
- 2. The project site is located within the Palm Springs Sphere of Influence. This project was provided to Palm Springs for review and comment on November 30, 2017. No comments were received either in favor or opposition of the project.
- 3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
- 4. Potential impacts to archaeological resources were analyzed and reviewed in County Archaeological Report (PDA) No. 6053. In addition, notification letters as a result of AB 52 were mailed to various local tribes on November 8, 2017. No request to consult were received regarding AB 52. Therefore, no physical tribal cultural resources are known to exist at the project site and no archaeological monitoring is recommended.
- 5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655. , pursuant to AND 15.Planning.18. The project complies in that no lighting is proposed on the monopole and any security lighting around the equipment shelter shall be hooded, low pressure sodium lighting, 4080 lumens or below.

Fire Findings:

- 1. The project site is not located within a Cal Fire State Responsibility Area ("SRA").
- 2. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. Additionally, the project is required to maintain minimum fire access and fire construction permits as indicated by the Advisory Notification Document (AND) (FIRE.1).

Conclusion:

For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

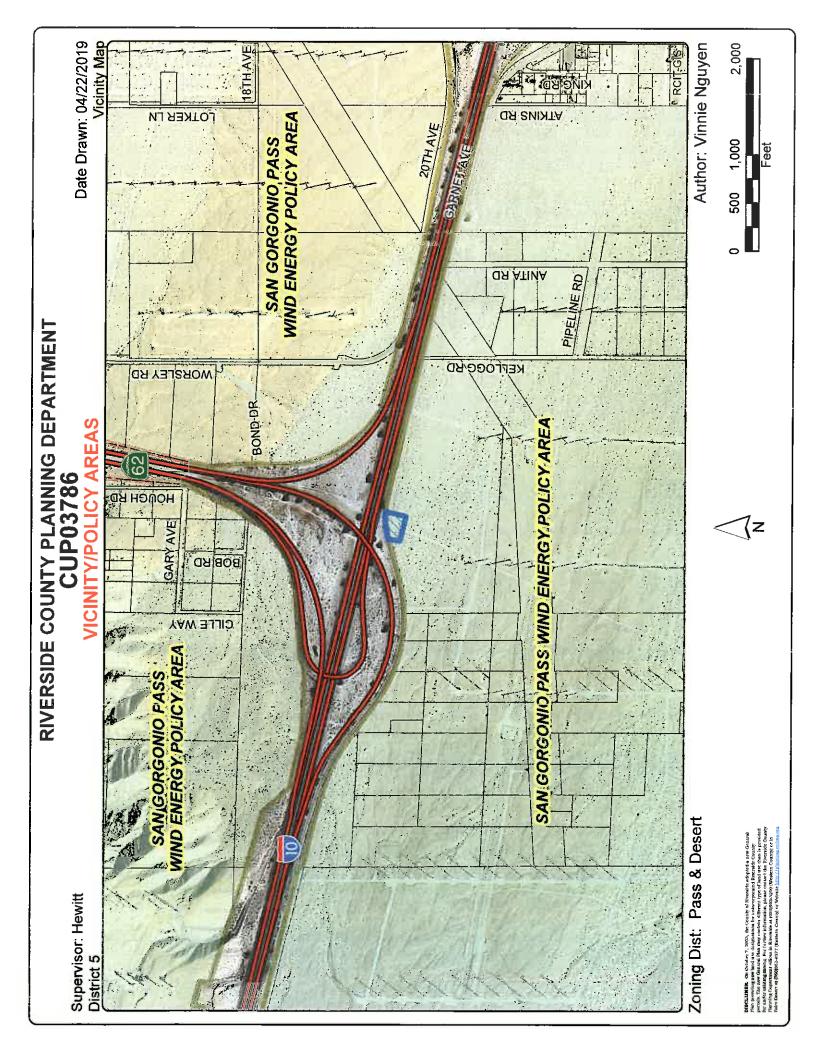
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from public or other interested parties who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within ten days after the notice of decision appears on the Board's agenda.

Template Location: Y:\Planning Case Files-Riverside office\CUP03786\DH-PC-BOS Hearings\DH-PC\Staff_Report_CUP03786.docx Template Revision: 05/08/19



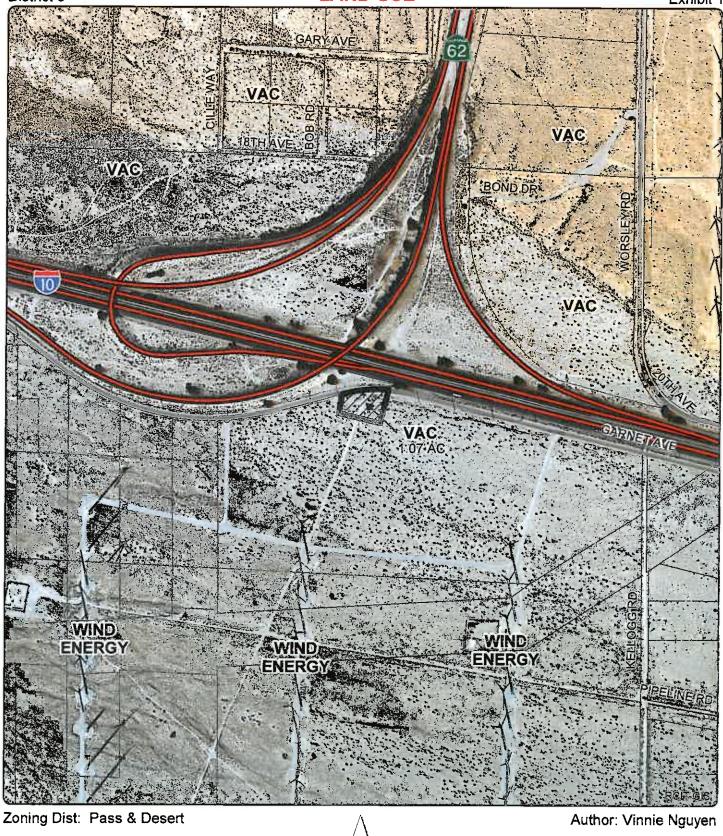
RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03786

Supervisor: Hewitt **District 5**

LAND USE

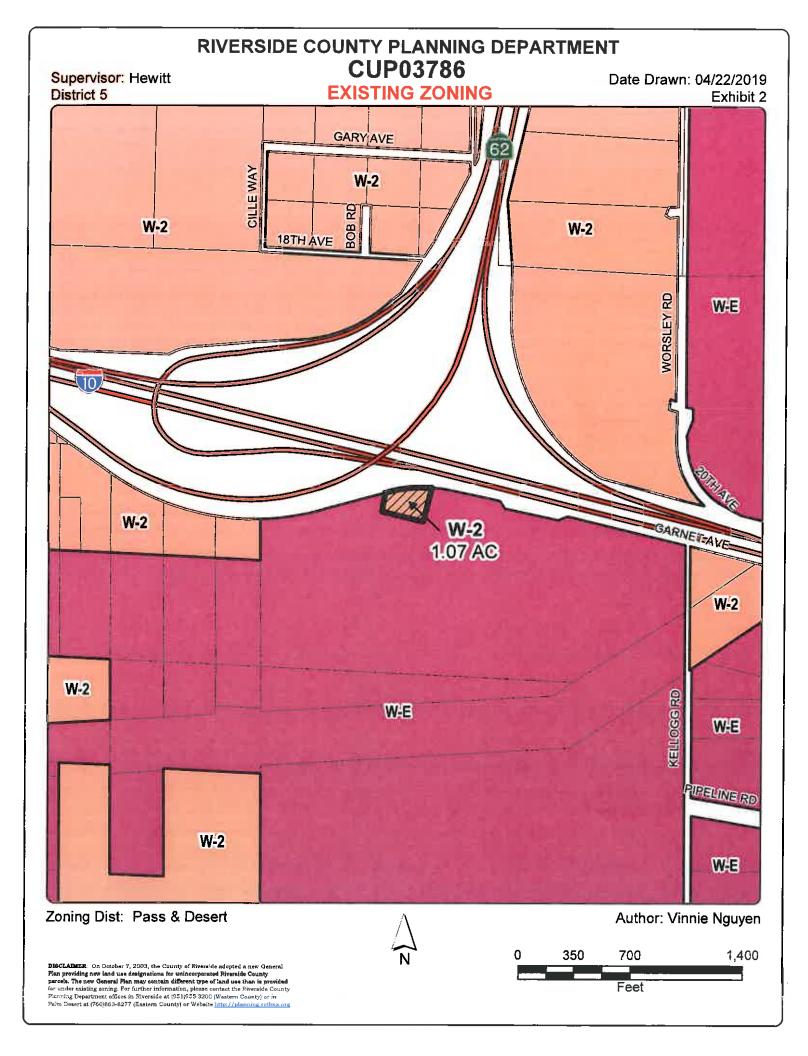
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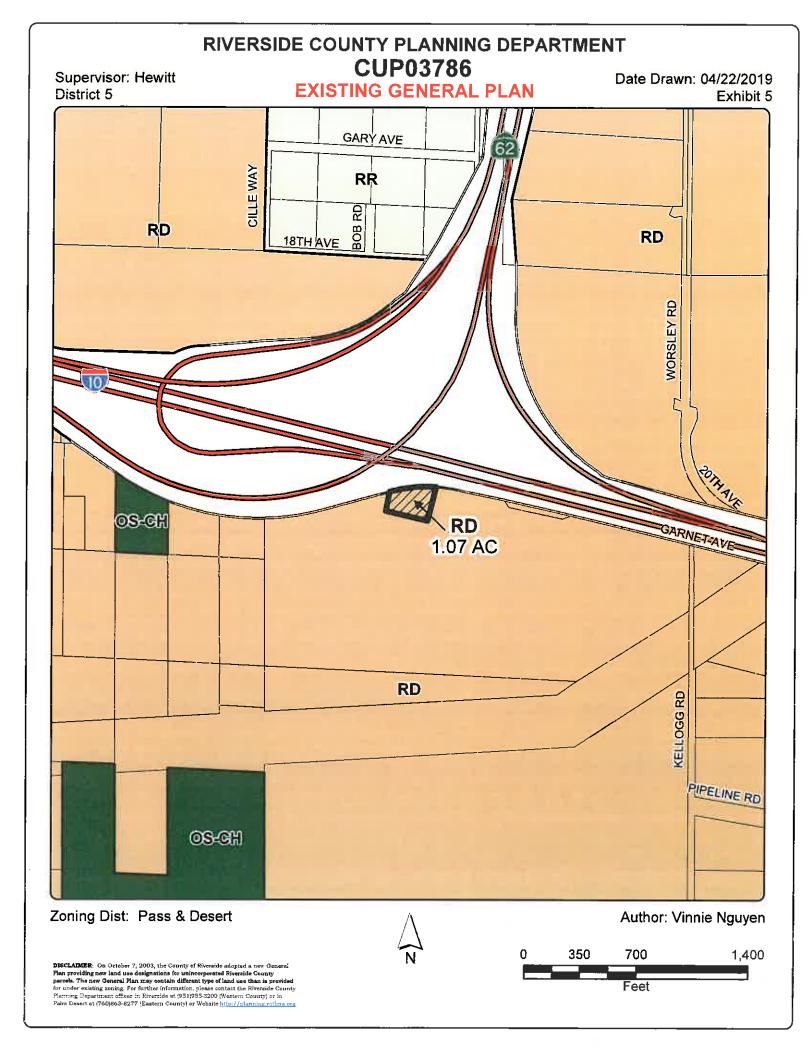




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provide for under existing zoning. For further information, please contact the Riverside Count Planning Department: offices in Riverside et (551):955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <u>http://planning.crtlma.or</u>



