

# RIVERSIDE COUNTY PLANNING DEPARTMENT

MAY 15, 2019

9:30 AM

|  | AGENDA   |
|--|--|
| Planning<br>Commissioners<br>2019<br>1 <sup>st</sup> District<br>Carl Bruce  | REGULAR MEETING<br><b>RIVERSIDE COUNTY PLANNING COMMISSION</b><br>STEVE ROBBINS ADMINISTRATION BUILDING<br>Coachella Valley Water District - Administration Board Room<br>75515 Hovley Lane East, Palm Desert, CA 92211<br>Teleconference Location: 22930 St. Annes Court, Murrieta, CA 92562  |
| Shaffer<br><b>2<sup>nd</sup> District</b><br>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.   |
| <b>3<sup>rd</sup> District</b><br>Ruthanne Taylor-<br>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>4<sup>th</sup> District</i><br>Bill Sanchez<br><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  |
| <b>5<sup>th</sup> District</b><br>Eric Kroencke<br>Vice-Chairman   | <ul> <li>2.0 <u>GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).</u></li> <li>NONE</li> </ul>  |
| Assistant TLMA<br>Director<br>Charissa Leach,<br>P.E.<br>Legal Counsel<br>Michelle Clack<br>Chief Deputy<br>County Counsel | <ul> <li>3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:30 a.m. or as soon as possible thereafter.</li> <li>3.1 SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 <ul> <li>Intent to Certify an Environmental Impact Report – EIR00506 – Applicant: GLC Enterprises, LLC</li> <li>Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation –</li> <li>Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern</li> <li>Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs</li> <li>Road, northerly of Box Canyon Road, easterly of Interstate 10 – Zoning: Controlled Development Areas –</li> <li>10 Acre Minimum (W-2-10) – Natural Assets (N-A) – REQUEST: Specific Plan No. 339 is a proposal</li> <li>to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38</li> <li>million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided</li> <li>between six (6) villages within an overall 5,000 acre Specific Plan area. General Plan Amendment</li> <li>No. 686 is a proposal for a General Plan Foundation Component Amendment and General Plan</li> <li>Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community</li> <li>Development and change the land use plan, which includes Open Space: Rural (OS-RUR) to those as</li> <li>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</li> <li>Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highset Density Residential (HDR), and Public Facilities (PF) designations. Change of Zone No.</li> <li>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</li></ul></li></ul> |
|  | 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 <a href="mailto:rbrady@rivco.org">rbrady@rivco.org</a>.

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 70<sup>th</sup> 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<br>Plan Amendment No. 686, Change<br>of Zone No. 6915  | Applicant(s): GLC Enterprises LLC<br>Representative(s):Envicom<br>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.<br>Assistant TLMA Director                               |  |  |
| Project APN(s):         | 713-031-004, 713-031-005, 713-<br>031-006, 713-032-001, 713-040-<br>002, 713-040-003, 713-040-004,<br>713-040-005, 713-040-006, 713-<br>040-007, 713-050-002, 713-060-<br>001, 713-060-002, 713-060-003,<br>713-060-004, 713-072-001, 713-<br>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<br>proposed Specific Plan land use plan, consisting of:<br>Open Space-Conservation Habitat (OS-CH), Open<br>Space-Recreation (OS-R), Mixed Use (MU),<br>Commercial Retail (CR), Medium Density Residentia |  |  |
| Policy / Overlay Area:                      | N/A   |  |  |
| Surrounding General Plan Land Uses          |   |  |  |
| North:                                      | Open Space: Conservation Habitat (OS:CH) Open<br>Space: Rural (OS:RUR)  |  |  |
| East:                                       | Open Space: Conservation Habitat (OS:CH) Open<br>Space: Rural (OS:RUR)  |  |  |
| South:                                      | Open Space: Conservation Habitat (OS:CH) Open<br>Space: Rural (OS:RUR)  |  |  |
| West:                                       | Open Space: Conservation Habitat (OS:CH) Open<br>Space: Rural (OS:RUR)  |  |  |
| Existing Zoning Classification:             | Controlled Development Areas, ten-acre minimum<br>(W-2-10), Natural Assets (N-A)  |  |  |
| Proposed Zoning Classification:             | Specific Plan (SP)  |  |  |
| Surrounding Zoning Classifications          |   |  |  |
| North:                                      | Controlled Development Areas, ten-acre minimum<br>(W-2-10), Natural Assets (N-A)  |  |  |
| East:                                       | Controlled Development Areas, ten-acre minimum<br>(W-2-10), Natural Assets (N-A)  |  |  |
| South:                                      | Controlled Development Areas, ten-acre minimum<br>(W-2-10), Natural Assets (N-A)  |  |  |
| West  | Controlled Development Areas, ten-acre minimum<br>(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<br>(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

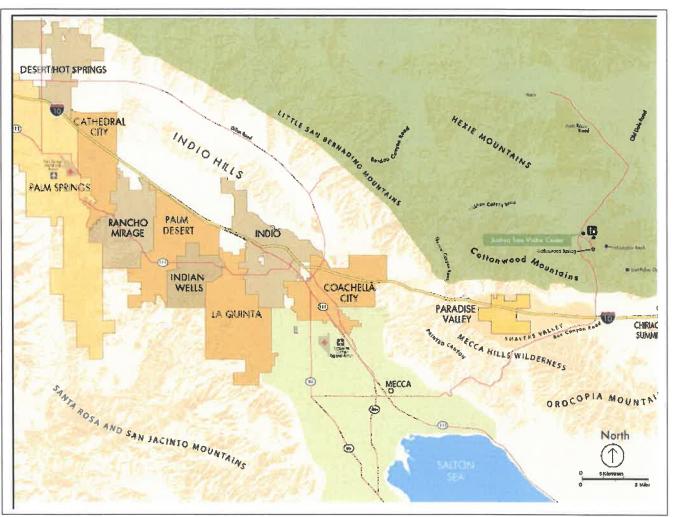


Figure 1: Regional Project Location Map

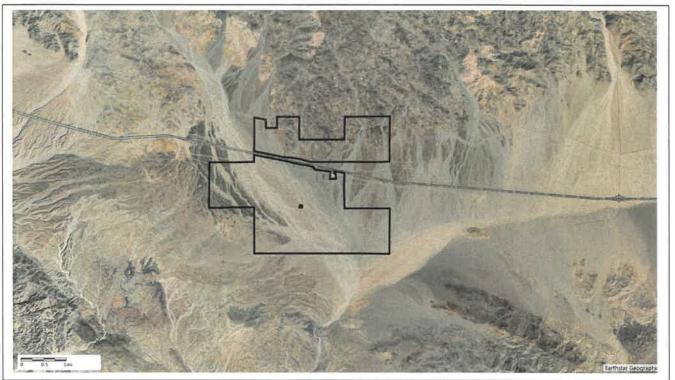


Figure 2: Local Project Location Map

# 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 31<sup>st</sup> with some of the speakers and commenters at the prior hearings, as well as have met with CVCC staff on April 9<sup>th</sup>, 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 9<sup>th</sup>. 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 31<sup>st</sup> 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 9<sup>th</sup> 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 15<sup>th</sup> 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 28<sup>th</sup> and December 5<sup>th</sup> 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 30<sup>th</sup> 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 30<sup>th</sup> 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 28<sup>th</sup> and December 5<sup>th</sup> hearings and at the time of writing of this staff report has a scheduled meeting with individuals on January 24<sup>th</sup> 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

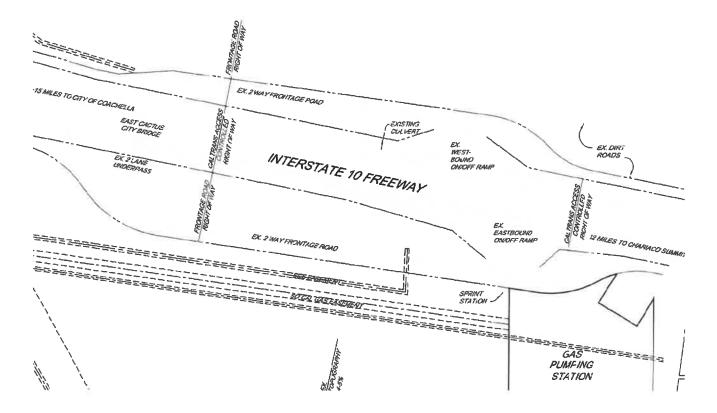
Background on the project's water supply and agreements is summarized further in this staff report in the section titled Water Supply. It was noted that the project at this point has an allocated water supply to serve buildout of the project for 92 years, it was also asked what longer term water supply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

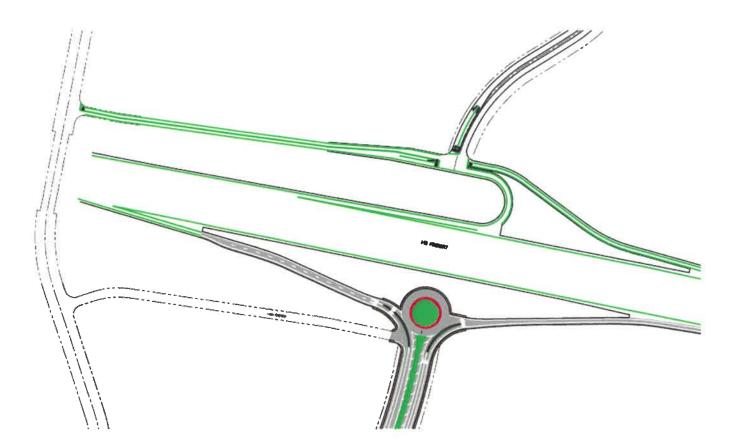
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# **Existing Interchange**



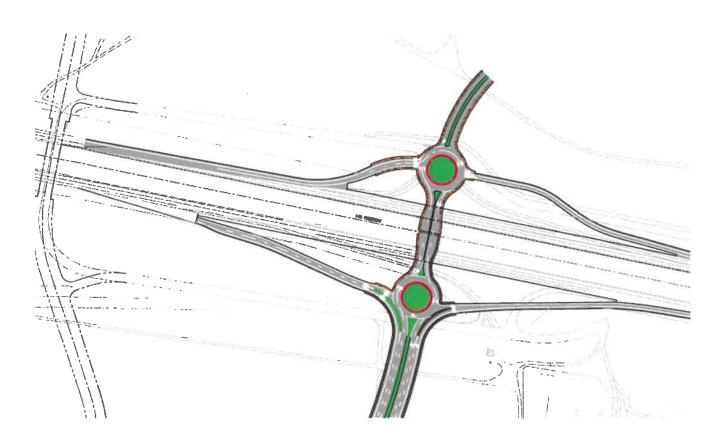
The project proposes an interim and an ultimate improvement as shown below as it is included in the proposed Specific Plan. The interim interchange would provide for greater capacity at the ramps while still utilizing the underpass design. The ultimate would include a new underpass with a new bridge 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 <sup>3</sup>/<sub>4</sub> 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 52<sup>nd</sup> 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<br>ACRES | PERCENT<br>OF<br>DEVELOP-<br>MENT<br>FOOTPRINT | GROSS<br>DENSITY<br>(Dwelling Units<br>/ Acre) | DWELLING<br>UNITS | MAX. NON-<br>RESIDENT-<br>IAL FLOOR<br>AREA<br>(Square Feet) |
|---|----------------|--|--|-------------------|--|
| RESIDENTIAL                               |                |  |  |                   |  |
| MEDIUM DENSITY RESIDENTIAL MDR            | 820.5          | 44.4<br>%                                      | 3.7  | 3,010             |  |
| MEDIUM HIGH DENSITY RESIDENTIAL -<br>MHDR | 539.1          | 29.2<br>%                                      | 6.3  | 3,399             |  |
| HIGH DENSITY RESIDENTIAL - HDR            | 58.7           | 3.2%   | 9.1  | 535               |  |
| HIGHEST DENSITY RESIDENTIAL -<br>HHDR     | 10.5           | 0.5%   | 20.0   | 211               |  |
| TOTAL RESIDENTIAL                         | 1,428.8        | 77.3<br>%                                      | 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<br>%                                      |  | 1-415             | 198,950  |
| SUMMARY DEVELOPED /<br>UNDEVELOPED        |                |  |  |                   |  |
| DEVELOPMENT FOOTPRINT TOTAL               | 1,848          | 100<br>%                                       | 4.6  | 8,490             | 1,380,990  |
| OPEN SPACE - CONSERVATION<br>HABITAT      | 3,100          |  |  |                   |  |
| PROJECT TOTAL                             | 4,948          |  |  |                   |  |

Source: Danielian Associates, May 2016.

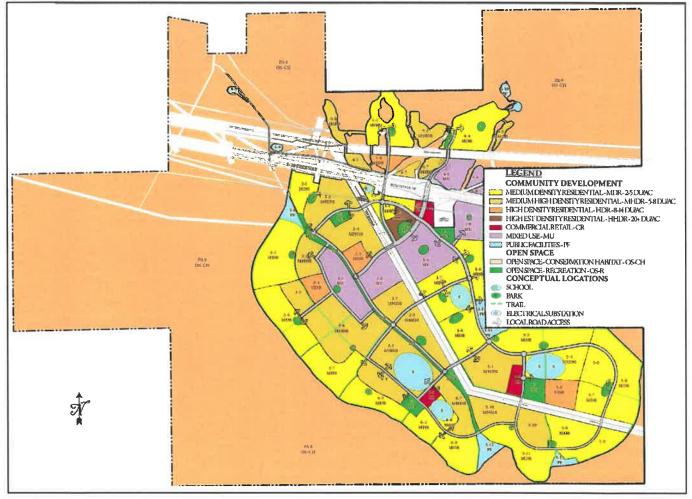
\* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

\*\* 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.

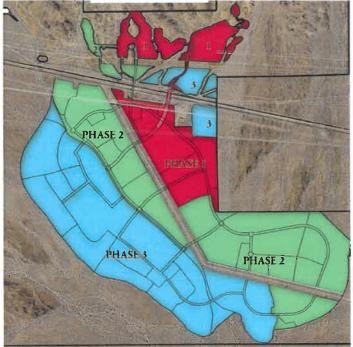
Since this agreement is already in place, a total of 57,000 acre-feet of water has already been delivered to MWD and in kind been delivered to CVWD. This amount stored already represents a 26-year supply for the proposed Specific Plan. In total the remaining amount of water to be delivered under the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

#### Phasing, Villages, and Village Refinement Plan

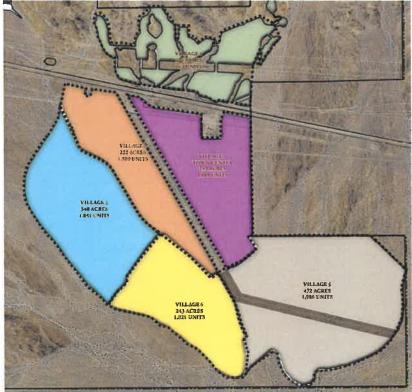
The Specific Plan is divided into 3 phases and further divided into 6 Villages as shown below, with each incorporating both residential and non-residential uses to assist in providing the services residents need.

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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 52<sup>nd</sup> 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<br>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 PM<sub>10</sub>, and PM<sub>2.5</sub>. 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.

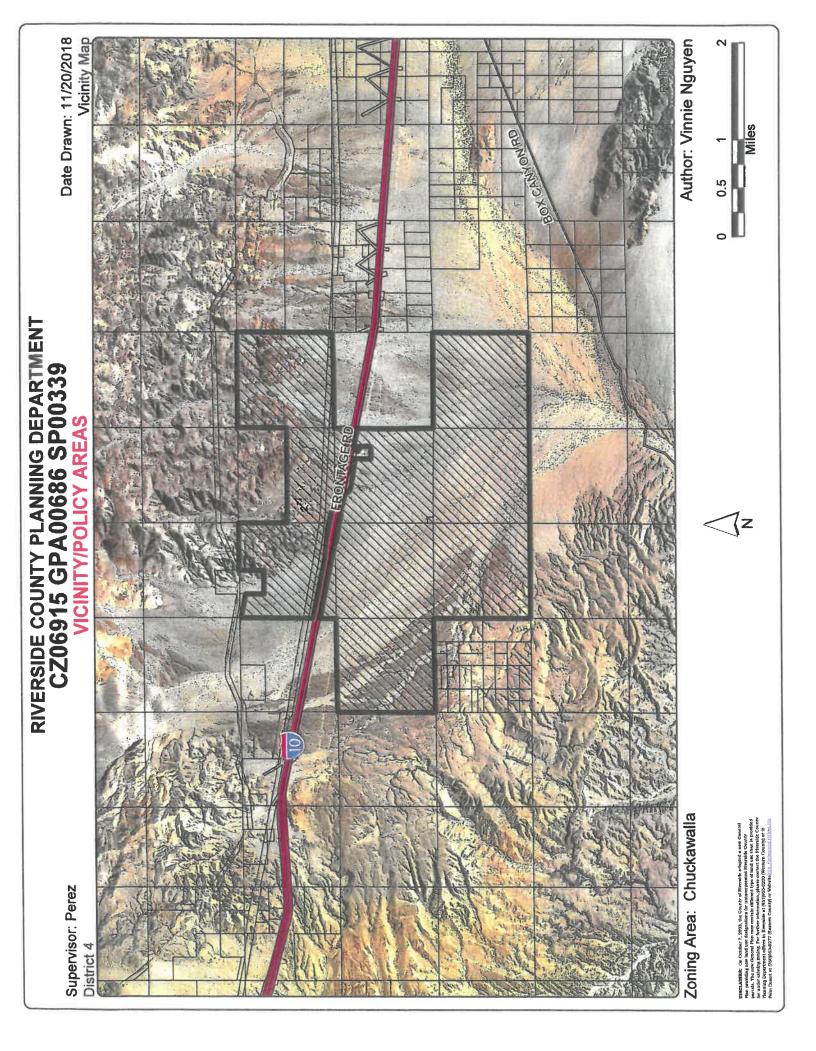
For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Public Service facilities, Transportation, and Utility facilities. Mitigation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

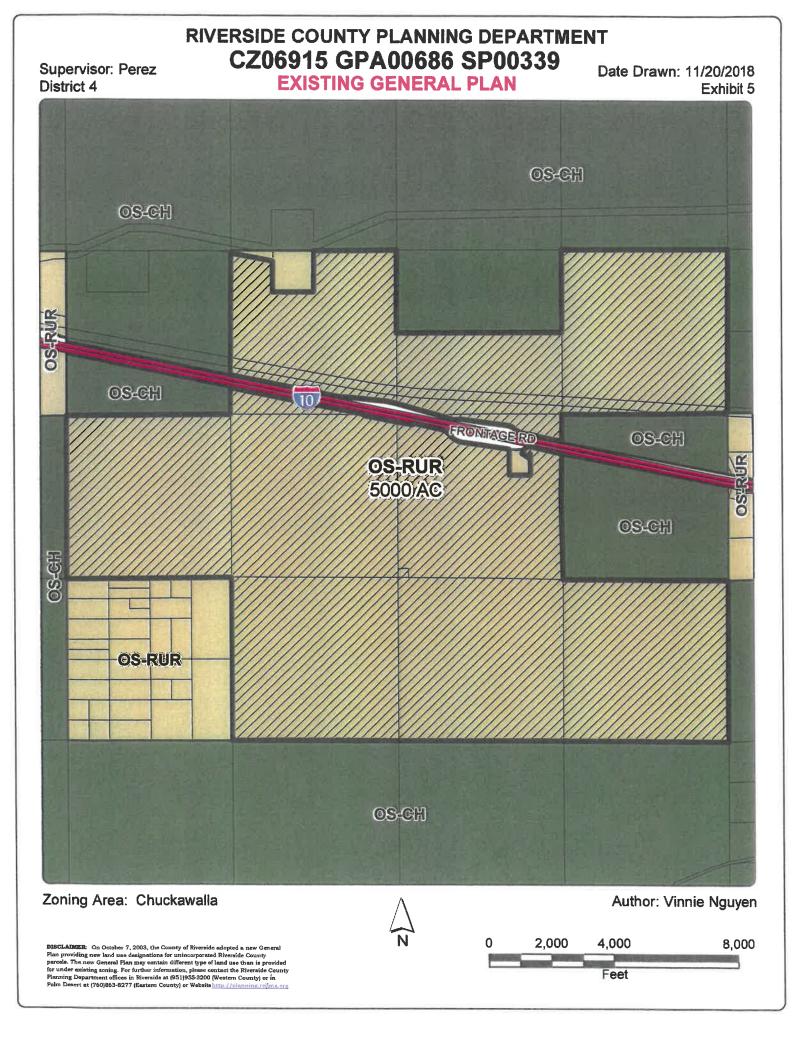
Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations. The Statement of Overriding Considerations would clarify what benefits the project is providing that the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

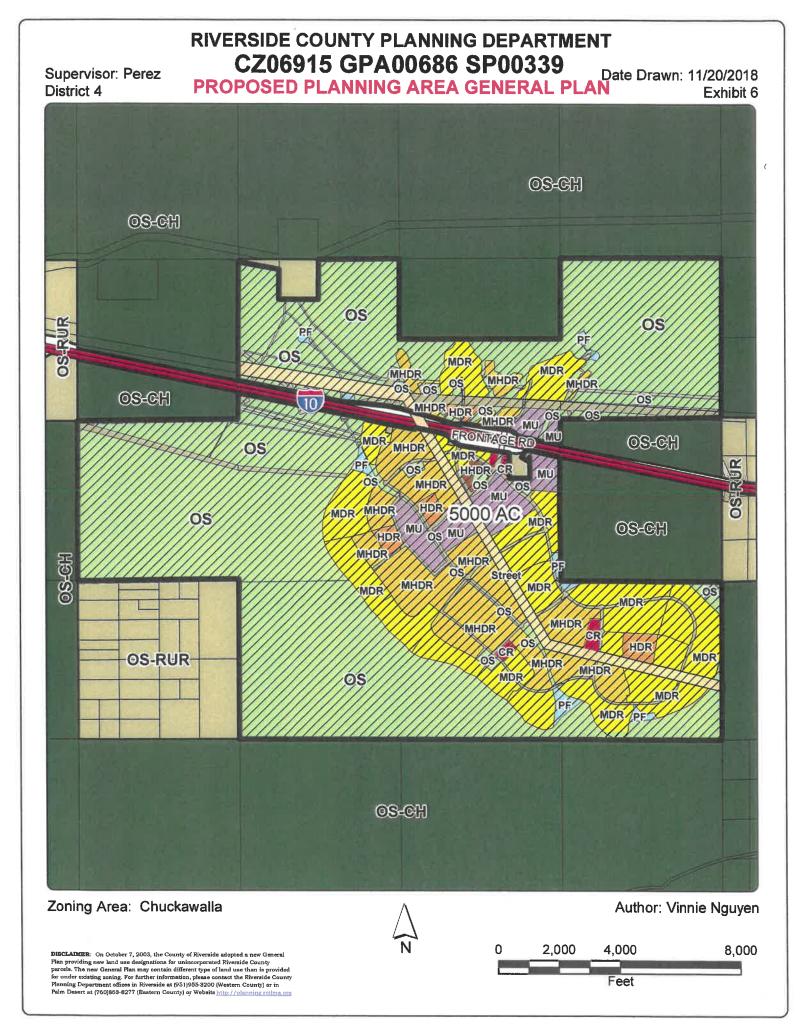
# PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

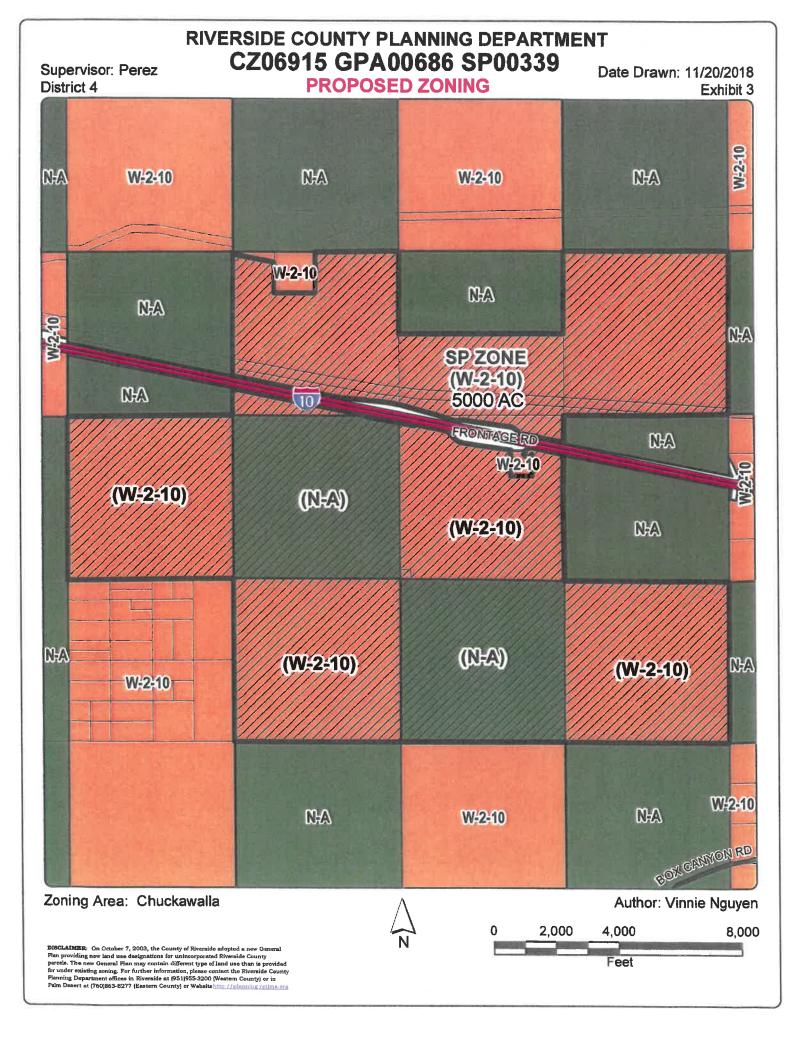
This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site and any other parties or individuals that specifically requested to be noticed regarding the project or that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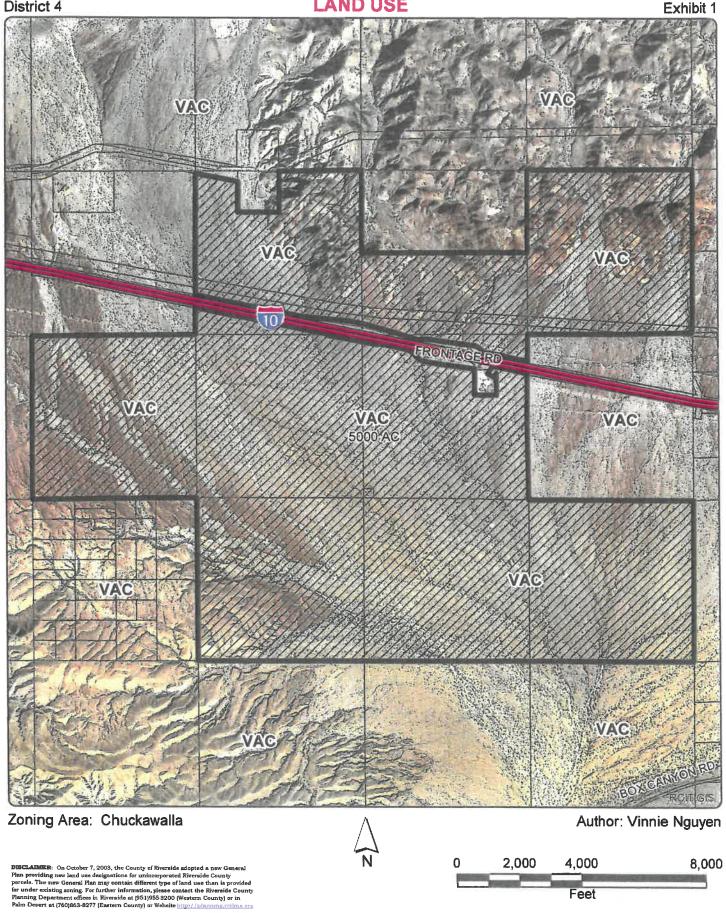


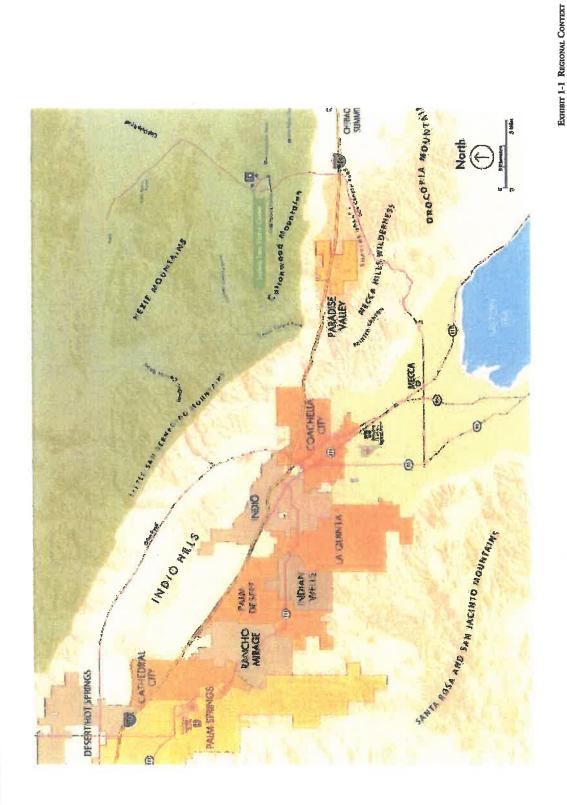




### RIVERSIDE COUNTY PLANNING DEPARTMENT CZ06915 GPA00686 SP00339 LAND USE Date Drawn: 11/20/2018 Exhibit 1

Supervisor: Perez District 4





6-1 Introduction

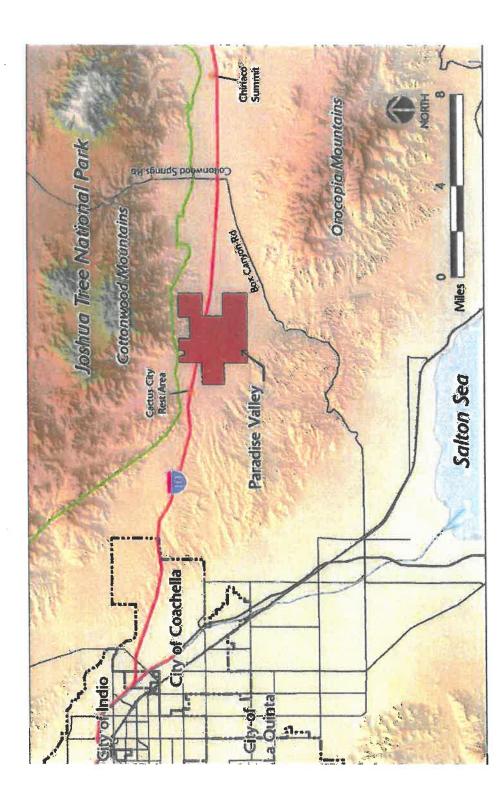


EXHIBIT 1-2 LOCAL CONTEXT

Introduction



### TABLE 2-1 PROJECT SUMMARY

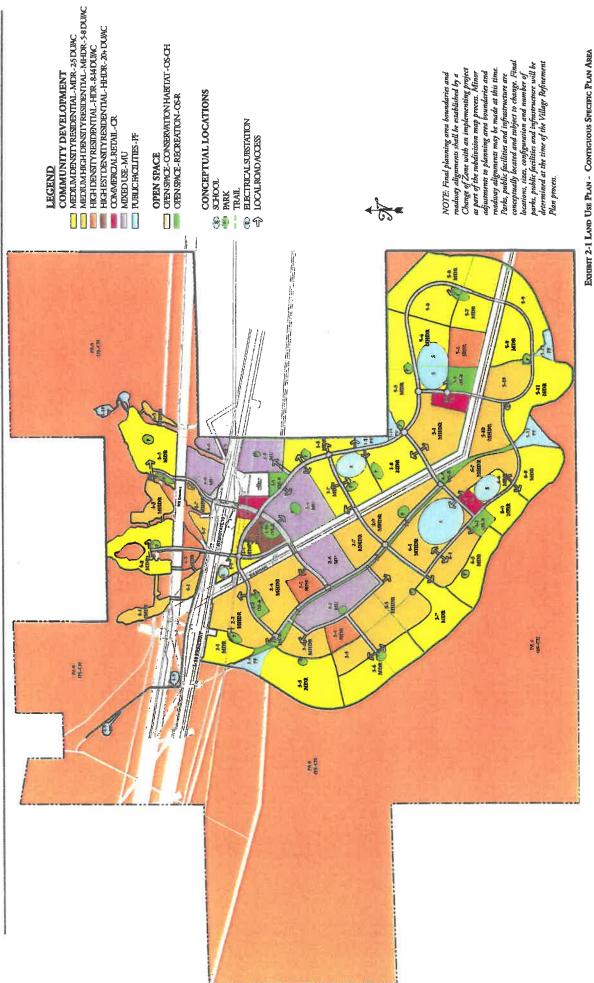
| LAND USE   | GROSS<br>ACRES | % OF<br>DEV.<br>FOOT-<br>PRINT | GROSS<br>DENSITY<br>(DU/AC) | TARGET<br>DWELLING<br>UNITS (DU) | MAXIMUM<br>NON-<br>RESIDENTIAL<br>SQUARE<br>FOOTAGE (SF) |
|--|----------------|--------------------------------|-----------------------------|----------------------------------|--|
| The state of the s | RESIDEN        | NTIAL                          |                             | e an Jire Martin                 |  |
| MEDIUM DENSITY RESIDENTIAL -<br>MDR 2-5 DU/AC  | 820.5          | 44.4%                          | 3.7                         | 3,010                            |  |
| MEDIUM HIGH DENSITY RESIDENTIAL<br>- MHDR 5-8 DU/AC  | 539.1          | 29.2%                          | 6.3                         | 3,399                            |  |
| HIGH DENSITY RESIDENTIAL -<br>HDR 8-14 DU/AC   | 58.7           | 3.2%                           | 9.1                         | 535                              |  |
| VERY HIGH DENSITY RESIDENTIAL -<br>VHDR 14-20 DU/AC  | -              | -                              | -                           | -                                |  |
| HIGHEST DENSITY RESIDENTIAL -<br>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   | <b>DN-RESI</b> | 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<br>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;

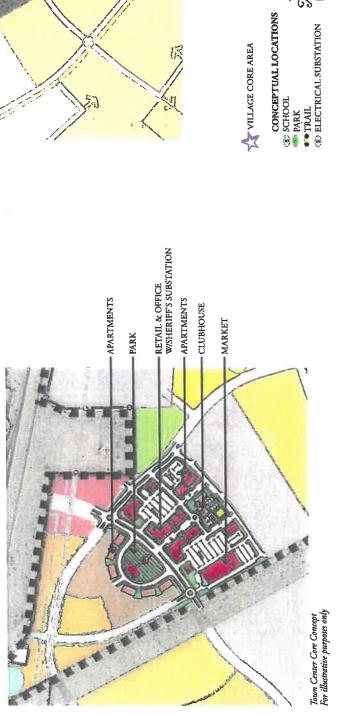
TABLE 2-2 VILLAGE 1 - TOWN CENTER - SUMMARY

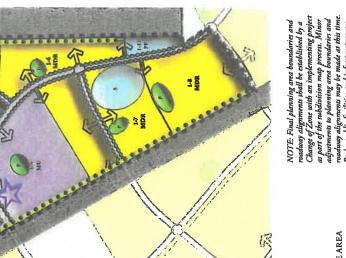
| Planning Land<br>Area Use | Land<br>Use | Gross<br>Acreage | Target<br>Dwelling<br>Units | Maximum<br>Dwelling<br>Units | Gross<br>Density | Maximum Square<br>Footage |
|---------------------------|-------------|------------------|-----------------------------|------------------------------|------------------|---------------------------|
| 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





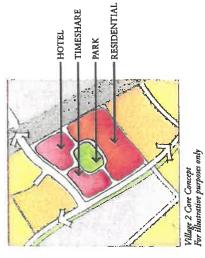
NOTE: Final planning area boundaries and roadoup alignments shall be reabilished by a Change of Zone with an implementing project a part of the subdivition map protent. Minor adjustic the planting area boundaries and roadoung alignments map be made at this time. Parks, public facilities and infrastructure 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<br>Area Use | Use   | Gross<br>Acreage | Target<br>Dwelling<br>Units | Maximum<br>Dwelling<br>Units | Gross<br>Density | Maximum<br>Square<br>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



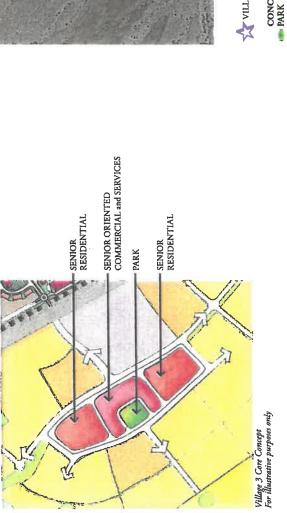


# TABLE 2-4 VILLAGE 3 SUMMARY

| Planning<br>Area | Land<br>Use | Gross<br>Acreage | Target<br>Dwelling<br>Units | Maximum<br>Dwelling<br>Units | Gross<br>Density | Maximum<br>Square<br>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



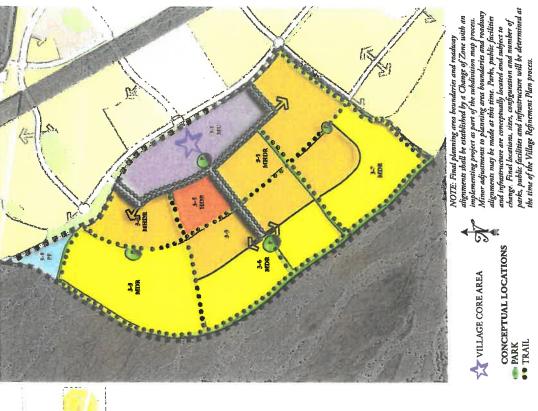


EXHIBIT 2-7 VILLAGE 3

VALLEY S. PARADISE

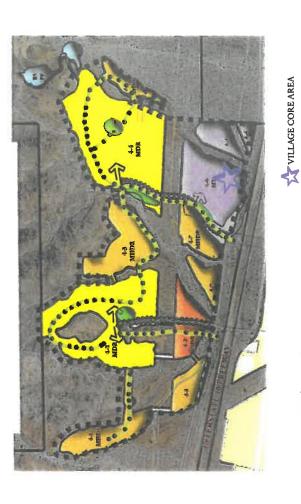
> TABLE 2-5 VILLAGE 4 SUMMARY

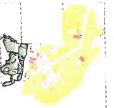
| Planning<br>Area | Land<br>Use | Gross<br>Acreage | Target<br>Dwelling<br>Units | Maximum<br>Dwelling<br>Units | Gross<br>Density | Maximum<br>Square<br>Footage |
|------------------|-------------|------------------|-----------------------------|------------------------------|------------------|------------------------------|
| 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                      |

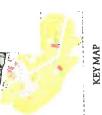
Note: All acreages are approximate



Village 4 Core Concept For illustrative purposes only











- <u>65</u>-

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

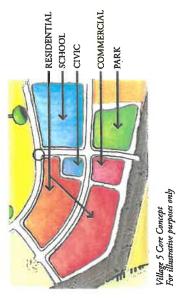
Land Use Plan and Development Regulations

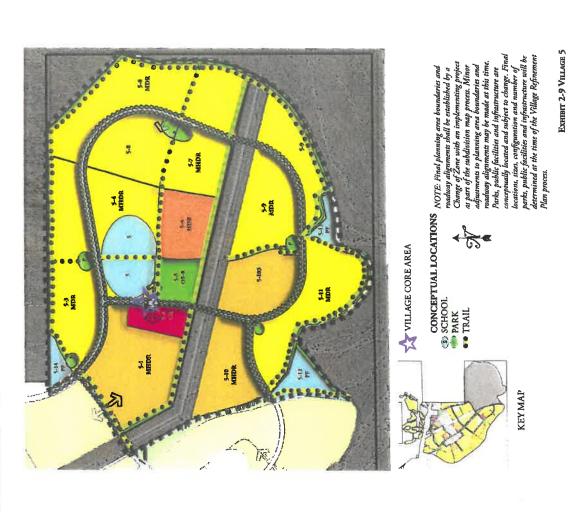
2-35

TABLE 2-6 VILLAGE 5 SUMMARY

| Planning<br>Area | Land Use | Gross<br>Acreage | Target<br>Dwelling<br>Units | Maximum<br>Dwelling<br>Units | Gross<br>Density | Maximum<br>Square<br>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

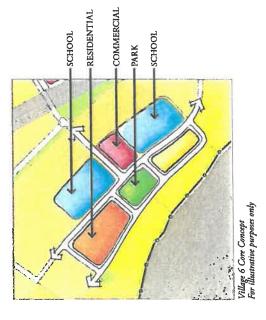




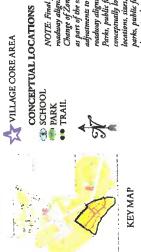
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| Planning<br>Area | Land Use | Gross<br>Acreage | Target<br>Dwelling<br>Units | Maximum<br>Dwelling<br>Units | Gross<br>Density | Maximum<br>Square<br>Footage |
|------------------|----------|------------------|-----------------------------|------------------------------|------------------|------------------------------|
| 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