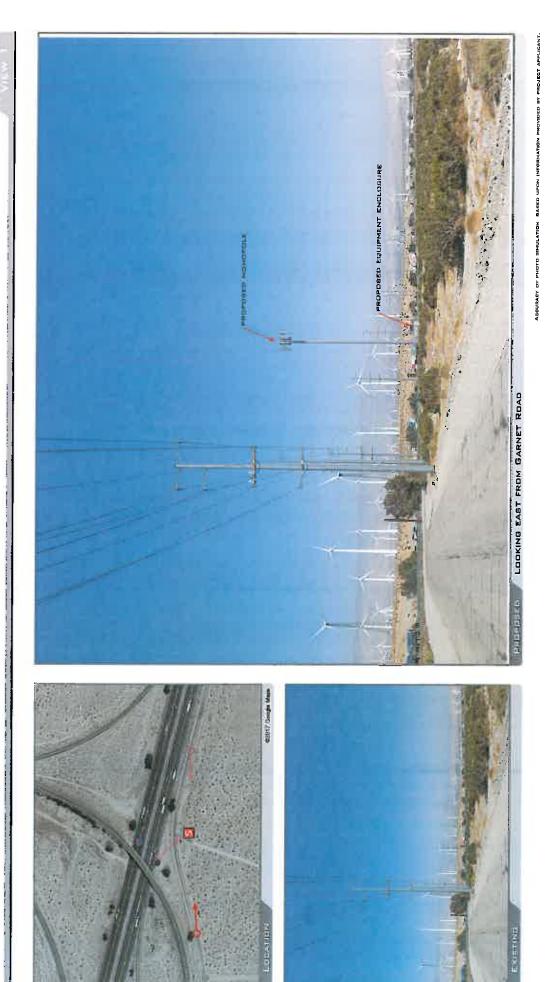






MILLWIND

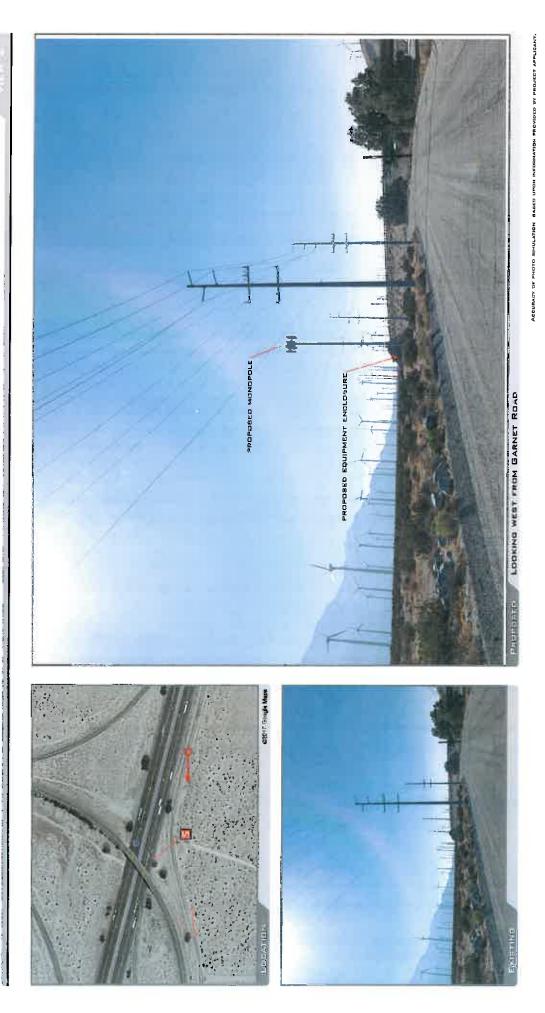






MILLWIND NEAR GARNET RDAD PALM SPRINGS CA 92240

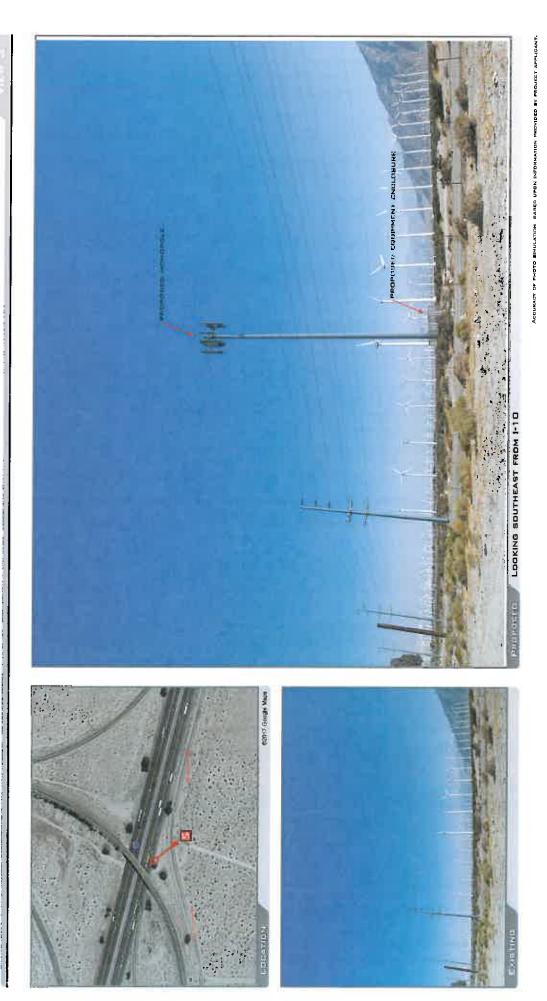


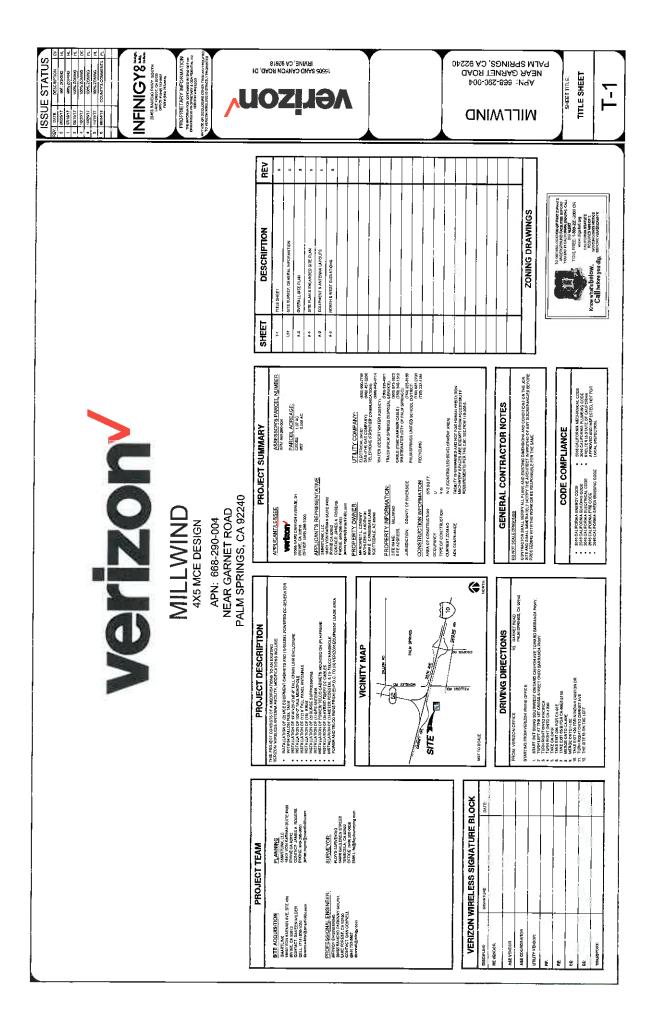


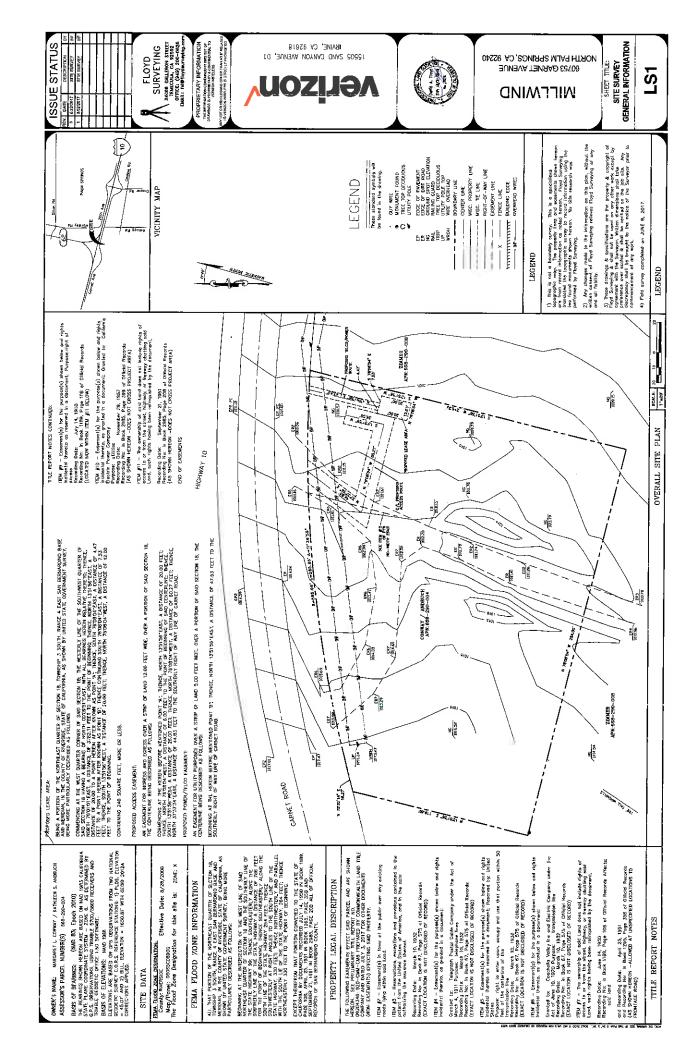


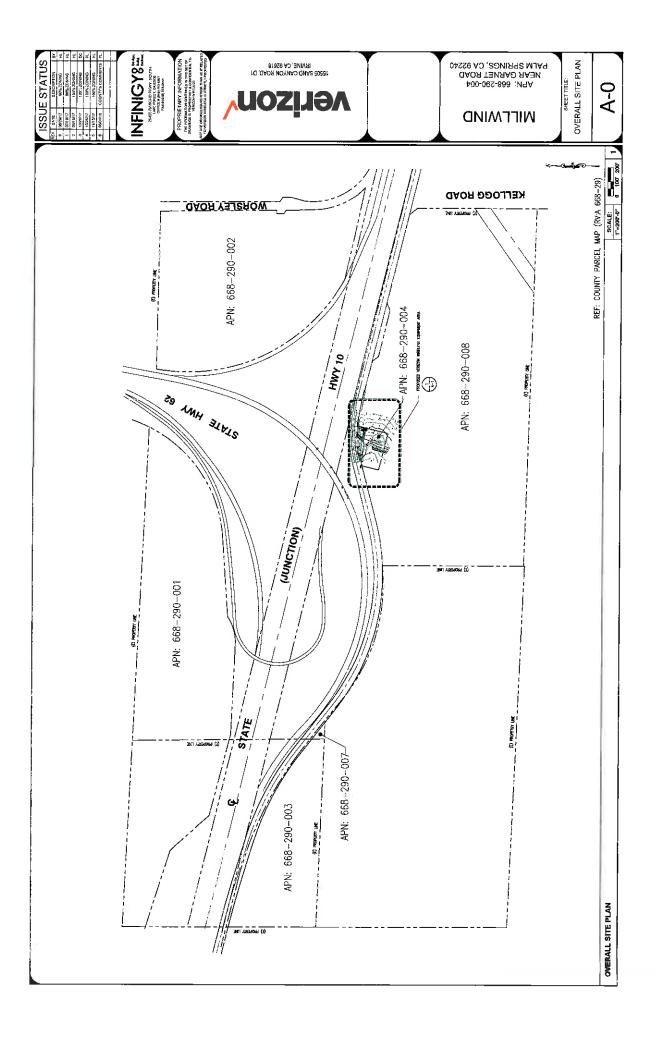
MILLWIND Near Garnet Rdad Palm Springs CA 92240

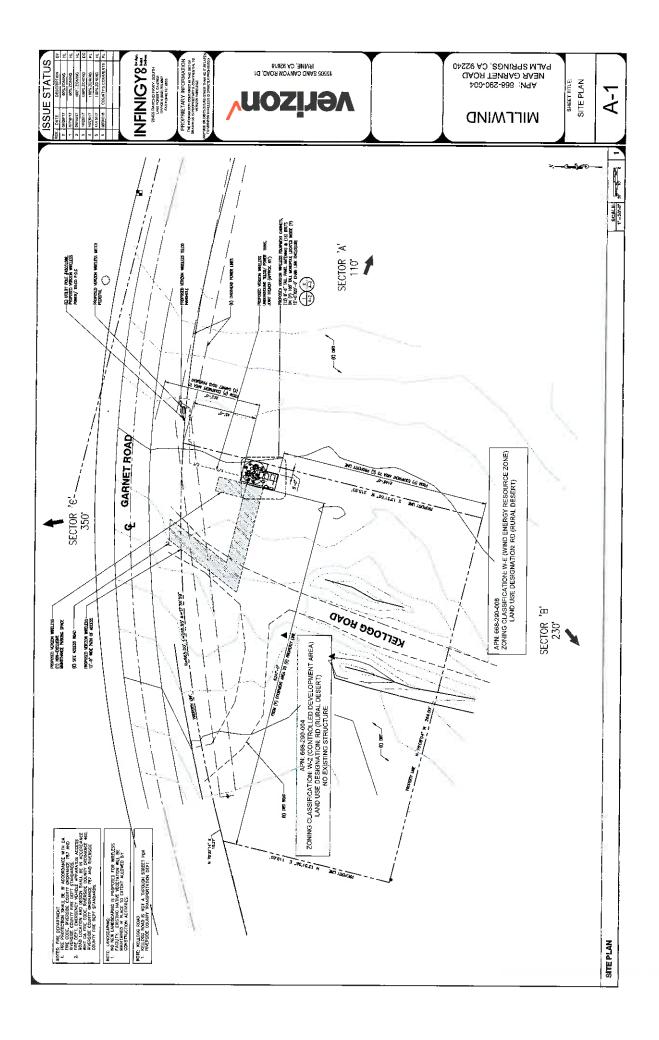


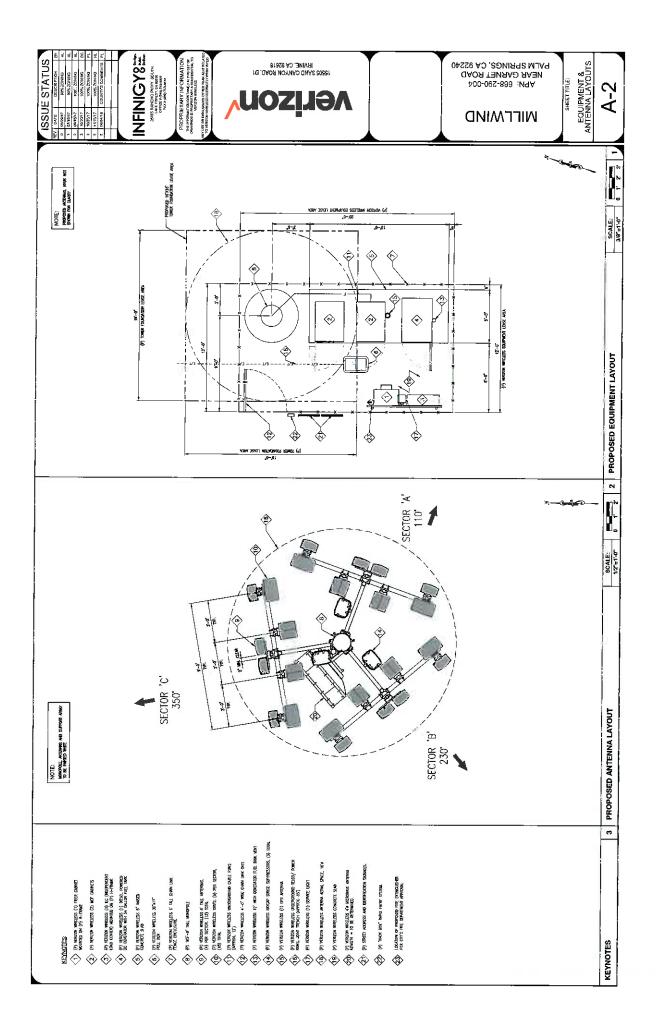


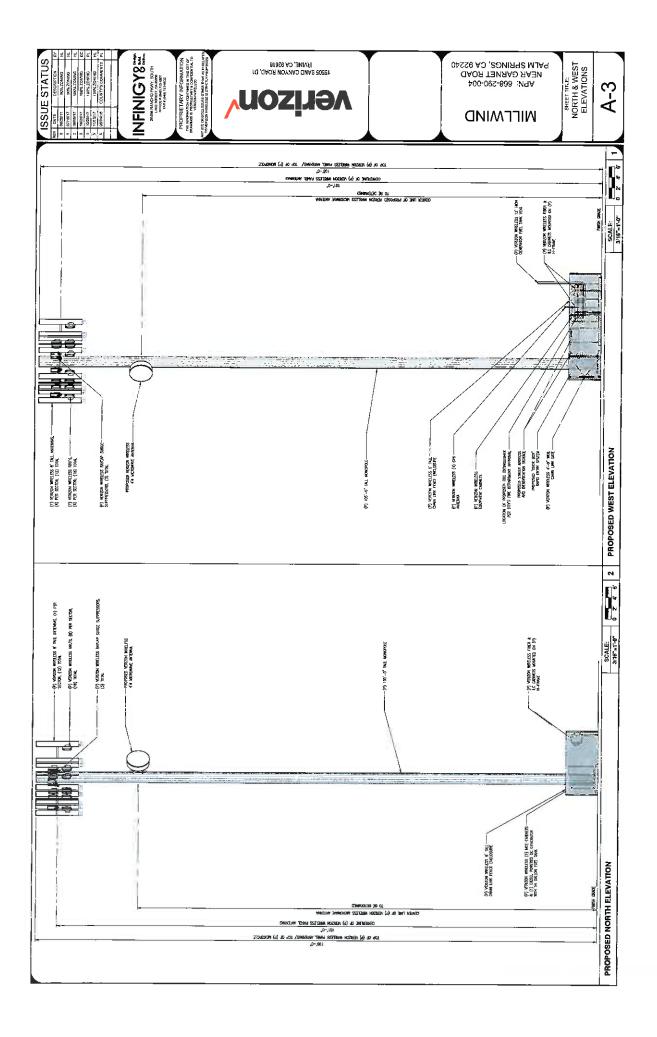


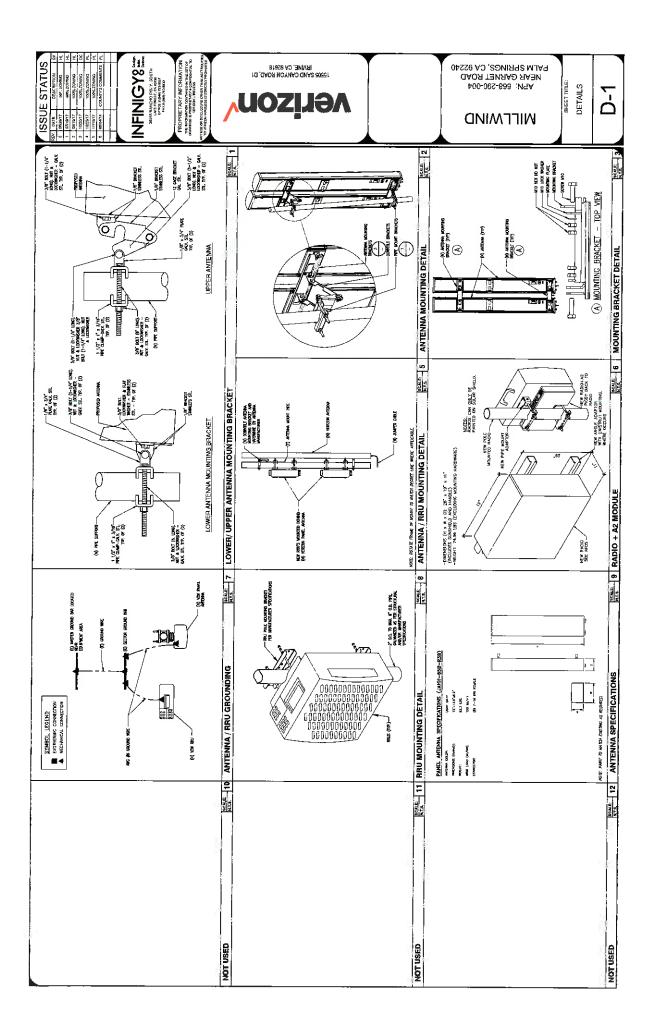












COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 43081 Project Case Type (s) and Number(s): Conditional Use Permit No. 3786 Lead Agency Name: Riverside County Planning Department Address: 77-588 El Duna Ct Ste. H Palm Desert, CA 92211 Contact Person: Jay Olivas, Project Planner Telephone Number: 760-863-7050 Applicant's Name: James Rogers with Smartlink, LLC on behalf of Verizon Applicant's Address: 18401 Von Karman Avenue, Ste. 400 Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: Conditional Use Permit No. 3786 proposes an unmanned, wireless communication facility, for Verizon Wireless: The project specifically proposes a 105-foot high monopole consisting of twelve (12) antennas, eighteen (18) RRUs, three (3) surge protectors, and one (1) GPS antenna on the monopole. The project also proposes two (2) equipment cabinets, and one (1) standby diesel generator within a 240 square foot leasing area. A 12 foot non-exclusive path of access will provide access to the subject site.

A. Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square .

B. Total Project Area: 1.07 Acres (1,368 square foot disturbance area)

Residential Acres: Lots:

Units:

Projected No. of Residents:

Est. No. of Employees:

Est. No. of Employees:

Commercial Acres:Lots:Sq. Ft. of Bldg. Area:Industrial Acres:0.50Lots:IOther:Sq. Ft. of Bldg. Area:

C. Assessor's Parcel No(s): 668-290-004

Street References: North Northerly of Pipeline Rd., southerly of Garnet Road, easterly of Kellogg Rd., and westerly of Anita Rd.

- **D. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South, Range 4 East, Section 18
- E. Brief description of the existing environmental setting of the project site and its surroundings: The parcel is currently vacant and immediate surrounding land is vacant to the north, south, east and west. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. Rural: Rural Desert: (RUR: RD)

- 2. Circulation: The project has adequate circulation to the site from Garnet Road and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- **3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety: The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise: Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing: The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
- **7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities: Not Applicable
- 9. Environmental Justice (After Element is Adopted): Not Applicable
- B. General Plan Area Plan(s): Western Coachella Valley
- C. Foundation Component(s): Rural
- D. Land Use Designation(s): Rural Desert
- E. Overlay(s), if any: Not Applicable
- F. Policy Area(s), if any: San Gorgonio Pass Wind Energy Policy Area
- G. Adjacent and Surrounding:
 - 1. General Plan Area Plan(s): The Pass Area; Eastern Coachella Valley
 - 2. Foundation Component(s): Rural
 - 3. Land Use Designation(s): Rural Desert, Rural Residential, Open-Space Conservation Habitat
 - 4. Overlay(s), if any: Not Applicable
 - 5. Policy Area(s), if any: San Gorgonio Pass Wind Energy Policy Area

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: Not Applicable
- 2. Specific Plan Planning Area, and Policies, if any: Not Applicable
- I. Existing Zoning: Controlled Development Areas (W-2)
- J. Proposed Zoning, if any: Not Applicable
- **K. Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2) and Wind Energy (W-E) on all surrounding parcels.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

Aesthetics	Hazards & Hazardous Materials	Recreation
Agriculture & Forest Resources	Hydrology / Water Quality	Transportation
Air Quality	Land Use / Planning	Tribal Cultural Resources
Biological Resources	Mineral Resources	Utilities / Service Systems
Cultural Resources	Noise	Wildfire
Energy	Paleontological Resources	Mandatory Findings of
Geology / Soils	Population / Housing	Significance
Greenhouse Gas Emissions	Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment. but the project proponents decline to adopt the mitigation measures or alternatives.

4/23/19 Date

Jay Olivas

For: Charissa Leach, P.E. Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
 Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located? 				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is located within or visible from a designated scenic corridors including State Highway 62 and Interstate 10. However, the proposed 105-foot high wireless communication facility with monopole and accessory antenna's blends in with adjacent electrical utility poles of similar height with overhead powerlines along Garnet Road, within nearby wind turbines at greater height; therefore, the project will have a less than significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To reduce this potential impact, the project has been designed to be a monopole for the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by chain link fencing. With the incorporation of these measures, the project will have a less than significant impact to scenic resources. c) The project is located in a non-urbanized area with land use designation of Rural Desert in the unincorporated community of Garnet. Due to proposed 105-foot high monopole immediately adjacent to other utility related monopoles, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	 		
a) Interfere with the nighttime use of the Mt. Palomar		\boxtimes	
Observatory, as protected through Riverside County			
Ordinance No. 655?			

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) 15.Planning.-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		
b) Expose residential property to unacceptable light levels?		