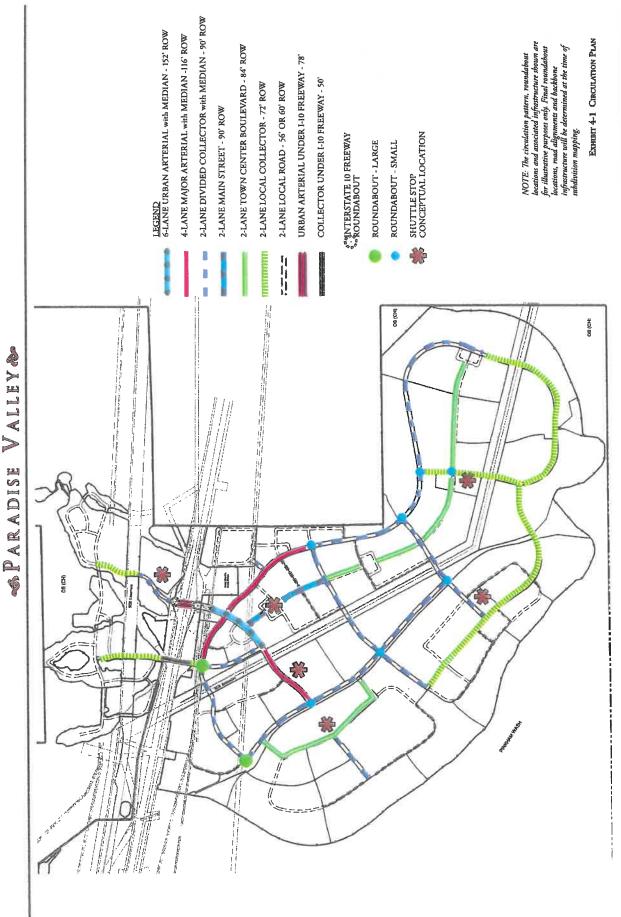






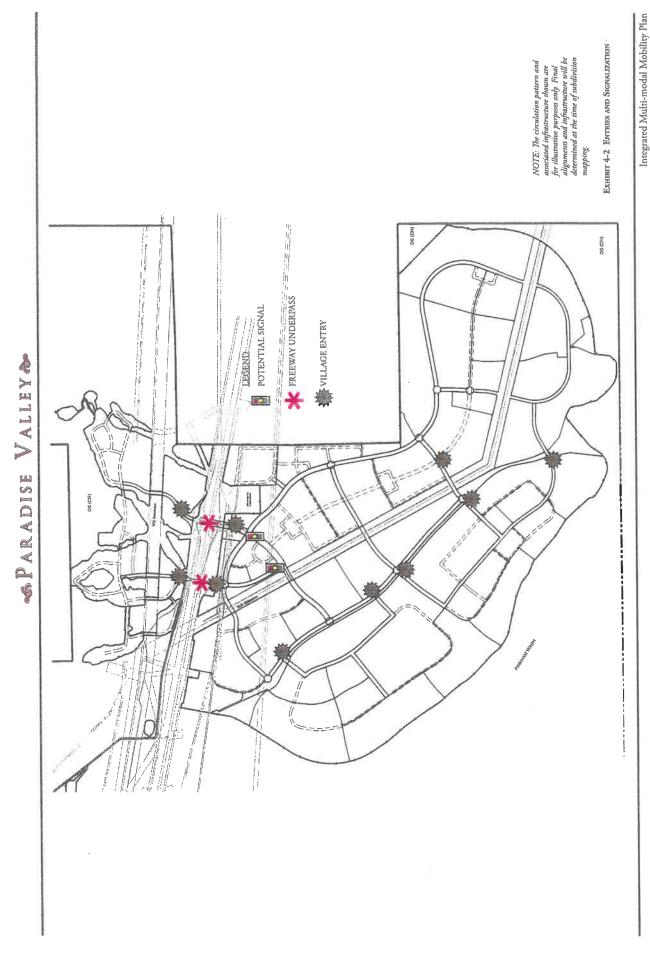
LOCATIONS NOTE: Find planning area boundaries and roadway alignments and be created by a Change of Zone with an implementing project as part of the subditistion map process. Minor adjustments to planning area boundaries and notes and any process. Final locations. sizes, conficities and infrastructure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

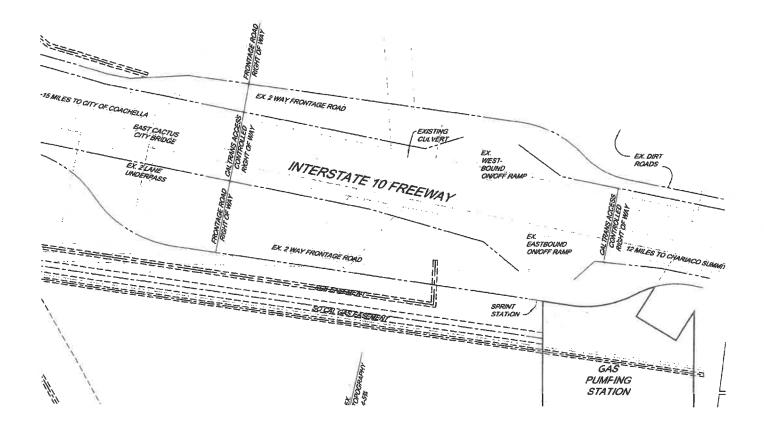
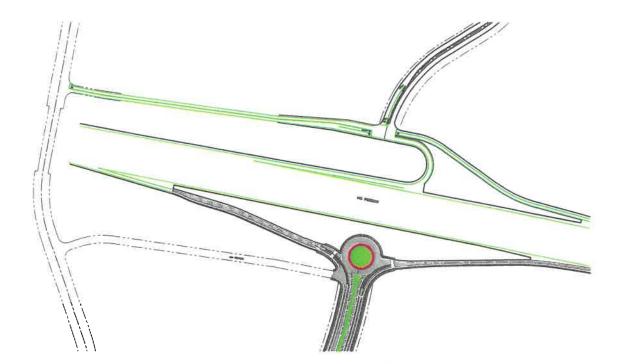


EXHIBIT 4-16 EXISTING INTERSTATE 10 INTERCHANGE

### 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.

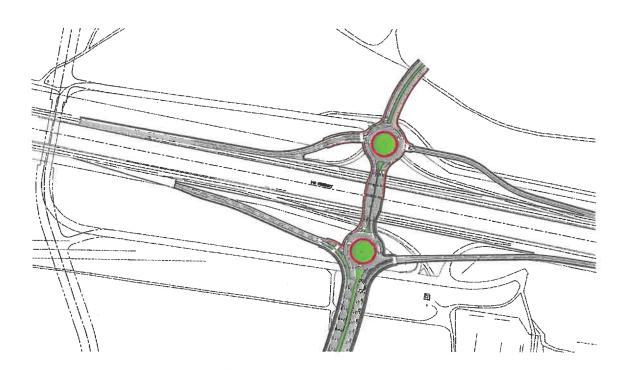


NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

**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.

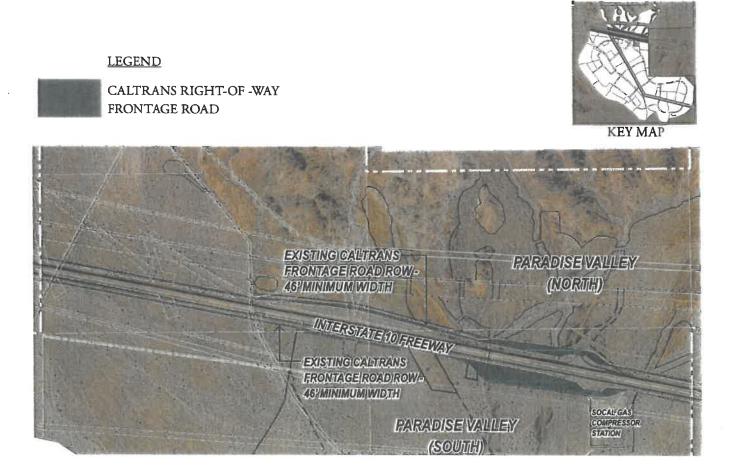
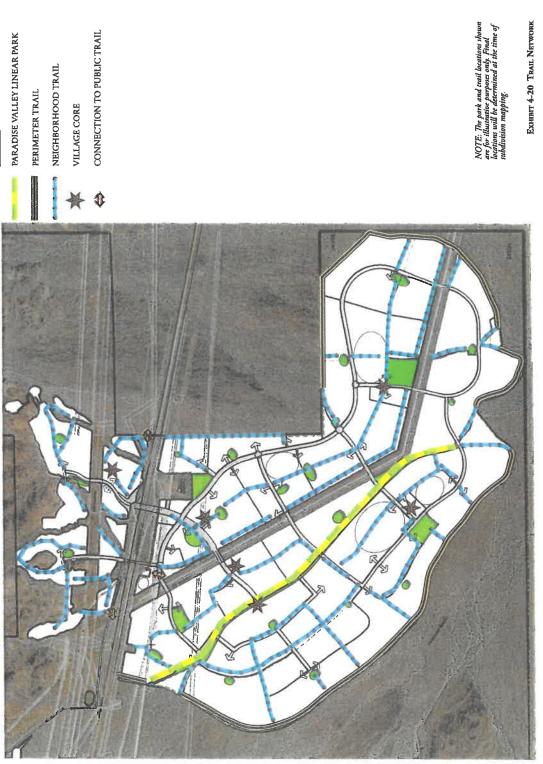


EXHIBIT 4-19 Caltrans frontage road right-of-way

4-23

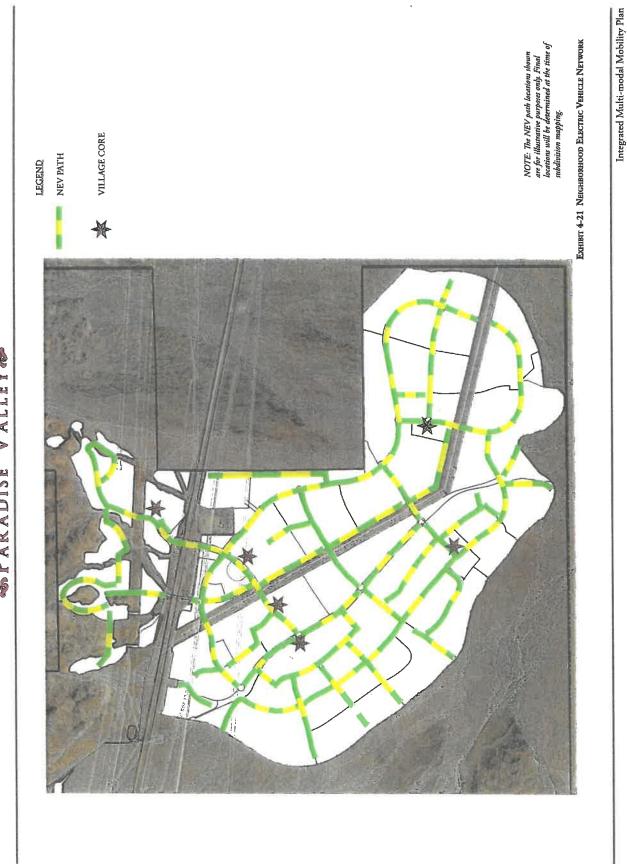


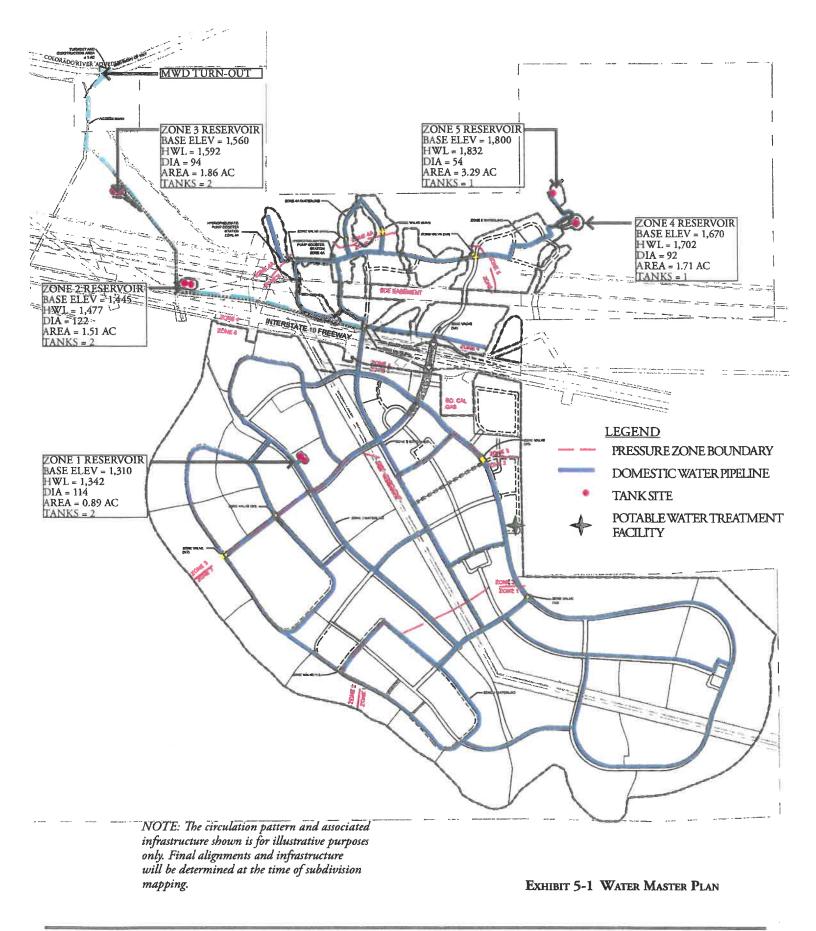


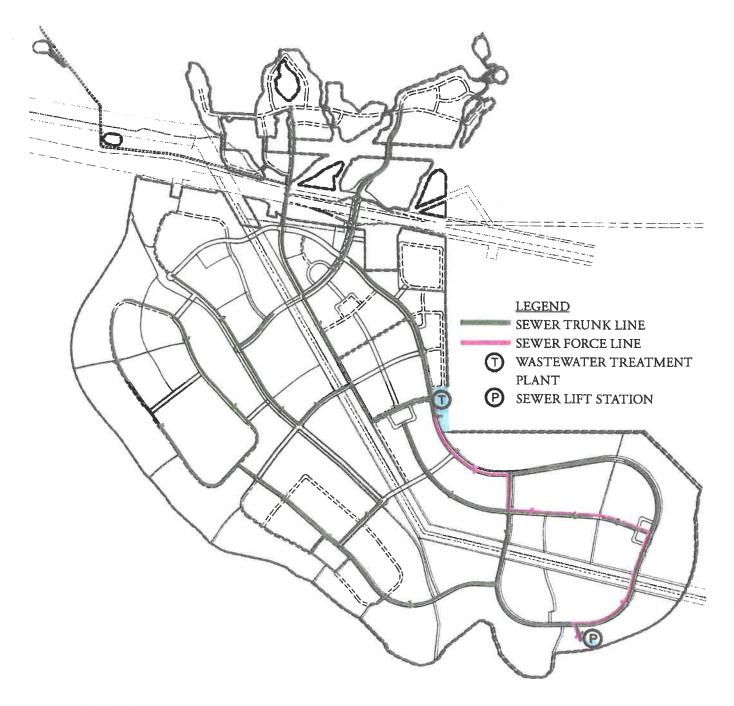
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4-27

Integrated Multi-modal Mobility Plan



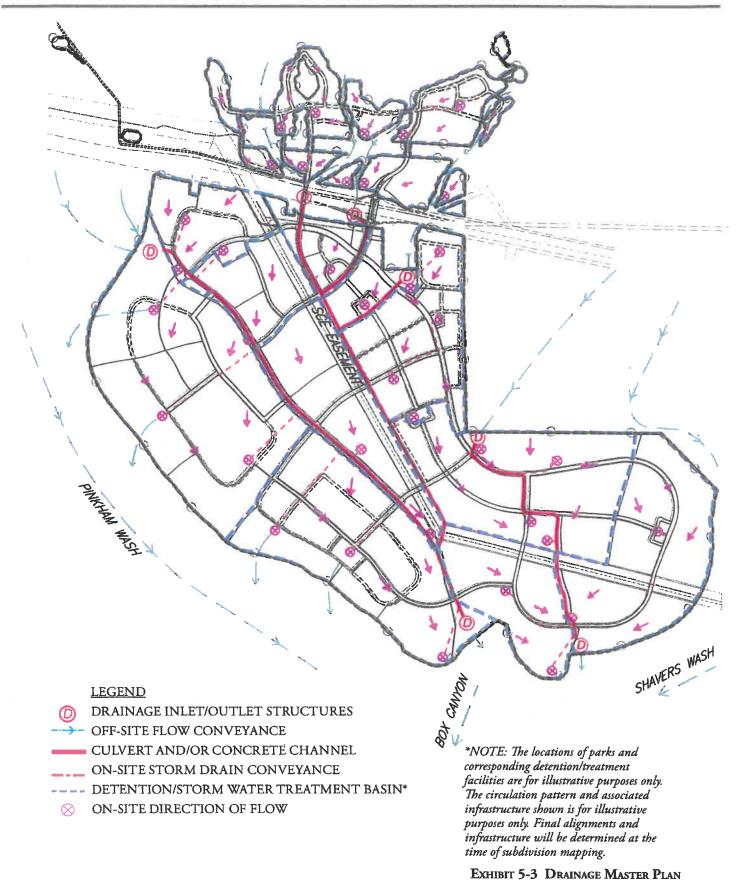




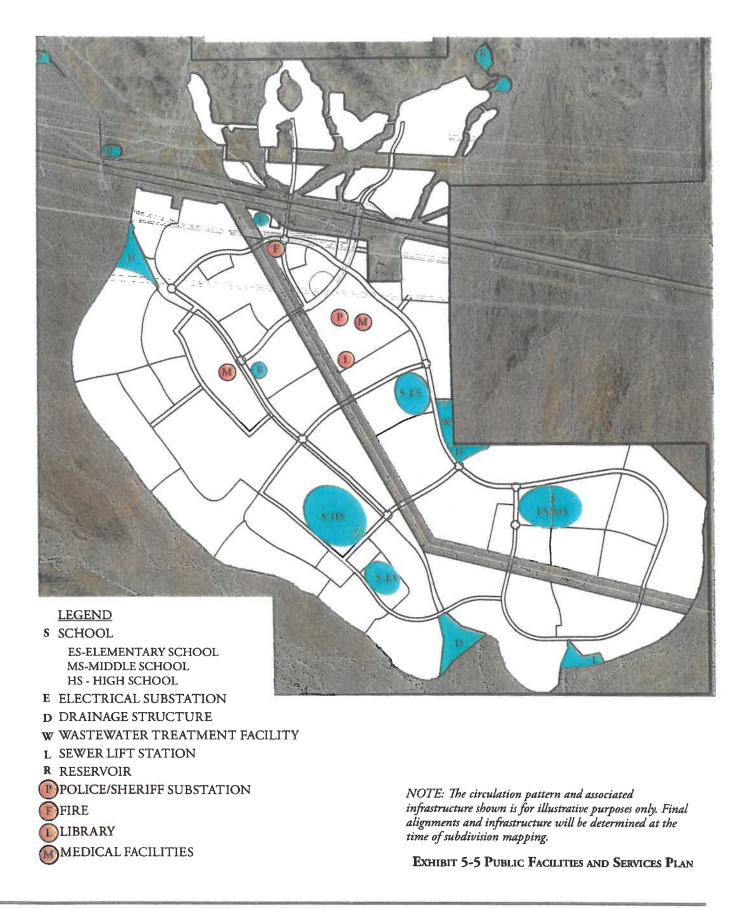
NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

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<br>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)<br>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   | <ul> <li>CSA, CFD, HOA and/or other<br/>equivalent mechanism</li> </ul> |

### 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<br>on Housing | Income Limit | % Income Spent<br>on Housing | Income<br>Limit |  |  |
| Very Low | 0-50% AMI      | 30%                          | 50% of AMI   | 30%                          | 50% of AMI      |  |  |
| Low      | 51-80%<br>AMI  | 30%                          | 70% of AMI   | 30%                          | 60% of AMI      |  |  |
| Moderate | 81-120%<br>AMI | 35%                          | 110% of AMI  | 30%                          | 110% of<br>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:

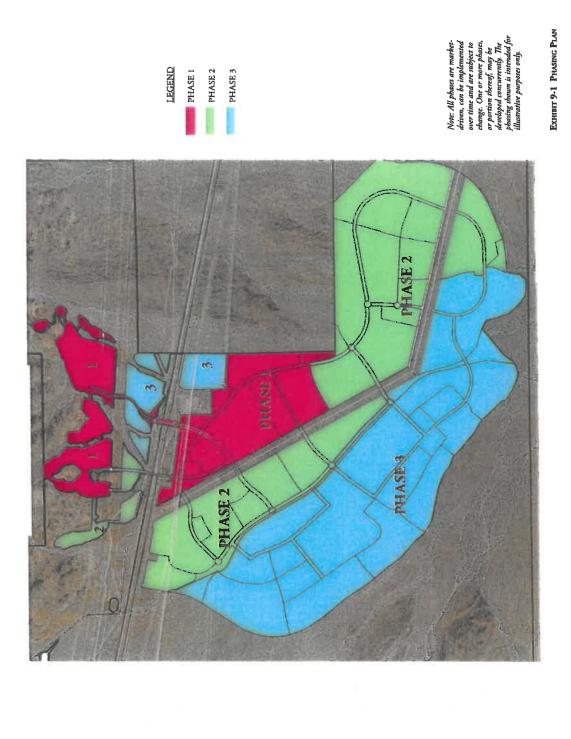
### Alternatives to Providing Affordable Units

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).