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project, consisting of proposed 105-foot-high wireless communication facility with monopole is not anticipated to create a new light source since any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by the FAA or California Building Code and there has been no indication of any such lighting requirement. Therefore less than significant impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
	Incorporated		

b) Surrounding land uses include vacant land and existing wind turbines to the south and west, and scattered dwellings to the north and east. The project is not anticipated to expose residential property to unacceptable light levels since lighting is prohibited other than for temporary maintenance purposes and nearest dwellings are located approximately 2,800 feet to the north and 4,700 feet to the east. Other lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:	0.4.10		
4. Agriculture			
a) Convert Prime Farmland, Unique Farmland, or			\square
Farmland of Statewide Importance (Farmland) as shown on			
the maps prepared pursuant to the Farmland Mapping and			
Monitoring Program of the California Resources Agency, to			
non-agricultural use?			
b) Conflict with existing agricultural zoning, agricultural			\square
use or with land subject to a Williamson Act contract or land			\square
within a Riverside County Agricultural Preserve?			
c) Cause development of non-agricultural uses within			
300 feet of agriculturally zoned property (Ordinance No. 625			
"Right-to-Farm")?			
d) Involve other changes in the existing environment			
which, due to their location or nature, could result in			\bigtriangleup
conversion of Farmland, to non-agricultural use?			

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 1.07 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands with proposed 105-foot monopole. Therefore no impact is expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes
c) Involve other changes in the existing environment which, due to their location or nature, could result in con- version of forest land to non-forest use?				

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project			
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?			
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?			
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?				
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) The SSAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SSAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Western Coachella Valley Area Plan land use designations. The General Plan (2015) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into nine separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. The proposed project is a single, unmanned wireless communications facility that, after construction, will only occasionally be visited for maintenance. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

Potentiall Significar Impact		Less Than Significant Impact	No Impact
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c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include vacant land, wind turbines, and scattered residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Less than significant impacts are expected.

Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. There are no impacts expected.

d) The project of this type will not create objectionable odors affecting a substantial number of people. Therefore, there are no impacts.

<u>Mitigation</u>: No mitigation is required.

BIOLOGICAL RESOURCES Would the project:				
 Wildlife & Vegetation Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? 				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (ECVMSHCP), however, it is not located within a conservation area.

The project for new monopole shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement Condition of Approval (COA) 90.Planning. CV_MSHCP Fees.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division (COA 60.Planning.EPD 1). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
 B. Historic Resources a) Alter or destroy a historic site? 				\boxtimes
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?				

Source(s): On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 6053 prepared by First Carbon Solutions dated April 26, 2018

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources		\boxtimes	
 Alter or destroy an archaeological site? 			
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to		\boxtimes	
California Code of Regulations, Section 15064.5?			
c) Disturb any human remains, including those interred outside of formal cemeteries?		\boxtimes	

Source(s): On-Site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 6053 prepared by First Carbon Solutions dated April 26, 2018

Findings of Fact:

a-b) No cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project based on review by the County Archaeologist and PDA No. 6053. Additionally, in compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 8, 2017. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 1,368 square foot of disturbance, more specifically, a 240 square foot lease area, 238 square foot powerline route, and 890 square foot gravel driveway to accommodate wireless monopole.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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American representative to discuss the significance of the find AND 15.Planning-CUL. 2-Unanticipated Resources). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project.			
 10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? 		\boxtimes	
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?		\boxtimes	

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level with installation of mainline electrical connection for the monopole tower. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project directly or indirect	tlv:			
 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 				
Source(s): Riverside County General Plan Figure S-2 "Earthq Geologist Comments, Geology Report	uake Fault	Study Zones	," GIS datal	base,
Findings of Fact:				
a) According to RCLIS (GIS database) and County Geologic R is not located within a fault or special studies zone. Based mapping and literature research, there is no evidence of activ subject site that would expose people to structures to potential impact is expected. In addition, the site is not located within one Therefore, the potential for this site to be affected by surface impacts are expected.	on further e faults cro substantial -half mile fro	review of ae ssing or tren adverse risk om an earthq	rial photos iding towar s. Therefor juake fault	, site d the e, no zone.
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
 12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction? 				
Source(s): Riverside County General Plan Figure S-3 "Gener	ralized Liqu	efaction," Ge	ology Rep	ort
Findings of Fact:	-			
a) According to the County Geologic Report No. 180020 and potential for liquefaction is moderate at this site. No fissures o were observed at or near the subject site. Since the project California Building Code as applicable, impacts from liquefaction	r other surf t is require	icial evidence d to be in c	e of subsid compliance	ence
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
 13. Ground-shaking Zone a) Be subject to strong seismic ground shaking? 				
Source(s): Riverside County General Plan Figure S-4 "Earth and Figures S-13 through S-21 (showing General Ground Shak				lap,"
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a) According to GEO180020, the site could be subject to str earthquakes on local to distant sources. California Building utility related development will reduce the potential impact to le are applicable to all utility related development they are not co the impact is considered less than significant.	Code (CBC ess than sign	c) requirement ificant. As CE	nts pertaini BC requirer	ng to nents
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
 14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? 				
Source(s): On-site Inspection, Riverside County General Pla Slope," Geology Report	n Figure S-5	"Regions Un	derlain by S	Steep
Findings of Fact: a) According to the County Geologist, landslides are not a po have less than significant impact.	otential hazar	d to the site.	The project	ct will
<u>Aitigation</u> : No mitigation is required.				
Monitoring: No monitoring is required.				
 15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence? 				
Source(s): Riverside County General Plan Figure S-7 "Docur Report	mented Subs	idence Areas	s Map," Geo	ology
indings of Fact:				
		ubsidence H	owever Co	ounty
a) According to GIS database, the site is located in an area sus Geologist review concluded that no subsidence was in the im evidence of subsidence observed at or near the project site. T	mediate are	a with no fiss	ures or sur	ficial

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>litigation</i> : No mitigation is required.				
<i>Ionitoring</i> : No monitoring is required.				
 16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? 				
Source(s): On-site Inspection, Project Application Materials,	Geology Re	eport		
indings of Fact:				
) According to the County Geologist, tsunamis and seiche ecause there are no nearby bodies of water. There are simila roject will have no impact. <u>Aitigation:</u> No mitigation is required.				
<u></u>				
Ionitoring: No monitoring is required.				
<u>Aonitoring</u> : No monitoring is required. 17. Slopes a) Change topography or ground surface relief features?				
 17. Slopes a) Change topography or ground surface relief features? b) Create cut or fill slopes greater than 2:1 or higher 				
17. Slopes a) Change topography or ground surface relief features?				
 17. Slopes a) Change topography or ground surface relief features? b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? c) Result in grading that affects or negates 	An Materials	C C C S, Slope Stab	IIIIty Report	
 17. Slopes a) Change topography or ground surface relief features? b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? c) Result in grading that affects or negates subsurface sewage disposal systems? 	D	C C S, Slope Stab	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	

a) The project will not significantly change the existing topography on the subject site since site preparation for 1,368 square foot area of light disturbance is located on flat topography No impacts are anticipated.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are located within the project site. Therefore there are no impacts.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soilsa) Result in substantial soil erosion or the loss of topsoil?			\boxtimes	
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?			\boxtimes	
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from minor site preparation activities (less than 50 cubic yards), but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.
a) Be impacted by or result in an increase in wind

erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code and dust control during construction. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
considered a standard requirement and not considered CEC considered less than significant.	A mitigatio	on. Therefore	e, the impa	act is
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
GREENHOUSE GAS EMISSIONS Would the project:	-			
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either			\boxtimes	
directly or indirectly, that may have a significant impact on				
the environment?				
b) Conflict with an applicable plan, policy or regulation			\square	
adopted for the purpose of reducing the emissions of				
greenhouse gases?				

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility, as a 105- foot-high monopole, within a 1,368 square foot area of minor t disturbance. The installation of the monopole will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project	ect:			
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?				\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
Source(s): Project Application Materials				
Findings of Fact:				
a-b) The project proposes the use of a backup emergency ger spill of fuel used for the generator. The Department of Environ emergency plan for the storage of hazardous materials greate pounds, or any acutely hazardous materials or extremely hazar This is a standard condition and not considered mitigation for is considered less than significant.	nmental He r than 55 g dous mate	alth has requ allons, 200 c rials (COA 90	uired a bus subic feet of .E HEALTI	iness r 500 H. 1).
c) The project will not impair implementation of or physically response plan or an emergency evacuation plan due to imme are no impacts.				
d) The project site is not located within one-quarter mile of an no impacts.	existing or	proposed so	hool. There	e are
e) The project is not located on a site which is included on a lis pursuant to Government Code Section 65962.5 and, as a resu the public or the environment. There are no impacts.				
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
22. Airports a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?			\boxtimes	
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project area? d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan and therefore will not result in an inconsistency with an Airport Master Plan. No impact will occur.
- b) Since the project site is not located within an Airport Master Plan, the project did not require review by the Airport Land Use Commission. No impact will occur.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. No impact will occur.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

HYDROLOGY AND WATER QUALITY Would the project:			
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			
 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? 			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?		\boxtimes	
d) Result in substantial erosion or siltation on-site or off-site?		\boxtimes	
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- site or off-site?		\boxtimes	
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			
g) Impede or redirect flood flows?			\boxtimes
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?			\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management				\square

<u>Source(s)</u>: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 1,368 square feet of minor disturbance for site preparation, access driveway, and installation of the monopole. Therefore, the impact is considered less than significant.

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since no water service is proposed or required with proposed wireless communication site. Therefore, no impacts are expected.

c) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces since the site project is limited to 1,368 square foot area in non-flood hazard area and would contain gravel driveway. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with partially improved 1,368 square feet for the monopole and driveway with unpaved areas containing existing vacant land with no other structures. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of 1,368 square foot area including gravel driveway. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 1,380 square foot partially disturbed area. Therefore impacts are less than significant.

g) The project is located in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.

h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore no impacts are expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
LAND USE/PLANNING Would the project:				
 24. Land Use a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? 				
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use as a 105-foot high wireless communication facility with a monopole, accessory antennas, and equipment cabinet for Verizon would not create any significant environmental impact in that the project is in compliance with the current land use designation of Rural: Rural Desert (RUR: RD) in the Western Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation. The project is zoned Controlled Development Areas (W-2) and currently contains vacant land with nearby wind turbines, utility poles with power lines, and scattered residential dwellings. The W-2 zone allows wireless communication facilities subject to conditional use permit up to 105-feet. The project is a monopole design and could be potentially co-located with other wireless operator's, since monopoles are typically constructed to support more than one carrier, and the structural capability of the proposed monopole is inadequate to accommodate the additional weight of antennas and RRUs. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City of Palm Springs. This project was provided to the City of Palm Springs on November 30, 2017, and no comments have been received as of this writing.

Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a proposed wireless communication facility. The project will have no impact.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project:				
25. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				\boxtimes
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?				\boxtimes

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in.	· · · ·			
26. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?				
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				
Source(s) : Riverside County General Plan Figure S-20 "Airport Facilities Map	Locations	," County of	Riverside A	irport

Findings of Fact:

a) The project site is located within approximately seven (7) miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is an unmanned

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Signi	entially hificant pact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wireless communication facility, and the type of use will not result in people residing at all or working in the project area except for very short term during construction or occasional maintenance. Less than significant impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?			
 b) Generation of excessive ground-borne vibration or ground-borne noise levels? 			\square

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation: No mitigation is required.

28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleonto-			M	
logical resource, site, or unique geologic feature?				
	ontologica	l Sensitivity,	" Paleontol	ogical
Source(s): Riverside County General Plan Figure OS-8 "Pale Resource Impact Mitigation Program ("PRIMP") Report	ontologica	l Sensitivity,	" Paleontol	ogical
	ontologica	l Sensitivity,	" Paleontol	ogical

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impaci
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Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, the County Paleontologist is not requiring the applicant retain a qualified paleontologist or prepare a paleontological report. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:		
 29. Housing a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? 		
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?		
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		

<u>Source(s)</u>: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 105-foot monopole with an equipment shelter disturbing approximately 1,368 square feet overall. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project is an unmanned wireless communications facility, so it will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project is an unmanned wireless communication facility which will not provide or take away jobs or housing, so it will not induce substantial unplanned population growth in an area or cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation is required.

	Potentia Significa Impac	ant Signif	icant th s ation	Less Than Significant Impact	No Impac
PUBLIC SERVICES Would the project rest the provision of new or physically altered go governmental facilities, the construction of w to maintain acceptable service ratios, response following public services:	vernment facilities or the hich could cause significa	need for n	ew or pl mental i	nysically a mpacts, ii	alterec n ordei
30. Fire Services				\square	
Source(s): Riverside County General Plan	Safety Element				
Findings of Fact:					
will not directly physically alter existing facilitie shall comply with County Ordinance No. 659 90.PLANNING.3) This is a standard Condition to CEQA. Therefore, impacts are less than signation is required.	9 to prevent any potentian on of Approval and is no	al effects t	to fire s	ervices. (ĆOA
Monitoring: No monitoring is required.					
31. Sheriff Services]	\boxtimes	
Source(s): Riverside County General Plan					
Findings of Fact:					
The proposed area is serviced by the Riverside facility, it is extremely unlikely that the propo- reason, and therefore the proposed project we services provided in the vicinity of the project Ordinance No. 659 to prevent any potential e a standard Condition of Approval and is not co than significant.	osed project would ever ould not have an increme ct area. However, the p ffects to sheriff services.	need she ental effect roject shal (COA 90.I	riff's ser on the comply CANNI	vices for level of sl with Cc NG.3) Th	any heriff ounty his is
<u>Mitigation:</u> No mitigation is required.					
Monitoring: No monitoring is required.					
32. Schools				\boxtimes	
Source(s): School District correspondence,	GIS database				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Palm Springs Unified School District. As an unmanned wireless communications facility, this project will not provide housing, create any permanent jobs, or otherwise attract people to the area. However, this project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.3) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33.	Libraries		\boxtimes

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services				\boxtimes
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Source(s): Riverside County General Plan

<u>Findings of Fact</u>: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. As an unmanned wireless communications facility, this project will not provide housing, create any permanent jobs, or otherwise attract people to the area, requiring the need for additional library services. Therefore, no impacts are expected. The project will have no impact.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project				
35. Parks and Recreation a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				\boxtimes

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes a 105-foot high monopole with an equipment shelter in a 1,368 square-foot area of disturbance. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within Community Service Area, and utility related projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

Findings of Fact:

The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

 \boxtimes

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
TRANSPORTATION Would the project:				
37. Transportation			\boxtimes	
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				\boxtimes
d) Cause an effect upon, or a need for new or altered maintenance of roads?				\boxtimes
e) Cause an effect upon circulation during the pro- ject's construction?			\boxtimes	
f) Result in inadequate emergency access or access to nearby uses?			\boxtimes	

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) As an unmanned wireless communication facility that will only require occasional maintenance, the project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project provides temporary parking during construction and from occasional maintenance of the monopole. A minimum 9-foot by 18-foot parking space is provided adjacent to the equipment lease area at the terminus of the 12-foot wide access path as depicted on the site plan. The project will have less than significant impact.

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Garnet Road street frontage. No impacts are expected.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Garnet Road for access with slight increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.1) from new development projects. Therefore, the project will have less than significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
e) The project site will cause a slight temporary effect upon however, impacts are considered less than significant due 12-foot on-site gravel driveway to the monopole lease area	to immediate a			
f) The project will not cause inadequate emergency access access from Garnet Road. The project will have less than	or access to ne significant impa	earby uses c act.	lue to imme	diate
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
38. Bike Trailsa) Include the construction or expansion of a bi system or bike lanes?	ke			
Source(s): Riverside County General Plan				
Monitoring: No monitoring is required.				
TRIBAL CULTURAL RESOURCES Would the project significance of a Tribal Cultural Resource, defined in Publi site, feature, place, or cultural landscape that is geograph of the landscape, sacred place, or object with cultural values.	c Resources C ically defined in	ode section n terms of th	21074 as e ne size and	ither a scope
 TRIBAL CULTURAL RESOURCES Would the project significance of a Tribal Cultural Resource, defined in Public site, feature, place, or cultural landscape that is geograph of the landscape, sacred place, or object with cultural value that is: 39. Tribal Cultural Resources 	c Resources C lically defined in le to a Californ	ode section n terms of th	21074 as e ne size and	ither a scope e, and
TRIBAL CULTURAL RESOURCES Would the project significance of a Tribal Cultural Resource, defined in Public site, feature, place, or cultural landscape that is geograph of the landscape, sacred place, or object with cultural value that is:	c Resources C lically defined in le to a Californ er er	ode section n terms of th	21074 as e ne size and	ither a scope
 TRIBAL CULTURAL RESOURCES Would the project significance of a Tribal Cultural Resource, defined in Public site, feature, place, or cultural landscape that is geograph of the landscape, sacred place, or object with cultural value that is: 39. Tribal Cultural Resources a) Listed or eligible for listing in the California Regist of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 	c Resources C lically defined in le to a Californ er al on its of de de ne	ode section n terms of th	21074 as e ne size and	ither a scope e, and
 TRIBAL CULTURAL RESOURCES Would the project significance of a Tribal Cultural Resource, defined in Public site, feature, place, or cultural landscape that is geograph of the landscape, sacred place, or object with cultural value that is: 39. Tribal Cultural Resources a) Listed or eligible for listing in the California Regist of Historical Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1 (k)? b) A resource determined by the lead agency, in it discretion and supported by substantial evidence, to the significant pursuant to criteria set forth in subdivision (c) Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native America 	c Resources C lically defined in le to a Californ er cal on its of de de an	ode section n terms of th	21074 as e ne size and	ither a scope e, and
 TRIBAL CULTURAL RESOURCES Would the project significance of a Tribal Cultural Resource, defined in Public site, feature, place, or cultural landscape that is geograph of the landscape, sacred place, or object with cultural value that is: 39. Tribal Cultural Resources a) Listed or eligible for listing in the California Regist of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)? b) A resource determined by the lead agency, in it discretion and supported by substantial evidence, to the significant pursuant to criteria set forth in subdivision (c) Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native America tribe.) 	c Resources C lically defined in le to a Californ er cal on its of de de an	ode section n terms of th	21074 as e ne size and	ither a scope e, and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 8, 2017. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation and access driveway totaling 1,368 square feet to accommodate a wireless monopole. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm				\boxtimes
water drainage systems, whereby the construction or relocation would cause significant environmental effects? b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, day, and multiple downers?				
during normal, dry, and multiple dry years? <u>Source(s)</u> : Project Application Materials, Water Company				
Findings of Fact:				
a-b) The proposed project will not require or result in the constr or expansion of existing facilities since the project consists communications facility. The project will have no impact.	ruction of r s of a pro	new water tre oposed unm	eatment fao nanned wi	cilities reless
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
41. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
Source(s): Department of Environmental Health Review				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Findings of Fact:				
a-b) The proposed project will not require or result in the cons or expansion of existing facilities since the project consists of facility. The project will have no impact.	struction of an unmanr	new water tre ned wireless	eatment fac communica	ilities ations
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
42. Solid Waste a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?				
<u>Source(s)</u> : Riverside County General Plan, Riverside correspondence	County V	Vaste Mana	gement Di	strict
Findings of Fact:				
a-b) The proposed project will not require or result in the const he expansion of existing facilities since the project consists of acility. The project will have no impact. <u>Mitigation</u> : No mitigation is required. <u>Monitoring</u> : No monitoring is required.				
43. Utilities Would the project impact the following facilities requiring or re or the expansion of existing facilities, whereby the construct	sulting in th tion or reloc	e constructio cation would	n of new fa cause sign	cilities ificant
environmental effects?				
a) Electricity?	<u> </u>			
a) Electricity? b) Natural gas?				
a) Electricity?b) Natural gas?c) Communications systems?				
a) Electricity? b) Natural gas?				

Source(s): Project Application Materials, Utility Companies

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison (SCE) will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) The project would use existing storm water drainage facilities including partial road improvements along Garnet Road to be maintained by County Transportation Department with less than significant impacts.

e) No street lights are located along Garnet Road in the immediate project vicinity. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the monopole. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts			
a) Substantially impair an adopted emergency			
response plan or emergency evacuation plan?	 		
b) Due to slope, prevailing winds, and other factors,	 	\square	
exacerbate wildfire risks, and thereby expose project			
occupants to, pollutant concentrations from a wildfire or the			
uncontrolled spread of a wildfire?			
c) Require the installation or maintenance of		57	
associated infrastructure (such as roads, fuel breaks,		M	
emergency water sources, power lines or other utilities) that			
may exacerbate fire risk or that may result in temporary or			
ongoing impacts to the environment?			
d) Expose people or structures to significant risks,	 		
including downslope or downstream flooding or landslides,		\boxtimes	
as a result of runoff, post-fire slope instability, or drainage			
changes?			
¥	 · .		
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			\boxtimes	

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes unmanned monopole tower. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from Garnet Road. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of an unmanned wireless communications facility with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project as an unmanned monopalm structure constructed of metal and related California building code materials along with Fire Codes such as access drive and fire construction permits (COA AND Fire.1). Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Pro	ject:			
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
Source(s): Staff Review, Project Application Materials				
<u>Findings of Fact</u> : This small project is limited to the addition of 1,368 square foot portion of a 1.07 acre site, and, for all of the a not substantially degrade the quality of the environment, sub-	bove reasc	ns, its impler	nentation v	vould
Page 34 of 36		EA	43081	

Potentially	Less than	Less	No
Significant	Significant	Than	Impac
Impact	with	Significant	•
	Mitigation	İmpact	
	Incorporated	•	

wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

46. Have impacts which are individually limited, but			 []
cumulatively considerable? ("Cumulatively considerable"		\boxtimes	
means that the incremental effects of a project are			
considerable when viewed in connection with the effects of			
past projects, other current projects and probable future			
projects)?			

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 1.07 acre site for proposed wireless communications facility on approximate total area of 1,368 square feet of disturbance. The site is surrounded by vacant land, existing wind turbines, electrical utility poles with overhead wires of similar height, and scattered dwellings to the north and east, and largely serves moderate traffic volumes along Garnet Road due to limited development and residents who would normally visit this area with or without the proposed wireless communication facility. Future development in the immediate vicinity is increasing slightly such as with wind energy projects and re-powering of wind energy sites, but is semi-remote area with high wind volumes appropriate for utility related development. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining street known as Garnet Road which is partially improved and existing desert landscape such as creosote bushes which improves the aesthetics near the ground levels of the equipment cabinets. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles and automobiles that access the property with 12-foot wide gravel driveway and parking space for temporary parking of service vehicle when needed, and would not be cumulatively considerable. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial	 	
adverse effects on human beings, either directly or		Å
indirectly?		

Source(s): Staff Review, Project Application Materials

<u>Findings of Fact</u>: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Potentially Significan Impact		Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department 77588 El Duna Ct. Ste. H Palm Desert, CA 92211

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka (2007)* 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez Agency Director



05/08/19, 2:35 pm

CUP03786

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03786. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP03786 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The use hereby permitted is for an unmanned, wireless communication facility, for Verizon Wireless: the development specifically proposes a 105-foot monopole consisting of twelve (12) antennas, eighteen (18) RRUs, three (3) surge protectors, and one (1) GPS antenna on the monopole. The development also proposes two (2) equipment cabinets, and one (1) standby diesel generator within a 240 square foot lease area. A 12 foot non-exclusive path of access will provide access to the subject site. Total disturbance is 1,368 square feet on a 1.07 acre site.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

• The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.) • Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18

(Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs

• Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

• Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}

• Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}

• Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}

• Ord. No. 457 (Building Requirements) {Land Use Entitlements}

• Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}

• Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}

• Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)

• Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

• Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)
Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

• Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR

For any proposed use of emergency generators, the following shall apply:

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.

c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.

d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.

f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.

g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.

h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

Comments: DRAFT KAKIM 20171128

E Health. 2

0010-E Health-USE - NO WASTEWATER PLUMBING

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

Comments: DRAFT KAKIM 20171128

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Fire
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Fire. 1

Fire

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2 0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 3 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit,

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning

Planning. 5	0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)
Planning. 5	0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 6 0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4. The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists.

The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the

Planning. 6

ADVISORY NOTIFICATION DOCUMENT

Planning

0010-Planning-USE - LOW PALEO (cont.)

museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside

"SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 7 0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 8 Gen - Abandoned Sites

A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned. B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to make the facility operable, replace the facility with an operable facility, or remove the facility. C. Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal. D. The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at the property owner's expense. E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

Planning. 9 Gen - Backup Generator

If a backup generator will used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 10 Gen - Custom

Pursuant to this plan, the telecommunication facility tower shall not exceed 105-feet in height.