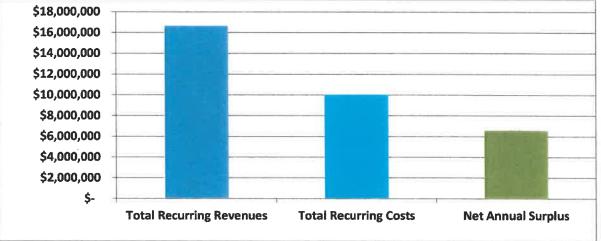


Table 1: Net Annual Surplus at Buildout

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       |
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| A       | 3     | Land Use and Absorption Assumptions                                | 3-6     |
| A       | 4     | Property Tax and Documentary Transfer Tax Calculations             | 7       |
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| A       | 10    | Fiscal Impact to Fire Fund   | 19      |
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### 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<br>Ref. | Per<br>Unit    | Buildout                 | Percent<br>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%<br>0.0%       |
| Documentary Transfer Tax                               |               | - 63           | -<br>-                   |                     |
| Property Tax In-Lieu of MVLF                           | 4<br>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<br>Total Financing Sources | 6             | 42<br>\$ 1,349 | 355,711<br>\$ 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)<br>DESIDENTIAL LAND LISE   | (a)          | (B)        |              | (a)     |                               |            |           |        |        |        |                |        |        |         |                 |
| Village 1 (Town Center)        |              | 00000      |              | 3       |                               | ę          |           |        |        |        |                |        |        |         |                 |
| TOWNS                          | *<br>- *     | 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        |        |        |        |                |        |        |         |                 |
| DUA/DU                         |              | 267.66     | a viar Linit | 200     | 202                           | 9 5        | 3         |        |        |        |                |        |        |         |                 |
| 45.780                         | 1 1          | 00,200     |              | 50      |                               | 33         | 90        |        |        |        |                |        |        |         |                 |
| 45'X80'                        | 7 .          | 207'200    |              | 000     |                               | 8          | 07        | 30     |        |        |                |        |        |         |                 |
| 55.X100                        | <b>P</b>     | 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                 | <del>г</del> | 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 <sup>2</sup> | 20     | 0      |         |                 |
| 65x110                         | 2            | 400,10     | Der Unit     | 8 7     |                               |            |           |        |        |        | 3              | 5      | 10     |         |                 |
| /5x100                         | 5.0          | 010'00     | Der Unit     | 4       |                               |            |           |        |        |        |                | 200    | 1 6    |         |                 |
| 65X110                         | 20           | 976 90     | o per Unit   | 144     |                               |            |           |        |        |        |                | à      | 2      | 50      | 50              |
| DUPLEA                         | t u          | 20102      | and their    |         |                               |            |           |        |        |        | 20             | 40     |        |         |                 |
| 50X30                          | 0 u          | 206,500    |              | 20      |                               |            |           |        |        |        | 2              | 202    | 47     |         |                 |
|                                | p u          | 02 376 20I |              | 146     |                               |            |           |        |        |        |                |        | :      | 50      | 20              |
| DUPLEA                         | 200          | 20E 40     |              | 6       |                               |            |           |        |        |        |                |        | 42     | 50      |                 |
| 40X90                          | 200          | 262,050    | nor Init     | 70      |                               |            |           |        |        |        |                |        | 20     | 44      |                 |
| DEXUG                          | n .          | 00,200     | Der Chill    |         |                               |            |           |        |        |        | 20             | 205    | 46     |         |                 |
| 40X90                          | <u>ק</u>     | 04,000     |              | 1001    |                               |            |           |        |        |        | 8              | 8      | 26     | 24      | 50              |
| /bX100                         | 0 4<br>0 7   | 527 201    | a ner linit  | 515     |                               |            |           |        |        |        |                |        | 30     | 21      |                 |
| 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       |   |       |
| A section of | sorption A    |   |       |
| a la se a la | nd Use and A  | ( | )     |
|              | 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  | Village 5 (East Village)           |             |                      |             |         |               |        |        |        |        |        |        |        |        |         |         |         |
| 1000         51         30000         101 </td <td>X100         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13         14           110         5-1         3000         61/10         13/10         13/10         13/10           110         5-1         3000         61/10         13/10         13/10         13/10         13/10</td> <td>Duplex Family</td> <td>7</td> <td>335,466</td> <td>100</td> <td>191</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td> <td>2</td> <td>Ő</td> <td>4</td>   | X100         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13           110         5-1         3000         61/10         13         14           110         5-1         3000         61/10         13/10         13/10         13/10           110         5-1         3000         61/10         13/10         13/10         13/10         13/10  | Duplex Family                      | 7           | 335,466              | 100         | 191     |               |        |        |        |        |        |        |        | 20     | 2       | Ő       | 4       |
| (10)         53         503/00         WFM         61           (10)         54         503/00         WFM         10           (10)         54         503/00         WFM         10         10           (10)         54         54         54         54         10         10           (10)         54         54         54         54         54         10         10           (10)         5  | (10)         5-3         (30)         (11)   | 40 x 100                           | 5-1         | 362,666              | 1.1.1       | 134     |               |        |        |        |        |        |        |        |        | 20      | 20      |         |
| 111         111 <td>(11)         (12)         <th< td=""><td>70X100</td><td>2-3</td><td>589.045</td><td>1.0</td><td>8</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>40</td><td>41</td><td></td><td></td></th<></td>   | (11)         (12) <th< td=""><td>70X100</td><td>2-3</td><td>589.045</td><td>1.0</td><td>8</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>40</td><td>41</td><td></td><td></td></th<>   | 70X100                             | 2-3         | 589.045              | 1.0         | 8       |               |        |        |        |        |        |        |        | 40     | 41      |         |         |
| 0000         54         99/300         0000         100         0000  | 1000000000000000000000000000000000000  | 85X115                             | 3           | 632,395              | 1           | 46      |               |        |        |        |        |        |        |        | 46     |         |         |         |
| 00         55         60000         600 <td>(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(</td> <td>45X10D</td> <td>2</td> <td>387,595</td> <td>1.00</td> <td>172</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>50</td> <td>50</td> <td>50</td>  | (1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(   | 45X10D                             | 2           | 387,595              | 1.00        | 172     |               |        |        |        |        |        |        |        |        | 50      | 50      | 50      |
| 000000000000000000000000000000000000  | 000000000000000000000000000000000000   | 50X70                              | 9-5         | 356.432              | 100         | 207     |               |        |        |        |        |        |        |        | 50     | 50      | 50      | 2       |
| 000         50         00000         50         00000         50         00000         50         00000         50         00000         50         00000         50         00000         00000         00000         00000         00000         00000         00000         00000         000000         000000         000000         000000         000000         000000         000000         000000         000000         0000000         0000000         0000000         000000000         000000000000000000         000000000000000000000000000000000000   | 000000000000000000000000000000000000   | 50X90                              | 2-2         | 447,665              |             | 109     |               |        |        |        |        |        |        |        |        |         | 50      | 55      |
| 000000000000000000000000000000000000  | (1000         53         (1000         53         (1000         54         (1000         54         (1000         54         (1000         54         (10000   | 55X100                             | 59          | 504 332              | 1           | 121     |               |        |        |        |        |        |        |        |        | 20      | 20      | 2.      |
| 000000000000000000000000000000000000  | (10)         (10) <th< td=""><td>50X100</td><td>3</td><td>209 995</td><td>1.1</td><td>162</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>50</td><td>20</td><td>20</td><td>1</td></th<>  | 50X100                             | 3           | 209 995              | 1.1         | 162     |               |        |        |        |        |        |        |        | 50     | 20      | 20      | 1       |
| 0000         500         9000  | 0000         50         0000         50         0000         50         0000         50         0000 <td>200100</td> <td>2</td> <td>515 66</td> <td></td> <td>8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>30</td> <td>40</td> <td>28</td> <td></td>   | 200100                             | 2           | 515 66               |             | 8       |               |        |        |        |        |        |        |        | 30     | 40      | 28      |         |
| (100         5-0         (300)<br>(300         (100)<br>(300  | 100         50         9000         6001         600           100         50         9500         6010         56           100         50         9500         6010         56           100         50         9500         6010         56           100         51         1000         56         9500         8010           100         51         1000         56         9500         8010         95           100         51         1000         55         9000         800         800         800         800           100         51         5000         8010         90         800         900 <t< td=""><td>00V100</td><td>3</td><td>FOM 33</td><td>1111</td><td>130</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>39</td><td>50</td></t<>   | 00V100                             | 3           | FOM 33               | 1111        | 130     |               |        |        |        |        |        |        |        |        |         | 39      | 50      |
| 0000         5/0         0700         0100         000<   | (10)         5-0         (73)   |                                    | n 0         | 200,003              | 1           | 88      |               |        |        |        |        |        |        |        |        | 40      | 40      |         |
| (100         5-10         5/3/3         5/3/4         5   | (100         510         513,52         811,11         510         513,52         811,11         510         513,52         811,11         510         513,52         811,11         510         513,52         811,11         510         513,52         811,11         510         513,52         811,11         510         513,52         811,11         513         510         513,52         811,11         513         510         511,11         513         511,11         513         511,11         513         513         511,11         513         511,11         513         513         511,11         513         513         511,11         513  |                                    | n (         | 102 021              | 11          |         |               |        |        |        |        |        |        |        |        |         | C.      | ŭ       |
| (100         5-10         50303         Berline         Si  | (10)         5-10         533.30<br>(10)         FFUIII<br>(11)         10           (10)         5-11         611.00         150         100.00         100           (10)         5-11         611.00         150         100.00         100           (10)         5-11         611.00         100         100         100           (10)         5-11         610.00         100         100         100           (10)         5-11         610.00         100         100         100           (10)         5-11         610.00         100         100         100           (10)         5-11         610.00         100         100         100         100           (10)         5-11         610.00         100         100         100         100         100         100           (11)         5-11         610.00         200 <td< td=""><td>50X100</td><td>5-10</td><td>4/3/34</td><td></td><td>140</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>5</td><td>5 2</td></td<>  | 50X100                             | 5-10        | 4/3/34               |             | 140     |               |        |        |        |        |        |        |        |        |         | 5       | 5 2     |
| 000         5-10         55323         Ref UN         150         170         1   | 000         5-10         58332         mouth         66           0100         5-1         54362         mouth         67           0100         5-1         54362         mouth         70           0100         5-1         54362         3640         3650         3670         3670           0100         5-1         53352         3970         3670         3670         3670         3670           0100         5-1         44367         3670         3670         3670         3670         3670           0100         5-2         500 <td>55X10D</td> <td>5-10</td> <td>515,665</td> <td>- 1</td> <td>28</td> <td></td> <td>2</td> <td>÷ (</td>   | 55X10D                             | 5-10        | 515,665              | - 1         | 28      |               |        |        |        |        |        |        |        |        |         | 2       | ÷ (     |
| (100)         5-11         611/39         611/14         16   | Citotic         5-11         611389         mit 1038         mit 1038 <thmit 1038<="" th=""> <thmit 1038<="" th=""> <thmit 1<="" td=""><td>40X90</td><td>5-10</td><td>368,331</td><td>- 1</td><td>86</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>ß</td><td>S.</td></thmit></thmit></thmit>  | 40X90                              | 5-10        | 368,331              | - 1         | 86      |               |        |        |        |        |        |        |        |        |         | ß       | S.      |
| If South VILIGe1         If South VILIGE1<  | 1          | 70X100                             | 5-11        | 611,998              |             | 156     |               |        |        |        |        |        |        |        |        | 40      | 9       | 4       |
| Circle         EI         SS6         SE PUUII         15           Circle         EI         SS6         SE PUUII         15           Circle         EI         SS6         SE UNI         T           Circle         EI         SS6         SE UNI         T           Circle         EI         SS6         SE UNI         T         T         T         T           Circle         EI         SS6         SE UNI         T         T         T         T         T           Circle         EI         SS6         SE UNI         T         T         T         T         T         T           Circle         EI         SS6         SE UNI         T         T         T         T         T         T           Circle         EI         SS6         SE UNI         T         T         T         T         T         T         T         T         T         T           Circle         EI         SS6         SE UNI         T         SE EI         T         T         T         T           Circle         EI         SS6         EI UNI         T         T <tht< th=""> <tht< th=""></tht<></tht<>  | C10         E         356 442         Der Unit         155           C00         E         356 442         Der Unit         55           C00         E         356 989         Der Unit         55           C00         E         356 989         Der Unit         55           C00         E         356 989         Der Unit         55           C00         E         347 969         Der Unit         57           C00         E         347 969         Der Unit         57         Accord         347         35           C00         E         356 469         Der Unit         25         357 78  | Village 6 (South Village)          |             |                      |             |         |               |        |        |        |        |        |        |        |        |         |         |         |
| 000         51         417660         FULH         00           000         51         437660         FULH         50           000         51         437800         FULH         50           000         51         63800         FULH         50           000         51         63800         FULH         50           000         51         63800         FULH         50           010         51         63800         FULH         50           010         51         63800         FULH         50           010         51         63800         FULH         50         52         660         52         70         52         50           010         51         6300         FULH         50         52         60         52         70         52         50           010         51         6300         500         52         500 <td>000         E1         44765         56 / 11         50 / 11<!--</td--><td>50X70</td><td><u>٩</u></td><td>356.432</td><td></td><td>156</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>20</td><td>ŝ</td></td>   | 000         E1         44765         56 / 11         50 / 11 </td <td>50X70</td> <td><u>٩</u></td> <td>356.432</td> <td></td> <td>156</td> <td></td> <td>20</td> <td>ŝ</td>  | 50X70                              | <u>٩</u>    | 356.432              |             | 156     |               |        |        |        |        |        |        |        |        |         | 20      | ŝ       |
| 0           | 000         01         0000         01         0000         0100         0000         0100         0000         0100         0000         0100         0000         0100         0000         0100  |                                    | - u         | AA7 GGF              |             | 63      |               |        |        |        |        |        |        |        |        |         | 20      | ÷       |
| 000000000000000000000000000000000000  | 000         6-1         366,320<br>(100         6-1         366,300<br>(100         70         3-1 </td <td>Dexne</td> <td>5</td> <td>250 000</td> <td></td> <td>70</td> <td></td> <td>20</td> <td>4</td>  | Dexne                              | 5           | 250 000              |             | 70      |               |        |        |        |        |        |        |        |        |         | 20      | 4       |
| 00         61         000000000000000000000000000000000000  | 00         01         02<   | 40/50                              | 5           | 000 000              |             |         |               |        |        |        |        |        |        |        |        |         |         | č       |
| 00         E-1         56/15         E-1         56   | 00         E-1         0000         0000         E-1         0000         E-1         0000         E-1         0000         0000         E-1         0000         E-1         0000         E-1         0000         0000         0000         0000         0000         0000         0000         0000         0000         0000         0000         0000         0000         00000         00000         00000   | 40X90                              | 6           | 200,000              |             | 86      |               |        |        |        |        |        |        |        |        |         |         | e       |
| 00         0-1         30/01         10/0         1   | (a)         (a) <td>50×90</td> <td>5</td> <td>447,00</td> <td></td> <td>20</td> <td></td> <td>5 3</td>   | 50×90                              | 5           | 447,00               |             | 20      |               |        |        |        |        |        |        |        |        |         |         | 5 3     |
| 100         6-3         515159         FeUInt         87         53         63         55155         64         53   | 100         E-3         615050<br>6150500         E-3         6150500<br>6150500         E-3         61505000         E-3         6150500         E-3         7400   | 40X90                              | 5           | 356,995              |             | 6       |               |        |        |        |        |        |        |        |        |         | 00      | ŤČ      |
| (100         E-4         5156         FUNItion         30           (110)         E-3         565165         PrUNiti         33           (110)         E-3         56516         970         3460         3   | 1100         6-4         55,565         per Unit         30           1100         6-5         45,656         per Unit         55           1100         6-5         45,656         per Unit         55           1100         6-5         45,656         per Unit         55           1110         6-5         45,656         per Unit         55           1110         6-5         45,656         per Unit         55           1115         6-5         456,165         per Unit         56           1115         6-3         456,10         34,640         34,640         34,640         34,640           1115         1114         1114         1114         1114         1114         1114         1114           1115         1114         1114         315         315,76 <td>75x100</td> <td>69</td> <td>611,990</td> <td>- 1</td> <td>87</td> <td></td> <td>8</td> <td>ō</td>   | 75x100                             | 69          | 611,990              | - 1         | 87      |               |        |        |        |        |        |        |        |        |         | 8       | ō       |
| 110         E-4         456/15         54 /101         35   | 110         6-1         456 156         Fer Unit         53           Rextamily         6-5         456 156         Fer Unit         13           Rextamily         6-5         356 156         Fer Unit         13           Rextamily         6-5         356 156         Fer Unit         13           Rextamily         6-5         356 157         Fer Unit         13           Rextamily         6-6         356 157         Fer Unit         44           Rextamily         6-6         356 171         A         44           Rextamily         6-6         356 171         A         44           Rextamily         6-6         357 76         33.976         33.   | 75x100                             | Z           | 515,661              | - 1         | 30      |               |        |        |        |        |        |        |        |        |         | 20      |         |
| (10)         6-5         345:16         6-101         65         345:16         6-101         65         345:16         6-101         65         345:16         6-101 </td <td>(10         65         365/165         Per Unit         13         140           Revieniny         E-7         37372         Per Unit         143         740         34,6</td> <td>65x110</td> <td>1</td> <td>456,165</td> <td></td> <td>36</td> <td></td> <td>5</td> <td></td> | (10         65         365/165         Per Unit         13         140           Revieniny         E-7         37372         Per Unit         143         740         34,6   | 65x110                             | 1           | 456,165              |             | 36      |               |        |        |        |        |        |        |        |        |         | 5       |         |
| Incomplex         6-5         335,456         FUNIt         143         Andrem         Andrem <td>(including)         E-B         335/46         FUnit         143         143         143           (10)         E-1         335/46         per Unit         443         330         52.3         per Signet         53.3         55.3         53.3         55.3         53.3         55.3         53.3</td> <td>65x110</td> <td>6-5</td> <td>456,165</td> <td></td> <td>65</td> <td></td> <td>C.</td> <td>4 1</td>                         | (including)         E-B         335/46         FUnit         143         143         143           (10)         E-1         335/46         per Unit         443         330         52.3         per Signet         53.3         55.3         53.3         55.3         53.3         55.3         53.3  | 65x110                             | 6-5         | 456,165              |             | 65      |               |        |        |        |        |        |        |        |        |         | C.      | 4 1     |
| (100         6-7         4/3732<br>(3.377)         Par Unit<br>(1.460)         44         740         6-9         573         730         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740         683         740<  | (100         6-7         773/232         ParUnit         44         740           RESDENTIAL         6-9         637/32         ParUnit         6-9         637         679         653         740           RESDENTIAL         6-9         637/32         ParUnit         8-6         537         532         666         537         653         740           Value         Value         Value         1         440         34,640         34,   | duplex-family                      | 99          | 335,466              |             | 143     |               |        |        |        |        |        |        |        |        |         | 00      | õ       |
| (15)         6.8         6.82.309         6.014         6.80         3.00         3.42         6.55         6.52         6.66         5.57         6.63         7.40         86.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         87.3         7.40         7.40         7.40         7.40         7.40         7.40         7.40         7.40   | (115)         6-3         2 632,309<br>2 85,121         Part Lunuus         85         522         616         597         573         663         740           Value         Value         Value         2,490         34,640         3  | 50X100                             | 6-7         | 473,732              |             | 44      |               |        |        |        |        |        |        |        |        |         |         | Č       |
| RESIDENTIAL         \$ 356,121         8,450         300         342         633         623         613         700         710         700         710         700         710         700         710  | RESIDENTIAL         5         356,121         8,460         300         342         635         632         660         637         673         663         673         663         673         663         673         663         673         663         673         663         673         663         673         663         674         673         663         674         673         663         674         673         663         674         674         673  | 85X115                             | 8-9<br>9-   | 632,396              |             | 86      |               |        |        |        |        | 1      |        |        |        |         | 00      | 5       |
| Value           DENTIAL LAND USE         Value           1000000000000000000000000000000000000  | Value           DENTIAL LAND USE         Value           i   | TOTAL RESIDENTIAL                  |             | 395,121              |             | 8,490   | 300           | 342    | 635    | 225    | 202    | 287    | 6/9    | 263    | 140    | 292     | 1/234   | ĥ       |
| IDENTIAL LAND USE         (a)         (a)         (b)         (b)         (b)         (b)         (b)         (c)   | IDENTIAL LAND USE         (a)  |                                    | 1           | Value<br>per Sq. Ft. |             |         |               |        |        |        |        |        |        |        |        |         |         |         |
| \$         296         Per Sq. FL         450.32         34,640   | i          | N-RESIDENTIAL LAND USE             |             | (8)                  |             |         |               |        |        |        |        |        |        |        |        |         |         |         |
| Interfact         2         231         66, 16         33,976   | Install         5         231         Per S0, Fl.<br>(1)         41, 657         33, 976   |                                    |             |                      |             | 450.323 | 34,640        | 34.640 |        |        | 34,640 | 34,640 | 34,640 | 34,640 | 34,640 | 34,640  | 34,640  | 34,64   |
| dustrial $\overline{s}$ $\overline{133}$ $\overline{133}$ $\overline{13284}$ $\overline{1314}$ $\overline{81914}$   | dustrial         i<  |                                    |             | 231                  |             | 441.687 | 33.976        | 33.976 |        |        | 33,976 | 33,976 | 33,976 | 33,976 | 33,976 | 33,976  | 33,976  | 33,97   |
| Indicate<br>and Office/Retail         256<br>(c)         C         <  | All Charles<br>All Charles<br>Business (Limited Service)         Image<br>(e)         Sec<br>5         Sec 5  | i tatet tade ofeind                |             | 0                    |             | 106.380 | •             | 1      |        |        |        | 13.298 | 13.298 | 13,298 | 13,298 | 13,298  | 13,298  | 13,29   |
| Dial functor         (a)         5         55.00<br>ber for<br>the form         From<br>300         700         <   | Match Control         (a)         5         95.00<br>berroom         perroom         100<br>berroom         100  | Cuttotal Office/Defail             | 1           | 256                  |             | 008 300 | 68 616        | 68.616 |        |        |        | 81.914 | 81.914 | 81.914 | 81.914 | 81,914  | 81,914  | 81,91   |
| Business (Limited Service)       (a)       3       00       1       00       1       00       1       00       1       00       1       1       00       1  | Business (Limited Service)       (a)       > as.cuo       perform       100       -  |                                    |             | 2000                 |             |         |               | 0.0100 |        |        |        |        | •      |        | ,      | ,       | ,       |         |
| Resort         (e)         5         200,000         67 cm         500         5         500,000         67 cm         500  | Resort         (a)         3         Z00,000         perform         300         5         7         6         7   | Hotel - Business (Limited Service) | (e) (       | 100,050              |             | 001     | ,             |        | ı      | 1      | 2      | I      |        | 1      | ı      | 300     | '       |         |
| s<br>tal Hote/School/Offer<br>tal Hote/School/Offer<br>atal Hote/School/Offer<br>NON-RESIDENTIAL<br>CVCRVIEW<br>I.5.724<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>School/Offer<br>Schoo  | s         (d)         Per Sq. Pl<br>(d)         -  | Hotel - Resort                     | #<br>(0)    | nun'nnr              |             | nne     | •             | ,      | ı      | ,      | ,      |        |        |        |        | ;       |         |         |
| Val Hole/School/Other         (d)         Per Sq. H.         -         <  | Isla Hotel/School/Other         (d)         Per SA P1         -         -         -         100         -  | Schools                            |             | v                    | per sq. Ft. |         | •             | ,      | •      | •      | •      | •      | •      |        |        |         |         |         |
| Jall Hotel/School/Offner     400     -  | Alal Hote/School/Other         alor         - <td>Other</td> <td>(p)</td> <td>÷</td> <td>per Sq. Ft.</td> <td>, .</td> <td></td> <td>•</td> <td></td> <td>•</td> <td>. 001</td> <td></td> <td>ľ</td> <td></td> <td>•</td> <td>300</td> <td>ľ</td> <td></td>  | Other                              | (p)         | ÷                    | per Sq. Ft. | , .     |               | •      |        | •      | . 001  |        | ľ      |        | •      | 300     | ľ       |         |
| . NON-RESIDENTIAL   | . NON-RESIDENTIAL         399,390         68,616         68,616         68,616         68,616         81,914  | Subtotal Hotel/School/Other        |             |                      | 1           | 400     | 1             |        |        | •      | 2      | •      |        |        |        | 200     |         |         |
| E OVERVIEW 15,724<br>ents 15,724<br>Metal/Ught Industrial 3,634 (d)<br>ancy Rate 3,452<br>Notal Comol/Other 1,260<br>Ast Employees 4,712 (d)<br>lent Residents & 50% Employees 18,000   | E OVERVIEW 15,724<br>ents<br>yees: 3,634<br>pency Rate 3,634<br>pency Rate 3,634<br>pency Rate 3,634<br>school/Other 1,260<br>(School/Other 4,50% Employees) 4,712<br>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<br>sfetal/Light Industrial 3,634<br>parcy Rate 3,422<br>School/Other 1,260<br>votal Employees 4,772<br>lent Residents & 50% Employees) 4,772<br>18,080   | 16,724<br>yees: 3,634<br>yees: 3,634<br>pancy Rate 55%<br>pancy Rate 3,65%<br>total Employees 4,712<br>tent Residents (Residents & 50% Employees) 18,080   | ND IISE OVERVIEW                   |             |                      | 5.          |         |               |        |        |        |        |        |        |        |        |         |         |         |
| yees:<br>3,634<br>Sretait/Light Industrial<br>panay Rate<br>9,5%<br>9,5%<br>9,5%<br>9,5%<br>9,5%<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,260<br>1,270<br>1,260<br>1,270<br>1,260<br>1,270<br>1,260<br>1,270<br>1,260<br>1,270<br>1,260<br>1,270<br>1,260<br>1,270<br>1,260<br>1,270<br>1,270<br>1,260<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,260<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,170<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,170<br>1,170<br>1,270<br>1,270<br>1,270<br>1,270<br>1,170<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,170<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,270<br>1,27  | yees:<br>3,634<br>Pancy Rate<br>pancy Rate<br>1,260<br>School/Other<br>1,260<br>1,712<br>Ment Residents & 50% Employees<br>18,010<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>19,080<br>19,080<br>19,080<br>19,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,080<br>10,08 | er ose overview<br>Residents       |             |                      | 15,724      |         |               |        |        |        |        |        |        |        |        |         |         |         |
| Affeal/Light Industrial 3,634<br>pancy Rate 3,452<br>School/Other 1,260<br>otal Employees 4,712<br>lient Residents & 50% Employees) 4,712<br>itert Residents (Residents & 50% Employees) 18,080   | Prelativity industrial 3,634<br>pancy Rate 3,634<br>sobal 3,462<br>School/Other 1,260<br>datal Employees 4,712<br>lent Residents & 50% Employees) 18,080   | Employees:                         |             |                      | -           |         |               |        |        |        |        |        |        |        |        |         |         |         |
| penory Rate 95%<br>Jotal 3,452<br>(School/Other 1,260<br>otal Employees 4,712<br>lient Residents & 50% Employees) 18,080  | entry Rate 95%<br>stotal 3,452<br>School/Other 1,260<br>otal Employees 4,712<br>letit Residents (Residents & 50% Employees) 18,050   | Citingrada in the Industrial       |             |                      | 3.634       |         |               |        |        |        |        |        |        |        |        |         |         |         |
| total)<br>(School/Other 3,452<br>(School/Other 1,260<br>dat Employees 4,712<br>lent Residents (Residents & 50% Employees) 4,712<br>(8,080   | total) records 3.422<br>(School/Other 1.260<br>otal Employees 4.712<br>lent Residents (Residents & 50% Employees) 18.080   | Oncervation Pate                   |             |                      | 95%         | (P)     |               |        |        |        |        |        |        |        |        |         |         |         |
| Notice 1,260<br>Notice 1,260<br>Alter Residents (Residents & 50% Employees) 18,080  | tent Residents & 50% Employees) 18.080   | Subtotal                           |             |                      | 3.452       | ļ       |               |        |        |        |        |        |        |        |        |         |         |         |
| otal Employees 4.712<br>Ient Residents (Residents & 50% Employees) 18.090   | concourse<br>dent Employees 4,712<br>lent Residents (Residents & 60% Employees) 18,080   | Jupicial<br>Latational Office      |             |                      | 1 260       |         |               |        |        |        |        |        |        |        |        |         |         |         |
| otal Employees<br>leut Residents (Residents & 50% Employees) 18,080<br>   | otal Employees   |                                    |             |                      | 1,200       | 140     |               |        |        |        |        |        |        |        |        |         |         |         |
| 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<br>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)<br>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<br>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     <  | $ \frac{3}{2} + 3$ | 21     <   | Description   | PA                             | Price              | Measure                                 | Sq. Ft.      | Year 14 Year 15 | Year 17  | - U I | - i I | Year 21 | Value         | Household     |       |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | 21     4.4577.234     1.55       22     7.3717.365     1.55       25     7.3717.365     1.55       26     7.3717.365     1.55       26     7.3717.365     1.55       27     7.3717.365     1.55       26     7.3717.365     1.55       27     7.3717.365     1.55       26     7.3717.365     1.55       27     7.3717.365     1.55       26     7.3717.365     1.55       27     7.3717.365     1.55       27     7.3717.365     1.55       27     7.3717.365     1.55       27     7.3717.365     1.55       27     7.3717.365     1.55       27     7.3717.365     1.55       28     7.3717.365     1.55       27     7.3717.365     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55       28     7.3717.355     1.55  | 21     4 </td <td>Village 5 (East Village)</td> <td>r a</td> <td></td> <td>101</td> <td>101</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>64.074.006</td> <td></td> <td>354</td>  | Village 5 (East Village)  | r a                            |                    | 101                                     | 101          |                 |          |       |       |         | 64.074.006    |               | 354   |
| 22     20000,302     155       23     20000,302     156       47712,803     156     156       47712,803     156     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002,403     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156       50     51,002     156 <td>22     40.128     40.128       23     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       50.001.388     50.001.388     1.85       50.001.388     50.001.388     1.85       50.001.388     50.001.388     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85</td> <td>22     20000.000     100       23     20000.000     100       24     20000.000     100       25     20000.000     100       26     20000.000     10</td> <td>40 x 100</td> <td>5 5</td> <td>362,666</td> <td>Der</td> <td>134</td> <td>34</td> <td></td> <td></td> <td></td> <td></td> <td>48,597,244</td> <td></td> <td>246</td>  | 22     40.128     40.128       23     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       40.102     50.001.388     1.85       50.001.388     50.001.388     1.85       50.001.388     50.001.388     1.85       50.001.388     50.001.388     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85     1.85       50.001.388     1.85  | 22     20000.000     100       23     20000.000     100       24     20000.000     100       25     20000.000     100       26     20000.000     10  | 40 x 100  | 5 5                            | 362,666            | Der                                     | 134          | 34              |          |       |       |         | 48,597,244    |               | 246   |
| 22       50 <td< td=""><td>22       50       <td< td=""><td><math display="block"> \begin{array}{c ccccccccccccccccccccccccccccccccccc</math></td><td>70X100</td><td>5-3</td><td>589,048</td><td>per</td><td>81</td><td></td><td></td><td></td><td></td><td></td><td>47,712,888</td><td></td><td>150</td></td<></td></td<>  | 22       50 <td< td=""><td><math display="block"> \begin{array}{c ccccccccccccccccccccccccccccccccccc</math></td><td>70X100</td><td>5-3</td><td>589,048</td><td>per</td><td>81</td><td></td><td></td><td></td><td></td><td></td><td>47,712,888</td><td></td><td>150</td></td<>   | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 70X100  | 5-3                            | 589,048            | per                                     | 81           |                 |          |       |       |         | 47,712,888    |               | 150   |
| 23       737       7333       737       7   | 23     730,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       60     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70     70,000,000     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100     100       70,000,000     100       70,000,000  | 23     73000000     100     100     100     100       61     61     51000020     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     61     100     100     100       61     100     100     100     100       61     100     100     100     100       61     100     100 <td>85X115</td> <td>53</td> <td>632,398</td> <td>per</td> <td>46</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>29,090,308</td> <td></td> <td>282</td>   | 85X115  | 53                             | 632,398            | per                                     | 46           |                 |          |       |       |         | 29,090,308    |               | 282   |
| 60       70 <td< td=""><td></td><td><math display="block"> \begin{array}{cccccccccccccccccccccccccccccccccccc</math></td><td>45X100</td><td>4</td><td>387,599</td><td>Dec</td><td>172</td><td>22</td><td></td><td></td><td></td><td></td><td>73 781 424</td><td></td><td>383</td></td<>   |  | $ \begin{array}{cccccccccccccccccccccccccccccccccccc$  | 45X100  | 4                              | 387,599            | Dec                                     | 172          | 22              |          |       |       |         | 73 781 424    |               | 383   |
| 50     <  | $ \begin{array}{cccccccccccccccccccccccccccccccccccc$  | S0         50<   | 50X70   | 20 P                           | 320,432            | per                                     | 201          |                 |          |       |       |         | 48 795 485    | ĺ             | 202   |
| 50     9535,100     105       60     70,102,148     105       60     70,102,148     105       60     70,102,148     105       60     70,102,148     105       60     70,102,148     105       60     70,102,148     105       70     70,102,148     105       70     70,102,148     105       70     70,102,148     105       70     70,102,148     105       70     70,102,148     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       70,102,103     70,102,103     105       71,104     70,102,103     105       71,104     70,102,103     105       71,104     70,102,103     105       71,104     70,102,103     105       71,104     70,102,103     105       71,104     70,102,103     105       71,104     70,102,103     105   | 50     <   | 50       0.0034       1.05       0.0034       1.05         50       0.0034       1.05       0.0034       1.05         50       0.0034       0.0034       1.05       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         50       0.0034       0.0034       0.0034       0.0034         51       0.0034       0.0034       0.0034       0.0034         51       0.0034       0.0034       0.0034       0.0034       0.0034         51       0.0034       0.0034       0.0034       0.0034       0.0034       0.0034         51       0.0034       0.0034       0.0034       0.0034       0.0034       0.0034       0.0034       0.0034       0.0034   | 00/200  | i d                            | 504 332            |   | 101          |                 |          |       |       |         | 61.024.172    |               | 224   |
| S0         S0<  | 50         50<   | S0         S0<   | 50X100  | ŝ                              | 509,999            |   | 162          |                 |          |       |       |         | 82,619,838    |               | 300   |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 55X100  | 85                             | 515,665            | 1                                       | 88           |                 |          |       |       |         | 50,535,170    |               | 182   |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 55X100  | 6-5                            | 504,332            | 10.00                                   | 139          | 50              |          |       |       |         | 70,102,148    |               | 251   |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$   | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | $\begin{array}{c c c c c c c c c c c c c c c c c c c $   | 70X100  | 5-9                            | 589,048            | per                                     | 88           |                 |          |       |       |         | 51,836,224    |               | 16    |
| $ \begin{array}{cccccccccccccccccccccccccccccccccccc$   | 36     56     <   | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 50X100  | 5-10                           | 473,732            | per                                     | 140          | 40              |          |       |       |         | 66,322,480    |               | 22    |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | 36         64,71,86         1.62           25         2,275,910         1.85           27         2,275,910         1.85           27         2,275,910         1.85           27         2,275,910         1.85           27         2,275,910         1.85           27         2,275,910         1.85           27         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,910         1.85           24         2,275,920         1.85           24         2,275,920         1.85           24         2,275,920         1.85           24,940         2.94,940         1.95           24,940         2.94,940         1.95           24,940         2.95         2.94,940           24,940         2.94,940         2.95   | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 55X100  | 5-10                           | 515,665            | per                                     | 29           |                 |          |       |       |         | 28,877,240    |               | 10    |
| 66         67<  | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 3        | 40X90   | 5-10                           | 368,332            | per                                     | 88           | L C             |          |       |       |         | 31,0/0,052    |               |       |
| 66       75       7560332       186         25       2135930       185         26       2135930       185         20       2135930       185         20       2135930       185         20       2135930       185         21       2135930       185         21       2135930       185         21       2135930       185         21       2135930       185         21       2135930       185         21       2135930       185         21       2135930       185         21       2135930       185         21       213593       185         21       213593       185         21       21359       185         21       21358       185         21       21328       185         21358       21359208       185         21358       21359208       185         21328       213586945       175         21328       213586945       175         21328       213586945       175         21328       213600000       215         21  | 66         75          75          75<   | 66       20000000       186       20000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       186       2000000       2000000       2000000       2000000       2000000       20000000       20000000       20000000       20000000       2000000000       2000000000000       2000000000000000   | 70X100  | 5-11                           | 611,998            | per                                     | 156          | 36              |          |       |       |         | 20,411,000    |               | 5     |
| 25       27,552,320       166         26       21,233,200       168         20       21,443,500       168         20       21,443,500       168         21       21,443,500       168         26       21,443,500       168         27       21,443,500       168         28       21,443,500       168         29       21,443,500       168         21,444,500       168       168         21,444,500       168       168         21,344       21,444,200       168         21,3396       21,50       166         21,3397       21,51,50       166         21,3396       21,50       166         21,3396       21,50       166         21,3396       21,50       166         21,3396       21,50       166         21,3396       21,50       166         21,51,51       21,53,50       166         21,51,51       21,53,50       176         21,51,51       21,53,50       176         21,51,51       21,53,50       176         21,51,51       21,53,50       176         21,51,51   | 23       27:65:200       186         26       20:59:200       186         27       20:50:200       186         28       20:50:200       186         29       20:50:200       186         20       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         26       20:50:200       186         27:50:200       20:50:200       186         27:50:200       20:50:200       186         27:50:200       20:50:200       186         27:50:50:200       20:50:200       186         27:50:50:200       20:50:200       186         27:50:50:200       20:50:200       175         27:50:50:200       20:50:200       175         27:50:200       20:50:200       175         27:50:200       20:50:200       175   | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | Village 6 (South Village)   |                                | 266 433            | 1                                       | 450          | cu<br>tu        |          |       |       |         | 55,603,392    | ľ             | 28    |
| 25     213910     186       27     203350     186       27     203350     186       27     5349320     186       27     5349320     186       29     5349320     186       20     205     186       20     205     186       20     205     186       21     205     186       20     205     186       20     205     186       20     205     186       20     205     186       20     205     186       20     205     186       20     205     186       205     205     180       205     205     183       206     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205     205       205     205   | 2     32,139,10     186       2     3     3,233,30     186       3     3     4,3,233,30     186       3     3     4,3,233,30     186       3     4     4,3,233,00     186       4     4,3,233,00     186       4     4,3,233,00     186       4     4,3,233,00     186       4     4,3,233,00     186       4     4,3,233,00     186       4     4,3,233,00     186       4     4,3,71,238     1,66       4     4,3,71,238     1,66       4     4,3,71,238     1,66       4     4,4,71,000     1,733,306       4     4,70,000,000     1,733,306       4     1,94     1,94       1,14     1     1,20,206,60       1,13,266     1,0     1,0       1,13,14     1     1,13,206,60       1,13,14     1     1,13,206,60       1,13,14     1     1,13,206,00       1,13,14     1     1,13,206,000       1,13,14     1     1,13,206,000       1,13,14     1     1,13,206,000       1,13,14     1     1,13,206,000       1,13,14     1     1,13,200,000   | 2103     2103     2103     101     156       2103     2103     2103     166     2103     166       2103     2103     166     2103     166     166       2103     2103     166     2103     166     166       2103     2103     166     2103     166     166       2103     2103     166     166     166     166       2103     2103     166     166     166     166       2103     2103     166     166     166     166       2103     2103     166     166     166     166       2103     2103     2103     166     166     166       2103     2103     2103     2103     166     166       2103     2103     2103     2103     210     166       2103     2103     2103     210     166     170       2103     2103     2103     2103     2103     170       2103     2103     2103     2103     2103     170       2103     2103     2103     2103     2103     170       2103     2103     2103     2103     2103     170 <td< td=""><td>0/X09</td><td>ē d</td><td>330,432</td><td></td><td>83</td><td>86</td><td></td><td></td><td></td><td></td><td>27.755.230</td><td></td><td>1</td></td<>   | 0/X09   | ē d                            | 330,432            |   | 83           | 86              |          |       |       |         | 27.755.230    |               | 1     |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | 25       43.02.83.060       186         27       24.989.300       186         29       5.3.238.206       186         29       5.3.238.206       186         26       5.3.238.206       186         29       5.3.238.206       186         20       5.3.238.206       186         26       5.3.244.208       186         29       5.4.4.208       186         29       5.4.4.208       186         20       5.4.4.208       186         20       5.4.4.208       186         20       5.4.4.208       186         20       5.4.4.208       186         20       5.4.4.4.208       186         20       5.4.4.4.208       186         20       5.4.4.4.208       186         20       5.5.5.4.6.6.8.4.6.8       186         21,944       -       -       -       2.7.5.2.8.6.6.6.8.4.6.7.5.5.8.6.7.5.5.5.5.7.5.5.6.7.5.5.5.5.5.5.5.5.5   | 25       20,283,205       1,85         27       24,985,950       1,85         26       53,312,85       1,85         26       53,312,85       1,85         26       53,312,85       1,85         26       53,312,85       1,85         27       53,312,85       1,85         26       53,312,85       1,85         27       53,312,85       1,85         28       21,911,543       1,85         29       5,84,900       1,85         20,911,24       2,911,543       1,85         21,911,543       2,911,543       1,85         21,911,543       2,911,940       1,91         21,914       2,911,940       1,91         2,911,940       2,911,940       1,91         2,911,941       2,911,940       1,91         2,911,940       2,912,940,940       1,91         2,911,941       2,912,940,940       1,91         2,911,941       2,912,940,940       1,91         2,911,941       2,912,940,940       1,91         2,911,941       2,913,940,940       1,91         2,911,941       2,913,940,940       1,91         2,911,941   | UX40  | 5 2                            | 356.999            |   | 60           |                 |          |       |       |         | 32,129,910    |               | 16    |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$   | $ \begin{array}{cccccccccccccccccccccccccccccccccccc$  | 58   | 40X90   | 9                              | 368,332            | Der                                     | 55           | 25              |          |       |       |         | 20,258,260    |               | 9     |
| 27         2486,350         1165           26         5.2488,350         1165           44         5.2488,350         1165           26         5.2488,350         1165           26         5.2488,350         1165           26         5.2488,350         1165           26         5.2488,320         1165           26         5.2488,323         1165           27,3397         1165         20,44108           23,397         20,64103         1165           24,43         20,64103         1165           26,939         1165         20,64103           33,975         20,990         125           33,975         20,990         133,295,600           13,3296         133,295,600         133,295,600           14,43         20,0000         0,35         235,316,403           13,194         20,0000         0,35         235,316,403         14           14,194         20,0000         0,35         235,316,403         14           14,194         20,0000         0,35         235,316,403         14           14,194         20,0000         0,35         235,316,403         14  | 27       2486,230       116         28       52,486,290       166         44       15       15,400,900       166         26       26,607,75       166       156         26       26,07,75       166       166         26       25,507,75       166       166         26       26,07,75       166       166         26       26,07,75       166       166         26       26,07,75       166       166         26       26,07,75       166       166         27       26,07,75       166       166         26       26,07,75       166       166         21,205       26,07,75       166       166         21,205       26,07,75       166       175         21,205       2       26,00,000       175         21,205       2       2       26,00,000       175         21,205       2       2       25,506,000       175         21,205       2       2       2       25,506,000       175         2       2       2       2       2       2       2         2       2       2 <td><math display="block">\begin{array}{c ccccccccccccccccccccccccccccccccccc</math></td> <td>50×90</td> <td>6-1-0</td> <td>447,665</td> <td>Per</td> <td>67</td> <td>58</td> <td></td> <td></td> <td></td> <td></td> <td>43,423,505</td> <td></td> <td>18</td>   | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | 50×90   | 6-1-0                          | 447,665            | Per                                     | 67           | 58              |          |       |       |         | 43,423,505    |               | 18    |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$   | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | $\begin{array}{c ccccccccccccccccccccccccccccccccccc$  | 40X90   | 6-1                            | 356,999            | per                                     | 70           | 30              |          |       | 10    |         | 24,989,930    |               | 13    |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | 30       30       10       10       10       10         25       25       25       2560.725       156       156         26       2       234.208       156       156       156         26       2       234.208       156       156       156         26       2       2       234.208       156       156         26       2       2       234.477.828       156       156         23976       2       2       2       234.477.828       156       156         23976       2       2       2       2       2       3       3       156  | 30         10         100  | 75x100  | 3                              | 611,998            |   | 87           | 27              |          |       |       |         | 53,243,826    |               | 16    |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 25         26,601,750         1.85         26,601,750         1.85         1.85         26,601,750         1.85         1.85         26,601,750         1.85         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,601,750         1.85         26,600,750         1.85         26,600,750         1.85         26,600,750         1.85         26,600,750         1.75         2.55         26,600,750         1.75         2.55         26,600,700         0.75         2.5         2.5         2.55   | 25         20640175         166           26         2         20640175         166           26         2         20640175         166           33,975         33,975         165         165           33,975         20640175         165         20640175           151         23,395,600         165         2064016           151         23,396         23,395,600         165         23,395,600           151,40         2         23,595,600         165         23,595,600         175           151,40         2         2,503,130,00         3,500,000         0,35         275         3,500,000           1         1         1         2,503,130,00         0,000,000         0,35         275         3,000,000         1   | 75×100  | 3                              | 515,665            |   | 30           | 30              |          |       |       |         | 15,459,950    |               |       |
| 150       41       150         | 32       41       53       41       51       56       156       156         44       50       53       50       53       50       156       156         45       56       57       53       53       53       53       56       156         56       57       53       53       56       53       56       51       56       51         51       53       56       57       53       56       57       51       56       51       56       51       56       51       56       51   | 1000       11000       11000       11000       110000       1100000       11000000       110000000       110000000       1100000000000000000000000000000000000   | 65x110  | 2                              | 456,165            |   | 88           | Ľ               |          |       |       |         | 29,650,725    |               | ÷     |
| 44         20844.208         1.85         2.0844.208         2.08         2.08         2.08         2.09  | 180     2084/208     186       26     -     -     53,44/208     186       26     -     -     53,36/228     186       26     -     -     53,36/228     186       26     -     -     53,36/238     186       27     -     -     -     53,36/238     186       33,976     -     -     -     -     -       34,640     -     -     -     -     -       33,976     -     -     -     -     -       31,914     -     -     -     -     -       13,299     -     -     -     -     -       13,296     -     -     -     -     -       13,2129     -     -     -     -     -       13,296     -     -     -     -     -       13,296     -     -     -     -     -       13,2129     -     -     -     -     -       13,2130     -     -     -     -     -       13,314     -     -     -     -     -       13,14     -     -     -     -     -       13,14<  | 44         50.844208         1.86           56         -         -         51.346,5738         1.86           76         -         -         51.346,5738         1.86           76         -         -         51.346,5738         1.86           76         -         -         -         51.346,5738         1.86           76         -         -         -         -         51.346,57438         -           73.376         -   | 65x110  | 0<br>0<br>0                    | 400,100<br>236,466 | Der 1                                   | 00           | 67              |          |       |       |         | 47.971.638    |               | 26    |
| 25         54.382.26         1.05         5.4.382.26         1.05  | 26         34.364.367.868         1.05         4.364.677.858         1.05         4.364.677.858         1.05         4.364.677.858         1.05         4.364.677.858         1.05         4.364.677.858         1.05         4.364.677.858         1.05         4.364.677.858         1.05         4.364.677.858         1.05 <td><math display="block">\begin{array}{ c c c c c c c c c c c c c c c c c c c</math></td> <td>GUPIEX-TEITIIY</td> <td>24</td> <td>473 732</td> <td>in the</td> <td>4</td> <td>44</td> <td></td> <td></td> <td></td> <td></td> <td>20,844,208</td> <td></td> <td>80</td>  | $\begin{array}{ c c c c c c c c c c c c c c c c c c c$   | GUPIEX-TEITIIY  | 24                             | 473 732            | in the                                  | 4            | 44              |          |       |       |         | 20,844,208    |               | 80    |
| 646         ·         ·         S.3.3464         ·         ·         ·         S.3.3464         ·         ·         ·         ·         S.3.3464         · <th·< th="">         &lt;</th·<>   | 646         ·         ·         S.3.646177.558         R.4.1/monumer           34,640         ·  | 646         ·         ·         ·         S.3.646177585         ·         ·         ·         S.4.6407000000000000000000000000000000000  | 85X115  | 8                              | 632.398            | per                                     | 86           | 26              |          |       |       |         | 54,386,228    |               | 10    |
| At 640  | S4,540   | S4, Further  | TOTAL RESIDENTIAL   | 8 Q                            |                    | L                                       | 8,490        | 546             |          | •     | •     | •       | 3,364,677,636 |               | 16,72 |
| 34,640       -       -       -       13,296       -       -       13,296       (1)         33,976       -       -       -       -       13,296       13,296       10       (1)         13,298       -       -       -       -       13,296       100       (1)         13,298       -       -       -       -       13,296       100       (1)         13,298       -       -       -       -       -       10,000       (1)         13,298       -       -       -       -       -       25,500,000       (1)         1       -       -       -       -       -       -       10,000,000       (1)         1       -       -       -       -       -       -       10,000,000       (1)         1       -       -       -       -       -       10,000,000       (1)       (1)         1       -       -       -       -       -       10,000,000       (1)       (1)         1       -       -       -       -       -       10,000,000       (1)       (1)         1       -       - <td>34,640   </td> <td>34,540       -       -       -       132,265,608       175         132,266       -       -       -       123,265,608       175         131,266       -       -       -       20,203,667       500         131,266       -       -       -       20,203,667       500         131,266       -       -       -       20,203,667       500         131,266       -       -       -       20,503,667       500         131,266       -       -       -       -       20,503,607       500         131,266       -       -       -       -       -       20,503,600       175         1       -       -       -       -       -       -       20,500,000       116         1       -       -       -       -       -       -       10,000,000       11         1       -       -       -       -       -       -       10,000,000       11         1       -       -       -       -       -       10,000,000       11       11         1       -       -       -       -       -       -       12,55,56,6</td> <td></td> <td>8</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>UN .</td> <td>iq. FtJroom p</td> <td>ber</td>   | 34,640   | 34,540       -       -       -       132,265,608       175         132,266       -       -       -       123,265,608       175         131,266       -       -       -       20,203,667       500         131,266       -       -       -       20,203,667       500         131,266       -       -       -       20,203,667       500         131,266       -       -       -       20,503,667       500         131,266       -       -       -       -       20,503,607       500         131,266       -       -       -       -       -       20,503,600       175         1       -       -       -       -       -       -       20,500,000       116         1       -       -       -       -       -       -       10,000,000       11         1       -       -       -       -       -       -       10,000,000       11         1       -       -       -       -       -       10,000,000       11       11         1       -       -       -       -       -       -       12,55,56,6  |   | 8                              | -                  |   |              |                 |          |       |       |         | UN .          | iq. FtJroom p | ber   |
| 34.640       -       -       133,236.608       -       -       102,028.697       500         33,376       -       -       -       102,028.697       500       -       -       102,028.697       500         13,226       -       -       -       20,531.340       600       -       -       -       102,028.697       500         13,226       -       -       -       -       20,531.340       600       000       -       -       -       -       -       175       500       - <td< td=""><td>34,640       -       -       132,265,608       100         13,298       -       -       12,005,607       500         13,298       -       -       -       12,005,607       500         13,298       -       -       -       12,005,607       500         13,298       -       -       -       25,566,617       500         13,298       -       -       -       25,566,617       500         13,298       -       -       -       25,566,617       500         13,298       -       -       -       25,566,617       500         1       -       -       -       -       25,566,617       500         1       -       -       -       -       -       25,566,617       500         1       -       -       -       -       -       25,566,617       500         1       -       -       -       -       -       -       5,500,000       -         1       -       -       -       -       -       -       -       -       -       -         1       -       -       -       -</td><td>34,640      </td><td></td><td></td><td>per Sq. Ft.</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Elipioyee</td><td></td></td<>   | 34,640       -       -       132,265,608       100         13,298       -       -       12,005,607       500         13,298       -       -       -       12,005,607       500         13,298       -       -       -       12,005,607       500         13,298       -       -       -       25,566,617       500         13,298       -       -       -       25,566,617       500         13,298       -       -       -       25,566,617       500         13,298       -       -       -       25,566,617       500         1       -       -       -       -       25,566,617       500         1       -       -       -       -       -       25,566,617       500         1       -       -       -       -       -       25,566,617       500         1       -       -       -       -       -       -       5,500,000       -         1       -       -       -       -       -       -       -       -       -       -         1       -       -       -       -  | 34,640   |   |                                | per Sq. Ft.        | 10                                      |              |                 |          |       |       |         |               | Elipioyee     |       |
| 33,640       -       -       -       133,256,608       175         33,976       -       -       -       133,256,608       175         13,256       -       -       -       20,561,360       600         13,256       -       -       -       20,561,360       600         13,256       -       -       -       20,561,360       600         13,256       -       -       -       -       20,561,360       600         11,258       -       -       -       -       20,561,360       600       600         1       - <t< td=""><td>34,640       -       -       -       13,226,608       175         33,976       -       -       -       -       13,226,608       175         13,226       -       -       -       20,617       500       500         13,268       -       -       -       20,617       500       500         13,268       -       -       -       20,6100       0,35       500         13,268       -       -       -       -       20,6100       0,35         13,268       -       -       -       -       20,6100       0,35         -       -       -       -       -       -       20,600       0,35         -       -       -       -       -       -       -       0,000       0,35         -       -       -       -       -       -       -       0,000       0,00         -       -       -       -       -       -       -       0,000       0,00         -       -       -       -       -       -       -       0,00       0,00         -       -       -       -       -       <td< td=""><td>34,640       -       -       -       132,286,608       173,286,608       175         33,976       -       -       -       -       -       132,286,008       500         13,298       -       -       -       -       -       255,956,95       500         13,298       -       -       -       -       -       20,331,369       500         13,298       -       -       -       -       -       255,956,95       500         13,298       -       -       -       -       -       26,500,000       0,35         -       -       -       -       -       -       -       -       1       -         -       -       -       -       -       -       -       -       -       -       1       -         -       -       -       -       -       -       -       0<!--</td--><td>N-RESIDENTIAL LAND USE</td><td></td><td>(a)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td><u></u></td><td></td></td></td<></td></t<>   | 34,640       -       -       -       13,226,608       175         33,976       -       -       -       -       13,226,608       175         13,226       -       -       -       20,617       500       500         13,268       -       -       -       20,617       500       500         13,268       -       -       -       20,6100       0,35       500         13,268       -       -       -       -       20,6100       0,35         13,268       -       -       -       -       20,6100       0,35         -       -       -       -       -       -       20,600       0,35         -       -       -       -       -       -       -       0,000       0,35         -       -       -       -       -       -       -       0,000       0,00         -       -       -       -       -       -       -       0,000       0,00         -       -       -       -       -       -       -       0,00       0,00         -       -       -       -       - <td< td=""><td>34,640       -       -       -       132,286,608       173,286,608       175         33,976       -       -       -       -       -       132,286,008       500         13,298       -       -       -       -       -       255,956,95       500         13,298       -       -       -       -       -       20,331,369       500         13,298       -       -       -       -       -       255,956,95       500         13,298       -       -       -       -       -       26,500,000       0,35         -       -       -       -       -       -       -       -       1       -         -       -       -       -       -       -       -       -       -       -       1       -         -       -       -       -       -       -       -       0<!--</td--><td>N-RESIDENTIAL LAND USE</td><td></td><td>(a)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td><u></u></td><td></td></td></td<>  | 34,640       -       -       -       132,286,608       173,286,608       175         33,976       -       -       -       -       -       132,286,008       500         13,298       -       -       -       -       -       255,956,95       500         13,298       -       -       -       -       -       20,331,369       500         13,298       -       -       -       -       -       255,956,95       500         13,298       -       -       -       -       -       26,500,000       0,35         -       -       -       -       -       -       -       -       1       -         -       -       -       -       -       -       -       -       -       -       1       -         -       -       -       -       -       -       -       0 </td <td>N-RESIDENTIAL LAND USE</td> <td></td> <td>(a)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><u></u></td> <td></td>  | N-RESIDENTIAL LAND USE  |                                | (a)                |   |              |                 |          |       |       |         |               | <u></u>       |       |
| 33,976       -       -       102,028,697       600         13,296       -       -       20,531,340       600         13,296       -       -       20,531,340       600         -       -       -       -       20,531,340       600         -       -       -       -       20,531,340       600         -       -       -       -       20,531,340       600         -       -       -       -       20,531,340       600         -       -       -       -       20,531,340       600         -       -       -       -       -       20,531,340       600         -       -       -       -       -       -       20,531,340       600         -       -       -       -       -       -       -       10,00       0.00         -       -       -       -       -       -       0.00       0.00         -       -       -       -       -       -       0.00       0.00       0.00         -       -       -       -       -       -       0.00       0.00       0.00 </td <td><math display="block">\begin{array}{cccccccccccccccccccccccccccccccccccc</math></td> <td>33.376       -       -       -       12.0264917       500         13.238       -       -       -       20531340       600         11.329       -       -       -       20531340       600         13.296       -       -       -       20531340       600         13.296       -       -       -       20531340       600         13.291       -       -       -       20531340       600         14       -       -       -       20531340       600         -       -       -       -       -       20531340       600         -       -       -       -       -       -       20531340       600         -       -       -       -       -       -       -       -       20531340       600         -&lt;</td> <td>Office</td> <td></td> <td></td> <td></td> <td>450,323</td> <td></td> <td>•</td> <td>,</td> <td></td> <td></td> <td>133,295,608</td> <td></td> <td>2,57</td>  | $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | 33.376       -       -       -       12.0264917       500         13.238       -       -       -       20531340       600         11.329       -       -       -       20531340       600         13.296       -       -       -       20531340       600         13.296       -       -       -       20531340       600         13.291       -       -       -       20531340       600         14       -       -       -       20531340       600         -       -       -       -       -       20531340       600         -       -       -       -       -       -       20531340       600         -       -       -       -       -       -       -       -       20531340       600         -<  | Office  |                                |                    |   | 450,323      |                 | •        | ,     |       |         | 133,295,608   |               | 2,57  |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$  | $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | $\begin{array}{cccccccccccccccccccccccccccccccccccc$   | Retail  |                                |                    |   | 441,687      |                 | (C))<br> |       |       |         | 102,029,697   |               | 1 38  |
|   |  |  | Light Industrial  |                                |                    | - 1                                     | 106,380      | 13,298 -        |          | -     | •     | 1       | 20,001,040    |               | 363   |
|   |  |  | Subtotal Office/Retail  |                                |                    |   | 998,390      |                 | •        |       | i i   | . '     | 500 000       |               | 200   |
|   |  |  | Hotel - Business (Limited Service)  |                                | `                  |   | 001          | 1               |          |       |       |         | 60,000,000    |               | 30.   |
| B1,914 - 5 325,365,646 - 4 4 4  | B1,914 · · · · · · · · · · · · · · · · · · ·   |  | Hotel - Kesort  |                                |                    | per room                                | 000          |                 |          |       |       | '       | ())           |               | 497   |
| 61,314     - <td< td=""><td>61,314     -     -     -     -     6,50000       31,314     -     -     -     -     -</td><td></td><td>Schools</td><td>141</td><td></td><td>per oq. T.</td><td>19</td><td></td><td></td><td>,</td><td></td><td>,</td><td>9</td><td>4</td><td>428</td></td<>   | 61,314     -     -     -     -     6,50000       31,314     -     -     -     -     -  |  | Schools   | 141                            |                    | per oq. T.                              | 19           |                 |          | ,     |       | ,       | 9             | 4             | 428   |
| 81,914 - 5 326,386,646  | 81,914 - 5 325,365,645   |  | Subtotal Hotel/School/Other   | Ð                              |                    | - + + + + + + + + + + + + + + + + + + + | 400          |                 |          |       | •     | •       | 69,500,000    | -             | 1.260 |
|   |  |  | TOTAL NON-RESIDENTIAL   |                                |                    |   | 008 300      | 81 914          |          | •     | •     | ••      |               |               | 4,894 |
| UD USE OVERVIEW     15,724       Un USE OVERVIEW     15,724       Residents     15,724       Residents     3.634       Employees:     3.634       Occupancy Rate     3.634       Subtation     3.634       Occupancy Rate     3.634       Subtation     3.634       Occupancy Rate     3.635       Company Rate     3.635       Company Rate     3.635       Company Rate     3.635       Company Rate     3.632       Subtation     1.260       Constrained and the model of the marks     1.260       Indoles:     4.712       Indoles:     1.6.061       Ret information provided by Glotous Land Company. LLC and its consultants.       Indoles:     1.6.061       Ret information provided by Glotous Land Company. LLC and its consultants.       Indoles:     1.6.061       Ret information provided by Glotous Land Company. LLC and its consultants.       Indoles:     1.0.001       Ret information provided by Glotous Land Company. LLC and its consultants.       Indoles:     1.0.001       Ret information and the cupits. TNDG analysis indicates 31       Weighted average of seasonal and full time units.       Ret information activation and the cupits. TNDG analysis indicates 31       Weighted average of seas   | NID USE OVERVIEW         15,724           And USE OVERVIEW         15,724           Employees         35,54           CincerRetabilight Industrial         355,54           Comparing Rate         3,452           Comparing Rate         3,452           Subtrial         3,452           Hole/School/Other         1,260           Total Employees         1,342           Function Provided by Glorious Land Company. LLC and its consultants.         1,360           Per Information provided by Glorious Land Company. LLC and its consultants.         1,12           Per Information provided by Glorious Land Company. LLC and its consultants.         1           Per The Matelson Dale Group. Analysis. In/DCs ana  | NID USE OVERVIEW     15,724       Realdents     15,724       Realdents     33,834       Composers     33,452       Occupancy Rate     35,452       Company Rate     35,452       Constraint Realers     1,260       HoaltSchool/Other     1,260       Total Employees     1,32       Orioles:     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Natelson Dale Group Admony LLC and its consultants.     1       Pri Pre The Rate of the preatent commercial/singen traiter and office space will have a acho   |   |                                |                    | 3                                       | 000'000      | +12'10          |          |       |       |         |               | áč.           |       |
| Instruction         3:834           Office/Retail/Light Industrial         3:834           Occorationy Rate         3:855           Subball         3:855           Occorationy Rate         3:855           Contraction         3:855           Equivalent Residents & 60% Employees)         4:712           Antoles         4:712           Equivalent Residents & 60% Employees)         4:712           Antoles         4:00           Equivalent Resident by Florence         4:712           Part Financian         5:00           Part Financian         5:00           Part Financian         5:00           State April         5:00           Part The Malelson Dale Group And Tis         5:00           Part The Malelson Dale Group And Tis         5:00           Part The Natelson Dale Group And Tis   | Employees:       3634         Office:Retail/Light Industrial       3634         Occupancy Rate       3535         Subotal       3452         I Hole/SchoulDrier       1,260         Total Employees       3,472         Equivalent Residents (Residents & 50% Employees)       1,260         Total Employees       4,712       (d)         Equivalent Residents (Residents & 50% Employees)       1,360         Dinoles:       1,122       (d)         Entromation provided by Glorious Land Company. LLC and its consultants.       1         PPH per The Natalscon Dale Group's demographic analysis. TNDS analysis inflicates 31       (d)         Bronoles:       Employment Equilibrium canalysis. TNDS analysis inflicates 31         Per The Natelscon Dale Group's demographic analysis inflicates 31       (d)         Bronoles:       Employment Provided by Glorious Land Company. LLC and its consultants.         Per The Natelscon Dale Group's demographic analysis inflicates 31       (d)         Bronoles:       Employment Providents and full time units.         Per The Natelscon Dale Group's consort and full time units.       Employment Providents and full time units.         Per The Natelscon Dale Group's employment Potentials, dated April 19       Employment for the canalisment continue callering in thouse a cof fiscal impact studies.         <   | Total Employees         3634           Orfice/RetainLight Industrial         3634           Concontrory Rate         353,           Concontrory Rate         353,           Could control Rate         353,           Councel         345,           Councel         345,           Councel         345,           Councel         347,2           Constraint         1,260           Total Employees         1,320           Onlost         1,320           PPH per The Natelson Del Group, Analysis Industrial, and orfice space will have a partile than and stations and that retail, light industrial, and orfice space will have a partile than and stations assume tractudions part The have a partile to the partile than and stations assume tractudions assume tractudions per The have a partile to the partile to partile than and stations assume tractudions per The have a partile to partile thand thave a partile to partile to partit than or the payment of   | ND USE OVERVIEW<br>Posidente  |                                |                    | 15 724                                  |              |                 |          |       |       |         |               |               |       |
| Office/Retail/Light Industrial     3.534       Occupancy Rate     95%     (d)       Subtotal     3.452     (d)       Subtotal     3.452     (d)       Subtotal     1.260     (d)       Cocupancy Rate     3.452     (d)       Subtotal     1.260     (d)       Cocupancy Rate     3.472     (d)       Equivalent Residents (Residents & 50% Employees)     4.712     (d)       Promotion     Equivalent Residents (Residents & 50% Employees)     4.712     (d)       Promotion     Resonal and full time units.     (d)     (d)       Printemation provided by Glorious Land Company. LLC and its consultants.     (d)     (d)       PPI per The Natelson Dele Group's demographic analysis. TNDG analysis indicates 31     (d)     (d)       PPI per The Natelson Dele Group's demographic analysis. TNDG analysis indicates 31     (d)     (d)       Proportion assume that retail, light industrial, and office space will have a activities or fisce of fiscand and full time units.     (d)     (d)       Proportion assume trat retail, light industrial, and office space will have a activities or fiscan titled  | Office/RetainUpth Industrial         3.834           Occupency Rate         95%         (d)           Occupency Rate         7.345         (d)           OstAble         1.260         1.260           Realy Internets         4.712         (d)           Equivalent Residents & 50% Employees)         4.712         (d)           Equivalent Residents (Residents & 50% Employees)         4.712         (d)           Differencies         4.712         (d)           Equivalent Residents & 50% Employees)         4.712         (d)           Differencies         4.712         (d)         (d)           Per Information provided by Glorious Land Company, LLC and its consultants.         (d)         (d)           Print Residents a 60% Employees (Residents & 50% Employees)         4.712         (d)           Store Rate Rate Rate Rate Rate Rate Rate Rat   | Office/RetainLight Industrial         3.634           Occupency Rate         95%         (e)           Subtrial         95%         (e)           Cocupency Rate         95%         (e)           Subtrial         1,260         1,260           Hold/School/Other         1,260         4,712         (d)           Total Employees         4,712         (d)         0           Equivalent Residents (Residents & 50% Employees)         4,712         (d)         0           Per Train Employees         4,712         (d)         0         0           Total Employees         4,712         (d)         0         0         0           Per The Imployees of Residents of Company. LLC and its consultants.         4000            | Employees:  |                                |                    |   |              |                 |          |       |       |         |               |               |       |
| Occupancy Rate         95%         (d)           Subtral         3.452         (d)           Subtral         3.452         (d)           HeakSchool/Other         3.452         (d)           Total Employees         1.760         1.7260           Total Employees         1.720         (d)           Equivalent Residents & 50% Employees)         1.000         1.000           Total Employees         1.120         (d)           Equivalent Residents & 50% Employees)         18.000         18.000           Total Employees         18.000         18.000         18.000           Per The Natelison Date Group's demographic analysis. TNDG analysis indicates 31         unition torvided by Glorious Land Company. LLC and its consultants.           PH per The Natelison Date Group's demographic analysis. TNDG analysis indicates 31         unition torvided by Glorious Land Company. LLC and its consultants.           PH per The Natelison Date Group's demographic analysis. TNDG analysis indicates 31         unition torvided by Glorious Land Company. LLC and the order April 19           Employment catculations assume that retail, light inducaties, and office space will have a catvities not tied to permanent commercia/institutional locations. Catculations per The h           Per Orner Glore this analysis indicates and the employment catculations or the home catculations assume that retail. Stortors. Catculations per The h <tr< td=""><td>Occupancy Rate         95%         (d)           Subtotal         3.452         (d)           Revision Mother         1.260         1.260           Total Employees         1.720         (d)           Equivalent Residents &amp; 50% Employees)         1.300         1.300           Index         1.720         (d)         1.300           Requivalent Residents &amp; 50% Employees)         1.3.000         1.3.000         1.3.000           Index         1.3.000         1.3.000         1.3.000         1.3.000           Requivalent Residents &amp; 50% Employees)         1.3.000         1.3.000         1.3.000           Index         1.3.000         1.3.000         1.3.000         1.3.000           Per The Natelson Date Groups (analysis Indicates 31         unition number of the space will have a school manuel of the space will have a school manuel of the permanent commercial/institutional locations per The N         Engloyment per the Natel of the permanent commercial/institutional locations of the space will have a school manuel of the number o</td><td>Occupancy Rate         95%         (d)           Subtotal         3.452         (d)           NewickSchool/Orter         3.452         (d)           Total Employees         3.452         (d)           Total Employees         1.266         1.266           Total Employees         4.712         (d)           Equivalent Residents (Residents &amp; 50% Employees)         4.712         (d)           Equivalent Residents (Residents &amp; 50% Employees)         4.712         (d)           Printomation provided by Glorious Land Company. LLC and its consultants.         16.061         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomatical comparise analysis in ducates 31         18.002         16.002         16.002           Environment calculations assume that retail, ight incustrial, and office space will have a activities analysis of Onsite Employment Calculations per The Net Depresent from the payment of sonone distrent from the payment of property taxes.         <t< td=""><td>Diffice/Retail/light Industrial</td><td></td><td></td><td>3.634</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<></td></tr<> | Occupancy Rate         95%         (d)           Subtotal         3.452         (d)           Revision Mother         1.260         1.260           Total Employees         1.720         (d)           Equivalent Residents & 50% Employees)         1.300         1.300           Index         1.720         (d)         1.300           Requivalent Residents & 50% Employees)         1.3.000         1.3.000         1.3.000           Index         1.3.000         1.3.000         1.3.000         1.3.000           Requivalent Residents & 50% Employees)         1.3.000         1.3.000         1.3.000           Index         1.3.000         1.3.000         1.3.000         1.3.000           Per The Natelson Date Groups (analysis Indicates 31         unition number of the space will have a school manuel of the space will have a school manuel of the permanent commercial/institutional locations per The N         Engloyment per the Natel of the permanent commercial/institutional locations of the space will have a school manuel of the number o   | Occupancy Rate         95%         (d)           Subtotal         3.452         (d)           NewickSchool/Orter         3.452         (d)           Total Employees         3.452         (d)           Total Employees         1.266         1.266           Total Employees         4.712         (d)           Equivalent Residents (Residents & 50% Employees)         4.712         (d)           Equivalent Residents (Residents & 50% Employees)         4.712         (d)           Printomation provided by Glorious Land Company. LLC and its consultants.         16.061         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomation provided by Glorious Land Company. LLC and its consultants.         16.002         16.002           Printomatical comparise analysis in ducates 31         18.002         16.002         16.002           Environment calculations assume that retail, ight incustrial, and office space will have a activities analysis of Onsite Employment Calculations per The Net Depresent from the payment of sonone distrent from the payment of property taxes. <t< td=""><td>Diffice/Retail/light Industrial</td><td></td><td></td><td>3.634</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>  | Diffice/Retail/light Industrial   |                                |                    | 3.634                                   |              |                 |          |       |       |         |               |               |       |
| Subtatal         3.452           Hote/School/Other         1.260           Total Employees         1.120           Total Employees         1.120           Equivalent Residents & 50% Employees)         1.000           Equivalent Residents & 50% Employees)         1.000           Equivalent Residents & 50% Employees)         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per transpe of seasonal and full time units.         1.000           Refined average of seasonal and full time units.         1.000           Refinition assume that refail, light industrial, and office space will have a activities not tied to permanent commercia/institutional locations. Calculations per The Nervice and state dual assessed value for employment carculas   | Subicial         3.452           Hole/School/Other         1.260           Total Employees         1.260           Total Employees         1.200           Fequivalent Residents & 50% Employees)         1.000           Equivalent Residents & 50% Employees)         1.000           Offices:         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information provided by Glorious Land Company, LLC and its consultants.         1.000           Per information accument and office space will have a activities not ited to permanent commercial/Institutional locations. Prive a activities analysis in the activities analysis in the activities analysis in the activities and second activities.           For DPFG database of fiscal impact studies.         1.000   | Subictal       3.452         Hole/School/Other       1.260         Total Employees       1.260         Equivalent Residents (Residents & 50% Employees)       1.200         Equivalent Residents (Residents & 50% Employees)       1.300         Per information provided by Glorious Land Company. LLC and its consultants.       18.000         Per information provided by Glorious Land Company. LLC and its consultants.       18.000         Per The Natalsis of Company and Yall inter units.       2.410         Per The Natalsis of Company and Yall inter units.       2.411         Per The Natalsis of Company and Yall inter units.       2.411         Per The Natalsis of Commercial light industrial, and office space will have a activities not tead to promentation continent administrations per The Natalsis of commercial light industrial, and office space will have a activities not tead to commercial light industrial, and office space will have a activities not tead impact studies of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.   | Occupancy Rate  |                                |                    | 95%                                     | (q)          |                 |          |       |       |         |               |               |       |
| Hole/School/Other     1,260       Total Employees     1,212     (d)       Total Employees     1,312     (d)       Trimention provided by Glorious Land Company, LLC and its consultants.     1,300       PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31     veighted average of seasonal and full time units.       Reprinted average of seasonal and full time units.     The Natelson Dale Group's demographic analysis indicates 31       Weighted to premanent commercial/institutional locations. Calculations per The Natelson assume that refail, light inductinal, and office space will have a activities not tied to permanent commercial/institutional locations per The Nervorce of fiscal impact studies.  | Hotel/School/Other         1.260           Total Employees         1.212         (d)           Ferlinition         4.712         (d)           Equivalent Residents & 50% Employees)         4.712         (d)           Environment Residents Residents & 50% Employees)         4.712         (d)           Other The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         (d)         (d)           Per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         (d)         (d)         (d)           Per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         (d)         (d)         (d)         (d)           Per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         (d)         (d)         (d)         (d)           Per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         (d)         (d)         (d)         (d)         (d)           Per The Natelson Date Group's demographic analysis. Indicates 31         (d)         (d)         (d)         (d)         (d)           Per The Natelson Date Group's demographic analysis. Indicates 31         (d)         (d)         (d)         (d)         (d)           Per The Natelson Date Group's demographic analysis. Indicates 31         (d)         (d)         (d) <t< td=""><td>Hotel/School/Other         1,260           Total Employees         4,712         (d)           Total Employees         4,712         (d)           Equivalent Residents &amp; 50% Employees)         4,712         (d)           Ontoles:         4,712         (d)           Ontoles:         4,712         (d)           Per The Natelson Date Groups demographic analysis indicates 31         4000           Verighted average of seasonal and full time units.         2010         2010           Per The Natelson Date Group, Analysis of Onsite Employment Potentials, dated April 19         2010         2010           Per The Natelson Date Group, Analysis indicates 31         2010         2010         2010         2010           Per The Natelson Date Group, Analysis of Onsite Employment Potentials, dated April 19         2010</td><td>Subtotal</td><td></td><td></td><td>3,452</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>  | Hotel/School/Other         1,260           Total Employees         4,712         (d)           Total Employees         4,712         (d)           Equivalent Residents & 50% Employees)         4,712         (d)           Ontoles:         4,712         (d)           Ontoles:         4,712         (d)           Per The Natelson Date Groups demographic analysis indicates 31         4000           Verighted average of seasonal and full time units.         2010         2010           Per The Natelson Date Group, Analysis of Onsite Employment Potentials, dated April 19         2010         2010           Per The Natelson Date Group, Analysis indicates 31         2010         2010         2010         2010           Per The Natelson Date Group, Analysis of Onsite Employment Potentials, dated April 19         2010  | Subtotal  |                                |                    | 3,452                                   |              |                 |          |       |       |         |               |               |       |
| Total Employees         4.712         (d)           Equivalent Residents (Residents & 60% Employees)         4.712         (d)           Intoles         PEP information provided by Glorious Land Company, LLC and its consultants.         4.712         (d)           PPH per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         4.712         (d)         4.600           PPH per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         4.600         4.600         4.600           Per The Natelson Date Group's demographic analysis. TNDG analysis indicates 31         4.600         4.600         4.600           Per The Natelson Date Group Analysis of Onsite Employment Part 19         Employment calculations assume analysis. TNDG analysis indicates 31         4.600   | Total Employees         4.712         (d)           Equivalent Residents (Residents & 60% Employees)         4.712         (d)           Equivalent Residents (Residents & 60% Employees)         16.050         16.050           Otholes:         16.050         16.050         16.050           PFH per The Nadelson Dale Group's demographic analysis. TNDG analysis indicates 31         16.050         16.050           PFH per The Nadelson Dale Group's demographic analysis. TNDG analysis indicates 31         16.050         16.050           Per The Nadelson Dale Group's demographic analysis. TNDG analysis indicates 31         16.050         16.050           Per The Nadelson Dale Group and full time units.         16.050         16.050         16.050           Per The Natelson Dale Group and full time units.         16.050         16.050         16.050           Per The Natelson Dale Group and full time units.         16.050         16.050         16.050           Per The Natelson Dale Group and full time units.         16.050         16.050         16.050           Per The Natelson Dale Group and full time units.         16.050         16.050         16.050           Per The Natelson Date Group and the full time units.         16.050         16.050         16.050           Per DFG database of fiscal impact studiesturgenes of fiscal impact studies.         16.050  | Total Employees         4.712         (d)           Equivalent Residents (Residents & 60% Employees)         4.712         (d)           Per information provided by Glorious Land Company, LLC and its consultants.         16.000         16.000           Per information provided by Glorious Land Company, LLC and its consultants.         16.000         16.000           Per information provided by Glorious Land Company, LLC and its consultants.         16.000         16.000           Per The Natelson Dale Group's demographic analysis. TNDS analysis indicates 31         19.000         10.000           Per The Natelson Dale Group's demographic analysis. TNDS analysis indicates 31         19.000         10.000           Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19         19.000         19.000           Per The Gatabase of fiscal inpact studies.         19.000         19.000         19.000           Per DFFG database of fiscal inpact studies.         Calculations per The N         19.000         19.000           For purposes of this analysis, we have not assumed an assessed value for employment schools are exempt from the payment of property taxes.         10.0000         10.0000   | Hotel/School/Other  |                                |                    | 1,260                                   |              |                 |          |       |       |         |               |               |       |
| Equivalent Residents & 60% Employees) 18.000<br>Intoles:<br>Per information provided by Clorious Land Company. LLC: and its consultants.<br>Per The Natelscon Dale Group's demographic analysis. TNDG analysis indicates 31<br>weighted average of accound and full mue units.<br>For The Natelscon Dale Group's demographic analysis indicates 31<br>Employment calculations assume that retail, light industrial, and office space will have a<br>activities not tied to permanent commercial/institutional locations. Calculations per The h<br>Per Orthes archive and that and an assessed value for employment   | Equivalent Residents (Residents & 50% Employees) 18.080<br>Otnoles:<br>Per time monoided by Glorious Land Company, LLC and its consultants.<br>Per the Thrataleson Dale Group's demographic analysis. TNDG analysis indicates 31<br>weighted average of seasonal and full time units.<br>Per The Natelson Dale Group. Analysis of Onsile Employment Potentials, dated April 19<br>Fer The Natelson Dale Group. Analysis of Onsile Employment Potentials, dated April 19<br>Per The Natelson Dale Group Saume and full time units.<br>Per The Natelson Dale Group Saume and full time units.<br>Per The Natelson Dale Group Analysis of Onsile Employment Potentials, dated April 19<br>Per The Natelson for commercial/Institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.  | Equivalent Residents & 50% Employees) 18.080<br>otnoles:<br>Per information provided by Glorious Land Company, LLC and its consultants.<br>Per The Natelson Dale Group's demographic analysis indicates 31<br>weighted average of seasonal and full time units.<br>Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19<br>Employment calculations assume that relat, light industrial, and office space will have a<br>activities not tied to permanent commercialisturgional locations. Calculations per The N<br>Per DPFC database of fiscal impact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>schools are exempt from the payment of property taxes.  | Total Employees   |                                |                    | 4,712                                   | (p)          |                 |          |       |       |         |               |               |       |
| Indes:<br>Per information provided by Glorious Land Company, LLC and its consultants.<br>PPH per The Matelson Date Group's demographic analysis. TNDG analysis indicates 31<br>weigned average of a cessorial and full time units.<br>Per The Natelson Date Group, analysis of Onsite Employment Potentials, dated April 19<br>Employment calculations assume that retail, light industrial, and office space will have a<br>activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DreFG database of fiscal impact studies.  | otholes:<br>Per information provided by Glorious Land Company, LLC and its consultants.<br>PPH per The Natelson Dale Group's demographic analysis indicates 31<br>weighted average of seasonal and full time units.<br>We The Natelson Dale Group, Analysis of Onsile Employment Potentials, dated April 19<br>Employment calculations assume that relati, light industriat, and office space will have a<br>activities not tied to permanent commercial/Institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For DPFG database of fiscal impact studies.   | otroles:<br>Per information provided by Glorious Land Company, LLC and its consultants.<br>Per information provided by Glorious Land Company, LLC and its indicates 31<br>Per The Natelson Dale Group's demographic analysis indicates 31<br>Per The Natelson Dale Group, Analysis of Onsite Employment Potentials, dated April 19<br>Employment catculations assume that relat! light industrial, and office space will have a<br>activities of the office analysis with industrial, and office space will have a<br>catculations assume that relations for the N<br>Per DPFG database of fiscal impact studies.  | Equivalent Residents (Residents &   | , 50% Empl                     | loyees)            | 18,080                                  |              |                 |          |       |       |         |               |               |       |
| Per information provided by Glorious Land Company. LLC and its consultants.<br>PPH per The Matelson Date Group's demographic analysis. TNDG analysis indicates 31<br>weigned average of seasonal and full time units.<br>Per The Natelson Date Group's Analysis of Onsite Employment Potentials, dated April 19<br>Employment calculations assume that retail, light industrial, and office space will have a<br>activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DreFeG database of fiscal impact studies.   | Per information provided by Glorious Land Company. LLC and its consultants.<br>PPH per The Natelson Dale Group's demographic analysis. TNDG analysis indicates 31<br>weighted average of seasonal and full time units.<br>Per The Natelson Dale Group, Analysis of Consile Employment Potentials, dated April 19<br>Employment ractudations assume that retail, light industriat, and office space will have a<br>activities not tied to permanent commercial/Institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>Per DPFG database of fiscal impact studies.  | I Per information provided by Glorious Land Company, LLC and its consultants.<br>Per The Natesion Dale Groups demongraphic analysis indicates 31<br>Per The Natesion Dale Group, Analysis of Onsile Employment Potentials, dated April 19<br>Employment calculations assume that retail, light industrial, and office space will have a<br>activities on the dot opermanent connenciablinesturtional locations. Calculations per The N<br>Per DPFC database of fiscal impact studies.  | otnotes:  |                                |                    |   |              |                 |          |       |       |         |               |               |       |
| PPH per The Natelscon Date Group's demographic analysis. INUS: analysis indicates 31 weighted average of seasonal and full time analysis. INUS: analysis indicates 31 weighted average of seasonal and full time and full time and office space will have a activities not tied to permanent commercial/institutional locations. Calculations per The N Per DFG database of fiscal maner assume that retail, light industrial. And office space will have a activities not tied to permanent commercial/institutional locations. Calculations per The N Per DFG database of fiscal maxe tudies and an assessed value for emolyonment commercial/institutional analysis.   | PPH per The Naleison Dale Group's demographic analysis. INUG analysis indicates 31 weighted average of seasonal and full time units.<br>weighted average of seasonal and full time units.<br>Employment extractuations assume that retail, ight industriat, and office space will have a<br>activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.   | PPH per The Malaed secon Dale Group's demographic analysis. INDG analysis indicates 31<br>weighted average of seasonal and full time units.<br>Per The Natelsion Dale Group, Analysis of Christie Employment Potentials, dated April 19<br>Employment calculations assume that retail, light industrial, and office space will have a<br>activities not tied to permanant or commercialismistications per The N<br>Per DPFC database of fiscal impact studies.   | Per information provided by Glorious  | Land Comp                      | any, LLC and       | its consultant                          | si.          |                 |          |       |       |         |               |               |       |
| weignthe Nationation are area and an unit of more and powert Potentials, dated April 19<br>For The Nationation Bie Group, Analysis of Doution<br>Employment catculations assume that retail, light industrial, and office space will have a<br>activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DFFC database of fiscal impact studies impact and assessed value for employment   | wergined are age of second and on the more sume came of Data (19<br>Employment establishing the field, light industrial, and office space will have a<br>activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>exhoust are avayed in the neuronary of those will be accorded to the component of the neuronary of the neuronary<br>activities are available.  | wergured area age of second and for the une care.<br>Employment calculations assume that relial, light industrial, and office space will have a<br>activities not tied to permanent commercial/mstitutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>schools are exempt from the payment of property taxes.  | PPH per The Natelson Dale Group's   | demograph                      | ic analysis. TN    | IDG analysis i                          | Indicates 31 |                 |          |       |       |         |               |               |       |
| Find intractions that are of our program of the pro  | Fing intrateastoria do south print the field. (i) the function of the space will have a<br>activities not field to permanent commercial/Institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>exhous ane avenuat from the new nontober viscas.  | Find programment accurate of our programment that reacting and office space will have a<br>activities not tied to permanent commencial/institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>schools are exempt from the payment of property taxes.   | weignieu average ui seasorial anu iu<br>Dor The Netelson Dale Group, Analys | ii uire urus.<br>sis of Onsite | Employment         | Potentials da                           | ted Anril 19 |                 |          |       |       |         |               |               |       |
| activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DFE database of fiscal impact studies.<br>Er no numeeer effeise impact studies.  | activities not tied to permanent commercial/Institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For purposes of this nailysis, we have not assumed an assessed value for employment  | activities not tied to permanent commercial/institutional locations. Calculations per The N<br>Per DPFG database of fiscal impact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>schools are exempt from the payment of property taxes.  | Employment calculations assume that   | it retail, light               | industrial, and    | l office space                          | will have a  |                 |          |       |       |         |               |               |       |
| Per Druce dardisse on inska indra suudies.<br>Er en vienseer arditisse on have nudiesse.  | Per DFF-o datatase or instait impact suctines.<br>For purposes of this mankysis, where not assessed value for employment<br>extonds are avenuer from the normand of protectivity assess.   | Per DFFO database of itska inpact studies.<br>For purposes of this analysis, we have not assumed an assessed value for employment<br>schools are exempt from the payment of property taxes.  | activities not tied to permanent comm                                       | tercial/institu<br>Audioc      | utional location   | is, Calculation                         | is per The N |                 |          |       |       |         |               |               |       |
|   | is provide an example, the new method of concerning the second second second second second second second second  | schools are exempt from the payment of property taxes.   | Fer DFFG database of this analysis we have                                  | e not assum                    | ned an assess      | ed value for e                          | molovment    |                 |          |       |       |         |               |               |       |

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<br>Ref. |          |                        |
| Residential Property Tax   |               |          |                        |
| Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)<br>Basic Rate                    |               | \$       | 3,181,779,482          |
| Basic Tax Paid   |               | \$       | 1.000%<br>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<br>Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhib<br>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<br>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<br>Transfer Tax Rate (d)  |               | \$       | 454,539,926<br>0.1100% |
| Total Residential Documentary Transfer Tax   |               | \$       | 499,994                |
| -  |               | <u> </u> |                        |

Non-Residential Documentary Transfer Tax

| Total Documentary Transfer Tax  | \$<br>533,863     |
|---|-------------------|
| Total Non-Residential Documentary Transfer Tax  | \$<br>33,869      |
| Transfer Tax Rate (d)   | <br>0.1100%       |
| Value of Annual Turnover  | \$<br>30,789,631  |
| Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a) | \$<br>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<br>Ref.      | Sq. Ft.                      | Taxable<br>Sales<br>per Sq. Ft. | % of Sq. Ft./<br>Acres Generating<br>Taxable Sales | Total<br>Taxable<br>Sales                             |
| Taxable Sales   |                    |                              | <u>.</u>                        |  |   |
| Office  | 3                  | 450,323                      |                                 | (c)<br>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<br>12,410             | 60.02%                          | ¢ 23,464<br>7,448                                  | 7,039,256<br>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<br>13   | \$ 98,214,964   |
| Project On-Site Sales and Use Tax to County<br>Sales Tax (@ 10.0% of Taxable Sales)<br>Use Tax (@ 10.5% of Sales Tax)<br>Total On-Site Sales and Use Tax<br>Less 0.25% Reclassified to Property Taxes (g)<br>Net On-Site Sales and Use Tax  |                    |                              |                                 | 1.00%<br>10.50%<br>0.00%                           | \$ 982,150<br>103,126<br>\$ 1,085,275<br>\$ 1,085,275 |
| II. Off-Site Sales and Use Tax from Residential<br>Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 an<br>Household Income (@ 25% of Assessed Valuation) (d)<br>Retail Taxable Sales (@ 32% of Household Income) (e)<br>Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f) | nd Exhibit C)      |                              |                                 | 25.0%<br>32.0%<br>0.0%                             | \$ 3,181,779,482<br>795,444,870<br>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)<br>Net Off-Site Sales and Use Tax   |                    |                              |                                 | 0.00%  |   |
| Net on-Site Sales and Ose Tax   |                    |                              |                                 |  | \$ .  |
| III. Transient Occupancy Tax ("TOT")  | Avaliable<br>Rooms | Annual<br>Rooms<br>Available | Average<br>Occupancy<br>Rate    | Average<br>Room<br>Rate                            | Hotel<br>Rental<br>Revenue                            |
|   |                    | *****#WIV                    |                                 |  | INVIGING  |
| Listel Dusiance   |                    |                              | (n)                             | (n)  |   |
| Hotel - Business<br>Hotel - Business Rental Revenue Subject to TOT<br>Transient Occupancy Tax Rate (m)  | 100                | 36,500                       | 58.0%                           | \$ 87  | 1,831,840   |
|   |                    |                              |                                 |  | \$ 183,184  |
| Hotel - Resont<br>Hotel - Resont Revenue Subject to TOT<br>Transient Occupancy Tax Rate (m)   | 300                | 109,500                      | 60.0%                           | \$ 178   | 11,694,600<br>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<br>Documentary Transfer Tax |                          |                     | 4                 | \$     | 4,937,557<br>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.

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(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.

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(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<br>Ref.   | 1      | FY 15/16<br>Budget (a)  | County<br>Equivalent<br>Units (b)   | F  | actor  | Measurement (b)   | Project<br>Equivalent<br>Units (c) |    | nancing<br>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<br>— | 22,112,290  |   | \$ | 0.31   | <b>1</b>  |                                    | \$ | 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<br>CA-Homeowners Tax Relief   | 36   | \$     | 2,606,205   | -   | \$ | -  | not used  | -                                  | \$ | -                                |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief   | 36<br>36   |        | 2,606,205<br>42,000   | -   | \$ | -  | not used  | -                                  | \$ | -                                |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement   | 36<br>36<br>36   |        | 2,606,205<br>42,000<br>94,002   | -   | \$ | -  | not used<br>not used<br>not used  | -                                  | \$ | 2                                |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes  | 36<br>36   |        | 2,606,205<br>42,000   | -<br>-<br>2,308,441   | \$ |  | not used<br>not used<br>not used<br>per capita, entire county   | 15,724                             | \$ | -<br>-<br>20,4                   |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement   | 36<br>36<br>36   |        | 2,606,205<br>42,000<br>94,002   | -<br>-<br>2,308,441<br>-  | \$ | -  | not used<br>not used<br>not used  | -                                  | \$ | -<br>-<br>20,4                   |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes  | 36<br>36<br>36   |        | 2,606,205<br>42,000<br>94,002   | -<br>-<br>2,308,441<br>-<br>-   | \$ | -  | not used<br>not used<br>not used<br>per capita, entire county   | -                                  | \$ | 9                                |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding   | 36<br>36<br>36<br>37   |        | 2,606,205<br>42,000<br>94,002<br>3,000,000  | -<br>-<br>-<br>2,308,441<br>-<br>-  | 69 | -<br>1.30<br>-   | not used<br>not used<br>not used<br>per capita, entire county<br>not used   | -                                  | \$ | -<br>-<br>20,4<br>-<br>-<br>20,4 |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State  | 36<br>36<br>36<br>37<br>42   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>-<br>32,600<br>5,774,807  | -<br>-<br>2,308,441<br>-<br>-   | \$ | -<br>1.30<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used   | -                                  | \$ |                                  |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair   | 36<br>36<br>36<br>37   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>-<br>32,600   | -<br>-<br>2,308,441<br>-<br>-<br>-  | -  | -<br>1.30<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used   | -                                  |    |                                  |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State  | 36<br>36<br>36<br>37<br>42   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>-<br>32,600<br>5,774,807  | -<br>-<br>2,308,441<br>-<br>-<br>-  | \$ | -<br>1.30<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used   | -                                  | \$ |                                  |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement  | 36<br>36<br>36<br>37<br>42   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>-<br>32,600<br>5,774,807  | -<br>-<br>2,308,441<br>-<br>-<br>-  | \$ | -<br>1.30<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used   | -                                  | \$ |                                  |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue   | 36<br>36<br>37<br>42<br>43   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br><u>32,600</u><br>5,774,807<br>10,000,000  | -<br>-<br>2,308,441<br>-<br>-<br>-  | \$ | -<br>1.30<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used   | -                                  | \$ |                                  |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy  | 36<br>36<br>37<br>42<br>43<br>33   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>-<br>-<br>32,600<br><b>5,774,807</b><br>10,000,000<br>2,265,620<br>244,055                            | -<br>-<br>2,308,441<br>-<br>-<br>-<br>-<br>-                                  | \$ | -<br>1.30<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used   | -                                  | \$ | 2                                |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax   | 36<br>36<br>37<br>42<br>43<br>33<br>33   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>-<br>32,600<br>5,774,807<br>10,000,000<br>2,265,620   | -<br>-<br>2,308,441<br>-<br>-<br>-<br>-<br>-<br>-<br>-                        | \$ | -<br>1.30<br>-<br>-<br>-<br>-<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used   | -                                  | \$ | 9                                |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>  | -   |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-  | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33                                     | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>32,600<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800                        | -<br>-<br>-<br>2,788,991  |    | -<br>1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county  | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees  | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>33<br>38<br>38                   | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>  | -   |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-      | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>38<br>42             | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>32,600<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368              | -<br>-<br>-<br>2,788,991  |    | -<br>1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments  | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43             | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>32,600<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368              | -<br>-<br>-<br>2,788,991  |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-      | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43<br>42       | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | -<br>-<br>-<br>2,788,991  |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-      | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used<br>not used<br>not used<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments  | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43             | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>32,600<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368              | -<br>-<br>-<br>2,788,991  |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-      | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43<br>42       | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | -<br>-<br>-<br>2,788,991  |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-      | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used<br>not used<br>not used<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short<br>El Sobrante Land Fill                        | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43<br>42       | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | -<br>-<br>-<br>2,788,991  |    | 1.30<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-      | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used   | 15,724                             | \$ | 20,4                             |
| Miscellaneous Federal and State<br>CA-Homeowners Tax Relief<br>CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short<br>El Sobrante Land Fill<br>Sale Of Real Estate | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>38<br>38<br>38<br>42<br>43<br>42<br>42 | \$     | 2,606,205<br>42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368<br>53,105<br>1,700,000 | -<br>-<br>-<br>2,788,991<br>2,788,991<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- |    | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-              | not used<br>not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used | 15,724<br>                         | \$ |                                  |

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<br>y General Fu   | bit A - Fiscal Impact /<br>und Financing Requir<br>Paradise Valley<br>February 15, 2017 | Exhibit A - Fiscal impact Analysis<br>ral Fund Financing Requirements Bu<br>Paradise Valley<br>February 15, 2017 | Exhibit A - Fiscal impact Analysis<br>County General Financing Requirements Budget, Net of Revenue Sources<br>Paradics valler<br>February 15, 2017 | lices                |                                   |                     |                              |                      |             |                                  |
|--|-------------------------|-------|-------|------------------------------|---------------------------|-------------------------|---|--|--|----------------------|-----------------------------------|---------------------|------------------------------|----------------------|-------------|----------------------------------|
| Description  | Evdget (a)<br>Page Ref. | Fund  | Total |                              | intergovernmental         | Charges for<br>Services |   | Licenses<br>and Permits  | Fines, Forfeitures<br>& Penaltiles   | Other                | Retained Earnings<br>Contribution |                     | General Fund<br>Contribution | Marginal<br>Increase | Net G<br>Co | Net General Fund<br>Contribution |
| General Financing Requirements<br>Legislative and Administrative |                         |       |       |                              |                           |                         |   |  |  |                      | •                                 |                     | 237 667 6                    | C D D                |             | 4 746 799                        |
| Board of Supervisors   | 97<br>78                | 10000 | 10    | 7,644,982 \$                 | 3.2                       | 69                      | 842.609 \$  | 3,368,908  | ия<br>1 1  |                      | <b>9</b>                          | e<br>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<br>86<br>86          | 22430 |       | 1,439,000                    | 113                       |                         | 004   |  |  | 1.439,000 226,215    | 0.10                              | • 42                | • •                          | A N                  |             |                                  |
| Casa pianca Clinic Fass-Tinu<br>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<br>NA             |             |                                  |
| AB 2766 Air Quality<br>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<br>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<br>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<br>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<br>Assessor  | 104                     | 10000 | \$    | 26,908,893                   |                           | \$ 12,                  | 2,886,028 \$  | 1  | 49<br>44   | 1,936,150            | \$                                | *                   | 12,086,714                   | 50%                  | \$          | 6,043,357                        |
| Assessment Appeals Board   | 97                      | 10000 |       | 1,081,861                    | 59                        | Y                       | 385,000<br>4 a76 720  | 190 - N  | 1  |                      |                                   | . 6                 | 2.137,496                    | % %<br>20%           |             | 346,431<br>1.068.748             |
| Audntor-controller<br>Crest Property Tax Marnt. System           | 105                     | 33600 | -     | 11,278,219                   |                           | r er                    | 3,661,293   | ÷  | ( *)   | 1,829,157            | 5,787,769                         | 69                  | e                            | <b>NA</b>            |             | 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<br>8 896 447  |  |  |                      |                                   | 9                   | (22,673,294)                 | 50%                  |             | (11,336,647)                     |
| Cowcap Keimpursement<br>Treasurer-Tax Collector                  | 107                     | 10000 |       | 14,462,122                   | 3                         | 10.                     | 10.142.190  |  | 3,444,388  | 3,800                | 0                                 | -<br>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              | <b>P</b>                          | ,                   | +00'000'0                    |                      |             | 1120201                          |
| Counsel<br>Court Transcripts                                     | 103                     | 10000 | ~     | 1,500,000 \$                 |                           | 673                     | 19  | 8  | 69<br>1  |                      | . 45                              | <del>ده</del><br>۱  | 1,500,000                    | 25%                  | 69          | 375,000                          |
| County Counsel<br>Total Counsel                                  | 107                     | 10000 | 12    | 5,206,052<br>6,706,052 \$    | 35,000                    | 5                       | 3,052,000<br>3,052,000 \$   |  | ю  |                      | 64                                | , ,                 | 2,119,052                    | 20%                  | \$ \$       | 1,059,526                        |
|  |                         |       |       |                              |                           |                         |   |  |  |                      |                                   |                     |                              |                      |             |                                  |
| HR: Administration   | 104                     | 10000 | \$    | 10,144,231 \$                |                           | <b>*</b> 2.             | 7,783,304 \$  |  | 69<br>1 ()<br>1  | 2,360,927            | 5                                 | 6 <del>7</del><br>1 |                              | 50%<br>NA            | \$9         |                                  |
| Rideshare<br>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<br>Total Elections                           | 107                     | 10000 | •••   | 9,598,525 \$<br>9,598,525 \$ | 105,000                   | •• ••                   | 1,114,150 \$  | 81.95  | 6 69<br>1 ()   | 40,000               |                                   | 969<br>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<br>10 1   |                      | \$                                | <del>∽</del>        | (3) I                        | 50%<br>50%           | 69          | , ,                              |
| Facil-Mgt: Design & Construct<br>Facil-Mgt: Project Management   | 111                     | 10000 | -     | 6,078.702                    |                           | 6,6                     | 6,078,702   | 18   | (*)  |                      |                                   |                     | •                            | 50%                  |             | •                                |
| Facil-Mgt: Parking<br>Cooli Mot: Energy Management               | 112                     | 10000 |       | 2.049,617                    |                           | 52                      | 149,081<br>7.929.427  | • •  | 127,088  | 1,773,448<br>237,742 | 99 D                              |                     | 7,693,078                    | 50%<br>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                         | \$<br>101               | & 751'600   |  |  | 110'7                |                                   |                     | 0 10100011                   |                      |             | 200121-010                       |

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|  |                          |       |                |                  | Febr   | February 15, 2017 |                                  |            |                                  |                              |                      |                                  |
|--|--------------------------|-------|----------------|------------------|--|-------------------|----------------------------------|------------|----------------------------------|------------------------------|----------------------|----------------------------------|
|  | FY 2015-16<br>Budget (a) |       | i              |                  | Charges for  | Licenses          | Fines, Forfektures<br>* December | Cabor      | Retained Eamings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase | Net General Fund<br>Contribution |
| Description  | rage Ket.                |       | 10141          | THATGOALIHIISING | 100  |                   | ondiantin 1 m                    |            |                                  |                              |                      |                                  |
| Plant Acquisition                                      | 80                       | 20000 | s 1.495.550    |                  |  | 1                 | 49<br>1                          | 1.495.550  | 69                               | 69                           | - NA                 |                                  |
| Accumulanve Capital Outay<br>Conited Immovement Proman | 103                      |       | 10.317.874     |                  | 3  | 12                |                                  |            |                                  |                              | - NA                 |                                  |
| Topacco Securitization                                 | 103                      | 30120 | 3,815,200      | 53<br>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 <del>5</del><br>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<br>8,000  | A                 | 3<br>                            | 5.000      | •                                | •                            | AN O                 | •                                |
| EUA: Mingerion Fund<br>CDA: Admin Subfinde             | 90<br>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<br>-              |                                  |
| Total Promotion  |                          |       | \$ 14,778,173  |                  | \$ 5,109,044   | •                 | A                                |            |                                  | 9                            | 1                    |                                  |
| Other General  |                          |       |                |                  | •  |                   | 0                                | 3          | ,                                | 6                            | 100%                 |                                  |
| Contribution to Other Funds                            |                          | 10000 |                | - (t             | <br>"  | r ð               | 9<br>() +                        |            | •                                |                              | 100%                 | •                                |
| Court Sub-Funds<br>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<br>NA             |                                  |
| Successor Agency to the KUA<br>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<br>Total Other General              |                          | 0000  | 35,496,103     | *                | - \$ 10,792,260  | 4                 | 4A<br>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<br>1                          | 10         | ،<br>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<br>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<br>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 |                   |                                  |            |                                  |                              |                      |                                  |