Planning. 11 Gen - Equipment/Bldg. Color

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting. The color of the mono-palm shall be earth tones in order to

Planning

Planning. 11 Gen - Equipment/Bldg. Color (cont.) minimize visual impacts. The mono-palm shall not have any written language on the outside of the tower. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 12 Gen - Expiration Date

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time requests in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 13 Gen - Future Interference

If the operation of the facilities authorized by this approved CUP generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 14 Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION

Planning

Planning. 14 Gen - Hold Harmless (cont.) shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project. applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY. including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile. review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such

Planning. 15 Gen - Land Division

Prior to the sale of a portion of land as shown on APPROVED EXHIBIT, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 16 Gen - Life of Permit

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning. 17 Gen - Lighting

Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

Planning. 18 Gen - Mt. Palomar Lighting Ord. 655

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with

Planning

Planning. 18 Gen - Mt. Palomar Lighting Ord. 655 (cont.) shields or cutoff luminares, shall be utilized.

Planning. 19 Gen - No Grading Verification

Prior to issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety NO GRADING VERIFICATION requirements.

Planning. 20 Gen - Noise Reduction

In accordance with Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

Planning. 21 Gen - Restore Vegetation

Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status.

Planning. 22 Gen - Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06053 accepted

County Archaeological Report (PDA) No. 6053 submitted for this project (CUP03786) was prepared by First Carbon Solutions and is entitled: "Cultural Resources Assessment Verizon Millwind Wireless Telecommunication Tower Project, Palm Springs, Riverside County, California", dated April 26, 2018.

PDA06053 concludes: No historic or prehistoric archaeological sites were previously recorded on the property nor were any discovered during this investigation.

PDA06053 recommends: The records searches, Native American outreach, and field survey did not result in the identification of any historic or prehistoric resources within the project area that merited recordation. Numerous cultural resources investigations have been conducted the in area, at least six of which included all or part of the subject property. No resources were identified or recorded on the subject property during those studies. FCS does not recommend archaeological monitoring during excavation

Planning-CUL

Planning-CUL. 2 PDA06053 accepted (cont.) activities on the property. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO180020 ACCEPTED

County Geologic Report GEO No. 180020, submitted for the project CUP03786, APN 668-290-004, was prepared by Toro International, and is titled; "Geologic Hazard Evaluation for Verizon Wireless Monopole and Equipment Enclosure, Millwind, 60753 Garnet Avenue, Palm Springs, California," dated March 20, 2018. In addition, Toro has provided the following documents for the project:

"Geotechnical Investigation for Verizon Wireless Monopole and Equipment Enclosure, Millwind, 60753 Garnet Avenue, Palm Springs, California," dated November 9, 2017.

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 180020 regarding Geologic Hazard Evaluation for Verizon Wireless Monopole and Equipment Enclosure, Millwind, 60753 Garnet Avenue, Palm Springs, California," dated October 8, 2018.

"Response to Review Comments No. 2 of Riverside County Planning Department, County Geologic Report No. 180020 regarding Geologic Hazard Evaluation for Verizon Wireless Monopole and Equipment Enclosure, Millwind, 60753 Garnet Avenue, Palm Springs, California," dated March 15, 2019.

GEO180020 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, nor a

Planning-GEO

Planning-GEO. 1

GEO180020 ACCEPTED (cont.)

County of Riverside Fault Hazard Zone. Based on Toro's evaluation, the potential for surface fault rupture is considered nil.

2. Based on the anticipated current depth to groundwater, and the coarsely granular, dense to very dense alluvium underlying the site, the potential for seismically induced liquefaction at the site is very low.

3. The site is essentially flat, therefore the potential for slope related hazards, such as landslides, rockfall, or debris flows is nil.

4. The site is on an alluvial fan surface of coarsely granular alluvium, with no evidence of sand dunes or incised drainages, therefore no wind or water erosion potential is present at the site.

5. There are no enclosed bodies of water in the site area, therefore the potential for tsunami or seiche damage is nil.

6. The proposed monopole may be founded on a caisson embedded in the ground for a minimum of 20 feet below the ground surface. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO180020 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.

2. All deleterious materials should be discarded offsite and the existing ground should be scarified to a depth of 6 inches, and recompacted.

3. The proposed monopole may be founded on a caisson embedded in the ground for a minimum of 20 feet below the ground surface. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO No. 180020 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180020 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 County Website

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 Encroachment Permit

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3 Standard Introduction (Ord. 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is

Transportation

Transportation. 3 Standard Introduction (Ord. 461) (cont.) understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

CONDITIONS OF APPROVAL

Page 1

Parcel: 668290004

Not Satisfied

Plan: CUP03786

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA)

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

Riverside County PLUS

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Transportation

060 - Transportation. 1 Submit Grading Plan

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA 92051.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1

0080-Planning-USE - FEE BALANCE

Not Satisfied

Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Conditional Use Permit No. 3786 dated June 4, 2018.

080 - Planning. 3 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California

05/08/19 14:35	Riverside County PLUS CONDITIONS OF APPROVAL	Page 2
Plan: CUP03786		Parcel: 668290004
80. Prior To Building Permit Iss Planning	uance	
080 - Planning. 3 State law.	0080-Planning-USE*- SCHOOL MITIGATION (cont.)	Not Satisfied
080 - Planning. 4	Gen - Certificate of Compliance Required	Not Satisfied
be filed with and approve	ling permits, an application for a Certificate of Land Divisi ed by the Transportation Department - Survey Office. Pro e Department of Building and Safety.	
Transportation		
080 - Transportation. 1	CVAG TUMF	Not Satisfied
	a building permit, the applicant shall pay the Transportation ince with the fee schedule in effect at the time of issuance,	
080 - Transportation. 2	Evidence of Legal Access	Not Satisfied
Provide evidence of lega	al access.	
080 - Transportation. 3	Utility Plan for Cell Tower	Not Satisfied
designed to be placed up Transportation Departme utility company. A dispose proof for initiating the de	er lines below 33.6 KV within public right-of-way for this conderground in accordance with Ordinance 460 and 461, content. The applicant is responsible for coordinating the work sition note describing the above shall be reflected on the sign and/or application of the relocation issued by the utilization Department for verification purposes.	or as approved by the < with the serving site plan. A written
90. Prior to Building Final Inspe	ction	
E Health		
090 - E Health. 1	0090-E Health-USE - HAZMAT CONTACT/REVIEW	Not Satisfied
	te indicates additional environmental health issues, the H serves the right to regulate the business in accordance w	
Planning		
090 - Planning. 1	0090-Planning-USE - UTILITIES UNDERGROUND	Not Satisfied
permittee provides to the statement from the utility	ical lines rated 33 kV or greater, shall be installed undergree Department of Building and Safety and the Planning Development of Building and Safety and the Planning Development of the provider refusing to allow underground installation of the ull and void with respect to that utility.	partment a definitive
090 - Planning. 2	0090-Planning-USE*- WALL & FENCE LOCATIONS	Not Satisfied
Wall and/or fence location	ons shall be in conformance with the APPROVED EXHIBI	T with fencing plan.
090 - Planning. 3	Gen - Ord. No. 659 (DIF)	Not Satisfied

05/08/19 14:35

90. Prior to Building Final Inspection

Planning

090 - Planning. 3

Gen - Ord. No. 659 (DIF) (cont.)

Riverside County PLUS

CONDITIONS OF APPROVAL

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Wireless No. 180002 has been calculated to be 0.03 net acres.

090 - Planning. 4 Gen - Ord. No. 875 (CVMSHCP Fees) Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan Wireless No. 180002 has been calculated to be no more than 0.03 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 5 Gen - Signage Requirement

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. f a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

Transportation

090 - Transportation. 1 Utility Install for Cell Tower

Proposed electrical power lines below 33.6 KV within public right-of- way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

Parcel: 668290004

Not Satisfied

Not Satisfied

Not Satisfied



Charissa Leach Assistant TLMA Director

November 8, 2017

Agua Caliente Band of Cahuilla Indians Pattie Garcia-Piotkin, THPO 5401 Dinah Shore Drive Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 8, 2017 to <u>hthomson@rivco.org and email cc to fsierra@rivco.org</u>. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
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Project Description:

CONDITIONAL USE PERMIT NO. 3786 – EA43081 – Applicant: Verizon Wireless – Engineer/Representative: Core Development Services – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Plan: Rural: Rural Desert (RUR:RD) – Location: Northerly of Pipeline Rd., southerly of Garnet Rd., easterly of Kellogg Rd., and westerly of Anita Rd. – 1.07 Acres - Zoning: Controlled Development (W-2) –

REQUEST: The **Plot Plan** proposes an unmanned, wireless communication facility, for Verizon Wireless: The project proposes a 105 foot monopole with a 240 square foot leasing area, consisting of twelve (12) antennas, six (6) RRUs, three (3) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets, and one (1) standby diesel generator. A 12 foot non-exclusive easement will provide access to the location. Related Cases: None – APN: 668-290-004

Sincerely,

PLANNING DEPARTMENT

Clasher Shonson

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org Attachment: Project Vicinity Map and Project Aerial

> Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



Charissa Leach Assistant TLMA Director

November 8, 2017

Cabazon Band of Mission Indians Doug Todd Welmas, Chair 84-245 Indio Springs Parkway Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Cahuilla Band of Indians Anthony Madrigal, Cultural Director 52701 Highway 371 Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Colorado River Indian Tribes (CRIT) Brian Etsitty, THPO 26600 Mohave Road Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Morongo Cultural Heritage Program Ray Huaute, THPO 12700 Pumarra Rd. Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Quechan Indian Nation Keeny Escalanti, President P.O. Box 1899 Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Ramona Band of Cahuilla Joseph D. Hamilton, Chair 56310 Highway 371, Suite B Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Soboba Band of Luiseño Indians Joseph Ontiveros, Cultural Resource Director P.O. BOX 487 San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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Charissa Leach Assistant TLMA Director

November 8, 2017

Torres Martinez Desert Cahuilla Indians Michael Mirelez, Cultural Resource Coordinator P.O. Box 1160 Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

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PLANNING DEPARTMENT

Oboohu Shonson

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org Attachment: Project Vicinity Map and Project Aerial

> Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



Charissa Leach Assistant TLMA Director

November 8, 2017

Twenty- Nine Palms Band of Mission Indians Darrell Mike, Chair 46-200 Harrison Place Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03786, EA43081)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 8, 2017 to <u>hthomson@rivco.org and email cc to fsierra@rivco.org</u>. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

• Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must

also geographically define the landscape in terms of size and scope of the project.

Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3786 – EA43081 – Applicant: Verizon Wireless – Engineer/Representative: Core Development Services – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Plan: Rural: Rural Desert (RUR:RD) – Location: Northerly of Pipeline Rd., southerly of Garnet Rd., easterly of Kellogg Rd., and westerly of Anita Rd. – 1.07 Acres - Zoning: Controlled Development (W-2) –

REQUEST: The **Plot Plan** proposes an unmanned, wireless communication facility, for Verizon Wireless: The project proposes a 105 foot monopole with a 240 square foot leasing area, consisting of twelve (12) antennas, six (6) RRUs, three (3) surge protectors, and one (1) GPS antenna. The project also proposes two (2) equipment cabinets, and one (1) standby diesel generator. A 12 foot non-exclusive easement will provide access to the location. Related Cases: None – APN: 668-290-004