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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<br>Paradi<br>Februai | Financing Requirements B<br>Paradise Valley<br>February 15, 2017 | Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources<br>Paradise Valley<br>February 15, 2017 | 80           |                                  |                              |                      |                 |                         |
|--|---|--|--|-------|---------------------------|---------------------------|--|--|---|--------------|----------------------------------|------------------------------|----------------------|-----------------|-------------------------|
| (1)         (1) <th>Monte         1         Monte         Monte         Mon</th> <th>Description</th> <th>_FY 2015-16<br/>Budget (a)<br/>Page Ref.</th> <th>Fund</th> <th>Total</th> <th>lmergovernmental</th> <th>Charges for<br/>Services</th> <th>Licenses<br/>and Permits</th> <th>Fines, Forfeitures<br/>&amp; Penalties</th> <th>ĺ</th> <th>tetained Eamings<br/>Contribution</th> <th>General Fund<br/>Contribution</th> <th>Marginal<br/>Increase</th> <th>Net Ger<br/>Cont</th> <th>neral Fund<br/>tribution</th>   | Monte         1         Monte         Monte         Mon   | Description  | _FY 2015-16<br>Budget (a)<br>Page Ref. | Fund  | Total                     | lmergovernmental          | Charges for<br>Services                  | Licenses<br>and Permits  | Fines, Forfeitures<br>& Penalties   | ĺ            | tetained Eamings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase | Net Ger<br>Cont | neral Fund<br>tribution |
|  | Motion         1 $(1,2,1,2,1,2)$ <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         0.70</td> <th>Sheriff: Administration</th> <th>131</th> <td>10000</td> <td>12,140.591</td> <td></td> <td>5 1,820,249 3<br/>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         0.70  | Sheriff: Administration                              | 131                                    | 10000 | 12,140.591                |                           | 5 1,820,249 3<br>17 841 041              | 4,700  | A .   |              |                                  |                              | 4                    | •               | 11,758,697              |
| 000         101         000         101         000         101         000 <td>olde         131         0000         <math>363,370</math> <math>643,370</math> <math>643,370</math> <math>643,370</math> <math>643,370</math> <math>643,370</math> <math>643,370</math> <math>643,370</math> <math>643,470</math> <math>1111,10</math> <math>1112,10</math> <math>1112,10</math><th>Strenit: Support<br/>Shariff: Datrol</th><th>132</th><td>10000</td><td>317 472,233</td><td>56.414.775</td><td>172.661.937</td><td>36,273</td><td>15,500</td><td>88,700</td><td></td><td>88,255,048</td><td></td><td></td><td>88,255,048</td></td>  | olde         131         0000 $363,370$ $643,370$ $643,370$ $643,370$ $643,370$ $643,370$ $643,370$ $643,370$ $643,470$ $1111,10$ $1112,10$ <th>Strenit: Support<br/>Shariff: Datrol</th> <th>132</th> <td>10000</td> <td>317 472,233</td> <td>56.414.775</td> <td>172.661.937</td> <td>36,273</td> <td>15,500</td> <td>88,700</td> <td></td> <td>88,255,048</td> <td></td> <td></td> <td>88,255,048</td>   | Strenit: Support<br>Shariff: Datrol                  | 132                                    | 10000 | 317 472,233               | 56.414.775                | 172.661.937                              | 36,273   | 15,500  | 88,700       |                                  | 88,255,048                   |                      |                 | 88,255,048              |
| min         11         10000         1000         1000         1  | UNIC         104         1000         0.054.44         1,1,1,1,1         7,14,1,1         1,1,1,1,1         7,14,1,1         1,1,1,1         1,1,1  | Sheriff: Court Services                              | 134                                    | 10000 | 26.967.709                | 16,885,104                | 4.378.040                                |  |   | 118          | ,                                | 5,704,447                    |                      |                 | 5,704,447               |
| Inter         111         1000 <th< td=""><td>Inter         13         1000         2.7.11.04         1.1.1.1.04         2.7.2.1.01         2.7.7.1.01         1.1.1.1.04         2.7.7.1.04         1.1.1.1.04         2.7.7.1.04         1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.1.04         2.7.7.7.1.1.04         1.1.1.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7</td><th>Sheriff: CAC Security</th><th>134</th><td>10000</td><td>655,544</td><td>•</td><td>1</td><td>•</td><td></td><td></td><td>•</td><td>655,544</td><td></td><td></td><td>655,544</td></th<>  | Inter         13         1000         2.7.11.04         1.1.1.1.04         2.7.2.1.01         2.7.7.1.01         1.1.1.1.04         2.7.7.1.04         1.1.1.1.04         2.7.7.1.04         1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.1.04         2.7.7.1.1.04         1.1.1.1.1.04         2.7.7.7.1.1.04         1.1.1.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.1.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7.7.7.1.04         2.7.7   | Sheriff: CAC Security                                | 134                                    | 10000 | 655,544                   | •                         | 1  | •  |   |              | •                                | 655,544                      |                      |                 | 655,544                 |
| 10         22200<br>2011         22000<br>2011   | 15         22200         5214         6220         6200         5214  | Sheriff: Training Center                             | 134                                    | 10000 | 12,741,938                |                           | 775,841                                  | ъ.   |   | 1,247,164    | ,                                | 9,606,829                    |                      |                 | 9,606,82                |
| 0         2000         20  | 0         22200         222   | Sheriff: Cal-ID                                      | 136                                    | 22250 | 5,216,502                 | 8                         | 4,848,912                                | •  |   | 367,590      |                                  |                              | AN A                 |                 |                         |
| Outcol         2         Classifie         2         Cl  | Montechan         Montechan <t< td=""><th>Sheriff: Cal-DNA</th><th>136</th><td>22250</td><td>351,257</td><td>. 3</td><td>200,707<br/>220,533</td><td>• •</td><td></td><td>200</td><td></td><td>•</td><td>Y N</td><td></td><td>•</td></t<>   | Sheriff: Cal-DNA                                     | 136                                    | 22250 | 351,257                   | . 3                       | 200,707<br>220,533                       | • •  |   | 200          |                                  | •                            | Y N                  |                 | •                       |
| Minimum         Minimum <t< td=""><td>Official<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>Biological<br/>B</td><th>Sheriff: Cathonoco<br/>Total Police Protection</th><th>10</th><td>06777</td><td>421,219,693</td><td>90,257,907</td><td>н</td><td>124,973</td><td></td><td>1,704,096 \$</td><td>1</td><td></td><td></td><td>69</td><td>121,095,23</td></t<> | Official<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>Biological<br>B | Sheriff: Cathonoco<br>Total Police Protection        | 10                                     | 06777 | 421,219,693               | 90,257,907                | н  | 124,973  |   | 1,704,096 \$ | 1                                |                              |                      | 69              | 121,095,23              |
| minute         13         10000         2         2446403         3         2446403         3         2446403         3         3436400         3  | $ \begin{array}{cccccccccccccccccccccccccccccccccccc$   | Protocolican and Connections                         |  |       |                           |                           |  |  |   |              |                                  |                              |                      |                 |                         |
| 6 Support         13         0000         13.373.73         3.373.73         3.0001         13.373.73         0000         13.373.73         0000         13.373.73         00000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73         000000         13.373.73 <td>Respond         171         1000         17.553/7.73         36.737.73         36.737.73         36.737.73         36.737.73         36.737.73         37.7733         37.7733         37.7733</td> <th>Detertion and confections<br/>Sheriff, Corrections</th> <th>133</th> <td>10000</td> <td>214,488,243</td> <td>81,955,055</td> <td>2,646,599</td> <td>•</td> <td></td> <td></td> <td>00</td> <td></td> <td></td> <td>69</td> <td>61,371,03</td>   | Respond         171         1000         17.553/7.73         36.737.73         36.737.73         36.737.73         36.737.73         36.737.73         37.7733         37.7733         37.7733  | Detertion and confections<br>Sheriff, Corrections    | 133                                    | 10000 | 214,488,243               | 81,955,055                | 2,646,599                                | •  |   |              | 00                               |                              |                      | 69              | 61,371,03               |
| Including<br>Including         137         1000         4433/14         27175/24         200000         1         1000/2000 <td>Including         137         10000         64/30,4/374         26/17/25/47         30000         -</td> <th>Probation: Admin &amp; Support</th> <th>138</th> <td>10000</td> <td>12,556,093</td> <td>3,337,373</td> <td></td> <td>•</td> <td></td> <td>•</td> <td>30 3</td> <td>9,218,720</td> <td></td> <td>14</td> <td>4,609,36<br/>8 648 65</td>  | Including         137         10000         64/30,4/374         26/17/25/47         30000         -   | Probation: Admin & Support                           | 138                                    | 10000 | 12,556,093                | 3,337,373                 |  | •  |   | •            | 30 3                             | 9,218,720                    |                      | 14              | 4,609,36<br>8 648 65    |
| Interfactor         Interfactor <thinterfactor< th=""> <thinterfactor< th=""></thinterfactor<></thinterfactor<>  | Or and Control         17         100         3         240,000         5         240,400         5         340,400         5   | Probation: Juvenile Halt                             | 137                                    | 10000 | 44,324,374                | 26,126,472                | 300,000                                  | •  |   |              | •                                | 10.352.116                   |                      |                 | 5,176,05                |
| cont         33         2000         5         15571/126         5         16631/271         5         55310         0         5         2253310         0         5         2253310         0         5         2253310         0         5         2253310         0         5         2253310         0         0         5         2253310         0         0         5         2253310         0         0         5         2253310         0         0         5         2253310         0 <td>evel         133         10000         5         143.7301.286         5.6.031.891         5         <!--</td--><th>Probation<br/>Total Detention and Correction</th><th>151</th><td>00001</td><td>11</td><td></td><td></td><td>•</td><td>3,945,480</td><td></td><td></td><td></td><td></td><td>40</td><td>80,105,40</td></td>   | evel         133         10000         5         143.7301.286         5.6.031.891         5 </td <th>Probation<br/>Total Detention and Correction</th> <th>151</th> <td>00001</td> <td>11</td> <td></td> <td></td> <td>•</td> <td>3,945,480</td> <td></td> <td></td> <td></td> <td></td> <td>40</td> <td>80,105,40</td>   | Probation<br>Total Detention and Correction          | 151                                    | 00001 | 11                        |                           |  | •  | 3,945,480   |              |                                  |                              |                      | 40              | 80,105,40               |
| Instruction         138         1000         5         12771136         5         6501301         5         5         5501301         5         5         5503100         7         5         5503100         7         5         5503100         7         5         5503100         5         5         5503100         5         5         5503100         5         5         5503100         5         5         5503100         5         5         5503100         5         5         5503100         5         5         5503100         5         5         5503100         5 <t< td=""><td>Ordit         138         1000         5         123713125         5 631391         5</td></t<> <th></th> <th></th> <td></td>  | Ordit         138         1000         5         123713125         5 631391         5   |  |  |       |                           |                           |  |  |   |              |                                  |                              |                      |                 |                         |
| 1000         57.007.007         5.075.007         5.075.007         5         5.075.007         5         5.075.007         5         6.075.007         5         6.075.007         5         6.075.007         5         6.075.007         5         6.075.007         5         6.075.007         5         6.075.007         5         6.075.007         5         6.055.005         6.055.005         5         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.005         6.055.0  | Mathematication         2300         53785323         477365         7.1113.182         31382555         477105         2.5075.057   | Fire Protection                                      | 138                                    | 1000  | 125 781 236               | 16 631 297                |  | 1  |   |              |                                  |                              |                      | 67              | '                       |
| Ontraction         13         1000         3         55664,001         5         5664,001         5664,001  | Contracts         139         1000         5         5/14/372         5         13/363/566         17/119.182         5         13/363/566         17/119.182         5         13/363/566         1  | Fire: Non-Forest                                     | 139                                    | 21000 | 53,562,952                | 487,885                   |  |  | •   | 53,075,067   | ЕC                               |                              | NA .                 |                 |                         |
| Instanton         10         1000         5 / 44 / 52         2 / 5 / 44 / 50         3 / 4 / 600         5 / 4 /  | $ \begin{array}{ c c c c c c c c c c c c c c c c c c c$   | Fire Protection: Contracts                           | 139                                    | 10000 | 83,694,608<br>263 038 796 | 17.119.182                | 83,694,608<br>139,626,589                |  |   |              | • •                              |                              |                      | \$              | •                       |
| Insidence         10         0000         5         5.14372         5         2.157,000         5         3.6000         5         4.600         5         5         8.2652         50%         5           Inimitation         10000         5         5.14372         5         2.657,000         5         36.000         5         4.600         5         5         2.33416         0%         5         2.33416         0%         5         2.33416         0%         5         2.33416         0%         5         2.33416         0%         5         2.33416         0%         5         2.33416         0%         5         2.34400         5         2.45700         5         2.45700         5         2.45700         5         2.45700         5         2.45000         5         2.44000         5         2.34116         0 <td>Institute         141         1000         5         5/147/23         5         2.157/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.164/007         3         35.000         5         4.600         6</td> <th></th> <th></th> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td>   | Institute         141         1000         5         5/147/23         5         2.157/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.167/000         5         2.164/007         3         35.000         5         4.600         6  |  |  |       |                           |                           |  |  |   |              |                                  |                              | 1                    |                 |                         |
| International         Internal         International         International   | Main Harmonian         Main Ha  | Protection/Inspection<br>Action/Insel Commissioner   | 140                                    | 10000 | 5 748 722                 | 2.157.000                 | 2.680.100                                | 34,000   | 35,000  | 99<br>-      | ((4))                            |                              |                      | **              | 421,311                 |
| articitor/Inspection         2         12/36/145         2         15/7/100         5         2/34/165         2/35/160         5         2/34/165         2/35/160         5         2/36/165         4/600         5         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         1/06/08         5         5         1/06/08         5         1/06/08         5         1/06/08         5         5         1/06/08         5         1/06/08         5         1/06/08         5         5         1/06/08         5         5         1/06/08         5         5         1/06/08         5         5         1/06/08         5         5         1/06/08         5         5         5         5         5         1/06/08 <td>Jacre Eline Sys.         12354,145         2,157,000         5,247,470         2,344,037         5,35,000         4,600         5,35,000         4,600         5,35,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000</td> <th>Agricuman commissions<br/>Building &amp; Safety</th> <th>141</th> <td>10000</td> <td>6,605,423</td> <td></td> <td>3,567,370</td> <td>2,810,037</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>  | Jacre Eline Sys.         12354,145         2,157,000         5,247,470         2,344,037         5,35,000         4,600         5,35,000         4,600         5,35,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000         5,36,000   | Agricuman commissions<br>Building & Safety           | 141                                    | 10000 | 6,605,423                 |                           | 3,567,370                                | 2,810,037  |   |              |                                  |                              |                      |                 |                         |
| Berg Elm. Sys.       128       1000.000       5 (100.000   | Berg Elm. Sys.       128       10000       5       1,00000       5       571,000       5       571,000       32,800       5   | Total Protection/Inspection                          |  |       |                           | 2,157,000                 | 6,247,470                                | 2,844,037  | 35,000  |              | •                                |                              |                      | 6               | 421,311                 |
| 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<br>Med Dath 4 Discon Elm Sve        | 128                                    | 10000 | 1 000 000                 | 1                         | 69<br>1                                  | ¢  | 99<br>1   | 49           |                                  |                              |                      | 67              | 1,000,000               |
|  | $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | Had Found, Daving Linit Of St.<br>HR'Rideshare       | 128                                    | 22000 | 603,800                   | 10                        | 571,000                                  | 32,800   | £   | •            |                                  |                              |                      |                 |                         |
| Ior     135     10000     1441228     552,400     -     -     984     -     -     -     0%       140     22500     16,948     -     -     16,948     -     -     NA     -     NA       140     20200     8470,174     500,000     3,803,488     -     -     16,948     -     -     NA       141     20200     8470,174     500,000     3,803,488     -     -     10,500     -     1,451,176     0%       22550     10000     8,771,174     500,000     3,808,488     -     -     10,500     -     1,411,176       22550     10000     8,751,784     5,462,04     -     -     47,355     -     47,355     -     0%       122     10000     8,751,794     3,7590     218,438     37,590     491,750     -     0%       142     10000     486,000     486,000     232,584     100%     -     NA       143     22000     486,000     481,750     218,433     -     NA       143     22000     486,000     233,593     100%     -     NA       144     33500     481,750     21,750     -     NA       <  | trator 135 1000 1641.28 502.400 5.52.00 16.41.28 502.400 5.52.400   | County Clerk-Recorder                                | 129                                    | 10000 | 20,031,512                |                           | 15,999,000                               | •  | •   | 1,001        | Ж                                | 4.031,511                    |                      |                 | 2,015,75                |
| 140       22500       16,448       962,775       10,500       962,775       10,500       11,176       0%         141       20200       8,470,174       500,000       3,008,488       10,500       10,500       1,1176       0%         141       22650       8,470,174       500,000       3,008,488       7       10,500       1,151,176       0%         155       20000       8,470,174       500,000       3,008,488       7       10,500       1,1560       1       NA         22650       8,470,174       500,000       3,008,488       37,590       47,235       1       100%         142       10000       8,751,784       3,7590       218,4750       310,700       1       3,322,867       100%         142       10000       486,000       218,4720       217,20       1       1       0       9,322,284       100%         143       10000       143       33,601,305       9,41,750       31,61,750       1       0       0       0         143       23500       485,000       218,443       37,560       21,61,750       1       NA       NA         143       133500       8,11,750       31,750 <td< td=""><td>140       22500       1608       88.775       10.500         141       20200       96.9156       500.000       3.60.488       -       -       4         141       20200       8.470.174       500.000       3.60.488       -       -       98.775       10.500         135       10000       8.470.174       5.00.000       3.60.488       -       -       47.835       -       4         135       10000       8.761.784       3.738.178       6.46.204       -       -       47.835       -</td><th>Sheriff: Public Administrator</th><th>135</th><td>10000</td><td>1.641,228</td><td>(ā)</td><td>582,400</td><td>•</td><td></td><td>9,864</td><td>010 01</td><td>1,048,964</td><td></td><td></td><td>524,48</td></td<>  | 140       22500       1608       88.775       10.500         141       20200       96.9156       500.000       3.60.488       -       -       4         141       20200       8.470.174       500.000       3.60.488       -       -       98.775       10.500         135       10000       8.470.174       5.00.000       3.60.488       -       -       47.835       -       4         135       10000       8.761.784       3.738.178       6.46.204       -       -       47.835       -   | Sheriff: Public Administrator                        | 135                                    | 10000 | 1.641,228                 | (ā)                       | 582,400                                  | •  |   | 9,864        | 010 01                           | 1,048,964                    |                      |                 | 524,48                  |
| 140       20200       90,196       50,000       3,00,166       6,15,176       0%         141       22850       8,70,174       500,000       3,00,488       -       -       -       0.5         155       2000       8,70,174       500,000       3,00,488       -       -       116       0%         155       2000       8,70,174       500,000       3,03,488       -       -       116       0%         155       10000       8,70,174       500,000       2,188,438       37,590       47,129       -       3,32,226       100%         142       10000       4,57,244       37,590       491,750       310,700       -       9,352,226       100%         143       10000       457,224       37,590       491,750       310,700       -       0,500       -       0,552,201       100%         144       33600       45,000       3,630,306       -       1600       -       0,500       -       0,500         144       33600       5,914,465       3,301,300       -       1600       -       0,500       -       0,500         144       33600       5,914,465       3,301,300       - <td< td=""><td>Index       Index       <th< td=""><th>Range Improvement</th><th>140</th><td>22500</td><td>16,948</td><td>8</td><td>•</td><td>•</td><td>5. T</td><td>-<br/>9R2 776</td><td>10,540</td><td></td><td>NA N</td><td></td><td></td></th<></td></td<>   | Index       Index <th< td=""><th>Range Improvement</th><th>140</th><td>22500</td><td>16,948</td><td>8</td><td>•</td><td>•</td><td>5. T</td><td>-<br/>9R2 776</td><td>10,540</td><td></td><td>NA N</td><td></td><td></td></th<>  | Range Improvement                                    | 140                                    | 22500 | 16,948                    | 8                         | •  | •  | 5. T  | -<br>9R2 776 | 10,540                           |                              | NA N                 |                 |                         |
| 2850     045.000     8/61/764     3738.178     046.204     10%       2860     8/61/764     3738.178     646.204     10%       2860     8/61/764     3738.178     646.204     10%       142     10000     8/57.7991     3.52.281     457.246     10%       143     23000     457.7991     3.52.281     457.246     10%       143     23300     466.000     456.000     1.53.3.77     9.45.000     1.00%       143     23300     457.289     3.10.730     1.00%     1.00%       143     23300     456.000     456.000     1.58.37.980     1.00%       143     23300     456.000     456.000     1.65.300     1.00%       143     23300     456.000     456.000     1.65.37.980     1.00%       143     23300     456.000     456.000     1.65.37.980     1.00%       156.37.890     8.837.986     9.491.760     3.16.52.281     100%       143     23500     1.83.73.890     491.760     3.16.52.281     100%       143     23500     1.83.73.890     1.66.30.95     9.41.760     3.16.52.281     100%       156.37.00     1.65.37.00     1.65.37.00     1.65.20.90     1.65.20.90     1.65.20.91  | 135       25800       37,517       366,204       1  | Environmental Programs                               | 140                                    | 20200 | 920,196<br>8 470 174      | 200 000                   | 3 808 498                                | •••  |   | 10,500       |                                  | 4,151,176                    |                      |                 | •                       |
| 3         2000         8/61/14d         3/38/17         6/6,20d         -         47,885         -         47,885         -         NA           135         10000         8/61/744         3/38/17         9/45,000         2/17,805         100%         9.359,256         100%         9.359,256         100%           142         10000         13/33,3777         9/45,000         2/17,24         3/1,560         310,750         -         9.359,256         100%           142         10000         13/33,777         9/45,724         37,590         41,750         310,730         -         9.359,256         100%           143         22300         4/67,991         3.522,214         -         -         9.352,264         100%           Project         144         33500         486,000         486,000         -         -         0.20,000         -         NA           Project         144         33500         103,3266         9.491,760         -         0.500         0.500         -         NA           Project         144         33500         1.456,300         -         1.563,209         0.3204,100%         -         NA      NA           Projartio   | 3         2000         8 / 61 / 784         3 / 38 / 78         64 / 204         -         4 / 833         -         4 / 833         -         4 / 833         -         4 / 833         -         4 / 833         -         4 / 833         -         -         4 / 833         -         -         4 / 833         -         -         4 / 833         -         -         4 / 833         -         -         -         4 / 833         -  | i LMA: Manang<br>Deserte: Aimort I LC                | Ť                                      | 22650 | *                         | -                         |  |  |   | 1            | ,                                |                              | %0                   |                 | •                       |
| 135         1000         8/761/74         3/76/12         6/45/26         6/45/26         4/733         -         4/25/35/25         100%           142         1000         13/33/77         3/65/00         2/183/38         37/590         491/760         310/30         -         9/355/25         100%           142         1000         13/33/77         3/52/281         3/57/291         3/52/281         457/291         3/53/25         100%         -         9/355/283         100%           143         22300         4/6/000         3/53/280         4/57/24         -         -         6/36/283         100%         -         NA           143         22300         4/6/000         8/83/566         9/41/266         5/00         6/00         -         6/33/22/4         -         NA           143         22300         16/750         3/13/66         9/41/46         3.3.091.566         9/41/760         1.563.209         -         0/35         100%           143         7/3305         9/19/46         3.3.091.566         9/41/760         1.563.209         3.3.011.264         100%           143         7/3305         9/19/466         3.3.01.560         9/41.760         1.563.209  | 135       10000       8.751.74       3.738.178       6.46.204       -       -       -       4.7835       - <th< td=""><th>TLMA: Crossing Guard</th><th></th><td>20000</td><td>•</td><td></td><td></td><td>1</td><td>•</td><td></td><td>(*)</td><td>1 102 000 1</td><td></td><td></td><td></td></th<>  | TLMA: Crossing Guard                                 |  | 20000 | •                         |                           |  | 1  | •   |              | (*)                              | 1 102 000 1                  |                      |                 |                         |
| 142     10000     13.33.777     945.000     2.788.438     3.7.990     41.7.91     5.00     13.33.777       142     10000     13.33.777     945.000     2.788.438     3.7.990     457.24     91.35     934.300       143     223000     465.000     465.000     465.000     465.000     465.000     -     -     -     -     -       143     22300     465.000     465.000     -     8.837.596     934.340     -   | 142       10000       13.33377       945.000       2.788.438       3.790       91.100       10.000         142       10000       4,577.91       3.52.281       457.2.4       5       50       (500)         Project       143       22300       466.000       466.000       466.000       5       5       50       (500)         Project       144       33500       18.37.560       9.151.456       9.40000       5       5       500       5  | Sheriff: Coroner                                     | 135                                    | 10000 | 8,761,784                 | 3,738,178                 | 646.204                                  | ·  |   | 41,835       |                                  | 4,528,007                    |                      |                 | 4,328,30                |
| 142         12000         10100         101000         10100         10100         <   | Hadration         H   | Code Enforcement                                     | 142                                    | 10000 | 13,333.777                | 345,000                   | 2,188,438                                | nec'/c   | *<br>*  | 0000         | •                                | 698,483                      |                      |                 | 698,483                 |
| Io Project         144         33500         8.377.880         8.337.596         924.000         220.000         6         8.382.284         100%           1         1         10000         18.377.880         9.191.456         3.30.91.360         1.563.209         5         3.30.11.264         100%           1         1         1         1         1.563.200         9.191.456         3.30.91.366         5         9.43.106         5         1.563.209         5         3.30.11.264         100%         5         100%   | Project         144         33500         237.580         9.837.596         9.84.000         220.000         2           143         10000         18.377.880         9.151.456         3.3.091.360         9.84.196         1.663.209         3.3.888         5           2000         5         78.347.300         5         9.431.456         9.44.196         5         1.663.209         3.3.888         5           2000         5         78.347.300         5         9.43.196         5         4.91.750         1.663.209         3.888         5           2010         5         3.88.837.471         3.89.589.965         3.963.400         5.197.030         60.518.480         5         3.868         5   | Mental Healin: Public Guardian<br>AB2766 Air Quality | 143                                    | 22300 | 486,000                   | 486,000                   | 1. 100 L                                 | •  | •   | 500          | (200)                            | 5                            |                      |                 | '                       |
| 143 10000 (8,373/890 8,357/596 8,4400 4,150 \$ 1,520 0 3,888 \$ 3,501,564 \$ 1,66400 \$ 78,347,300 \$ 9,191,459 \$ 3,301,366 \$ 9,191,750 \$ 1,563,209 \$ 3,888 \$ 3,501,1564 \$ \$  | 143 1000 (8.77.890 (8.77.890 (8.77.890 (8.77.890 (8.877.890 (8.877.890 (8.877.890 (8.877.890 (8.877.890 (8.877.890 (8.877.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.897.890 (8.877.871 (8.877.871 (8.897.890 (8.877.871 (8.877.871 (8.897.890 (8.877.871 (8.877.871 (8.877.871 (8.897.890 (8.877.871 (8.8777.871 (8.877.871 (8.877.871 (8.877.871 (8.8777.871 (8.877.871 (8.877.871 (8.877.871 (8.8777.871 (8.877.871 (8.8777.871 (8.8777.871 (8.8777.871 (8.87771 (8.87771 (8.87771 (8.87771 (8.87771)))))))))))))))))))))))))))))))))   | PSEC 800MHz Radio Project                            | 144                                    | 33500 | 2                         |                           |  |  | 0   | -            | •                                | -<br>                        | *                    |                 | -<br>5 202 204          |
|  | \$ 1,331,001,346 \$ 358,589,965 \$ 3,963,400 \$ 5,197,030 \$ 60,518,480 \$ 3,868 \$   | Animal Services<br>Total Other Protection            | 143                                    | 10000 |                           | 191,459                   |  | 884,390  |   |              | 3,868                            |                              |                      | 47              | 26,319,851              |
|  | \$ 1,331,001,346 \$ 356,837,471 \$ 389,589,565 \$ 3,563,400 \$ 5,197,030 \$ 50,515,500 \$ 3,000 \$  |  |  |       |                           |                           |  |  |   | 4 001 01     |                                  |                              |                      |                 | 727 001 00              |

P:RCLICionious Land Company/Paradise Valley/FIA/Ail Phasa FIAIParadise Valley FIA All Phases - 2017-02-15

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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   | Description                             | Py 2015-16<br>Budget (a)<br>Page Ref. | Fund  | Total          | Intergovernmental | Charges for<br>Services | Licenses<br>and Permits | Fines, Forfeitures<br>& Panatties | Other      | Retained Eamings<br>Contribution | Gerieral Fund<br>Contribution | Marginal<br>Increase | Net General Fund<br>Contribution |
|--|---|---------------------------------------|-------|----------------|-------------------|-------------------------|-------------------------|-----------------------------------|------------|----------------------------------|-------------------------------|----------------------|----------------------------------|
| Int         149         2240         5         4,2000         5         4,2000         5         4,2000         5         4,2000         5         1,000         1,000   | Public Ways & Facilities<br>Public Ways |                                       |       |                |                   |                         |                         |                                   |            |                                  |                               |                      |                                  |
| 2210         2210 <th< td=""><td>Muth-Spec Habitat Plan</td><td>149</td><td>22450</td><td>4,200,000</td><td>69<br/>1</td><td>4,200,000 \$</td><td>•</td><td>۵۶<br/>۱</td><td></td><td></td><td></td><td></td><td>6</td></th<>  | Muth-Spec Habitat Plan                  | 149                                   | 22450 | 4,200,000      | 69<br>1           | 4,200,000 \$            | •                       | ۵۶<br>۱                           |            |                                  |                               |                      | 6                                |
| 2000         110043         2000         110043         2100  | EDA: Alrport                            |                                       | 22100 |                |                   | •                       | ×.                      | 8                                 | 8          | •                                | •                             | AN I                 |                                  |
| 13         22000         1145.313         1100.434.3         5         1100.434.3         5         1000.000         1445.31         1         1405.31   | GIS                                     |                                       | 20200 |                |                   | •                       | •                       |                                   |            | •                                | 1991                          | NA .                 |                                  |
| Counter         13         22000         4,84,37         1,430,35         230,000         4,84,35         240,000         1         1           1         15         2000         1,286,579         32,66,54         93,09,12         25,61,16         210,00         44,615         240,00         1  | TI MA: Administration                   | 152                                   | 20200 | 11,405,318     |                   | 11,004,543              |                         | .e                                | 775        | 400,000                          |                               | NA.                  |                                  |
| min         22000         1,386/71         2,566,554         9,326,176         2,566,554         9,326,176         2,566,554         9,326,176         2,566,554         9,326,554         9,326,554         9,326,554         9,326,554         9,326,554         9,326,554         9,326,554         9,326,554         9,326,554         9,326,554         9,327,556         9,327,556         9,327,556         9,327,556         9,327,556         9,327,556         9,327,557         1,15,325         1,15,325         1,15,325         1,15,326         1,15,   | TLMA: Consolidated Counter              | 153                                   | 20200 | 4,924,327      |                   | 1,439,535               | 50                      |                                   | 984,742    | 2,500,000                        |                               | NA                   |                                  |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | Environmental Programs                  |                                       | 20200 |                |                   |                         | 8                       | 8                                 | 8          |                                  |                               | AN .                 |                                  |
| Fait (n)         2000         138 (51)         67/12   | TI MA- Transportation                   | 153                                   | 20000 | 42.659.579     | 32,656,534        | 9,328,312               | 205,118                 | 21,000                            | 448,615    |                                  |                               | NA                   |                                  |
| Factivity         1000         113.842         77.3         7.5  | T MA- I andscape Maint Dist             | 154                                   | 20300 | 1.389,671      |                   | 497,682                 | 38                      | 2                                 | 588,693    | 303,296                          |                               | NA                   |                                  |
| (10.4         (24         (240)         (1134.42         7773         7773         7773         775373         75.333         75.3333   | Facility Management: Parking            |                                       | 10000 |                |                   |                         | 10                      |                                   |            | •                                | 8                             | 109%                 |                                  |
| Project         15         2000         143,651,460         61,345,522         4377213         5         315,7720         5         315,7720         5         713,656   | TI MA- Sub Road Dist No 4               | 154                                   | 22400 | 1,139,482      | 7.778             | •                       | 8                       |                                   | 656,331    | 475,373                          | 10                            |                      |                                  |
| is         3160         2.18,000         2.18,000         2.16,006         -           west         15         3160         1.72003         -         1.94         2.16,1006         -           west         15         3160         1.72003         -         2.00         -         1.155         705,067         705,067         - <td>TI MA: Transp Const Project</td> <td>154</td> <td>20000</td> <td>143,661,460</td> <td>61,345,522</td> <td>49,737,218</td> <td></td> <td>S.</td> <td>32,578,720</td> <td></td> <td></td> <td></td> <td>•</td>  | TI MA: Transp Const Project             | 154                                   | 20000 | 143,661,460    | 61,345,522        | 49,737,218              |                         | S.                                | 32,578,720 |                                  |                               |                      | •                                |
| west         15         31610         1,120,855         705,067         717,738,307         717,738,307         717,738,307         717,738,307         705,734         717,738,307         705,734         717,738,307         705,734         717,738,307         705,734         717,738,307         705,734         717,738,307         725,717,822,93         725,717,822,93         725,717,822,93         726,717,822,93  | TI MA: RRRD: Menifee                    | 155                                   | 31600 | 2.163,000      | •                 |                         | •                       |                                   | 1,994      | 2,161,006                        | •                             | NA .                 |                                  |
| Init         156         31530         2.000         2.000         1.1738.01         1.1738.01           Init         157         31640         1.1756/10         1.1756/11         1.1738.01         11.738.01           Init         157         31680         3.067/94         1.1756/11         1.1756/11         11.738.01           Init         157         31680         3.067/94         1.1756/11         2.000         1.1738.01           Init         157         31680         5.071/94         1.1738.01         11.738.01         11.738.01           Road         157         31680         5.0100         1.630.056         9.997         2.000         2.230.056         2.230.056         2.233.056         2.233.056         2.233.05         2.233.05         2.233.05         2.233.05         2.233.05         2.233.056         2.233.05         2.233.05         2.233.05         2.233.05         2.233.05         2.20467.22         2.0467.22         2.0467.22         2.0467.22         2.0467.22         2.0467.22         2.0467.22         2.0467.22         2.0447.22         2.0447.22         2.0447.22         2.0447.22         2.0447.22         2.0447.22         2.0447.22         2.0447.23         2.0447.23         2.04467.23         2.0447.23  | TI MA: RBBD - Southwest                 | 155                                   | 31610 | 1,120,635      |                   |                         | •                       |                                   | 415,568    | 705,067                          | 31<br>                        | <b>NA</b>            |                                  |
| main         15         31640         11/750/16         1         12,403         11/78,307         13,300           157         31690         5007,046         -   | Th MA- Signal Mitleation                | 156                                   | 31630 | 2,000          |                   | 2,000                   | •                       | 1                                 | •          | •                                |                               | NA                   |                                  |
| 15         31650         3.087.956         5          1<   | TLMA: RBBD: Mira Loma                   | 156                                   | 31640 | 11,750,710     | •                 | 9)<br>2                 | •                       | •                                 | 12,403     | 11,738,307                       | 180                           | NA                   |                                  |
| Its       31680       601,000       5       3236,477       5       450       600,560       5         Read       157       31680       1,233,025       5       97,2       3,235,499       22,23       5         Read       157       31680       1,533,025       5       96,350       9,947       2       3,235,499       22,23       5         Garagel       158       20000       1,533,025       5       94,07       2       2,13,026       90,028       22,23       5       20,026       2       1       1       1       1       2,235,09       206,542       5       1       1       1       1       1       1       2,235,09       500,560       2       2       1       1       1       1       2,235,09       500,560       2       2       1   | TLMA: DA/DIF                            | 156                                   | 31650 | 3,067,956      | •                 | 10                      | •                       | I                                 | 3,067,974  | (18)                             |                               | NA                   |                                  |
| 157         31600         3.235,473         5         3.235,473         2.235,499         3.235,479         3.235,479         3.235,479         3.223,130           Read         157         31690         3.235,479         5.60,350         9.947         2.23         99.0  | Ti MA: Dev Agreements                   | 157                                   | 31680 | 601,000        | •                 | 5.14                    | •                       |                                   | 450        | 600,550                          | *                             | NA                   |                                  |
| Road         157         31633         #10.000         503.350         9.47         2.33.066         2.33.076   | TLMA: Signal DIF                        | 157                                   | 31690 | 3,235,477      | •                 | 1                       | •                       | I                                 | 3,235,499  | (22)                             |                               | NA                   |                                  |
| 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                          |                               | ¥                    |                                  |
| and         14         23360         5         945,250         5         100         5         5         49660         5   | Total Public Ways                       |                                       |       | \$ 233,668,640 | 94,009,834        | 76,717,640              | 215,115                 |                                   | 42,217,822 |                                  |                               |                      |                                  |
| 149         22350         5         945.20         5         945.20         5  | insportation Terminals                  |                                       |       |                |                   |                         |                         |                                   |            |                                  |                               |                      |                                  |
| d         149         22350         209,379         198,910         100         -         10,389         -         -         10,389         -         -         -         10,389         -         -         -         10,389         -         -         -         10,389         -         -         -         10,389         -         -         10,389         -         -         10,389         -         -         10,387         -         -         10,387         -         -         -         10,387         -   | EDA: Blythe Constr Land                 | 149                                   | 22350 | S 995,000      |                   |                         | •                       | N .                               | 49,650     |                                  |                               | KA.                  | \$                               |
| 150         22350         621,522         590,456         100         -  | EDA: Thermal Constr Land                | 149                                   | 22350 | 209,379        | 198,910           | 100                     | 4                       | 1                                 | 10,369     | •                                |                               | Y I                  |                                  |
| 150         22350         500,000         499,500         -         -         500         -         -         600         194,054         -         -         -         184,055         -         -         184,055         -         -         184,055         -         -         184,055         -         -         184,055         -         -         194,055         -<   | EDA: Hemet-Rvan Constr Land             | 150                                   | 22350 | 621,532        | 590,456           | 100                     | •                       | 1                                 | 30,976     | •                                | 57                            | AN .                 |                                  |
| 151         22350         203,164         500         7         6.600         194,064         -         -         -         104,469         -         -         -         -         -         104,469         -         -         -         -         104,469         -         -         -         -         -         104,469         - <th< th="">         -         <th< td=""><td>Const Land - Chirlaco</td><td>150</td><td>22350</td><td>500,000</td><td>499,500</td><td>•</td><td>•</td><td>•</td><td>200</td><td></td><td>•</td><td>AN .</td><td></td></th<></th<>   | Const Land - Chirlaco                   | 150                                   | 22350 | 500,000        | 499,500           | •                       | •                       | •                                 | 200        |                                  | •                             | AN .                 |                                  |
| 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                   |                                  |
| 152         22100         2.97.05         5.000         1.2.464         5.00         2.4.2.464         5.00         2.4.2.22         2.4.481         2.4.3.22         2.5.0.01         2.4.2.22         2.5.0.01         2.4.2.22         2.5.0.01         2.4.2.22         2.5.0.01         2.4.2.22         2.5.0.01         2.4.2.22         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.4.2.27         2.5.0.01         2.5.0.01         2.4.2.27         2.5.0.01  | EDA: French Val Constr Land             | 151                                   | 22350 | 2.091,375      | 1,986,806         | 100                     | •                       | •                                 | 104,469    | •                                | •                             | AN                   |                                  |
| Jse Comm 158 22650 732,402 197,444 207,446 - 207,446 - 207,446 - 207,447 - 207,477 - 207,477 - 207,477 - 207,477 - 207,477 - 207,477 - 207,477 - 2 | EDA: County Airport                     | 152                                   | 22100 | 2,978,510      | 50,000            | 142,494                 | 500                     | 3                                 | 2,551,284  | 234,232                          | •                             | AN 1                 |                                  |
| 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<br>Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources | Paradise Valley | February 15, 2017 |  |
|---|-----------------|-------------------|--|
|---|-----------------|-------------------|--|