Sincerely,

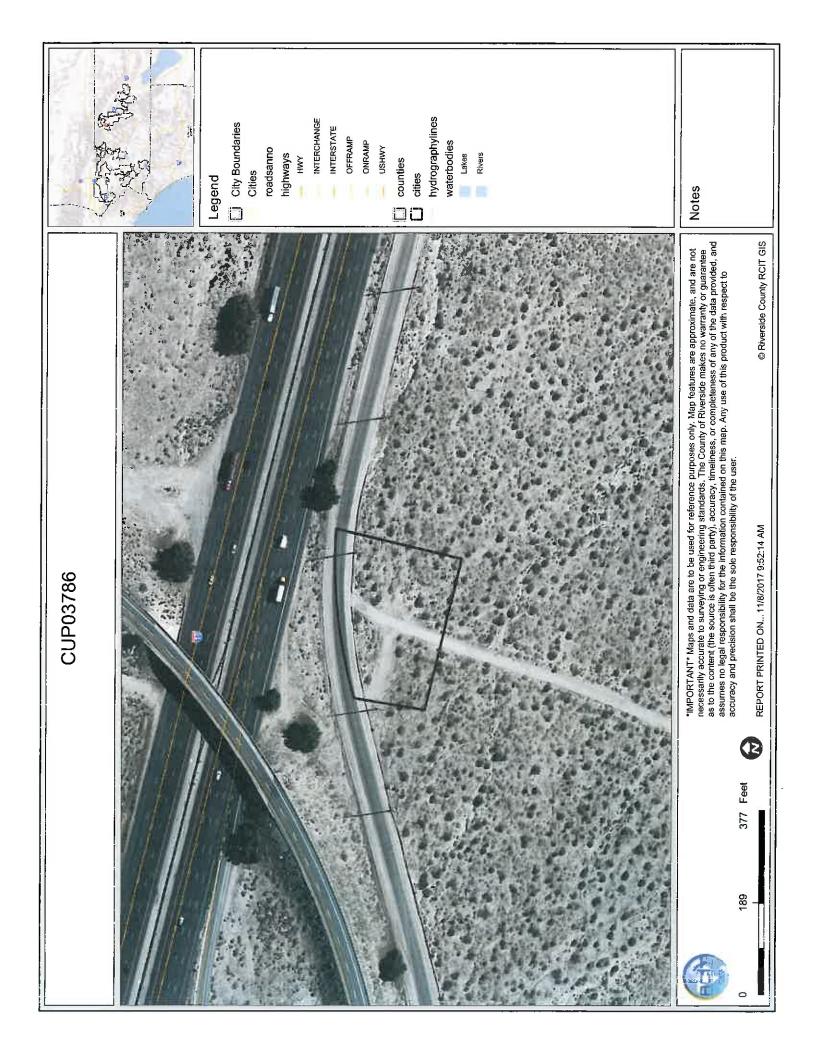
PLANNING DEPARTMENT

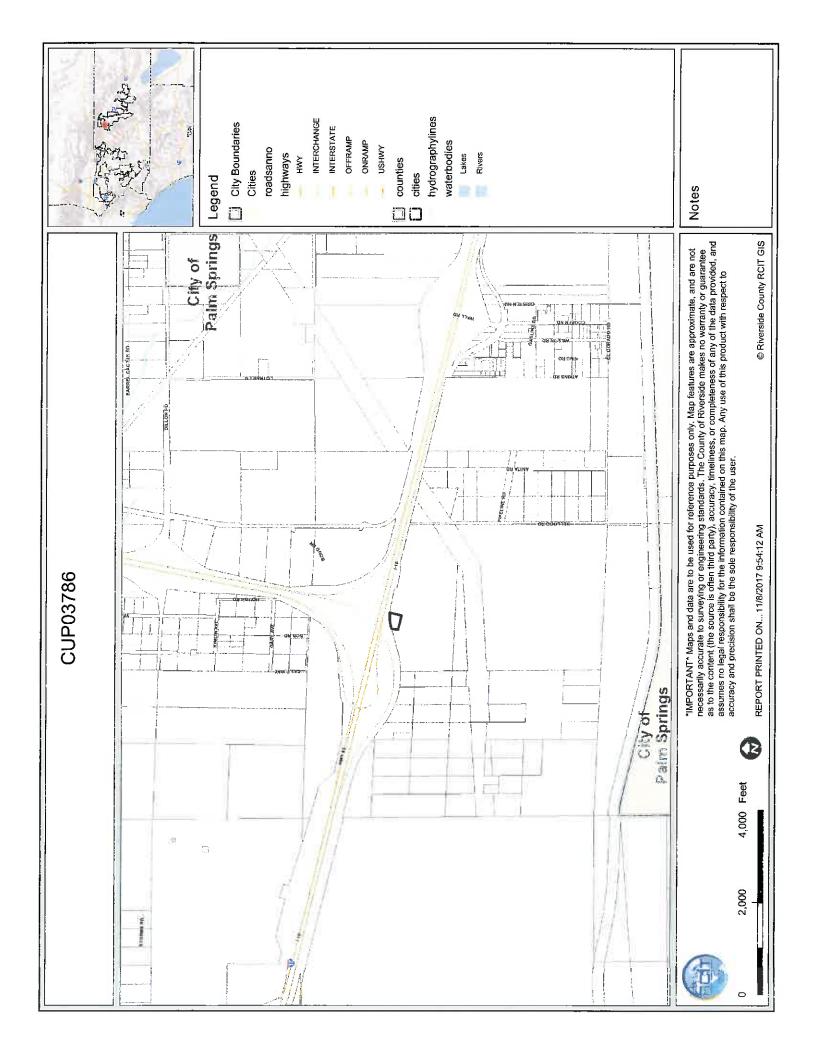
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Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org Attachment: Project Vicinity Map and Project Aerial

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Steve Weiss, AICP Planning Director					
APPLI	CATION FOR LAI	ND USE	E AND D	EVELOPMENT	
CHECK ONE AS	APPROPRIATE:				
PLOT PLAN CONDITIONA		LIC USE PE PORARY US	RMIT SE PERMIT		
	RMIT Original Case No.		<u>ц</u> .		
INCOMPLETE APPLICA	TIONS WILL NOT BE ACCEPTED.				
APPLICATION IN	FORMATION				
Applicant Name:	Verizon Wireless				
Contact Pers	on: <u>Robert Howell, Project N</u>	lanager	E-Mail: _	obert.howell3@verizonwireless	
Mailing Addre	ess: <u>15505 Sand Canyon Av</u>	enue, Buildi	ng D-1		
Irvine		Street CA		92618	
Davtime Pho	^{City} ne No: (949) 524-0027	State	Fax No:(Z/P	
-			Fax NO. (_	······/ ······························	
-	ntative Name: <u>Smartlink LLC</u>				
	on: <u>James A. Rogers</u>		_ E-Mail: <u>I</u>	ames.rogers@smartlinkllc.com	
_	ess: <u>18401 Von Karman, Sui</u> t	Street		···	
Irvine	City	CA State		92612	
Daytime Phor	ne No: (<u>949</u>) <u>295-9031</u>	··· · · · · · · · · · · · · · · · · ·	Fax No: ()	
Property Owner Na	me: <u>Desert Solitaire, LLC</u>				
Contact Perso	on: Robert Roark		E-Mail:	·····	
Mailing Addre	ss: <u>73111 El Paseo, Suite 2</u>				
Palm Desert		Street CA		02260	
	City	State	Z	(P	
	e No: ()			/	
P.O. Box 1409,	· 4080 Lemon Street, 12th Floor Riverside, California 92502-1409 3200 · Fax (951) 955-1811	De	Palm Desert	88 El Duna Court, Suite H , California 92211 · Fax (760) 863-7555	

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

James A. Rogers, Smartlink LLC (Agent)	11min work
<u>PRINTED NAME</u> OF PROPERTY OWNER(S)	<u>I O^O <u>Signature</u> de property owner(s)</u>
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):	668-290-004	
Approximate Gross Acreage:	1.07	
General location (nearby or cr	oss streets): North of Pipeline Road	, South of
Garnet Road	East of Kellogg Road, West of Anita Road	,·

Form 295-1010 (06/06/16)

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Construction and Installation of an unmanned wireless facility - 105-ft. tall monopole (Other Wireless Con

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XIXg - Section 19.406

Number of existing lots: 1

1	EXISTING Buildings/Structures: Yes 🗌 No 🗹					
No.*	Square Feet	Height	Stories	Use/Function To be Re	moved	Bldg. Permit No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

Place check in the applicable row, if building or structure is proposed to be removed.

	PROPOSED Buildings/Structures: Yes 🖌 No 🗌					
No.*	Square Feet	Height	Stories	Use/Function		
1		105'		Unmanned Wireless Communication Tower		
2						
3						
4						
5						
6						
7						
8						
9						
10						

· · · · · · · · · · · · · · · · · · ·	PROPOSED Outdoor Uses/Areas: Yes 💋 No 🗌				
No.*	Square Feet	Use/Function			
1	192	Equipment Cabinets & Utility Connections			
2					
3					
4					
5					

APPLICATION FOR LAND USE AND DEVELOPMENT

6	
7	
8	
9	
10	

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

NA
Are there previous development applications filed on the subject property: Yes 🔲 No 🗹
If yes, provide Application No(s)
Initial Study (EA) No. (if known) EIR No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes \Box No \swarrow
If yes, indicate the type of report(s) and provide a signed copy(ies):
Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes
Is this an application for a development permit? Yes 🔽 No 🗌
If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.
If not known, please refer to <u>Riverside County's Map My County website</u> to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)
If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River	
------------------	--

Form 295-1010 (06/06/16)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to <u>Section 65962.5</u> of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: <u>Not Applicable</u>

Address: _____

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: ____668-290-004

I (wa) partify that my (aur) analyzers are true and actract

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Date

<u>Government Code Section 65850.2</u> requires the owner or authorized agent for any development project to disclose whether:

- 1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes □ No ☑
- 2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

r (we) certify that my (our) and	sweisrale true and ouriect.		
Owner/Authorized Agent (1)	Mind Man	Date	October 23, 2017
Owner/Authorized Agent (2)		Date	

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx Created: 04/29/2015 Revised: 06/06/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo Assistant Director, Transportation Department

Steven A. Weiss Planning Director, Planning Department Mike Lara Building Official, Building & Safety Department Greg Flannery Code Enforcement Official, Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Verizon Wireless hereafter "Applicant" and Desert Solitaire, LLC "Property Owner".

Description of application/permit use:

Plot Plan application for the installation of 105' tall cell-tower (monopole) and necessary ground equipment

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 668-290-004

Property Location or Address:

60753 Garnet Avenue, Palm Springs, CA 92240

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Robert Roark, Ma	anager Phone No.:
Firm Name: Desert Solitaire, LLC	Email:
Address: 73111 El Paseo, Suite 205	
Palm Desert, CA 92260	

3. APPLICANT INFORMATION:

Applicant Name: Robert Howell, Project Manager	Phone No.: 949-524-0027
Firm Name: Verizon Wireless	Email: robert.howell3@verizonwireless.com
Address (if different funns annantis asses)	

Address (if different from property owner) 15505 Sand Canyon Avenue

Irvine, CA 92618

4. SIGNATURES:				
Signature of Applicant:	Munh	Man	Date:	
Print Name and Title:	James A. Rogers/S	hartlink LLC, Author	ized Representative	/ /
		$\Omega \square$		
Signature of Property ()wner:	A Mogna	Date:	10/30/17
Print Name and Title:	James A/Rogers/Sn	nartlink LLO, Authori	ized Representative	/
Signature of the Count	1 5	hee	s	Date: 10/30/17
Print Name and Title:	pense	Luer	23	
	FOR COU	INTY OF RIVERSIDE U	ISE ONLY	
Application or Permit (s)#:	UP Q	5/86		
Set #:	• · ·	Application Date	10/30/	17



Authorized Agent for Verizon Wireless

Verizon Project Name: MILLWIND

County of Riverside, CA Application for Conditional Use Permit for "Other Wireless Communication Facility"

Project Description and Project Justification

The Applicant (Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless) is requesting approval of a Conditional Use Permit to allow for the construction and operation of an unmanned cell site. The following project information is provided for your consideration.

Project Location

Address:	Near Garnet Road, Palm Springs, CA 92240
APN:	668-290-004
Zoning:	W-2 (Controlled Development Area)

Project Representative

Name:James A. Rogers/Smartlink LLCAddress:18401 Von Karman, Suite 400 Irvine, CA 92612Contact Information: 949-295-9031

Verizon Wireless Contact

Name:Robert Howell, Project ManagerAddress:15505 Sand Canyon Avenue, Bldg. D-1, Irvine, CA 92618Contact Information: 949-524-0027

Proposed Project Description

Verizon Wireless is proposing the construction of an unmanned wireless cell-site consisting of a 105-ft antenna support structure (Monopole) with a three (3) sector antenna array consisting of four (4) panel antennas each sector, (total of twelve (12) antennas and six (6) RRU boxes per sector (total of eighteen (18); three (3) raycap surge suppressors and one (1) GPS antenna; two (2) MCE equipment cabinets, and one (1) standby diesel generator (54 gallon tank) installed within a 240 square foot lease/construction area. The cell-site enclosure will be surrounded by a six (6) foot high chain-link security fence. The antenna array has a center line height of 101-feet, while top of antennas and pole will be 105-feet. Access to the proposed cell-site will be via a 12-ft wide non-exclusive access easement along the existing dirt drive (Kellogg Road) off of Garnet Road.

Project Site and Surrounding Properties

The proposed Verizon Wireless cell site (Millwind) is located on private property south of the intersection of the Interstate 10 Freeway and State Route 62 (Twentynine Palms Highway) off of the frontage road (Garnet Road) in the Palm Springs area of unincorporated Riverside County. The proposed cell site is located in the eastern portion of the of the subject parcel which is bisected by Kellogg Road, an unimproved dirt road. The project property consists of a single parcel of approximately 1.07 acres located along the south side of Garnet Road. The project property is zoned W-2 and is currently undeveloped.