|   |                         |                | F                              | Table 7 - Riverside County (   | Exhibit A - Fix<br>General Fund Finar<br>Para | Exhibit A - Fiscal Impact Analysis<br>ral Fund Financing Requirements B<br>Paradise Valley | Exhibit A - Fiscal Impact Analysis<br>County General Fund Financing Requirements Budget, Net of Revenue Sources<br>Paradise Valley | Sa            |                                   |                                       |                      |                                  |
|---|-------------------------|----------------|--------------------------------|--------------------------------|---|--|--|---------------|-----------------------------------|---------------------------------------|----------------------|----------------------------------|
|   | -FY 2015-16             |                |                                |                                | Febru   | February 15, 2017  |  |               |                                   |                                       |                      |                                  |
| Description   | Budget (a)<br>Page Ref. | Fund           | Total                          | Intergovernmental              | Charges for<br>Services                       | Licenses<br>and Permits  | Fines, Forfeitures<br>& Penalties  | Other         | Retained Earnings<br>Contribution | General Fund<br>Contribution          | Marginal<br>Increase | Net General Fund<br>Contribution |
| Health and Sanifation   |                         |                |                                |                                |   |  |  |               |                                   |                                       |                      |                                  |
| Mental Health: Treatment Prog                                       | 165                     | 10000          |                                | \$ 268,808,260                 | \$ 4,161,108                                  | 1)<br>19   | 69<br>535<br>69  | 3,421,704     | «۶                                | 3,993,251                             |                      | \$ 3,993,251<br>40,070,777       |
| Cont to Health/Mental Health  | 165                     | 10000          | 43,878,775                     |                                | 1 c   |  | • 3  | 5 e           | •••                               | 43,878,775<br>5 325 831               | 100%                 | 43,878,775<br>5,325,831          |
| Mentai Heath: Detention Prog  | 166<br>167              | 10000          | 10,697,023                     | 5,371,786                      | 3<br>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<br>6 844 396             |
| Public Health<br>Duttic Looth: Die Terreism Pren                    | 167<br>168              | 10000<br>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<br>Mot            |                                  |
| CHA: Environmental Heatth<br>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<br>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<br>1  | 258.928       |                                   | 49                                    | 100%                 | ،<br>ب                           |
| Ambulatory Care<br>Ambudatory Care FDM/ HFR Project                 | 121                     | 21790          | 4.534.357                      | - UC4, 220,2                   |   |  | 2  | 4,534,357     |                                   |                                       |                      | ,<br>()                          |
| RCRMC: Detention Health   | 171                     | 10000          | 26,888,022                     |                                |   | •3   |  |               |                                   | 26,888,022                            | 2 100%               | \$ 26,888,022<br>\$ 774,058      |
| RCRMC: Med Indigent Services<br>Total Hospital Care                 | 171                     | 10000          | 7,783,810<br>\$ 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<br>Total California Children's Services | 169                     | 10000          | \$ 21,086,397<br>\$ 21,086,397 | \$ 14,706,032<br>\$ 14,706,032 | •••   | •• ••  | ю ю<br>; ;   |               | 1 1                               | \$ 6,380,365<br>\$ 6,380,365          | 100%                 | \$ 6,380,365                     |
| Sanitation  | ļ                       |                |                                |                                |   |  | 6<br>6   | 02            | 1001                              |                                       | NA                   |                                  |
| Waster: Area 8 Assessment<br>Total Sanitation                       | 172                     | 23000          | 800,000                        | n i                            | \$ 800,000                                    | ь <del>с</del>   |  | 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                         | ~ ~<br>              | \$ 95,749,791                    |
| Public Assistance<br>Administration                                 | 101                     | 0000           | 737 AE7                        | 843 747 868                    |   |  | 60<br>1  | 1.235.125     |                                   | \$ 11,124,305                         | 10%                  |                                  |
| DPSS Administration<br>Total Administration                         | 0                       | 0000           |                                | \$ 543,347,668                 | \$ 1,944,369 \$                               | 45   |  | 1,235,125     | 49                                |                                       | le l                 | \$ 1,112,431                     |
| Aid Programs<br>DPSS: Mandated Client Serv                          | 181                     | 1000           |                                | \$ 56,660,432                  | 1   | 1  | 69<br>69   | 5             | 67<br>1                           | \$ 9,522,011                          | 10%                  | \$ 952,201                       |
| DPSS: Categorical Aid<br>DPSS: Other Aid                            | 181<br>182              | 10000          | 367,564,386<br>2,347,379       | 345,480,958<br>40,000          |   | 231,000  | 000'66   | 8,300,265     |                                   | 13,783,193                            |                      | 197,738                          |
| DPSS: Homeless Housing Relief<br>Total Aid Programs                 | 182                     | 21300          | 8,254,443<br>\$ 444,348,651    | 8,254,443<br>\$ 410,435,833    | w   | \$ 231,000   | \$ 000'66  | 8,300,265     | •••                               | \$ 25,282,553                         | ≰<br>اسا             | 2,528,255                        |
| Care of Court Wards<br>Development Operations                       | 180                     | 1000           | 600.489                        |                                | •   | 2  | 69<br>1<br>1   | ×             | ,                                 | \$ 600,489                            | 100%                 | \$ 600,489                       |
| Total Care of Court Wards   |                         | 6 G            | \$ 600,489                     |                                | •   | 63   | *  |               | 49<br>1                           | \$ 600,489                            | -1                   |                                  |
| Veteran's Services<br>Veteran's Services                            | 185                     | 10000          | \$ 1,473,758<br>¢ 1,473,758    | \$ 192,000<br>\$               | \$ 125,000 \$<br>\$ 125,000 \$                | · ·  | 60 60<br>1<br>60 60  | ð.            | , ,<br>,                          | \$ 1,156,758<br>\$ 1,156,758          | 100%                 | \$ 1,156,758<br>\$ 1,156,758     |
| Total Veteran's Services  |                         |                | 00/'0/+'1                      | 000 <sup>1</sup> 201           |   | *  |  |               |                                   |                                       |                      |                                  |

|  |  |       |  |                              |                            | Leona                    | February 15, 2017       |                                   |                          |                                |                                   |                              |          |                                  |
|--|--|-------|--|------------------------------|----------------------------|--------------------------|-------------------------|-----------------------------------|--------------------------|--------------------------------|-----------------------------------|------------------------------|----------|----------------------------------|
|  | -FY 2015-16<br>Budget (a)<br>Page Ref. | Fund  | Total                                    | Inte                         | Intergovernmental          | Charges for<br>Services  | Licenses<br>and Permits | Fines, Forfeitures<br>& Penalties | ures                     | Other                          | Retained Earnings<br>Contribution | General Fund<br>Contribution | Marginal | Net General Fund<br>Contribution |
| Other Accidance  |  |       |  |                              |                            |                          |                         |                                   |                          |                                |                                   |                              |          |                                  |
| EDA: Community Dev - HUD   | 179                                    | 21350 | \$,815,893                               | 5,893 \$                     | 8.735,296 \$               | 1                        | 1                       | 69                                | 67                       | 80,597 \$                      | <del>9</del> 2<br>1 1             | * '                          | NA       | \$                               |
| Neighborhood Stabilization NSP   | 179                                    | 21550 | 3,751,637                                | 1,637                        | 2,136,101<br>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<br>NA |                                  |
| DPSS: Homeless   | 182                                    | 21300 | 3,635,980                                | 5,980                        | 561,437                    | -<br>56 205              |                         |                                   |                          | 2.806,401                      | 241,002                           | 5 1                          | A N      |                                  |
| Cap of Riv. County<br>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<br>Total Other Assistance  | 184                                    | 21450 | 12,533,489<br>59,535,725                 | 3,489<br>5.725 \$            | 9,769,218<br>59,100,940 \$ | 1,052,085<br>1,668,280   | 49                      | \$                                |                          | 1.712.186<br>8,498,363 \$      | 268,142 \$                        | *                            | E<br>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<br>Library Services<br>County Free Library<br>Total Library Services | 189                                    | 21200 | \$ 24.208.027<br>\$ 24.208.027           | 8.027 \$                     | 262,303 \$<br>252,303 \$   | 213,756<br>213,756       | 5 GA                    | 69 49<br>77 77                    | 400,000 \$<br>400,000 \$ | 20,025,191 \$<br>20,025,191 \$ | 3,316,777 \$<br>3,316,777 \$      |                              | Ą        | ~ ~ ~                            |
| Other Education  |  |       |  |                              |                            |                          |                         |                                   |                          |                                |                                   |                              |          |                                  |
| Cooperative Extension<br>Total Other Education   | 189                                    | 10000 | \$ 614<br>\$ 614                         | 614,064 \$<br>614,064 \$     | •• ••                      |                          | 5 I                     | 69 69                             | •• ••                    | 49 49<br>1                     | φ<br>, (                          | 614,064                      | 100%     | \$ 614,064<br>\$ 614,064         |
| Recreation & Cultural Services<br>EDA: Educed Dean Museum  | 190                                    | 10000 | 320                                      | 320.588 \$                   | 1                          |                          | 5                       | \$                                | 69<br>1                  | 247,207 \$                     | 69                                | \$ 73,381                    | 4        | 73,381                           |
| EDA: Community Centers<br>Total Recreation & Cultural Services   | 190                                    | 21140 | \$ 320                                   | 320,588 \$                   |                            |                          | 49                      | s                                 | 89<br>1                  | 247,207 \$                     |                                   | 5 73,381                     | ¥        | -<br>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<br>Other Centeral<br>Appropriation for Contingency<br>Total Other General                         | 195                                    | 10000 | \$ 20,000,000<br>\$ 20,000,000           | \$ 000.0                     | •• ••<br>• 1               |                          | 69 <b>64</b>            | 69 69                             | 69 69<br>1 I             | 3,106,405 \$<br>3,106,405 \$   | 64 64                             | 6 16,893,595<br>6 16,893,595 | %        | w w                              |
| Retirement of Long-Term Debt<br>Pension Obligation Bonds<br>Total Retirement of Long-Term Debt                 | 196                                    | 35000 | \$ 36,639,366<br>\$ 36,639,366           | 9,366 \$<br>9,366 \$         | ••• ••                     | 36,639,366<br>36,639,366 | - 1                     | 63-44                             | 69 69<br>1 1             | 49 49<br>1                     | φ φ                               |                              | ¥<br>Z   | w w                              |
| Debt Service - Principal<br>Teeter Debt Service<br>Total Debt Service - Principal                              | 196                                    | 37050 | 69 49                                    | 2,832,398 \$<br>2,832,398 \$ | 00 00<br>1 1               |                          | 4 k                     | s) 19                             | 69 69<br>1 1             | 2,832,398 \$                   | ₩ ₩<br>1                          |                              | ¥.       | w w                              |
| Interest on Short-Term Debt<br>Interest on Trans<br>Total Interest on Short-Term Debt                          | 196                                    | 10000 | <b>5</b> 4,703,573<br><b>5</b> 4,703,573 | 3,573 \$<br>3,573 \$         | 49 49<br>1 1               |                          | ц ц<br>сэ сэ            | v) 10                             | 679 67<br>( )            | 3,447,500 \$<br>3,447,500 \$   | 00 00                             | 6 1,256,073<br>6 1,256,073   | %0       |                                  |
| Total Debt Service   |  |       | \$ 64,175,337                            | 5,337 \$                     | 67<br>1                    | 36,639,366               | •                       | \$                                | 67<br>1                  | 9,386,303 \$                   | 69<br>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<br>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

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#### 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<br>Equivalent |     |          |  | Project<br>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<br>Beitroment of Long Term Debt   | 7<br>7 |     | 2,832,398<br>36,639,366 |     | -                                     | -                    |     | -        | not used                                       | •                     |          | -        |
| Retirement of Long-Term Debt<br>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<br>y 15, 2017 |                      |     |
|--|-------------------------|----------------------|-----|
|  | Table<br>Ref            | FY 2015-16<br>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<br>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<br>Fire Fund Ad Valorem Tax                     | Table<br>Ref. |    | Project<br>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%<br>\$ 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    |          | -            | -          | (*)<br> | not used                                 | -          |               |
| Cash Over-Short   | 51           | -            | 0%       | -            | -          |         | not used                                 | -          |               |
| Rebates & Refunds   | 51           |              | 0%       | -            | -          |         | not used                                 | -          |               |
| Contributions & Donations<br>Other Misc, Revenue  | 51<br>51     | 10,000       | 0%<br>0% | -            | -          | -       | not used<br>not used                     | -          |               |
| Total Financing Sources   |              |              |          |              |            |         |  |            | \$ 502,       |
|   |              |              |          |              |            |         |  |            | -             |
| Financing Requirements  | <b>T</b> 1 - | 04 000 0     |          |              | 0.000.00   |         |  |            |               |
| Library Services<br>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<br>\$ 156 |
| Net Annual Surplus/ (Deficit)   |              |              |          |              |            |         |  |            | \$ 345        |
| Per Development Unit  |              |              |          |              |            |         |  |            | \$            |
| Net Annual Surplus/ (Deficit)<br>Per Development Unit<br>protes:<br>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<br>Financing Sources   |           |                      |              |                      |                        |        | Table  | Net                    | Marginal            | Project              |
| Measure A Sales Tax (d)  |           |                      |              |                      |                        |        | Ref.   | Amount                 | Increase            | Impact               |
| On-Site and Off-Site Taxable Sales<br>Half Cent Transportation Sales Tax                             |           |                      |              |                      |                        |        | 5  | \$ 98,214,964<br>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<br>44  | -                    | 100%         |                      | 2,788,991              | -      | per capita & 50% emp                         |                        |                     | -                    |
| Road Maint Expense Reimb<br>Road Signal Maint Exp Reimb  | 44        | 210,537<br>1,344,663 | 100%<br>100% | 210,537<br>1,344,663 | 2,788,991<br>2,788,991 |        | per capita & 50% emp<br>per capita & 50% emp |                        |                     | 1,30<br>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<br>Total Project Lane Miles (f)<br>Street Maintenance Cost per Lane Mile (g) |           |                      |              |                      |                        |        |  |                        | [1]<br>[2]          | (h) 104.8<br>\$ 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   |                      |              |                      |                        |        |  |                        | <b>[5]</b> ≃[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<br>February 15, 2017<br>Development Year   |  |
|--|--|
| Ref.   | Factor   |
| Fire Fund Ad Volorem Tax<br>Basis Tax AdJ (or Deflation<br>Total Fire Fund Tax<br>Total Firencing Sources  | \$           |
| Financing Requirements<br>Stations Required for Project<br>Stating Level<br>Cost per Fire Fighter<br>Fire Cost   | 2.00 - 1.00 1.00 1.00 1.00 1.00 1.00 2.00 2.00   |
| Total Financing Requirements<br>Net Annual Surplue (Deficit) Before Additional Sources   | \$           |
| CSAUCFD Charge per Unit al Bulldout<br>Net Annual Defict Benore Additional Sources<br>Offeret from Garenes Fund Surputs<br>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<br>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 \$ |
| Additional Financing Sources<br>General Fund Supper<br>Minimum CSACFD Charge Required for Fire Services (<br>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  |
| Finanching Sources<br>Firs Fund<br>Cash Tax<br>General Fund Transfer<br>Cotal Financing Sources<br>Total Financing Requirements<br>Total Financing Requirements<br>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<br>Intergovernmental Revenues<br>CA-HWY User/Gas Tax Sec 2104 (n) 12 \$<br>CA-HWY User/Gas Tax Sec 2103 (n) 12 \$<br>Charges for Services<br>Road Signal Maint Exp Rainb<br>Road Signal Maint Exp Rainb<br>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   |
| Financing Requirements<br>Share of Residential Unita<br>Total Project Lane Milles<br>Estimated Annual Lane Milles to be Maintained (b)<br>Street Mainforance Cost per Lane Mille   | 46 64<br>104,84<br>51.2<br>\$  |
| Total Financing Requirements<br>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<br>General Fund Surgers<br>General Fund Transfers to Fire Fund (Less)<br>Total Additional Financing Sources   | 5         -         5         -         5         238,946         5 c08,370         5 097,307         5 (1,16,552         5 (1,05,52   |
| Financing Sources<br>Transportation Fund<br>Ganeral Fund Transfor<br>Ganeral Financing Sources<br>Total Financing Sources<br>Total Financing Requirements<br>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.

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

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| Total         Total <th< th=""><th>Exhibit C - Phasing Analysis, Constant Dollars<br/>Pandise Valley<br/>February 15, 2017</th><th></th><th>L</th><th></th><th>2<br/>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<br>Pandise Valley<br>February 15, 2017  |   | L     |                 | 2<br>Z          |                 |                           | un .               | 50                 | 7                            | 8                         | ø                    | 9                         | ÷                       |                      |
|---|--|---|-------|-----------------|-----------------|-----------------|---------------------------|--------------------|--------------------|------------------------------|---------------------------|----------------------|---------------------------|-------------------------|----------------------|
| 4         1         0.000 </th <th>General Fund Financing Sources</th> <th></th> <th>ctor</th> <th></th>  | General Fund Financing Sources   |   | ctor  |                 |                 |                 |                           |                    |                    |                              |                           |                      |                           |                         |                      |
| 1         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<br/>Documentary Transfer Tax</th><th>ৰ ৰ দ</th><th></th><th>20,095</th><th>42,468</th><th>81,350<br/>476 245</th><th>111,996<br/>ASA 086</th><th>147,912<br/>Ref 188</th><th>184,943<br/>1 081 787</th><th>218,581<br/>1 278 128</th><th>252,198<br/>1.474 317</th><th>300,849<br/>1 755 842</th><th>364,056<br/>2 136,016</th><th>448,185<br/>2,618,808</th></th>  | <th>Property Tax In-Lieu of Safes-Tax<br/>Documentary Transfer Tax</th> <th>ৰ ৰ দ</th> <th></th> <th>20,095</th> <th>42,468</th> <th>81,350<br/>476 245</th> <th>111,996<br/>ASA 086</th> <th>147,912<br/>Ref 188</th> <th>184,943<br/>1 081 787</th> <th>218,581<br/>1 278 128</th> <th>252,198<br/>1.474 317</th> <th>300,849<br/>1 755 842</th> <th>364,056<br/>2 136,016</th> <th>448,185<br/>2,618,808</th>   | Property Tax In-Lieu of Safes-Tax<br>Documentary Transfer Tax | ৰ ৰ দ |                 | 20,095          | 42,468          | 81,350<br>476 245         | 111,996<br>ASA 086 | 147,912<br>Ref 188 | 184,943<br>1 081 787         | 218,581<br>1 278 128      | 252,198<br>1.474 317 | 300,849<br>1 755 842      | 364,056<br>2 136,016    | 448,185<br>2,618,808 |
| 0         317         010         100         010         100   | Property 1 ax m-usu on mvu-t-<br>On-Site Refail Sales and Use Tax  | n kan i   |       | 75,087          | 150,174         | 225,260         | 300,347                   | 375,849            | 450,936            | 526,022                      | 601,109                   | 676,196              | 860,015                   | 935,102                 |                      |
| 0           | Off-Site Retail Sales and Use Tex<br>Transient Occupancy Tex   | տտ  |       | • •             | , ji            | , ,             |                           | 183,184            | 183,184            | 183,184                      | 183,184                   | 183,184              | 1,352,844                 | 1,352,644               |                      |
| 0           | Interest Earnings  | տա  |       | 3,217<br>18 116 | 6,689<br>33 187 | 12,012          | 16,411<br>80 933          | 21,465<br>106 154  | 26,595<br>130,911  | 31,345<br>154,998            | 36,090<br>178,490         | 42,522<br>208,569    | 52,195<br>245.970         | 62,603<br>294,436       |                      |
| Image: 1         2<   | Outer Discretonary Kevenue<br>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<br>General Financing Requirements  | <b>\$</b>   |       |                 |                 |                 |                           |                    |                    |                              |                           |                      |                           | 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                 |                      |
| Fund         2.1.2         2.8.01         0.00         87.07         1.0124         2.04.75         2.0111         1.06.91         1.80.96         1.00  | Judicial<br>Police Protection  | 00  | 56.21 | 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               |                      |
| Fund         015         443         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<br/>000 458</th> <th>226,724<br/>ana aso</th> <th>261,011</th> <th>304,841<br/>1 860 785</th> <th>359,558<br/>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<br>000 458 | 226,724<br>ana aso           | 261,011                   | 304,841<br>1 860 785 | 359,558<br>1 F24 104      | 430,025                 |                      |
| 0           | Fire Protection (Transfers to the Fire Fund)   | a0 a  | - r   | 238,946         | 508,970         | 105,188<br>1650 | 1,230,012,1               | 818                | 1.008              | 1.192                        | 407<br>1,373              | 1,603                | 1,891                     | 2,262                   |                      |
| 11         2.00.012         2.24,779         2.60.013         2.00.011         2.70.01 <th< th=""><th>Protectionrinspectuon<br/>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<br>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                 |                      |
| 0         0.14         2.24         1.25         0.64 (1)         1.36 (1)   | Transfers to the Transportation Fund   | 12  | 30    | '               |                 | •               | •                         | ,                  | ,                  | 209,042                      | 242,479                   | 286,948              | 337,208                   | 412,487                 |                      |
| 2         2         1         2         2         1         1   | Public Ways & Facilities   | eo et   | 41.48 | 23.046          | 49.319          | -<br>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<br/>38</th><th>629<br/>75</th><th>386<br/>106</th><th>1,185</th><th>1,479</th><th>1,764</th><th>2,042</th><th>2,406<br/>288</th><th>2,831</th><th>3,439</th></thcontrol<<></thcontrol<></thcontro<>  | Education  | æ e   | 0.27  | 148             | 315<br>38       | 629<br>75       | 386<br>106                | 1,185              | 1,479              | 1,764                        | 2,042                     | 2,406<br>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.   | Kecreation & Cultural Services   | 0 80  | 2     | ².              | 3,              |                 |                           |                    |                    |                              |                           |                      |                           | ,                       |                      |
| 10.         1.0         1.00         1.00         1.00         1.00         1.23         1.460.44         3         449.82         3         1.499.453         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.424,403         3.4260,000         3.500,000   | Total Financing Requirements   |   | -     | 424,925 \$      | 682,551 \$      | 1,610,436 \$    |                           | 2.511,308 \$       | 2,630,859 \$       |                              | 4,616,066 \$              |                      |                           | 5,267,858               |                      |
| 5         5         5         735         5         331         407         5         100         1.24         1.10         1.24         1.66         5         556         5<  | General Fund Fiscal Impact   |   | -     |                 |                 |                 | ,<br>1                    | \$65,250 1         | 1,145,199 \$       |                              | 449,862 \$                | 1,158,453 \$         | 3,424,202 \$              | 4,600,758               |                      |
| 10         1.00         1.00         1.00         1.00         1.01         1   | Crustering Sourcements<br>Surveyere Monterin mar Hint  |   | U)    | \$              | · 69            | 69<br>1         | •7<br>•                   | 235 \$             | 381 \$             | 407 \$                       | 109 \$                    | 237 \$               | \$ 965                    | 659                     |                      |
| 10. Enhiel         2         160000         1,500000         2,00000         2,00000         2,00000         2,00000         3,5000   | Compressioners provide a compression of the compres |   |       | 1.00            | 1.00            | 1.00            | 1.00                      | 1.23               | 1,44               | 1.49                         | 1.10                      | 1.24                 | 1.69                      | 1.87                    |                      |
| 0. Chronic biology       1. Source biology       0. Control  | Fiscal Impact to Fire Fund<br>Financing Sources  | 10, Exhibit B   | 64    | 1,500,000 \$    | 1,500,000 \$    |                 | 2,000,000 \$<br>2,000,000 | 2,000,000 \$       | 2,000,000 \$       | 2,000,000 \$<br>2,000,000 \$ |                           |                      | 3,500,000 \$<br>3,500,000 | 3,500,000               |                      |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | Financing Kequirements<br>Net Annual Surplus / {Deficit}   | IV, CHIDIL D  | s     | \$ - *          | \$ -            | 5 · ·           | <b>1</b> •                | •                  | •                  | -                            | *                         | 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         5         5         5         5         5         5         5         5         5         5         5         5         5<  | Fiscel Impact to Library Fund<br>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  | 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         416,5769         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<br>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 \$<br>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<br>\$ (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<br>Financing Sources  |   | 675   | 1,955,484 \$    | 2,443,665 \$    |                 | 4,360,281 \$              |                    |                    |                              | 9,156,184 \$<br>8 547 274 |                      |                           | 14,384,516<br>9 491 264 |                      |
|   | Financing Requirements<br>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<br>Paradiso Vallay<br>Fabruary 15, 2017 |  |            |                   |                |                        | -                          | 2                      |                | 6                    | ÷                              |                      | _                   |
|--|--|------------|-------------------|----------------|------------------------|----------------------------|------------------------|----------------|----------------------|--------------------------------|----------------------|---------------------|
| RESIDENTIAL FINANCING SOURCES<br>Residential Absorption                                | Table<br>Ref.  |            |                   |                |                        |                            |                        |                |                      |                                |                      |                     |
| TOWNS<br>Starked flab HHDR<br>Starked flab   |  | 8000       | 20 27 47<br>20 27 | 200            | , 20<br>50             | , <del>1</del>             | 20, 1                  | 2              | . 20                 | . , <sup>E</sup>               |                      | 9493                |
| 55×100<br>50×70<br>45×80<br>45×80<br>55×100  | 7 12 13 19 19 19<br>7 19 19 19 19 19 19 19 19 19 19 19 19 19 | 8 S        | 33 120            | 36 g 3         | , 66                   | is e i k                   | na ana as              |                |                      | 89                             |                      | (+++)8)             |
| 607X100°<br>Villago 2 (Town Center West)<br>607X100°                                   | <b>ო</b> ღო  | 20         | 30 70             | -<br>47<br>50  | , , 74                 | ī īz ·                     |                        |                |                      | ( <b>,</b> R                   | . ,,                 | 1.6                 |
| 45x80<br>501×100<br>501×100<br>501×100<br>500×100                                      | ຬຨຬຨຬ  |            |                   | 24<br>20 24    | ଟି କିଥିବି କିଥିବି       | 26<br>22<br>22<br>22<br>23 | , <sup>2</sup> , ,     | <b>د</b> ال ال |                      | 9-108 <b></b>                  |                      |                     |
| au soor<br>Stacked fats<br>Triplex-aduit<br>Triplex-aduit                              | ) ហា ហា ញា ញា  |            |                   | 50<br>20<br>20 | 50<br>54 0<br>50<br>50 | 20 - 20<br>20 - 20         | 59 , <del>1</del> 9 70 | 8              | 20                   | 20                             | DS , , ,             | 8, , ,              |
| Village: 3 (case Activie Adult)<br>MIXED USE HHDR<br>DIVIES<br>DI PIP EX               | . <i>ღ</i> ოო  |            |                   |                |                        |                            | -a0194                 | 75<br>46       | 75<br>-<br>50        | 75<br>-<br>51                  | 75                   |                     |
| 65x110<br>55x100<br>65x110<br>11x1 Ex  |  |            |                   |                |                        |                            | aa                     | 29,            | 36<br>23<br>23<br>23 | 50                             | 22                   | , , <sup>6</sup>    |
| 50x80<br>50x80<br>50x70<br>DUPLEX<br>40x90   |  | ,          | •••§              | 1 1 1 30       |                        |                            | ъ. <b>.</b> .          | °, ' '         | . 50 .               | - 4 - 41                       | , , <u>6</u> , 6, 5  | . 20 .              |
| 50x80<br>50x80<br>78x105<br>86x115<br>86x115   | ოთოთ <b>ო</b>  |            | 1-1-6-4-1         |                | 3.353 <b>+ •</b>       |                            |                        |                | , . , .<br>. , , ,   | 50<br>26<br>30 26              | 44<br>21<br>11<br>12 | - <sup>50</sup>     |
| esx115<br>75x100<br>Village & (North Village)<br>Dueles-Adut                           | <b>.</b>   |            | š                 | ¥ .            |                        | . 20                       | ,<br>47                |                |                      | . a                            | 56                   | , <del>1</del> 0    |
| Dupter-Adult<br>40X50<br>50/100  |  |            | ••33              |                |                        | 50<br>50'                  | -<br>24<br>50          | 16<br>16<br>16 |                      |                                | н н (сос             |                     |
| Duplex+=mm/y<br>Duplex<br>Standard Lot (60°X 100')<br>Standard Lot (70°X 100')         | າຕຕ  |            | Qe a s            | , , <b>,</b>   |                        | *                          | , 40<br>40             | 40             | 27                   | estra d                        | 6360803              |                     |
| Triplex Adult<br>45x80<br>45x80  | ຠຓຬຓຏ  | * • 1 * 1  | • 9 89            | - 1 St. 1855   | 60000                  | 64 ,                       | 4 , 95 e               | 1              |                      | <u>.</u>                       | 000 • 000 • 0        |                     |
| uuplex-ramiy<br>Duplex-Famiy<br>Village E (East Village)<br>DuployErsimily             | n en en  |            | (e) (e            | 55 <b>-</b>    | XI# •                  |                            |                        | 30             | ₽                    | - 20                           |                      | , <u>8</u>          |
| 40 × 100<br>70X100<br>85X115<br>85X101   |  | ,          | •• 👀              | 1911           | ₩2€1€0•                |                            |                        | 91969 -        | s 1828 •             | 40                             | 8 <b>4</b> ,81       | B S                 |
| 50X700<br>50X90<br>55X100  |  | ¢ • •      | 1/4/9             |                |                        |                            | ,                      | · • 18 •       | • 50°53              | <sup>22</sup> , <sup>2</sup> 2 | 8,999                | 5 6 8 8 8<br>6      |
| 60X100<br>55X100<br>55X100<br>70X100   | <b>ოთ</b> იი<br>იიიიიიიიიიიიიიიიიიიიიიიიიიიიიიიიიი           | 9 53       | 85 · ·            |                | • ±108                 | •_534                      |                        |                | 053 B                | . 30                           | 40 40                | 38<br>38            |
| 50X100<br>55X100<br>40X90<br>70X400  | r. e. e. e.  |            | 13.53             | • 8 700        | <8.000                 | bi este te                 |                        |                | 5 8 <b>1</b> 1       |                                | 40                   | 50 <del>1</del> 6 0 |
| Victoria (South Village)<br>50X70  | . നം   | 30         |                   | - 223          |                        | 21                         |                        | , ,            | 105                  |                                | 0                    | 20                  |
| 90x90<br>40X9D<br>40X90<br>40X90   | n en en en   | euror e    | <u>)</u>          | ÷.,            |                        | •••                        |                        | ,              | 528 B                |                                |                      | , <sup>20</sup>     |
| 40X050<br>75x100   | 10,00  | a 1        | 3                 |                | 1 30                   | i je                       |                        | 11             | 181.813              |                                | 90 ()<br>1           | 30                  |
| 75x100<br>65x110<br>65x110   | ოფი  | 1.124      | e dia             | 8069¥          | ()+)+                  |                            |                        |                | 10 <b>1</b> •        |                                | 61.1                 | 38                  |
| duptex-famity<br>50X100  |  | 9.1        | į.                |                | • 300                  | - 52                       | • • •                  |                |                      |                                | , , ,                | 83 , 92             |
| 85X115<br>Total Residential Absorption<br>Cumulative Residential Absorption            | 2  | 300        | 342<br>642        | 635<br>1,277   | 522<br>1,799           | 608<br>2,405               | 597<br>3,002           | 578<br>3,581   | 583<br>4,144         | 740<br>4,884                   | 862<br>5,746         | 1,234<br>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<br>Cumulative Population  | 3 1.85   | 558<br>558 | 633<br>1,189      | 1,176<br>2,365 | 967<br>3,332           | 4,454                      | 1,106<br>5,560         | 1,072<br>6,632 | 1,043<br>7,675       | 1,371<br>9,046                 | 1,596<br>10,642      | 2,285<br>12,928     |