The surrounding properties and uses include:

- North 1-10 Freeway, SR 62, Windmill farms and vacant land
- ▲ West Windmill farms and vacant land
- South Windmill farms
- East Vacant land and Windmill farm

The nearest residential dwellings are to the east approximately one (1) mile off Garnet Road.

Project Objectives and Search Ring

Verizon Wireless has determined that a radio signal strength of greater that 75 dBm is necessary to provide reliable and consistent voice and data services to customers including those outdoor and in-building and commuting. Additionally, as nearby sites, such as Whitewater and Garnet, become overworked due to increasing voice and high-speed data services, new cell sites are needed to maintain coverage and prevent new gaps in service. The Verizon radio frequency (RF) engineers have identified a significant gap in coverage in along the Interstate 10 Freeway east of the proposed Verizon facility (Millwind) and the need for a new cell-site, as shown on the accompanying radio frequency propagation exhibits.

Alternative Site Analysis

The following alternate properties, including both vacant land and existing structures were identified and evaluated as potential cell site locations and/ or for collocation. The reasons for not selecting each alternate location are also addressed:

Existing Wireless Towers: No existing wireless structures are located within or near the identified coverage gap. Therefore, colocation on an existing tower is not possible.

- Existing Windmill Poles: Numerous existing windmill poles are located surrounding the proposed Verizon facility at a distance ranging from 1,000 feet to 2,500 feet. The towers to the east of the proposed Verizon site, both north and south of the I-10 Freeway, owing to their height and locations could provide acceptable radio frequency coverage. However, the attachment of wireless antennas to the functioning windmills was deemed infeasible as the windmills would generate vibrations which would create interference with the radio signals and antenna functioning. Thus, these existing structures were rejected.
- Multiple Vacant Parcels: Three (3) alternate properties (Werner property, Zimmer property & Martin property) along or near Garnet Road, east of the proposed Verizon facility were identified as potential sites. The properties are all currently vacant. These locations would meet the Verizon radio frequency coverage objectives. The property owners were contacted for possible interest in leasing with Verizon for a wireless facility. No response from the property owners were received, so these alternate candidates were not selected.

The enclosed land use applications and exhibits are presented for your consideration. Verizon Wireless requests a favorable determination and approval of Conditional Use Permit application for the proposed wireless facility within one hundred and fifty (150) days of the application filing. Please contact me at 949-295-9031 for any questions or requests for additional information.

Respectfully submitted,

mes A. Rogers

Land Use Specialist // Smartlink LLC Authorized Agent for Verizon Wireless



PLANNING DEPARTMENT

Charissa Leach, P.E, Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing-such proceeding.

6 Feb 2019

Property Owner(s) Signature(s) and Date

Desert Solitaire, LLC., a Califonia limited liability company

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a
 corporate resolution documenting which officers have authority to bind the corporation and to sign
 on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

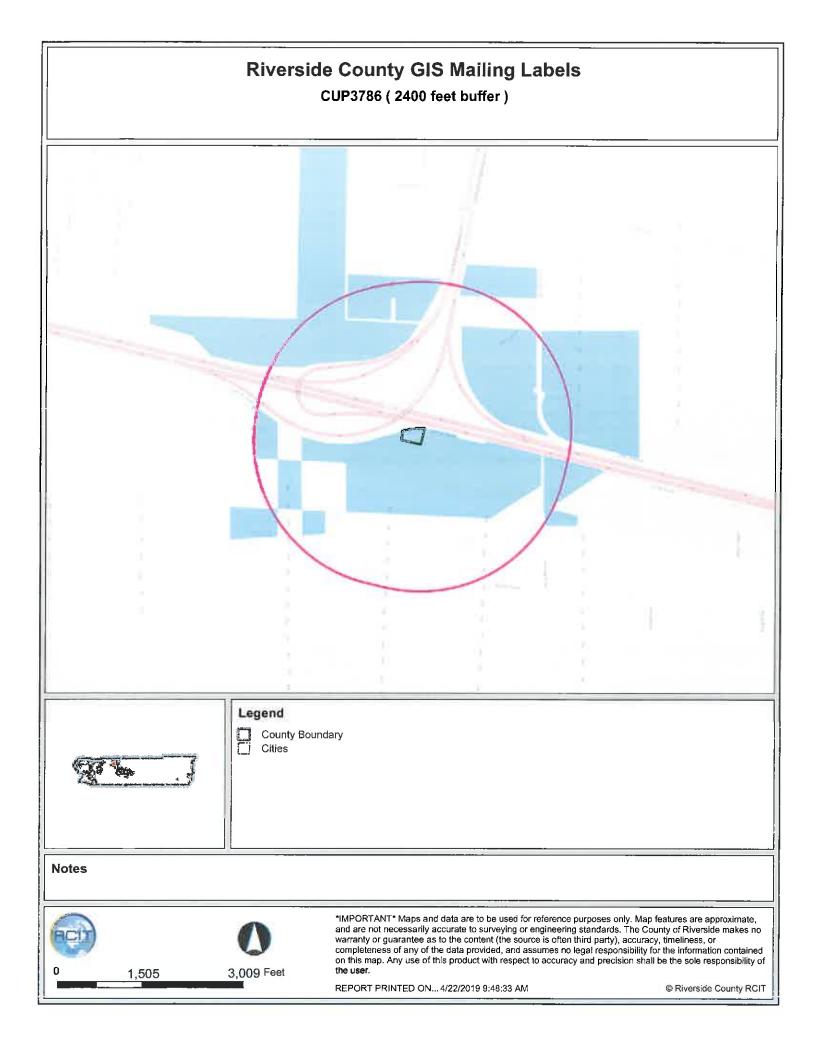
PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN	certify that on April 22, 2019,
The attached property owners list was prepared	by <u>Riverside County GIS</u> ,
APN (s) or case numbers CU	P03786 for
Company or Individual's NameRC	IT - GIS,
_ Distance buffered	2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE:	GIS Analyst
ADDRESS:	4080 Lemon Street 9 TH Floor
	Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.	m. – 5 p.m.): (951) 955-8158



668173006 LOAN K DO 1064 VILLAGE CT OCEANSIDE CA 92057

668200009 DANIEL V HEADLEY JOHN MELISSA DEBRA LEE

13020 WOODCREST LN CHESTERLAND OH 44026

668300004 ROMOLO DEPAOLIS ANGELA DEPAOLIS 1771 E MOUNTAIN ST PASADENA CA 91104

668320014 FREDERICK W NOBLE 2045 E TAHQUITZ CANYON WAY PALM SPRINGS CA 92262

668332012 KAREN M WERNER 2711 CARMELITA AVE BELMONT CA 94002

668290001 WILLBRO PARTNERSHIP 3151 PACHAPPA HILL RIVERSIDE CA 92506

668300006 ARSALAN DARMAL 38 WINFIELD DR LADERA RANCH CA 92694 668332010 MOUNTAIN VIEW POWER PARTNERS III 1125 NW COUCH NO 700 PORTLAND OR 97209

668173007 ROBERT G GALLOP SUPORA GALLOP 1728 BATH ST SANTA BARBARA CA 93101

668290008 ELEANOR M ZIMMER ALICE A ALEXANDER 1936 N BAKER ST SANTA ANA CA 92706

668300007 SHILLING RYWKA ESTATE OF 24177 TANGO DR VALENCIA CA 91354

668173002 JAMES D ETCHASON KATHLEEN ANN GUZINSKI 315 CORREAS ST HALF MOON BAY CA 94019

668173001 JAMES RONALD WHITNEY MICHAEL THOMAS EMORY 351 N HERMOSA DR NO 4B1 PALM SPRINGS CA 92262

668310028 VENTURE PACIFIC INC 4542 RUFFNER ST 200 SAN DIEGO CA 92111 668173008 LANDA WILLIAMS 4711 S MULLEN AVE VIEW PARK CA 90043

668173003 ROBERT G GALLOP SUPOM GALLOP 57 GOREVALE DR BRAMPTON ONT CANADA L6P2H2 0

668160006 WIND ENERGY PARTNERSHIP 707 ESPLANADE NO C REDONDO BEACH CA 90277

668173004 JASON KEITH ETCHASON SEAN D ETCHASON 8108 ARTISTIC HEIGHTS CT LAS VEGAS NV 89143

668300012 SEAWEST WINDPOWER INC P O BOX 2190 PALM SPRINGS CA 92263

668300005 SEAWEST PROP PO BOX 2190 PALM SPRINGS CA 92263

Richard Drury Theresa Rettinghouse Lozeau Drury, LLC. 410 12th Street Suite 250 Oakland, CA 94607 668173005 ROBERT G GALLOP SUPORN GALLOP 57 GOREVALE DR BRAMPTON ON L6P2H2 0

668290002 RUBY D VALENZUELA C ROSE VALENZUELA PETER A ZARENEJAD

68385 VERANO RD CATHEDRAL CY CA 92234

668290004 DESERT SOLITAIRE 73111 EL PASEO STE 205 PALM DESERT CA 92260

668332013 THOMAS B MARTIN RITA C MARTIN 9921 TOLUCA LAKE AVE TOLUCA LAKE CA 91602

668310044 SOUTHERN CALIFORNIA EDISON CO P O BOX 800 ROSEMEAD CA 91770

668290007 USA 668 US DEPT OF INTERIOR WASHINGTON DC 21401



Charissa Leach, P.E. Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3786

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas	Title: Project Planner	Date: <u>4/23/19</u>
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Applicant/Project Sponsor: Verizon Wireless Date Submitted: 10/30/2017

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: 5/15/2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 03/07/18 Y:\Planning Case Files-Riverside office\CUP03786\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43081 ZCFG06456

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

NOTICE OF DECISION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044

County of Riverside County Clerk

FROM: Riverside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

77588 El Duna Ct Ste. H Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 3786 / EA43081	
Project Title/Case Numbers Jay Olivas, Project Planner County Contact Person	760-863-8271 Phone Number
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)	
Smartlink on behalf Verizon Wireless Project Applicant	18401 Von Karman Avenue Irvine, CA 92612 Address
South of Garnet Avenue, east of Kellogg Road, west of Anita R Project Location	load.
The plot plan proposes a wireless communication facility, for Ve Project Description	erizon Wireless, as a 105-foot high monopole with equipment shelter.
This is to advise that the Riverside County <u>Ptanning Commissi</u> the following determinations regarding that project:	ion, as the lead agency, has approved the above-referenced project on <u>05/15/2019</u> and has made
 The project WILL NOT have a significant effect on the env. A Negative Declaration was prepared for the project pursuing judgment of the Lead Agency (County of Riverside). Mitigation measures WERE NOT made a condition of the A Mitigation Monitoring and Reporting Plan/Program WAS A statement of Overriding Considerations WAS NOT adop Findings were made pursuant to the provisions of CEQA. 	ant to the provisions of the California Environmental Quality Act and reflects the independent approval of the project. S NOT adopted.
This is to certify that the Negative Declaration, with comments Planning Department, 77588 El Duna Ct. Ste. H. Palm Desert	, responses, and record of project approval is available to the general public at: Riverside County CA 92211

Signature

Urban Regional Planner Title

Date

5/15/19

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43081 ZCFG06456

FOR COUNTY CLERK'S USE ONLY

INVOICE (INV-00051569) FOR RIVERSIDE COUNTY

BILLING CONTACT

County of Riverside Trans. & Land Management Agency



Verizon Wireless 15505 E Sand Canyon Ave Irvine, Ca 92618

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	
INV-00051569	07/17/2018	07/17/2018	Paid In Full	
	R FEE NAME			TOTAL
CFG06456	0451 - CF&W Trus	t ND/MND		\$2,280.75
			SUB TOTAL	\$2,280.75

TOTAL \$2,280.75

Please Remit Payment To:	
County of Riverside	
P.O. Box 1605	
Riverside, CA 92502	

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center 4080 Lemon St., 9th FL Riverside, CA 92501 Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

Credit Card Payments By Phone: 760-863-7735

INVOICE (PLAN-CFG06456) FOR RIVERSIDE COUNTY

BILLING CONTACT

County of Riverside Trans. & Land Management Agency



Verizon Wireless 15505 E Sand Canyon Ave Irvine, Ca 92618

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	
PLAN-CFG06456	10/30/2017	10/30/2017	Paid In Full	
	R FEE NAME			TOTAL
CFG06456	0452 - CF&G TRU	ST: RECORD FEES		\$50.00
			SUB TOTAL	\$50.00

TOTAL

Credit Card Payments By Phone: 760-863-7735 \$50.00

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

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