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| Exhibit C. Phrsting Analysia, Constant Dollars<br>Paradies Valley<br>February 15, 2017   | I   | 6   |   |   |   | 64<br>  |   | -   | œ   | Ø   | 10  | 11  |
|--|---|---|---|---|---|---|---|---|---|---|---|---|
| Value  | Table Average<br>Ref. Value               |   |   |   |   |   |   |   |   |   |   |   |
| Development Area A<br>Towns<br>Stacked fits H-IDR<br>Stacked fits  | 3 \$ 349,066 \$<br>3 271,999<br>3 305,999 | 17,453,300 \$<br>13,599,950<br>15,299,950 | 14,660,772 \$<br>13,599,950<br>15,299,950       | - 5<br>13,589,950<br>15,299,950                 | - \$<br>13,599,950<br>15,299,950                | 2,991,989                                       | 5 - 1<br>15,299,950                               | 5 -<br>-<br>15,299,950                        | \$<br>-<br>15,299,850                                   | 3,977,987   |   | e 100   |
|  | 3 504,332<br>3 356,432<br>3 362,666       | 25,216,600<br>-<br>18,133,300             | 25,216,600<br>17,821,600<br>6,165,322           | 7,060,548<br>13,544,415                         | 0.1   |   | • 18069   |   | 4 <b>1</b> 3  | atata t   | • • •   | 19.1  |
|  |   | -<br>-<br>25,499,950                      | 11,958,638<br>10,199,980                        | 9,429,836<br>18,155,952                         | 15,129,960                                      |   | in r  |   |   | 2   |   | 0 · 17  |
| Village 2 (Town Center West)<br>60X100<br>50X100   |   |   | 15,299,970<br>-                                 | 23,969,953<br>23,686,600<br>8.704,464           | 19,896,744<br>18,134,300                        | 9,429,836                                       | ê i ê   |   |   | KOLANA)   | ,   | 1 (r. 1   |
| 50*100<br>50*100<br>50*100<br>Duplex   |   |   |   | 23,686,600<br>17,226,600                        | 23,886,600<br>17,226,600                        | 15,159,424<br>8,527,176<br>9,891,428            | 23,686,600  | 3,316,124<br>-<br>-                           |   | wa  |   | 8++3  |
| tatyska<br>Statyska fitts<br>Tripiek-satut<br>Tripiex-adut   | 3 226,686<br>3 226,686<br>3 301,466       |   | 1976  | 11,334,300<br>15,073,300                        | 11,334,300<br>3,014,660<br>12,058,840           | 11,334,300<br>15,073,300<br>15,073,300          | 11,334,300<br>-<br>12,058,640<br>8 627 178        | 11,334,300<br>-<br>-                          | 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<br>-<br>22,808,250                 | 13,769,950  | 14,045,349  |   | ,   |
|  |   |   | A . P . I                                       |   |   |   |   |   | 25,783,250<br>10,491,795                                | 12,375,960<br>22,808,250                                  | -   | 13,769,950  |
|  |   |   |   |   | ••0   |   |   | 18,133,300                                    | 14,506,640<br>19,833,300                                | 18,643,302<br>-   | 13.769.950  | 13.769.950  |
|  |   |   | ι.  | 1949  | C (C (C))                                       |   | . , ,   |   | -<br>-<br>-   | 14,089,572<br>18,133,300<br>5,367,466                     | 16,773,300<br>15,957,304                            |   |
| 40x30<br>75x100<br>85x115  | 3 335,468<br>3 515,865<br>3 632,398       |   | ())((r.)  | rtesi   | 9 - 960 <del>9</del>                            |   |   | -<br>-  | nne te l'all  | 13,407,290<br>18,971,940                                  | 12,375,960<br>13,280,358<br>6 856 378               | 25,783,250<br>25,285,920                                    |
|  |   |   | į.  |   | • 58  |   |   |   |   |   | 13,407,290  | 20,626,600  |
|  |   | • 1                                       | 1   | 9 <b>.</b>                                      | • •   | 17,226,600                                      | 16,193,004  | 19,293,792                                    | e <b>'</b>  |   | )() <b>•</b>  |   |
|  |   |   | • • •   |   |   | 1/,849,950<br>23,686,600                        | 23,686,600<br>23,686,600<br>16,773,300            | 7,579,712<br>5,367,456                        | 97 E  |   | - 360 K O   |   |
|  |   |   | 9 . ·   |   |   |   | 20,399,960<br>23,561,920                          | 20,399,960<br>15.315,248                      | 23,119,932<br>13,769,973                                |   | x54 - #   | •••   |
|  |   | 84  |   | • 37  | 6)(6.0  | 12,747,708<br>12,058,640<br>14 505 640          | 13,264,504  |   |   |   | 9 X I   | , , ,   |
|  | 3 335,466                                 | •••                                       | es (8   |   |   |   | 20,309,296<br>11,405,844                          | 5,702,922<br>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<br>29,090,308                                  | 18,133,300<br>24,150,968<br>-                       | -<br>-  |
|  |   | 11. <b>1</b>                              |   |   | сı  | с; <b>'</b>                                     | . /   | ,   | g • •   | 17,821,600  | 19,379,950  | 19,379,950<br>17,821,600<br>22 383 250                      |
|  |   | • • •                                     | 1.1.1   | • 404   | 1 ( 1   |   |   |   | T/StE   | 25,499,950  | 25,216,600<br>25,499,950                            | 25,216,600<br>25,499,950                                    |
|  |   | 8 <b>• •</b>                              | 8 • §   | . 18 22   | • 00-00   | NATION  |   |   | 57387   |   | 23,581,920  | 23,561,920  |
|  | 3 473,732<br>3 515,665<br>3 368,332       | • 105                                     |   | 1.202   | 809.080   | 22 81   | • • •   | , . <b>.</b>                                  | 8 <b>* *</b> :  | · §   | 636 •   | 250,640<br>8,250,640<br>18,416,600                          |
|  |   | 15 S                                      | 8   | a' 3  | 9 19  | t   |   |   | t it  | 8 3   | -   | 24,4/3/940  |
|  | 3 447,665<br>3 447,665<br>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<br>-   |
|  |   | (814)                                     | î.  | а т<br>-  | 001-1   | 38708   | 8   |   | .eli •  |   |   | 16,421,940<br>  |
|  |   |   |   |   |   | • * •   | • # .#  |   |   | 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<br>Current Period Cumulative Assessed Value Additions<br>Previous Period Adjusted Assessed Value | 43 EA                                     | 115,203,050 \$<br>115,203,050 \$          | 130,232,782 \$<br>245,435,832 \$<br>115,203,050 | 235,877,469 \$<br>481,313,301 \$<br>244,959,834 | 184,486,604 \$<br>665,799,905 \$<br>479,825,173 | 212,182,469 \$<br>877,982,374 \$<br>662,329,227 | 225,069,072 \$<br>1,103,051,446 \$<br>871,775,072 | 204,456,573<br>1,307,508,019<br>1,093,242,128 | \$ 205,194,361 3<br>\$ 1,512,702,400 3<br>1,293,181,623 | \$ 301,771,659 \$<br>\$ 1,814,474,059 \$<br>1,493,032,813 | \$ 353,568,823<br>\$ 2,168,142,882<br>1,788,635,532 | \$ 530,472,433 \$ 2,698,615,315 2,134,914,038 2,134,914,038 |
| Deflation Factor @ 0.41%<br>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<br>Paradise Vallay<br>February 15, 2017  |  |   | L                               |  | R   |   |  |  | <u>م</u>   | ٢  | ø  | æ   | 9   | Ŧ  |
|---|--|---|---------------------------------|--|---|---|--|--|--|--|--|---|---|--|
| Residential Property Tax<br>Basic Tax Paid<br>Total Residential Property Tax  | 5 E)                                   | Table           Ref.         Factor           4         1.000%           4         14.0253%   | 53% \$                          | 1,152,031 \$<br>161,576 \$   | 2 449 598 \$<br>343,563 \$  | 4,798,252 \$<br>672,969 \$  | 6,623,292 \$<br>928,936 \$   | 8,717,751 \$<br>1,222,690 \$   | 10,932,421 \$<br>1,533,305 \$  | 12 931,816 \$<br>1,813,726 \$  | 14 930 328 \$<br>2,094,023 \$  | 17 886,355 \$<br>2,508,614 \$   | 21,349,140 \$<br>2,994,280 \$   | 26 565,654<br>3,725,912  |
| Residential Property Tax In-Lleu of Sales Tax<br>Off-Site Sales Tax Redirected to Property Tax  | Ţ                                      | sble  | ю                               | به<br>۱  | e9-   | 65<br>1   | 69<br>1  | <b>9</b>   | <b>9</b><br>30   | 49<br>,  | 67<br>1  | 67<br>1   | •   |  |
| Property Tax From MVLF<br>Cumulative Presidential AV Adi, for Deflation Factor of 0.41%<br>Cumulative NortFestlential AV Adi, for Deflation Factor of 0.41%<br>Total Assessed Valuation / 1,000,000   | ri 0.41%<br>ctor of 0.41%              | Ref. Factor   | 8 8 8 8 8<br>N                  | 115,203,050 \$ 18,101,947 \$ 133,304,997 \$ 133 \$   | 244,959,834 \$<br>36,129,089 \$<br>281,088,933 \$<br>281,088,933 \$   | 479,825,173 \$<br>54,081,767 \$<br>533,906,940 \$<br>534 \$   | 662,329,227 \$<br>71,960,257 \$<br>734,289,484 \$<br>734   | 8/1,775,072 \$<br>99,264,877 \$<br>971,039,949 \$<br>971 \$  | 1,093,242,128 \$ 119,523,097 \$ 1,212,765,225 \$ 1,212,765,225 \$                      | 1,293,181,623 \$<br>139,697,613 \$<br>1,432,879,238 \$<br>1,433,879,238 \$   | 1,493,032,813 \$<br>159,788,772 \$<br>1,652,821,585 \$<br>1,653 \$                                 | (78655532 \$ 2/34514/038 \$ 2656565364<br>178756918 \$ 25522344 \$ 275317632<br>1.9681432.450 \$ 2394595,435 \$ 2839<br>1.968 \$ 2395 \$ 2890 | \$ 2,134,914,038 \$<br>\$ 259,722,394 \$<br>\$ 2,394,636,32 \$<br>\$ 2,395 \$           | \$ 2,656,565,394<br>\$ 279,317,632<br>\$ 2,935,883,026<br>\$ 2,936                                   |
| Property Tax From MVLF<br>Residential Pocumentary Transfer Tax<br>Residential Popenty Turnover Rate<br>Transfer Tax as A of Price<br>Total Residentian Documentary Transfer Tax   | ε                                      |   | ctor \$                         | 18,103 \$  | 38,494 \$   | 4/0.445 \$<br>75,401 \$   | 104,080  | 136,993 \$   | 171,795 \$   | 1 11   | 234,619 \$   | 281,071 \$  | 335,486 \$  |  |
| Off Sile Sales Tax<br>Household Income (@ 25% of Assessed Valuation) (d)<br>Retail Trachle Sales (@ 22% of Household Income) (e)<br>Projected Off Sile I control Sales (@ V# of Retail Taxable Sales) (f)<br>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 | \$\$<br>\$\$                    | 28,800,763 \$<br>9,216,244   | 61,239,958 \$<br>19,596,787<br>-  | 119,956,293 \$<br>38,386,014  | 165,582,307 \$<br>52,986,338   | 217,943,768 \$<br>69,742,006   | 273,310,532 \$<br>87,459,370   | 323,295,406 \$<br>103,454,530  | 373,258,203 \$<br>119,442,625<br>-   | 447,158,883 \$<br>143,090,843   | 533,728,510 \$<br>170,793,123   | 664,141,349<br>212,525,232   |
| Ubs Tree (8) 05% of States Tre)<br>Less. 0.25% Reclassified to Properly Tax<br>Total Off-Site Sates Tax Pessed Through to County<br>NON-RESIDENTIAL FINANCING SOURCES   | g                                      | ي<br>ب  | 50%<br>00%<br>\$                | •••  | 69<br>1 ( )   | 99-<br>1  | ~  |  | ю<br>• • •   | 107  | us<br>1 1 1  | 69<br>60 C  | кэ<br>, , ,   |  |
| Office<br>Square Feet<br>Cumulative Square Feet<br>Assessed Vature Additions<br>Cumulative Employees<br>Canadio State   | per Sq. Ft<br>per Sq. Ft<br>per Sq. Ft | 3 450,323<br>3 \$ 298<br>3 \$ 175   | ,323<br>296 \$<br>175           | 34,640<br>34,640<br>34,640<br>10,253,508<br>188  | 34,640<br>69,280<br>10,253,508<br>376   | 34,640<br>103,921<br>10,253,508<br>564  | 34,640<br>138,561<br>10,253,508 \$<br>752  | 34,640<br>173,201<br>10,253,508<br>940   | 34,640<br>207,841<br>10,253,508 \$<br>1,128  | 34,640<br>242,482<br>10,253,508 \$<br>1,316  | 34,640<br>277,122<br>10,253,508 \$   | 34,640<br>311,762<br>10,253,508 \$<br>1,692   | 34,640<br>346,402<br>10,253,508 \$<br>1,880   | 34,640<br>381,043<br>10,253,508<br>2,069   |
| Retail<br>Square Feet<br>Curnulário Square Feet<br>Assessed Value Additions<br>Curnulário Employees<br>Taxable Salas  | per Sq. Ft<br>per Sq. Ft<br>per Sq. Ft | 3 441,687<br>3 \$ 231<br>3 \$ 500<br>5 200  | ,687<br>231 \$<br>500<br>200    | 33,976<br>33,976<br>7,848,438<br>65<br>6,795,185   | 33,976<br>67,852<br>7,848,438<br>7,848,438<br>129<br>13,590,369   | 33,976<br>101,928<br>7,848,438 \$<br>194<br>20,385,554  | 33,976<br>135,904<br>7,848,438 \$<br>258<br>27,180,738   | 33,976<br>169,680<br>7,848,438<br>323<br>323   | 33,976<br>203,856<br>7,848,438<br>387<br>40,771,108                                    | 33,976<br>237,831<br>7,848,438<br>452<br>47,566,292  | 33,976<br>271,807<br>7,848,438<br>54,438<br>54,361,477   | 33,976<br>305,783<br>7,848,438<br>581<br>61,156,662   | 33,976<br>339,759<br>7,848,438<br>646<br>67,951,846                                     | 33,976<br>373,735<br>7,848,438<br>74,747,031   |
| Light Indusstrial<br>Square Feet<br>Cumulahe Square Feet<br>Assessed Value Additions<br>Cumulatine Employees<br>Cumable Sales   | per Sq 문<br>Per Sq 문<br>Per Sq 문       | 3 106,380<br>3 \$ 193<br>3 600<br>5 -   | ,380<br>193 \$<br>600           | 99<br>1 1 1 1 4  | •9<br>( ) , , , , , , , , , , , , , , , , , ,   | •9<br>• • • ⊃€ €0   | 69<br>1 ( ) , , ,  | 69<br>4 ( ) ) (  | 13,298<br>13,298<br>2,566,418 \$<br>21   | 13,298<br>26,595<br>2,566,418 \$<br>42   | 13,298<br>39,893<br>2,566,418<br>63  | 13,298<br>53,190<br>2,566,418 \$<br>84  | 13,298<br>66,488<br>2,568,418<br>105  | 13,298<br>79,785<br>2,566,418  |
| Hotel - Business (Lmited Service)<br>Number of Rooms<br>Cumulative Number of Rooms<br>Assessed Value Additions<br>Cumulative Employees<br>Cumulative Employees  | per (com                               | 6<br>6<br>7<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8  | 100<br>95,000 \$<br>0,35<br>375 | 99<br>   | •<br>201 - 303  | 99<br>1010 1 10 1   | , , , , , ,<br>69  | 100<br>100<br>9,500,000 \$<br>35<br>37,549   | -<br>100<br>37,549   | -<br>100<br>35<br>37,548   | ,<br>100<br>- \$<br>37,549   | -<br>100<br>35<br>37,549  | -<br>100<br>- \$<br>37,549  | ,<br>100<br>35<br>37,549   |
| Hadel - Resort<br>Aunber of Rooms<br>Cumulative Nutwork of Rooms<br>Assessed Valle Additions<br>Cumulative Employrees   |  | 3 300<br>3 \$ 200,000<br>3 \$ 200,000   | 300<br>300,000 \$<br>37,800     | وب<br>(() د د د  | 99<br>1 1 5 100   | 69<br>1 (6) 1 (00) (3)  | 9<br>2. 12 • 50 9  | ••<br>1. 1. 1. 1. 3  | 99<br>1 1 1 1 1 1  | 03<br>1 1 1 1 1  |  | 69<br>1 1 1 1 1   | 300<br>300<br>80,000,000 \$<br>300<br>9,840,014   | -<br>300<br>300<br>9,840,014   |
| Schools<br>Schools<br>Sugurar Feat<br>Cumulátive Schuze Feat<br>Assessed Value Additions<br>Cumulátive Employees<br>Tronshin Scha   | ئب اور نې                              | \$  | S<br>- S                        | \$<br>481  |   | 497 \$  |  | - *  | <b>\$</b>  | *<br>1944 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - 1977 - | - 497 <b>\$</b>  | , 197<br>* \$   | 497 \$  | -<br>-<br>497  |
| tuare Feet<br>Ja Additioms<br>nployees  |  | 64<br>64  | <b>*</b>                        | ، <del>د</del> .<br>ه  | . 37<br>8   | , , <u>ç</u> ,  | , ' ' <u>e</u> "   | \$<br>- 121<br>\$  | · · · č. ·   | <u>6</u> .<br>8  | 8<br>00<br>7 1 1   |   | , ' '<br>290 \$   | 362  |
| Total Non-Residential Assessed Value Additions<br>Current Penido Climuiative Assessed Value Additions<br>Previous Penico Adjusted Assessod Value Additions<br>Currellation Factor Alasses Value Alasses Value<br>Currelative Non-Residential AV Adj ter Defiation Factor of 0.41%<br>Total Non-Residential Currulative Employees<br>Soy of Currulative Employees<br>Equivalent Realiants (Residents & 50% Employees)<br>Total Taxable Sates | s<br>itor of 0.41%                     |   | <i>თ თ</i> თ                    | 18,101,947 \$<br>18,101,947 \$<br>0.996<br>18,101,947 \$<br>765<br>382<br>382<br>382<br>8,795,185 \$ | 18,101,947 \$<br>36,203,893 \$<br>18,101,947<br>0.099 \$<br>36,12909 \$<br>1,035<br>517<br>1,706<br>13,590,369 \$ | 18, 101, 947 \$<br>54, 305, 840 \$<br>36, 129,099<br>36, 129,099<br>54,091,767 \$<br>1,319<br>650<br>3,025<br>20,385,554 \$ | 18,101,947 \$<br>72,407,785 \$<br>54,091,767<br>0,946<br>71,960,257 \$<br>1,538<br>739<br>739<br>739<br>739<br>739<br>739<br>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<br>141,346,461 5<br>119,523,097<br>139,697,613 5<br>2,523<br>1,261<br>1,261<br>7,884 5<br>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<br>284,019,917<br>259,722,394<br>0.998<br>2.998<br>4,089<br>2.044<br>14,972<br>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<br>Paradise Valley<br>February 15, 2017  |                    |                                  |                                   | R                                 |                                   |                                    | ŝ                                  | ÷                                     | 7                                     | 8                                     | 6                                     | 10   | ŧ                                 |
|---|--------------------|----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|------------------------------------|------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|-----------------------------------|
| Non-Rasidential Property Tax<br>Besic Tax Paid<br>Non-Residential Unsecured Property Tax as a % of Secured<br>Treal Non-Darekianth Preservit Tax                    | Table<br>Ref.<br>4 | Factor<br>1.00% \$<br>10.00% \$  | 181,019 \$<br>18,102<br>27,827 \$ | 361,281 \$<br>36,129<br>55,739 \$ | 540,818 \$<br>54,082<br>63,436 \$ | 719,603 \$<br>71,960<br>111,018 \$ | 992,649 \$<br>99,265<br>153,144 \$ | 1,195,231 \$<br>119,523<br>184,398 \$ | 1.396,976 \$<br>139,698<br>215,523 \$ | 1,597,888 \$<br>159,789<br>246,519 \$ | 1,797,969 \$<br>179,797<br>277,388 \$ | 2,597,224 \$<br>269,722<br>400,695 \$      | 2,793,176<br>279,318<br>430,926   |
| Non-Residential Property Tax In-Lleu of Sales Tax<br>On-Site Sales Tax Redirected to Property Tax   | :                  |                                  |                                   |                                   | <b>9</b><br>14                    | جه<br>,                            | N9-<br>1                           | بم<br>،                               | <del>به</del><br>۱                    | <del>у</del> ,                        | 69<br>1                               | 6 <b>9</b>                                 | Å                                 |
| Non-Reaid antial Documentary Transfer Tax<br>Non-Reaidential Propery Turnover Reie<br>Tatarisof Texa 5 4 of Price<br>Total Non-Reaidential Documentary Transfer Tax | Table<br>Ref.<br>4 | Factor<br>10.00%<br>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<br>Seles Tax (@ 1.00% of Taxable Sales)<br>Use Tax (@ 10.5% of Taxable Sales)   | Table<br>Ref.      | Factor<br>1.00% \$<br>10.50%     | 67,952 \$<br>7,135                | 135,004 \$<br>14,270              | 203,856 \$<br>21,405              | 271,807 \$<br>28,540               | 340,135 \$<br>35,714               | 408,087 \$<br>42,849                  | 476,038 \$<br>49,984                  | 543,990 \$<br>57,119                  | 611,942 \$<br>64,254                  | 778,294 \$<br>81,721                       | 846,246<br>88,856                 |
| Less: 0.25% Reclassified to Property Tax<br>Total On-Sits Bales Tax Allocated to County<br>Proposition 172 - Hair Cent Sales Tax                                    | n n<br>alter       | 600%<br>8                        | 75,087 \$<br>32,026 \$            | 150,174 \$<br>64,051 \$           | 225,260 \$<br>96,077 \$           | 300,347 \$<br>128,103 \$           | 375,849 \$                         | 450,936 \$                            | 528,022 \$<br>224,357 \$              | 601,109 \$<br>256,383 \$              | 676,196 \$<br>288,408 \$              | 860,015 \$<br>366,810 \$                   | 935,102<br>398,836                |
| Transient Occupancy Tax<br>Hold - Business Rental Revenue Subject to TOT<br>Hold - Resort Revenue Subject to TOT  | Aet.               | Factor<br>10.00% \$<br>10.00% \$ |                                   | 69 69 67                          |                                   | , , ,<br>, , , ,                   | 183,184 \$<br>- \$<br>183,184 \$   | 183,184 \$<br>- 5<br>183,184 \$       | 183,184 \$<br>. \$<br>.183,184 \$     | 183,184 \$<br>- \$<br>183,184 \$      | 183,184 \$<br>- \$<br>183,184 \$      | 183,184 \$<br>1,169,460 \$<br>1,352,644 \$ | 183,184<br>1,169,460<br>1,352,644 |
| Total Transient Occupancy ( ax Aleocated to County<br>Interest Earnings   | Table<br>Ref.      | Factor                           |                                   |                                   |                                   |                                    |                                    |                                       |                                       |                                       |                                       |  |                                   |
| Courty Share of Residential and Non-Residential Property Tax<br>Documentary Transfer Tax<br>Net Off-She Salar and Use Tax   | ৰ ৰ শ              | 19                               | 189,503 \$<br>20,095<br>-         | 399,303 \$<br>42,468              | 756,405 \$<br>81,350              | 1,039,955 \$ 111,996               | 1,375,835 \$<br>147,912<br>-       | 1,717,703 \$<br>184,943               | 2,029,249 \$<br>218,581               | 2,340,542 \$<br>252,196               | 2,786,002 \$<br>300,849               | 3,394,976 \$<br>364,056<br>-               | 4,156,838<br>448,185<br>506 400   |
| Net On-Site Safes and Use Tax<br>Total Revenue Generating Interest Earnings   | ŝ                  | 49                               | 75 087<br>284 684 \$              | 150.174<br>591,844 \$             | 225,260<br>1,083,016 \$           | 300,347<br>1,452,259 \$            | 375,849<br>1,599,596 \$            | 450 936 2 353 581 \$                  | 528 022<br>2 773 852 \$               | 601 109<br>3 193 848 \$               | 3763 047 \$                           | 4 619 046 \$                               | 5 540 125                         |
| Total Interest Earnings   | 5<br>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<br>Franchises  | Ref.               | Factor 10.08 \$                  | 9,435 \$                          | 17,163 \$                         | 30,425 \$                         | 41,552 \$                          | 54,442 \$<br>44 070                | 67,091 \$<br>55,420                   | 79,401 \$<br>45.508                   | 91,408 \$<br>75,518                   | 106,758 \$<br>88,200                  | 125,920 \$<br>104.031                      | 150,598<br>124 419                |
| Fines and Penalties<br>Miscellanous Federal and State<br>Miscellanous Ravenue   | 000                | 8.31<br>1.30<br>0.17             | 722                               | 14, 180<br>1,545<br>298           | 3,074<br>3,074<br>529             | 4,328<br>4,330<br>722              | 5,789<br>5,789<br>946              | 7,226                                 | 8,619<br>1,380                        | 9,974                                 | 11,755                                | 13,830                                     | 16,800<br>2,618                   |
| Criminal-Co. 25%<br>DownWare 8 Int One Dal Taxas  | φø                 |                                  |                                   |                                   | . ,                               | , ,                                |                                    | . ,                                   | , ,                                   |                                       |                                       | , ,  |                                   |
| Court Fees & Costs<br>Court Fees<br>Superior Court Fees   | φω                 | , ,                              |                                   |                                   |                                   |                                    |                                    |                                       | • •                                   |                                       |                                       | •••  |                                   |
| Rebates & Refunds<br>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<br>Ref. |       | α         | ,     | 67<br>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   |
|        |      |              |               |      | 29              |              |

| 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 \$                           | <b>\$</b> 9           | 19,220 \$                                | 8,142 \$                               |                                     |
| 69   | .43% \$        | 0.14 \$                          | 0.01 \$               | sh                                       | 8.68 \$                                |                                     |
|  | 1.4            | ¢                                | Ð                     |  | 80                                     |                                     |
|  |                | -                                | 645                   |  | -                                      |                                     |

292,494

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

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

69

| Valley   | v 15. 2017      |
|----------|-----------------|
| Paradise | February        |
|          | Paradise Valley |

| General Fund Financing Sources<br>Properly Tax | Property Tark Ti-Lieur of Saler Tark<br>Documentary Transfer Tark<br>Property Tark Te-Lieur of MNL F<br>Property Tark Te-Lieur of MNL F<br>Ort-Site Retail Sales and Ues Tar<br>Ort-Site Retail Sales and Ues Tar<br>Transient Corcupancy Tark<br>Interest Earnings Revenue<br>Other Discretionary Revenue | Char Principing Journes<br>General Frund Financing Requirements<br>General Franchig Requirements<br>Duble Protochian<br>Judicia<br>Polace Protochian<br>Detertion and Correction<br>Fire Protochian (Transfers to the Fire Eurid)<br>Protochiantepericton<br>Char Protochiantepericton | Transfers to the Transportation Fund<br>Public Ways Facatifies<br>Health and Samithinis<br>Education<br>Education & Cuthural Sanvices<br>Debt Sanko<br>Total Franscharg Requirements | General Fund Fiscal Impact<br>General Fund Fiscal Impact<br>Surplus/Deficit) par Unit<br>Revenue/Cast Ratio<br>Fiscal Impact to Fire Fund<br>Financing Sources<br>Net Annual Surplus / (Defici) | Fiscal Impact to Library Fund<br>Financing Sourceas<br>Financing Sourceas<br>Net Amund Surplus / (Deficit)<br>Fiscal Impact to Transportation Fund<br>Financing Sourceas<br>Net Amund Surplus / (Deficit)<br>Net Fiscal Impact of Project<br>Financing Sourceas<br>Financing Sourceas<br>Financing Sourceas |
|--|--|--|--|---|---|
|--|--|--|--|---|---|

| 31 | 4,737,298        | 512,210      | 1,085,275              | 1,352,844      | 355,711 -           | 11,101,282    | 547,469         | 228,507<br>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<br>10,150,470    | 5,654,545                  |
|----|------------------|--------------|------------------------|----------------|---------------------|---------------|-----------------|----------------------|-----------|---------|------------------|--------------------|---------------|--------------|-------|--------|--------------|--------------|----------|------|------------------------------|--------------|--------------|---------|------------|------------|---------|------------|-----------------------------|----------------------------|
| 28 | 4,836,391 \$     | 522,924      | 3.049.013              | 1,352,644      | 72,824<br>355,711   | 11,274,782    | 547,469 \$      | 226,507<br>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 \$<br>10,109,489 | 5,879,070                  |
| 21 | 4,937,557        | 533,863      | 3,112,791              | 1,352,644      | 74,091<br>355 711 1 | 11,451,931    | 547,469 \$      | 226,507<br>2,416,270 | 519,304   | 609,039 | 2,731            | 503,275            | 652.211       | 36,769       | 4,183 | ,<br>, | 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 \$<br>10.087,652 | 6,106,291 \$               |
| 20 | 4,958,043 \$     | 536,077      | 3,125,706              | 1,352,644      | 74,347<br>355,711   | 11,487,803 \$ | 547,469 \$      | 226,507<br>2 416 270 | 519,304   | 800,567 | 2,731<br>170,825 | 503,275            | -<br>852.211  | 36,769       | 4,183 | 200    | 5,680,411 \$ | 5,807,393 \$ | 684 \$   | 2.02 | 3,500,000 \$<br>3,500,000    | -            | 504,249 \$   | 156,835 | 347,315    | 721,834 \$ | 721,834 | -          | 16,213,887 \$<br>10.059.179 | 6,154,707 \$               |
| 19 | 4,978,614 \$     | 538,302      | 3,138,6/4<br>1,085,275 | 1,352,644      | 74,605<br>355,711   | 11,523,824 \$ | 547,469 \$      | 226,507<br>2 416 270 | 519,304   | 592,060 | 2,731            | 503,275            | -<br>652 211  | 36,769       | 4,183 | 200    | 5,671,904 \$ | 5,851,921 \$ | 689 \$   | 2.03 | 3,500,000 \$<br>3,500,000    | •            | 506,330 \$   | 156,935 | 349,395 \$ | 721,834 \$ | 721,834 | -          | 16,251,988 \$<br>10 050 672 | 6,201,316 \$               |
| 16 | 4,999,270 \$     | 540,535      | 3,151,696<br>1,085,275 | -<br>1,352,644 | 74,863<br>355 711   | 11,559,995    | 547,469 \$      | 226,507<br>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 \$<br>3,500,000 \$ | •            | 508,420 \$   | 156,935 | 351,485 \$ | 721,834 \$ | 721,834 | ••         | 16,290,248 \$<br>10.042 130 | 6,248,118 \$               |
| 11 | 5,020,012 \$     | 542,778      | 3,164,773<br>1,085,275 | 1,352,644      | 75,123<br>355,711   | 11,598,315    | 547,469 \$      | 226,507<br>3 446 370 | 519,304   | 574,939 | 2,731            | 503,275            | -<br>852 211  | 36,769       | 4,183 | 500    | 5,654,783 \$ | 5,941,532 \$ | \$ 002   | 2.05 | 3,500,000 \$<br>3,500,000    | •            | 510,518 \$   | 156 935 | 353,583 \$ | 721,834 \$ | 721,834 | •          | 16,328,667 \$<br>10.033.562 | 6,295,115 \$               |
| 16 | 5,040,839 \$     | 545,030      | 3,177,903<br>1,085,275 | 1,352,644      | 75,384              | 11,632,786 \$ | 547,489 \$      | 226,507              | 519,304   | 566,326 | 2,731            | 503.275            | -<br>R52 211  | 36,769       | 4,183 | 200    | 5,546,170 \$ | 5.986.618 \$ | 705 \$   | 2.06 | 3,500,000 \$<br>3,500,000 \$ | - 8          | 512,625 \$   | 156.935 | 355,590 \$ | 721,834 \$ | 721,834 | •          | 16,367,245 \$               | 6,342,306 \$               |
| 15 | 5,061,754 \$     | -<br>547,291 | 3,191,088<br>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 \$<br>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<br>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 \$<br>3,500,000    | *            | 516,855 \$   | 156,935 | 359,930 \$ | 721,834 \$ | 721,834 | •          | 16,444,881 \$               | 10,00/,604<br>6,437,277 \$ |
| 13 | 5.103.843 \$     | 551,842      | 3,217,622<br>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<br>6,485,059 \$  |
| 12 | 4743717 \$       | 512,714      | 2,990,318<br>1,010,189 | 1.352,644      | 70,813              | 11.013,247 \$ | 512,289 \$      | 211,952              | 2,200,877 | 743,980 | 2,556            | 159,661<br>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<br>5,851,549 \$  |
|    | Factor           |              |                        |                |                     | 5             | 30.28 \$        | 12.53                | 7.82      | 1       | 0.15             | 9.44               |               | 05140<br>234 | 0.27  | 0.03   | <b> </b>     |              | • •      |      | 67                           | -            | 67           |         |            | 69         |         | <b> </b> ~ | U)                          | -                          |
|    | Table<br>Ref. Fi | ৰ ব          | 9<br>9                 | տոտ            | un o                | ø             | <b>69</b><br>80 | 80 6                 | pn or     | 000     | 8                | ∞ ¢                | <u>1</u> co ( | 0 0          | 9 00  | 80     | æ            |              |          |      | 10, Exhibit B                | יט, באווטו ם | ÷            | : =     | :          | 12         | 5       | ļ          |                             |                            |

P.4FCLKSlorious Land Company/Paradise Valley/FJAv01 Phase FIA/Paradieo Valley FIA All Phases - 2017-02-15

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| Residential Absorption<br>Village 1 (Town Center)<br>TOWNS<br>Stacked fats HHDR<br>Stacked fats | Tahla<br>   |                  |                |            |           |               |         |         |        |              |        |        |         |
|---|---|------------------|----------------|------------|-----------|---------------|---------|---------|--------|--------------|--------|--------|---------|
| d flats HHDR<br>4 flats   | Table<br>Ref.   | ,                |                |            | ,         | ,             |         | ,       | 4      | 19           |        |        |         |
| H045  | ითოო  |                  | • 163          | a 1040     | Call Koac | 5.80 K S K    | 1.1.1   |         |        | 88 <b>-</b>  |        |        |         |
|   | 9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9<br>9 | 53993            | 1) + (1-)      |            | a         | 3 g • •       | 8 8 · · |         |        |              |        |        |         |
| 2 {Town Center West}  | n en  | tilit            | į.             |            | э         | 15            | 8       |         | ,      | Ŧ            |        |        |         |
| 60'X100'<br>50x100<br>45-80   |   | it • is          | • 19           | . 195      | 30 e 10   | 808.18        |         |         |        | 8 <b>.</b> . | , , ,  | *** *  |         |
|   |   | 53 I             | 1.9.4          |            | 3 + 2     | 9 <b>-</b> 18 | ••3     |         |        | i i i        |        | r. 957 |         |
| ats   |   |                  |                | , <b>,</b> |           | 60 <b>1</b> 0 | *)*((   | с 13    |        | 9 R.         |        | • • •  |         |
| Triplex-adult<br>Triplex-adult<br>45X 100   | ოოო   | es e             | 1.2.5          | • • •      | , , ,     | 50507         |         | ( W).   |        | -8           | . 404° |        |         |
| (Case Activic Aduit)<br>SE HHDR   | m   | 43               | 0.55           |            |           | ţ             |         | ,       | ,      | 9. j         | 100    | A.1    | • •     |
|   |   | • •              | ¥. 4           |            |           |               |         | 10104   |        |              |        |        |         |
|   | m m i   | , ,              | , , ,          |            |           | 18.1          |         | a . a   |        |              | 4004   |        |         |
|   |   | , <sup>14</sup>  |                | , , ,      |           |               | i en f  | 150.    |        | · 2          |        |        | 1.1     |
|   | n m e   | , , ¥¥           |                |            |           | 302           | £.e     | • •     |        |              |        |        |         |
|   | n m r   | 2<br>2           |                |            |           |               |         | 194     |        | • 8          | -      | • •    | 1.1     |
|   | <b>ຠ</b> ຎო   |                  |                |            |           | • 18          | - (2    | -12     |        | 4.4          |        |        |         |
|   | <b>ი</b> ლი<br>ი  |                  |                | • •        | 1 1       | - 1.7.4.      | (¥.).¥  | 5.5     |        | Q • 3        |        |        | 14 - A. |
| (North Village)   | m   | 36               | ·              | •          |           | 2 2           | 1       |         |        | <b>i</b> 9   |        |        |         |
| luk<br>Luk  | n n 1   | 51               | •••            |            |           |               |         | 41.     |        |              |        |        | 1.      |
|   |   | • 353            |                |            | , , ,     | 100           | - 55    | 1910    |        |              | 4.     |        |         |
| Vitra   | 17 m m  |                  |                |            |           |               | (t. )   | 8a 4    |        |              |        |        |         |
|   | ) en en   | • •              | .,             |            | 4 1       | 4             | § .     |         | ۰,     | , ı          | 4 so   | 1.     | 1.1     |
|   | <b>n</b> n  | • 25             | , .            | • •        | , ,       |               | • •     | u re    |        |              | s      |        |         |
| uðy.  | <b>e</b> e e  |                  | • •            |            |           | 8 810         | 4. V.)  |         |        | ,            | -      |        |         |
| mity<br>East VIIIage)   |   | *                | •              |            |           |               |         |         |        |              |        |        |         |
| ulty.   | n m r   | ,<br>,           | 34             |            | , ,       | × 4           | 5 £     | :14 •   | 1.     | • •          | 14 P   | 1.4    | • •     |
|   | 000   | 20               | . ซ            |            |           |               |         | . 2     |        |              | • •    |        |         |
|   |   | 57<br>59         |                | • •        | 4 1       |               |         | ar ar   | , ,    | 1 1          | a 4    | 1 1    | • •     |
|   | ოო  | 21               |                |            | 1 1       | • •           | ÷.      | 104     |        | • •          | . 84   |        |         |
|   | en en   | 50               | 50             |            |           |               |         | г.      |        |              |        |        |         |
|   | m m   | 8<br>20 8        | 40             | . ,        | 3 1       |               | . ,     | . (¢. ) | e e    |              | 242    | • • •  | 10      |
|   | m m o   | 98 <del>8</del>  | , , <u>8</u>   |            | . , ,     |               |         | 894     |        |              | 14.4   | • •    |         |
| South Village)  | 1 10  | 20               | 56             |            | ,         | ,             |         | 1.75    | а      | 4            |        |        | 1       |
|   | р   | 40 2             |                |            |           | • •           |         |         |        |              |        |        |         |
|   | 19 M M  | F 6 9            | 9 25 2         | • •        | • •       | •••           | , , ,   |         |        |              |        | • •    | • •     |
|   | 10 (M)  | 30               | n (z 1         |            | 4         | 0)240         | . 4     | •       | (0.03) |              |        |        | •       |
|   | n m (   | , , <sup>ç</sup> | R, H           |            |           |               |         |         |        | 2            | , ,    |        |         |
| ity.  | ი.<br>ი.  | 20               | 6 <del>1</del> |            | 6404      | 100           |         | . 1 1   |        |              |        |        |         |
|   |   | 30               | 58             |            | ,         |               |         |         |        |              |        |        |         |
| idential Absorption<br>re Residential Absorption  |   | 964<br>7,944     | 540<br>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<br>Cumulative Population   | 1.65<br>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<br>February 15, 2017  |   | 12                                     | 13   | 14   | 15                                      | 16  | 17   | 5  | 19   | 20                                      | м                                       | R                      | ĸ             |
|---|---|--|--|--|---|---|--|--|--|---|---|------------------------|---------------|
|   | Ref. Value  |  |  |  |   |   |  |  |  |   |   |                        |               |
| Deeloopment Area A<br>TOVNS<br>Stacked flats HHDR<br>Stacked flats  | 3 \$ 349,066 \$<br>3 271,999<br>3 305,999<br>3 504,332        |  |  | 99<br>1 () 1 1                             | • •                                     |   | • <b>*</b>                                 | 69<br>                                     | 99<br>1 4 9 9                              |   |   | •                      | * * * *       |
| 507.70<br>457.80<br>457.80<br>457.80  | 3 356,432<br>3 352,686<br>3 362,686<br>3 504,332<br>3 504,332 | 13.63                                  |  | 4)(30(00)(4))                              | 5267.35                                 | 1.1.1   | ;  |  | 9 8 • 9                                    | :                                       |   |                        |               |
| 60'X100'<br>Village 2 (Town Center West)  |   | 8                                      | 66 G                                       | 90-09                                      | a a                                     | i i   | ч.   |  |  | s 8                                     |   | • •                    | • •           |
| 80.4100<br>80.400<br>45.86<br>50.4100   | 3 473,732<br>3 362,686<br>3 473,732                           |  | isana la                                   | - 9119 - 365<br>- 9119 - 365               | #2 • • 0                                |   | • • • •                                    |  |  | 1211                                    |   |                        | ,             |
| 50×100<br>Duplex<br>40'X62'   |   |  | . 4NG                                      | • 6.960                                    |   |   | 84 NO                                      |  |  | 88                                      |   | <br>25.                |               |
| Stacked flats<br>Triplex-aduit<br>Triplex-aduit   | 3 201,466<br>3 301,466<br>3 301,466                           | 66.03                                  | n a la la                                  | 0.52.54 •                                  | . 307 ·                                 |   |  | ,  |  | nista.                                  |   |                        |               |
| a⊃or viigae 3 (Casa Activic Aduit)<br>MIXED USE HHDR  |   | 11,695,957                             |  | 13   | 158                                     | -10   | 110  |  |  | 3 i                                     |   |                        | 4-1           |
| DUPLEX<br>DUPLEX<br>55x110  | 3 275,399<br>3 275,399<br>3 456,165                           |  | - actions                                  | - 6363                                     |   | 0 X I   | 85 R .<br>11                               |  |  | a 4890                                  |   |                        |               |
| 051100<br>654110<br>DUPLEX  |   | 3,855,586                              | 1964                                       | 97 I                                       | 81 <b>'</b>                             | • 8   | . 0 5                                      |  | . , ,                                      | a de la                                 |   | •••                    |               |
| 50x90<br>50x70<br>50x70   |   | 12 668 754                             | ii • •                                     |  | a (                                     | 0.1   |  |  |  | 201                                     |   | N. 1                   |               |
| 0UPLEX<br>40X90<br>50x90  |   | -                                      | 14 E                                       | 00400000                                   | 88.80                                   |   | 104914                                     |  |  | 1 3                                     |   | 1.4.1                  |               |
| 40x90<br>75x100   |   | ž •                                    | 981.623<br>1                               |  | ava d                                   | 6 A -   | <b>.</b>                                   | ,  |  | 83.6                                    |   |                        |               |
| 85x115<br>85x115<br>75×400  |   | -<br>18,563,940                        | Ka a                                       | la e                                       | 8.1.1                                   |   |  | OK K                                       |  |   |   |                        | • •           |
| Village 4 (North Village)   |   | ž                                      | 4  | ×  |   |   | 4  |  | •  | 14                                      |   |                        |               |
| Duptex-Adult<br>Duptex-Adult<br>40:29   |   | 9.6                                    | , ·  |  | • 53                                    | ÷ C   | in an  | e •  |  | unu -                                   |   | ֈ-                     |               |
| 50x100<br>Duplex-Family   |   | ••§                                    | . 225                                      | к юз                                       | 1010                                    |   | na v                                       |  |  | . 12 . 2                                |   |                        |               |
| Duplex<br>Standard Lot (60' X, 100')<br>exemandari a (20' X, 100')  |   | 1.1                                    | 100  | 69 ×                                       | 83 ·                                    | •••   | 5 I I                                      |  | • •  | 549a)                                   | · ·                                     | ••                     | • •           |
| oranuaru Lor (* 27 * 100 /<br>Duptex-Family<br>Triplex Aduft  | 3 335,466<br>3 301,466  | 8.4                                    | 34 W                                       | () • (                                     | ••                                      | •   | • 68                                       |  |  | 14                                      | ,                                       | • 14 •                 |               |
| 45x80<br>45x80  |   | н н §                                  | . 275                                      | 96 - 600                                   | 85853                                   | ( i )   | 20 -                                       | • • •                                      | ,  |   |   |                        |               |
| Duplex-Family<br>Duplex-Family<br>Mines & Kessey Millionely   |   | 10                                     | 7007<br>7                                  | 69   | tist.                                   | ·   |  |  | ·  | 87<br>-                                 |   |                        | •             |
| vitage s (cast vitage)<br>Dupter Family<br>40 x 160   |   | 13,754,106                             | 12,330,644                                 |  | • •                                     | 9.0   | 4140                                       |  |  | 829                                     |   |                        |               |
| 70X100<br>85X115  |   | -                                      |  | r es                                       | 8 • 8                                   | 4. (4.)                                       | i:4 •                                      |  |  |   |   |                        |               |
| 45X100<br>50X70   |   | 19,5/9,930<br>20,316,624<br>36,412,235 | -  | 00   | 62 A                                    | ŝi i  |  | r s  |  | Sati N                                  | • •                                     | ••                     | ۰.            |
| 90X90<br>80X100<br>80X100   |   | 10,590,972<br>6,119,988                |  | 59 AS                                      |   | . 5   | . 8  | 0C(e)                                      |  | ana                                     |   |                        |               |
| 55X100<br>55X100  |   | 25,216,600                             | -<br>25,216,600                            |  | • •                                     | 2.63  | 49506                                      | 1009-3                                     |  |   |   |                        |               |
| 70X100<br>50X100  |   | 4,/12,384<br>23,686,600                | -  | •••  | - 63                                    | ( ) )   | 1.11                                       | 0 - I                                      |  |   |   |                        |               |
| 55X100<br>40X80<br>701207   | 3 368,332<br>3 611,998  | 24,479,920                             | 22,031,928                                 | 104  | (* 24)                                  | , ,   | 5 V  |  |  | (U - 14)                                |   |                        |               |
| Village 6 (South Village)<br>50X70  |   | 17,821,600<br>5 371 000                | 19,960,192                                 | 903  | ***                                     |   |  | • (6)                                      |  | 100                                     |   |                        |               |
| 50X30<br>60X90<br>40X90   |   | 11,049,950                             | 9,208,300                                  | ε.   |   |   | . 51                                       | <  |  | 11742                                   |   | • •                    |               |
| 50x90<br>40X90  |   | 17,458,935<br>14,279,960               | 25,964,570<br>10,709,970                   |  | •••                                     |   | 19 (20)<br>1                               | a):a(i)                                    |  |   |   | •••                    |               |
| 75x100<br>75x100  |   | 18,359,940                             | 15,469,950                                 |  |   |   |  | 00   |  |   |   |                        |               |
| 65x110<br>65x110<br>dubbe-family  | 3 456,165<br>3 456,165<br>3 335,486                           | 18,246,600<br>16,773,300               | 11,404,125<br>14,425,038                   |  |   |   | • •  | 4004-                                      |  |   | 6.00                                    |                        | 4.1           |
| 50X100<br>85X115  |   |  | 20,844,208<br>16,442,348<br>248,008,277    |  |   |   |  |  | 1 I I                                      |   |   |                        |               |
| 10031 Residential Assessed value<br>Total Current Dariod Accessed Value Additions   | »I «  | 407.953.943 \$                         |  |  |   |   | 1  | 60   | v)<br>1                                    |   |   |                        |               |
| rotal current rentoo Assessed varies additions<br>Current Period Cumulative Assessed Value<br>Previous Period Adjusted Assessed Value | ,   | \$ 3,106,569,258 \$<br>2,656,565,384   | 3,354,577,535 \$<br>3,053,542,892<br>0.006 | 3,354,577,535 \$<br>3,288,934,485<br>0,996 | 3,354,577,535<br>3,275,345,206<br>0,996 | \$ 3,354,577,535 \$<br>3,261,812,075<br>0.996 | 3,354,577,535 \$<br>3,248,334,861<br>0.996 | 3,354,577,535 \$<br>3,234,913,332<br>0,986 | 3,354,577,535 \$<br>3,221,547,258<br>0,998 | 3,354,577,535<br>3,208,236,410<br>0,996 | 3,354,577,535<br>3,194,980,561<br>0,996 | 3,181,779,482<br>0.980 | 3,116,587,762 |
| Defiation Factor @ u-a176<br>Cumutative Residential AV Adj. for Defiation Factor of 0.41%   | 1 <b>~1</b>   | 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<br>Paradise Valky<br>February 15, 2017          |               |                      |           | 12                            | 13   |       | 14                                     |          | 16                            | 16                            |          | 1                          | 18        |  |           |
|--|---------------|----------------------|-----------|-------------------------------|--|-------|--|----------|-------------------------------|-------------------------------|----------|----------------------------|-----------|--|-----------|
| Residential Property Tax   | Table<br>Ref. | Factor               |           |                               |  |       |  |          |                               |                               |          |                            |           |  |           |
| Besic Tax Paid<br>Take Darafdowid Bennedy Tax  | 4             | 14                   | 1.000% \$ | 30 535 429 \$<br>4 282 685 \$ | \$ 32,889,345 \$<br>\$ 4,612,828 \$  | 69 60 | 32,753,452 \$<br>4,593,769 \$          |          | 32,618,121 \$<br>4,574,788 \$ | 32,483,349 \$<br>4,555,886 \$ | \$ \$    | 32,349,133 \$ 4 537,062 \$ | \$ 32.    | 32,215,473 \$ 32,082<br>4,518,316 \$ 4,495 | \$ 32,082 |
| Residential Property Tax in-Lieu of Sales Tax<br>Off-Site Sales Tax Redirected to Property Tax |               |                      | 67        |                               |  | ŝ     | 1.21                                   |          |                               | 54                            | \$       | 8                          | 69        | •  | 69        |
| Proparty Tax From MVLF   | Table<br>Ref. | Table<br>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<br>en | 5,640,954 \$                  | 314,338,7                     | 23<br>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  |

731,759 108,547 140,308 3,348

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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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79,715

| Residential Property Tax in-Lieu of Sales Tax<br>Off-Sita Sales Tax Redirected to Property Tax  | ÷  | -                       | 69                                       | <del>ب</del> ه           | 643<br>1                          |                                    | •                             | <b>9</b>   | 69<br>23                           | 69<br>1                            | 49                                 | 1                                  | 1              | •                            |                            |
|---|--|-------------------------|--|--------------------------|-----------------------------------|------------------------------------|-------------------------------|--|------------------------------------|------------------------------------|------------------------------------|------------------------------------|----------------|------------------------------|----------------------------|
| Property Tax From MVLF<br>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%.<br>Total Assessed Valuation   | of 0.41%   |                         | \$ 298,831,906 \$<br>\$ 3,352,374,799 \$ |                          | 318,265,551 \$<br>,607,200,037 \$ | 316,950,536 \$<br>3,592,295,742 \$ | 315,640,954 \$                | 318,285,551 \$ 316,950,538 \$ 315,640,854 \$ 314,338,783 \$<br>3,607,200,037 \$ 3,592,295,142 \$ 3,577,453,029 \$ 3,562,671,644 \$ | 313,038,001 \$<br>3,547,951,332 \$ | 311,744,584 \$<br>3,533,291,842 \$ | 310,456,512 \$<br>3,518,692,923 \$ | 309,173,763 \$<br>3,504,154,323 \$ | 307,896,313 \$ | 301,587,802<br>3,418,175,564 | \$ 295,408<br>\$ 3,348,140 |
| Assessed Valuation /1,000,000<br>Property Tax From MVLF   | un un  | 69                      | 892 <b>5 3</b> ,3                        | 3,352 \$<br>2,990,318 \$ | 3,607 \$<br>3,217,622 \$          | 3,592 \$<br>3,204,328 \$           | 3,577 \$<br>3,191,088 \$      | 3,563 \$   | 3,164,773 \$                       | 3,533 \$                           | 3,519 \$                           | 3,504 \$<br>3,125,706 \$           | 3,490 5        | 3,049,013                    | 5 2,086                    |
| Residential Documentary Transfer Tax  | Ref.   | Fac                     |  |                          |                                   |                                    |                               |  |                                    |                                    |                                    |                                    |                |                              |                            |
| Residential Property Turnover Rate<br>Transfer Tax es a % of Price<br>Total Residential Documentary Transfer Tax                              | য খ  | 14.3%<br>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<br>Rof.  | ile<br><u>f.</u> Factor |  |                          |                                   |                                    |                               |  |                                    |                                    |                                    |                                    |                |                              |                            |
| Household Income (@ 25% of Assessed Valuation) (d)<br>Retall Taxable Seles (@ 32% of Household Income) (e)                                    |  |                         | % \$ 763,385,723<br>% 244,283,431        | 44                       | 822,233,621 \$<br>263,114,759     | 818,836,301 \$<br>262,027,016      | 815,453,019 \$<br>260,944,966 | 812,083,715 \$<br>259,866,789  | 808,728,333 \$<br>258,793,067      | 305,386,814 \$<br>257,723,781      | 802,059,103 \$<br>256,658,913      | 798,745,140 \$<br>255,598,445      | 795,444,870 \$ | 779,146,940<br>249,327,021   | \$ 783,182<br>244,218      |
| Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (1)<br>Sales Tax (@ 1.00% of Taxable Sales)<br>Use Tax (@ 10.5% of Sales Tax) | ຂ)(J)<br>ວີ<br>ວີ  | ·                       | 888                                      | a 54 a                   | a (e)(e                           | ર શા                               | ( · ·                         |  | • • •                              |                                    | • e 10                             | x esc                              |                |                              |                            |
| Less: 0.25% Reclassified to Property Tax<br>Total Off-Site Sales Tax Passed Through to County   | £  | 0.00%                   | \$                                       | 69                       | 69<br>( )                         | ø<br>. ,                           | 69<br>I                       |  | 69                                 | 11                                 | •                                  | 69<br>1                            |                |                              |                            |
| NON-RESIDENTIAL FINANCING SOURCES   | Table<br>Measure Ref.  | le Factor               |  |                          |                                   |                                    |                               |  |                                    |                                    |                                    |                                    |                |                              |                            |
| Office<br>Square Feet   | 60   | 450,323                 | 34,640                                   | 840                      | 34,640                            | 20 au                              |                               | 1  | NEO 373                            | -                                  | -                                  | -<br>460 333                       | -<br>160 222   | ,<br>150 375                 | AED                        |
| at<br>ans   | Sq. Ft. 3  | \$ 296                  | ¢<br>\$                                  | 69                       | 450,323<br>10,253,508 \$          | 375 (UCP                           | 400,323<br>- \$<br>- \$       | 400,323<br>- \$<br>- \$  | 5 -<br>5 -<br>5997 C               | \$ -<br>\$ -<br>\$ -               | \$ - \$                            | 2 445<br>2 445                     | 2 445          | 2.445                        | *                          |
| ative Employees<br>e Sales  | persq. Ft 5<br>persq. Ft 5   |                         |  | č,                       | -                                 | -                                  |                               | 1  | -                                  | i i                                | N.                                 |                                    | ,<br>,         | •                            | 1940                       |
| Retear<br>Square Feet<br>Crimidetkia Sanižive Faet  | 6  | 441,687                 | 4  |                          | 33,976<br>441,687                 | 441,687                            | 441,687                       | 441,687  | 441,687                            | -<br>441,687                       | -<br>441,687                       | 441,687                            | 441,687        | 441,687                      | 441                        |
| 8   | per Sq. Ft 3   | \$ 231<br>600           | \$                                       | \$9                      | 7,848,438 \$                      | \$ 958<br>-                        | 8 - 8                         | - \$<br>839  | , \$<br>839                        | 839 <b>-</b>                       | - <b>\$</b><br>839                 | - \$<br>839                        | - 839          | 839                          |                            |
| oyees   | n n<br>L LL<br>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<br>Siquare Sect<br>Signare Sect  | е  | 106,380                 | 0 13,298<br>93.083                       | 298<br>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<br>600           | 69-                                      | 418 \$                   | 2,566,418 \$                      | 168<br>168                         | - \$                          | 168  | - \$<br>168                        | - \$                               | - \$                               | - \$<br>168                        | 168            | 168                          |                            |
|   | n n<br>N n<br>N n<br>N n<br>N n<br>N n<br>N n<br>N n<br>N n<br>N n |                         |  | È,                       |                                   | 2,                                 | 8.                            | 3  | ,                                  |                                    |                                    | ×                                  | v              | •                            |                            |
| Hoter - Business (Limited Service)<br>Number of Rooms   | e,   | 100                     |  | , <del>1</del>           | ,<br>100                          | - 100                              | - 100                         | 100  | 100                                | 100                                | 100                                | ,<br>100                           | ,<br>100       | . 100                        |                            |
|   | per room 3   | \$ 95,000<br>0.35       | \$                                       | а<br>Ч                   | , ¥                               | 35 \$                              | <b>به</b><br>۱۳               | \$ 92  | *<br>' %                           | 35 <b>5</b>                        | 35<br>35                           | 35 <b>°</b>                        | 35             | 38                           |                            |
| Cumularve Employees<br>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<br>Number of Rooms<br>Crumides Number of Dorme   | e  | 300                     |  | 300                      | 300                               | 300                                | 300                           | 300  | 300                                | - 300                              | 300                                | 300                                | 300            | 300                          |                            |
|   | per room 3   | \$ 200,000              | \$                                       | - \$                     | \$ UU2                            | \$ 008<br>-                        | 300 \$                        | , \$<br>300  | 300                                | 300 \$                             | 300                                | 300 \$                             | * 000<br>-     | 300                          |                            |
| Cumulance Employees<br>Taxable Sales<br>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<br>Square Feet  | 3  | '                       | . ,                                      | .,                       |                                   |                                    |                               | , ,  | • •                                |                                    | • •                                | .,                                 | 7.4            | •••                          |                            |
| 5   | per Sq. Ft. 3  | \$ -                    | \$                                       | - \$<br>197              | - \$<br>497                       | - \$<br>497                        | - \$                          | - \$<br>497  | - \$                               | - \$                               | - \$                               | - \$<br>497                        | 497            | 487                          |                            |
|   | Sq. Ft. 5  |                         |  |                          | ,                                 |                                    |                               |  |                                    | •                                  | I                                  | ,                                  | •              | •                            |                            |
| a Feet<br>ative Square Feet   | en   | •                       |  |                          |                                   |                                    |                               |  |                                    | • •                                |                                    |                                    |                | • •                          |                            |
| ø   | per Sq. Ft. 3<br>per Sq. Ft. 3<br>per Sq. Ft. 5                    | \$ -<br>428<br>-        | 69<br>69                                 | \$ 00                    | - \$<br>- 728<br>-                | - <b>\$</b>                        | - \$<br>-                     | - 5<br>428<br>-  | - \$<br>428<br>-                   | - 5<br>428<br>-                    | 428                                | - 5<br>428<br>-                    | 428            | 428                          |                            |
|   |  |                         |  |                          |                                   |                                    |                               |  |                                    |                                    |                                    | 1                                  | •              |                              |                            |

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

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.

<sup>&</sup>lt;sup>1</sup> 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.

Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **5** of **9** 

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).

Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **7** of **9** 

### 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-00339<sup>2</sup>:

- 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 1,000<sup>th</sup> 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.<sup>3</sup> 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.

<sup>&</sup>lt;sup>2</sup> 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.

<sup>&</sup>lt;sup>3</sup> 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.

Paradise Valley (SP 00339) Fiscal Impact Analysis-Review July 12, 2017 Page **8** of **9** 

### 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 13<sup>th</sup> year, which is the final year of Project absorption. The net surplus diminishes every year after that (the calculations are extended to the 31<sup>st</sup> 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

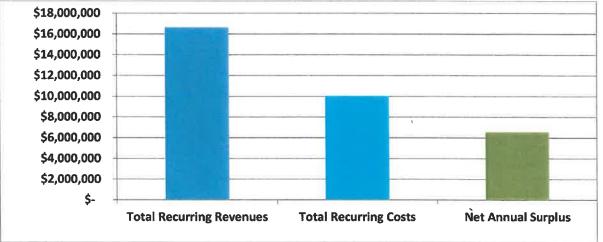
| To:      | Specific Plan No. 00339 (Paradise Valley) File |
|----------|--|
| From:    | DPFG   |
| Date:    | February 15, 2017 (April 20, 2018 Revision)    |
| Subject: | February 2017 FIA                              |

### **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<br>Ref. | Per<br>Unit | Buildout              | Percent<br>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                           |               | <b>^ ^</b>  | <b>*</b> 500 477      |                     |
| A. Financing Sources  | 11            | \$ 59       | \$ 502,177            |                     |
| B. Financing Requirements<br>Net Annual Surplus / (Deficit) | 11            | 18<br>\$ 41 | 156,935<br>\$ 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

| An         PA         Price         Measure         Sq.           (a)         (a)         (a)         (a)         (a)         (a)           1-1         5         343,066         per Unit         (a)         (a)         (a)           1-1         5         343,066         per Unit         (a)         (a)         (a)         (a)           1-1         5         343,066         per Unit         (a)         (a)         (a)         (a)           1-1         5         343,066         per Unit         (a)         (a)         (a)         (a)         (a)           1-1         5         343,055         per Unit         (a)         (a)         (a)         (a)           Mest()         2-2         590,999         per Unit         (a)         (a)         (a)           2-3         351,332         per Unit         (a)         (a)         (a)         (a)           2-4         44,532         per Unit         2-3         31,499         per Unit         (a)           2-4         34,532         per Unit         2-3         31,496         per Unit         (a)           3-3         3-4,66,166         per Unit   | Description         Price         Means         Ser.         Yort   |                                    |          |                 |
|---|--|------------------------------------|----------|-----------------|
| Note         Note <th< th=""><th>(0)         (0)         (0)         (0)         (0)           Methy         11-3         271-3995         501-1014         211         50         5</th><th>Year 1 Year 2 Year 3 Year 4 Year 5</th><th>Year 8</th><th>Year 11 Year 12</th></th<> | (0)         (0)         (0)         (0)         (0)           Methy         11-3         271-3995         501-1014         211         50         5  | Year 1 Year 2 Year 3 Year 4 Year 5 | Year 8   | Year 11 Year 12 |
| 11         3000         Multi<br>11         3000         Multi<br>10         3000         Multi<br>10         3000         Multi<br>10         3000         Multi<br>10         3000         Multi<br>10         3000         Multi<br>10         3000  | Model         1:1         3.43606         er/Unit         2:1         5.43606         er/Unit         2:1         5.6         5:0 <th< td=""><td>(a)</td><td></td><td></td></th<>  | (a)                                |          |                 |
| 1         3         30000         MULL         10         3         3000         MULL         10         30         MULL         10         30         10  | 1-1         343,066         err Unit         22         50         42           1-3         271,3939         596         50 </td <td></td> <td></td> <td></td>   |                                    |          |                 |
| 13         277/989         MeVIU         211         277/989         MeVIU         211         9         9         1           1         257/989         MEVIU         11         9         90,322         MEVIU         11         9         11         9         11 </td <td>13         2713999         PEUVINI         271         50         50         50           1-7         395,999         PEUVINI         114         50         50         50         50           1-7         395,999         PEUVINI         61         50         50         50         50           1-7         395,999         PEUVINI         67         50         50         50         50           1-8         503,359         PEUVINI         67         50         70         71         50         50         50           2-2         353,699         PEUVINI         66         70         70         21         50         5</td> <td>50</td> <td></td> <td></td>  | 13         2713999         PEUVINI         271         50         50         50           1-7         395,999         PEUVINI         114         50         50         50         50           1-7         395,999         PEUVINI         61         50         50         50         50           1-7         395,999         PEUVINI         67         50         50         50         50           1-8         503,359         PEUVINI         67         50         70         71         50         50         50           2-2         353,699         PEUVINI         66         70         70         21         50         5  | 50                                 |          |                 |
| 14         300000         MULL         14         30000         MULL         14         30000         MULL         M   | 1-3         506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>506,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,329<br>507,429<br>51,42<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,53,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51,539<br>51, | 50 50 50 50                        |          |                 |
| 15         900323         MIUUIII         11         900323         MIUUIII         11         900333         MIUUIIII         900333         MIUUIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII  | 1-5         560,332         Per Unit         1-1         560,332         Per Unit         65         71           1-7         380,432         Per Unit         67         50         11           1-7         382,589         Per Unit         67         50         33           1-7         382,589         Per Unit         67         50         31           2-1         509,599         Per Unit         70         50         30           2-2         509,599         Per Unit         109         77         30         47           2-2         509,599         Per Unit         116         70         50         50         50           2-2         509,599         Per Unit         116         77         30         47           2-3         337,532         Per Unit         116         77         30         47           2-3         337,569         Per Unit         129         50   | 50 50 50 50 50                     | 50 50    |                 |
| Weth         25         565.65         Perful         65         30           17         356.65         Perful         6         3           17         356.65         Perful         6         3           18         500.355         Perful         6         3           22         503.355         Perful         7         2         5         5           23         513.35         Perful         7         5         5         5         5           23         513.35         Perful         7         5   | 1-7         382,643         per Unit         68         50         33           1-7         382,669         per Unit         59         33         29         33         26         34         35         35         35         35         35         35         35         35         36   | 50 50                              |          |                 |
| 1-1         30000000         01/1         0         0           22         5000000         01/1         0   | 1-7         392,666         per Unit         67         50         17           1-7         302,666         per Unit         67         50         33         26           1-8         503,332         per Unit         77         30         47         30         47           2-1         509,399         per Unit         77         30         47         36         30           2-2         303,595         per Unit         17         30         47         50         40           2-2         44,552         per Unit         118         50         40         50   | 50                                 |          |                 |
| Media         23         503.550<br>(1-1)         601.550<br>(1-1)         601.550<br>(1-1)         601.550<br>(1-1)         70         601         70  | 1-7         362,565         per Unit         59         33         26           1-8         509,393         per Unit         70         50         20         35         26           2-1         509,393         per Unit         77         50         50         20         42           2-2         473,732         per Unit         77         50         50         20         42           2-2         473,732         per Unit         118         70         50 <td>50</td> <td></td> <td></td>  | 50                                 |          |                 |
| 13         500,030         Purchi         0         0         0           22         373,750         Purchi         10         90         23         75  | 14         504,332         per Unit<br>per Unit         70         50         70         70         50         70           2:1         509,999         per Unit         77         30         47         20         47           2:2         323732         per Unit         77         30         47         50         47           2:2         323732         per Unit         100         22         473732         per Unit         116         50         50         50         47         50         47         50         47         50         47         50  | 33                                 |          |                 |
| New         10         00000         Inclusion         70         00         20           21         500000         BUUH         10         0         40         2           22         537300         BUUH         10         2         0         40           22         537300         BUUH         10         2         0         2           24         537300         BUUH         10         2         0         2           24         537300         BUUH         10         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2         0         2   | 13         503999         pr Unit         70         50         20           2-1         503999         pr Unit         77         30         47           2-2         373732         pr Unit         77         30         47           2-2         373732         pr Unit         77         30         47           2-2         373732         pr Unit         119         22         473732           2-3         373732         pr Unit         122         30         47           2-3         37372         pr Unit         122         30         47           2-4         34352         pr Unit         122         30         47           2-3         301,466         pr Unit         122         50         50           2-4         34353         pr Unit         122         50         50           2-3         301,466         pr Unit         122         50         50           3-3         455,539         pr Unit         123         50         50           3-3         455,539         pr Unit         143         51         50           3-3         55,539         pr Unit         14<  | 36                                 |          |                 |
| Wutch         1         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7         00         7   | Wetting         2.2         309.991         Per Unit         77         30         47           2.2         373.732         Per Unit         92         32.686         Per Unit         90         47           2.2         473.732         Per Unit         90         24         473.732         Per Unit         90         47           2.2         473.732         Per Unit         119         90         24         50  | 50                                 |          |                 |
| 21         5000000000000000000000000000000000000  | 2-1         500,900         per Unit         77         30         47           2-2         373,733         per Unit         92         33,73         per Unit         93           2-2         373,733         per Unit         119         92         50         47           2-2         373,733         per Unit         119         92         50         47           2-3         373,733         per Unit         119         92         50         50           2-3         34,490         per Unit         122         50         50         50         50           2-4         343,532         per Unit         112         50  |                                    |          |                 |
| 22         473728         Pricinit         08         04         23         60         7           24         473728         Pricinit         09         50 <td>2:2         473,732         per Unit         92         473,732         per Unit         92         42           2:4         37,3732         per Unit         100         24         56         56           2:4         37,3732         per Unit         118         92         56         56           2:4         34,495         per Unit         118         59         50         50           2:4         34,495         per Unit         118         50         50         50         50           2:7         301,466         per Unit         112         50</td> <td>30</td> <td></td> <td></td>  | 2:2         473,732         per Unit         92         473,732         per Unit         92         42           2:4         37,3732         per Unit         100         24         56         56           2:4         37,3732         per Unit         118         92         56         56           2:4         34,495         per Unit         118         59         50         50           2:4         34,495         per Unit         118         50         50         50         50           2:7         301,466         per Unit         112         50   | 30                                 |          |                 |
| 22         32<  | 2.2         382,566         Per Unit         100         24         50         50           2.4         3.43,532         Per Unit         119         99         50  | 20                                 |          |                 |
| 2.2         473733         Ber Unit         139         50         7           2.4         473733         Ber Unit         139         50         5   | 2.2         473/32         per Unit         118         60         50           2.4         473/32         per Unit         118         50         50         50           2.5         314.469         per Unit         129         50         50         50           2.5         314.469         per Unit         129         50         50         50           2.7         301.466         per Unit         129         50         50         50         50           2.7         301.466         per Unit         120         50   | 24 50                              |          |                 |
| 2.1         4.7323         6 FU III         116         50         50         10           2.2         214469         6 FU III         122         50  | 2.4         473/732         Per Unit         118         50         50           2.4         344532         Per Unit         123         50         50         50           2.5         344532         Per Unit         123         50         50         50         50           2.5         344532         Per Unit         123         53         56         50         <   | 32                                 | 50 7     |                 |
| 2-1         344332         6FUIH         129         50         20         20         50   | 2.4         344,552         Per Unit         129         50         50           2.5         314,439         Per Unit         172         50         50         50           2.7         301,466         Per Unit         172         50         50         50           2.7         301,466         Per Unit         172         50         50         50           2.7         301,466         Per Unit         173         51         50         50         50           3.3         155,165         Per Unit         16         51         53         456,165         Per Unit         146           3.3         456,165         Per Unit         114         53         3.3         456,165         Per Unit         114           3.3         456,165         Per Unit         114         73         3.4         55         5   | 50 50                              |          |                 |
| 2         314369         PPUINI         122         50  | 2-5         314,495         Per Unit         122         50         50           2-6         236,566         per Unit         122         50 <t< td=""><td>50</td><td></td><td></td></t<>  | 50                                 |          |                 |
| 2         3           | 2.4         220,066         Primin         420         60  | 50 50                              |          |                 |
| 2.7         301,456         6FUIII         100         60         10           2.9         301,569         6UIII         120         50         50         50         50         75<   | 2-7         301,466         per Unit         60         50         10           2-7         301,466         per Unit         130         60         10           2-7         301,466         per Unit         130         60         60         60           2-7         301,466         per Unit         130         60         60         60         60           3-1         271,999         per Unit         130         21         21         90         40           3-3         456,165         per Unit         10         46         46         46         40         46   | 60 50 50                           | 50 50 50 | 20              |
| 2-7         301465         per Unit         130         40         50         40         50         40           2-8         387/569         per Unit         112         50         50         50         50         75 <td< td=""><td>2-7         301,466         per Unit         130         40           2-9         387,599         per Unit         172         990         per Unit         130           3-1         271,999         per Unit         112         50         50         50           3-2         275,399         per Unit         46         3-3         456,165         per Unit         46           3-3         456,165         per Unit         101         74         5-3         355,666         per Unit         74           3-3         456,165         per Unit         74         74         3-5         355,666         per Unit         74           3-5         355,666         per Unit         114         74         3-5         355,666         per Unit         114           3-5         355,666         per Unit         114         9-7         3-5         355,666         per Unit         116           3-5         355,666         per Unit         116         3-7         355,666         per Unit         116           3-5         355,666         per Unit         116         3-7         355,666         per Unit         116           3-7         515,665</td><td>50 10</td><td></td><td></td></td<>   | 2-7         301,466         per Unit         130         40           2-9         387,599         per Unit         172         990         per Unit         130           3-1         271,999         per Unit         112         50         50         50           3-2         275,399         per Unit         46         3-3         456,165         per Unit         46           3-3         456,165         per Unit         101         74         5-3         355,666         per Unit         74           3-3         456,165         per Unit         74         74         3-5         355,666         per Unit         74           3-5         355,666         per Unit         114         74         3-5         355,666         per Unit         114           3-5         355,666         per Unit         114         9-7         3-5         355,666         per Unit         116           3-5         355,666         per Unit         116         3-7         355,666         per Unit         116           3-5         355,666         per Unit         116         3-7         355,666         per Unit         116           3-7         515,665  | 50 10                              |          |                 |
| 26         37336         60101         172         50   | Z-3         387,593         Per Umit         172         50         50           3-1         275,399         Per Umit         418         3-2         275,399         Per Umit         418           3-2         275,399         Per Umit         418         3-3         515,616         Per Umit         418           3-3         355,616         Per Umit         101         74         45         45         46         418         45         45         46         418         46         45         45         46         414         45         45         45         46         414         45         45         45         46         414         46<   | 40 50                              | 40       |                 |
| Autor         73         71:90         75         <  | Addit()         3.1         27.1999         per Unit:         418           3.2         275,3399         per Unit:         418           3.3         456,1665         per Unit:         73           3.4         35,1666         per Unit:         73           3.5         335,666         per Unit:         73           3.5         335,466         per Unit:         73           3.5         355,666         per Unit:         73           3.5         355,666         per Unit:         74           3.7         515,665         per Unit:         74           3.7         515,665         per Unit:         74           4.1         34,532         per Unit:         74           4.2         355,666         per Unit:         74   | 50 50 50                           | 22       |                 |
| 31         271399         prunt         413         75  | 3-1       271,989       per Unit:       418         3-2       275,399       per Unit:       46         3-3       456,165       per Unit:       46         3-3       515,665       per Unit:       74         3-5       355,466       per Unit:       97         3-6       632,366       per Unit:       97         3-7       515,665       per Unit:       116         3-7       515,665       per Unit:       167         3-7       515,665       per Unit:       167         3-7       515,665       per Unit:       167         4-1       344,532  |                                    |          |                 |
| 32         275,3399         FULUIL         46           32         456,165         FEULINI         74         50         55           33         456,165         FEULINI         74         50         36         52           33         456,165         FEULINI         74         50         53         50         54           34         255,399         FEULINI         74         50         50         50         50           35         355,686         FEULINI         114         50         47         50  | 3.2       275,339       per Unit       46         3.3       456,369       per Unit       101         3.3       456,166       per Unit       101         3.3       456,166       per Unit       73         3.3       456,166       per Unit       74         3.3       456,166       per Unit       73         3.4       355,666       per Unit       114         3.5       335,666       per Unit       97         3.5       335,666       per Unit       97         3.5       335,666       per Unit       146         3.5       335,466       per Unit       146         3.5       335,466       per Unit       166         3.5       355,656       per Unit       166         3.7       515,655       per Unit       167         3.7       515,656       per Unit       167         3.7       515,656       per Unit       167         4.1       344,532       per Unit       167         4.1       344,532       per Unit       167         4.2       336,966       per Unit       16         4.2       336,966       per  | 418                                | 75 75    |                 |
| 3.2         275.339<br>516.66         per Unit         101         101         50         51           3.3         516.66         per Unit         73         55         50         51           3.3         516.66         per Unit         73         55         50         50         50           3.4         755.165         per Unit         14         73         50         40         50         50         50           3.4         535.66         per Unit         14         73         50         40         70         50         40         70         5  | 32       275,339       per Unit       101         3-3       515,645       per Unit       74         3-45,155       per Unit       114       73         3-5       355,646       per Unit       146         3-5       335,466       per Unit       160         3-6       635,665       per Unit       160         3-7       515,665       per Unit       176         3-7       515,665       per Unit       176         4-1       344,552       per Unit       167         4-2       356,966       per Unit       167         4-3       453       per Unit       174         4-4       353,458       per Unit       167         4-5       355,666       per Un   | 46                                 |          |                 |
| 3.3         456,165         per Unit         74         50         36           3.3         456,165         per Unit         74         23         55         50         56         50         56         50         56         50  | 3:3       456,165       per Unit       74         3:3       456,165       per Unit       74         3:3       456,165       per Unit       74         3:4       275,399       per Unit       73         3:5       355,666       per Unit       97         3:5       355,666       per Unit       116         3:5       355,666       per Unit       116         3:5       355,466       per Unit       116         3:5       355,466       per Unit       116         3:6       515,665       per Unit       116         3:7       515,665       per Unit       116         4:1       34,532       per Unit       116         4:2       355,666       per Unit       116         4:2       355,665       per Unit       116         4:2       355,666       per Unit       116         4:1       34,532       per Unit       116         4:2       355,666       per Uni   | 101                                | 20       |                 |
| 33       515665       prUnit       74       50       54         34       275339       prUnit       73       50   | 3:3       515,665       per Unit       74         3:4       275,346       per Unit       114         3:5       355,666       per Unit       114         3:5       355,666       per Unit       116         3:7       535,366       per Unit       116         3:7       535,366       per Unit       116         3:7       535,366       per Unit       116         4:1       344,532       per Unit       116         4:2       355,966       per Unit       16         4:3       355,966       per Unit       16         4:1       344,532       per Unit       16         4:2       356,966       per Unit       16         4:3       355,966       pe   | 86                                 | 36       |                 |
| 3.3         255,056         Fer Unit<br>114         73         50         40         50   | 3.3       456,165       per Unit       73         3.4       275,365       per Unit       114         3.5       335,656       per Unit       114         3.5       335,656       per Unit       114         3.5       335,656       per Unit       116         3.5       335,456       per Unit       116         3.6       515,665       per Unit       116         3.7       515,665       per Unit       100         3.7       515,665       per Unit       102         3.7       515,665       per Unit       102         4.1       344,532       per Unit       116         4.2       335,466       per Unit       56         4.3       355,655       per Unit       116         4.3       355,656       per Unit       16         4.3       355,656       per Unit       16         4.4       355,656       per Unit       16         4.3       355,656       pe   | 74                                 |          |                 |
| 3.4         273,286         PrUnit         114         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         47         50         50         40         50         50         40         50         50         40         50         50         50         40         50   | 3.4         2.5,389         per Unit         114           3.5         356,66         per Unit         90           3.5         275,389         per Unit         97           3.5         355,666         per Unit         146           3.5         355,666         per Unit         160           3.6         615,665         per Unit         160           3.7         515,665         per Unit         174           3.7         515,665         per Unit         102           4.1         344,532         per Unit         102           4.1         344,532         per Unit         102           4.1         344,532         per Unit         102           4.2         355,656         per Unit         102           4.2         355,656         per Unit         102           4.1         344,532         per Unit         102           4.2         355,656         per Unit         16           4.2  | (3                                 | 00       |                 |
| 3-5       395,666       Fer Unit       90       50       47         3-5       395,666       Fer Unit       146       50       47       50       50         3-5       335,666       Fer Unit       146       22       50       50       47       50       50         3-5       335,666       Fer Unit       116       22       50       50       47       50       50       40         3-5       335,666       Fer Unit       116       22       50       50       40       26       50       40       26       50<   | 3-5       385,666       per Unit:       90         3-5       235,466       per Unit:       97         3-5       335,466       per Unit:       92         3-5       335,466       per Unit:       92         3-5       335,466       per Unit:       145         3-5       335,466       per Unit:       146         3-5       335,466       per Unit:       116         3-6       515,665       per Unit:       116         3-7       515,665       per Unit:       100         3-7       515,665       per Unit:       102         4-1       344,532       per Unit:       102         4-2       345,532       per Unit:       116         4-3       345,532       per Unit:       116         4-2       355,696       per Unit:       166         4-3       353,332       per Unit:       167         4-4       369,498       per Unit:       167         4-5       355,696       per Unit:       167         4-5       356,696       per Unit:       167         4-6       366,996       per Unit:       167         4-7       356,9  | 114                                | 2        |                 |
| 3-5       253,000       Per Unit       4/1       4/1       5/0  | 3-5       335,3560       per Unit:       145         3-5       335,466       per Unit:       146         3-5       335,466       per Unit:       146         3-5       355,466       per Unit:       146         3-5       355,466       per Unit:       146         3-5       355,466       per Unit:       116         3-6       532,398       per Unit:       116         3-7       632,398       per Unit:       116         3-7       632,398       per Unit:       100         3-7       632,398       per Unit:       102         3-7       632,398       per Unit:       102         4-1       344,532       per Unit:       102         4-2       344,532       per Unit:       16         4-3       345,332       per Unit:       16         4-3       345,332       per Unit:       16         4-4       590,486       per Unit:       16         4-5       335,466       per Unit:       66         4-5       335,466       per Unit:       67         4-5       335,466       per Unit:       67         4-6       335,466  | 2                                  | 0        |                 |
| 3.5         237,3358         Fer Unit         140           3.6         332,5865         Fer Unit         92           3.6         335,456         Fer Unit         116         50         56         56         44           3.6         513,565         Fer Unit         116         51         50         56         56         44           3.7         533,545         Fer Unit         16         26         24         50           3.7         533,545         Fer Unit         51         50         57         56         44           3.7         533,585         Fer Unit         51         50         47         30         21         40           3.7         533,585         Fer Unit         57         47         30         21         40           3.7         515,665         Fer Unit         7         50         47         50         26         40           4.1         34,532         Fer Unit         7         50         26         40         56         40           4.2         335,465         FUNIt         7         50         26         40         56         40         56         40<  | 3-5       323,456       per Unit       140         3-5       335,456       per Unit       146         3-5       335,456       per Unit       116         3-5       335,456       per Unit       116         3-6       515,456       per Unit       116         3-7       515,666       per Unit       51         3-7       515,666       per Unit       51         3-7       515,666       per Unit       51         4-1       344,532       per Unit       56         4-1       344,532       per Unit       56         4-2       355,999       per Unit       116         4-2       355,996       per Unit       116         4-3       455322       per Unit       116         4-3       355,996       per Unit       116         4-3       355,466       per Unit       66         4-4       589,048       per Unit       66         4-5       335,466       per Unit       66         4-6       59,606       per Unit       66         4-7       362,666       per Unit       66         4-7       335,466       per Unit<   | 8/<br>145                          | F        |                 |
| 35         335,466         per Unit         34         50         50         60         44           3.5         335,466         per Unit         116         30         21         50         16         44           3.6         515,665         per Unit         116         30         24         50         26         40           3.7         515,665         per Unit         100         26         40         26         24         50         24         50         24         50         26         40           3.7         515,665         per Unit         102         26         40         26         26         40           4.1         345,52         per Unit         102         24         50         47         26         40           4.2         355,659         per Unit         102         24         50         26         40           4.2         355,659         per Unit         66         24         50         16         40           4.2         355,659         per Unit         66         60         16         50         16         40           4.3         355,659         per Unit </td <td>35     335,466     per Unit     94       35     335,466     per Unit     116       36     615,665     per Unit     116       37     515,665     per Unit     100       36     632,398     per Unit     116       37     515,665     per Unit     102       37     515,665     per Unit     102       37     515,665     per Unit     102       41     344,532     per Unit     102       42     334,532     per Unit     16       42     335,466     per Unit     16       43     435,332     per Unit     16       43     45     355,466     per Unit     16       43     45     355,466     per Unit     66       44     56     per Unit     66       45     335,466     per Unit     66       47     360,909     per Unit     66       48     335,466     per Unit     67       47     382,466     per Unit     66       47     382,466     per Unit     66       47     382,466     per Unit     66       48     335,466     per Unit     67       48     <t< td=""><td>03</td><td></td><td></td></t<></td>   | 35     335,466     per Unit     94       35     335,466     per Unit     116       36     615,665     per Unit     116       37     515,665     per Unit     100       36     632,398     per Unit     116       37     515,665     per Unit     102       37     515,665     per Unit     102       37     515,665     per Unit     102       41     344,532     per Unit     102       42     334,532     per Unit     16       42     335,466     per Unit     16       43     435,332     per Unit     16       43     45     355,466     per Unit     16       43     45     355,466     per Unit     66       44     56     per Unit     66       45     335,466     per Unit     66       47     360,909     per Unit     66       48     335,466     per Unit     67       47     382,466     per Unit     66       47     382,466     per Unit     66       47     382,466     per Unit     66       48     335,466     per Unit     67       48 <t< td=""><td>03</td><td></td><td></td></t<>   | 03                                 |          |                 |
| 35         354,000         FUNIL         10         50         50         16           36         515,665         per Unit         10         21         20         26         24         50         25         24         50         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         20         21         21         20         21         21         20         21         21         21         21         21 <td>35     335,466     per Unit     115       36     515,665     per Unit     116       37     632,398     per Unit     116       37     515,665     per Unit     100       37     515,665     per Unit     102       37     515,665     per Unit     102       37     515,665     per Unit     102       4-1     344,532     per Unit     116       4-2     345,532     per Unit     116       4-2     355,999     per Unit     116       4-3     345,532     per Unit     116       4-3     353,332     per Unit     166       4-3     353,332     per Unit     66       4-4     590,498     per Unit     66       4-5     335,466     per Unit     67       4-6     301,466     per Unit     66       4-7     302,466     per Unit     66       4-7     335,466     per Unit     67       4-8     335,466     per Unit     67       4-9     335,466     per Unit     66       4-7     335,466     per Unit     67       4-8     335,466     per Unit     66       4-7     335,4</td> <td>70</td> <td></td> <td></td>  | 35     335,466     per Unit     115       36     515,665     per Unit     116       37     632,398     per Unit     116       37     515,665     per Unit     100       37     515,665     per Unit     102       37     515,665     per Unit     102       37     515,665     per Unit     102       4-1     344,532     per Unit     116       4-2     345,532     per Unit     116       4-2     355,999     per Unit     116       4-3     345,532     per Unit     116       4-3     353,332     per Unit     166       4-3     353,332     per Unit     66       4-4     590,498     per Unit     66       4-5     335,466     per Unit     67       4-6     301,466     per Unit     66       4-7     302,466     per Unit     66       4-7     335,466     per Unit     67       4-8     335,466     per Unit     67       4-9     335,466     per Unit     66       4-7     335,466     per Unit     67       4-8     335,466     per Unit     66       4-7     335,4   | 70                                 |          |                 |
| 36         515,665         Fer Unit         100           35         632,338         Fer Unit         51         30         21         30         21         11         40           37         515,665         Fer Unit         51         30         21         40         40         40         40         40         40         40         40         40         40         40         40         40         40         40         40         40         40   | 3.6       515,665       per Unit       100         3.5       632,398       per Unit       51         3.7       515,665       per Unit       61         4.1       344,532       per Unit       65         4.2       364,692       per Unit       76         4.2       364,692       per Unit       76         4.2       365,665       per Unit       76         4.3       335,466       per Unit       66         4.3       303,302       per Unit       67         4.3       303,303       per Unit       66         4.4       50,048       per Unit       67         4.5       300,486       per Unit       66         4.7       302,466       per Unit       66         4.7       302,466       per Unit       66         4.7       302,466       per Unit       66         4.8       303,466       per Unit       66         4.8       303,466       per Unit   | 116                                | 50 16    |                 |
| 36         632,338         Fer Unit         51         30         21           3.7         632,338         Fer Unit         51         11         40           3.7         632,338         Fer Unit         51         11         40           3.7         632,338         Fer Unit         51         11         40           3.7         515,665         Fer Unit         56         47         26         40           4.1         344,532         Fer Unit         56         7         26         40           4.2         356,939         Fer Unit         56         7         56         16         7           4.2         356,939         Fer Unit         16         7         56         16         7         26         40           4.2         356,939         Fer Unit         16         56         16         7         26         40           4.3         356,939         Fer Unit         66         60         27         26         40           4.3         353,332         Fer Unit         66         7         56         16         7         56         16         7         56         16   | 3-6     632,399     Per Unit     51       3-7     632,399     Per Unit     51       3-7     632,399     Per Unit     51       3-7     515,665     Per Unit     51       4-1     344,532     Per Unit     67       4-1     344,532     Per Unit     67       4-1     344,532     Per Unit     74       4-2     356,996     Per Unit     74       4-3     356,966     Per Unit     66       4-3     355,466     Per Unit     66       4-3     355,466     Per Unit     66       4-5     335,466     Per Unit     66       4-5     335,466     Per Unit     66       4-5     335,466     Per Unit     66       4-7     362,666     Per Unit     66       4-7     362,666     Per Unit     60       4-8     335,466     Per Unit     66       4-7     362,666     Per Unit     61       4-8     335,466     Per Unit     60       4-7     362,666     Per Unit     61  | 100                                | 26       | 50              |
| 3.7         632,306         Fer Unit         51         11         40           3.7         515,665         Fer Unit         102         26         40           3.7         515,665         Fer Unit         102         26         40           4.1         344,532         Fer Unit         56         60         47         26         40           4.2         356,999         Fer Unit         74         56         24         56         16           4.2         355,999         Fer Unit         116         50         24         56         16           4.2         355,999         Fer Unit         66         50         16         56         40           4.3         453,332         Fer Unit         66         50         16         56         27           4.4         509,999         Fer Unit         66         50         16         7         56         40           4.3         453,332         Fer Unit         66         50         16         7         40         27         56         40         56         40         56         40         56         40         56         56         56   | 3-7       532,396       Per Unit       51         3-7       515,665       Per Unit       102         4-1       344,532       Per Unit       97         4-1       344,532       Per Unit       97         4-1       344,532       Per Unit       97         4-2       356,999       Per Unit       16         4-2       356,999       Per Unit       16         4-3       35,365       Per Unit       16         4-3       35,366       Per Unit       66         4-3       35,466       Per Unit       66         4-5       335,466       Per Unit       67         4-6       301,466       Per Unit       66         4-7       303,466       Per Unit       66         4-7       335,466       Per Unit       66         4-7       335,466       Per Unit       66         4-8       335,466       Per Unit       66         4-7       335,466       Per Unit       66         4-7       335,466       Per Unit       66         4-8       335,466       Per Unit       66         4-8       335,466       Per Unit   |                                    |          |                 |
| 3.7         515,665         Fer Unit         102         26         40           4.1         344,522         Per Unit         56         47         56         47           4.2         356,999         Per Unit         74         50         47         56         40           4.2         356,999         Per Unit         74         50         24         56         16           4.2         335,669         Per Unit         116         50         24         56         16           4.3         335,669         Per Unit         116         50         24         56         16           4.3         335,668         Per Unit         66         60         16         51         56         16           4.4         509,999         Per Unit         107         60         16         51         56         16           4.4         509,999         Per Unit         107         40         27         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51         51 <t< td=""><td>3.7     515,665     Per Unit     102       4.1     344,522     Per Unit     97       4.2     345,522     Per Unit     56       4.2     355,999     Per Unit     74       4.2     355,332     Per Unit     66       4.3     453,332     Per Unit     66       4.3     355,332     Per Unit     66       4.4     590,939     Per Unit     66       4.5     335,466     Per Unit     66       4.5     335,466     Per Unit     66       4.5     335,466     Per Unit     66       4.7     335,466     Per Unit     51       4.8     335,466     Per Unit     51</td><td>. 10</td><td></td><td>40</td></t<>  | 3.7     515,665     Per Unit     102       4.1     344,522     Per Unit     97       4.2     345,522     Per Unit     56       4.2     355,999     Per Unit     74       4.2     355,332     Per Unit     66       4.3     453,332     Per Unit     66       4.3     355,332     Per Unit     66       4.4     590,939     Per Unit     66       4.5     335,466     Per Unit     66       4.5     335,466     Per Unit     66       4.5     335,466     Per Unit     66       4.7     335,466     Per Unit     51       4.8     335,466     Per Unit     51   | . 10                               |          | 40              |
| 4-1     344,532     Per Unit     97     50     47       4-1     344,532     Per Unit     56     7       4-2     356,999     Per Unit     74     50     24       4-2     355,469     Per Unit     74     50     24       4-2     355,466     Per Unit     116     50     50     16       4-2     4-3     433,532     Per Unit     116     50     50     16       4-3     4-3     503,999     Per Unit     107     66     16       4-4     509,999     Per Unit     107     40     40     40       4-5     355,466     Per Unit     66     38     40     26       600     4-5     355,666     Per Unit     84     40     26       4-7     362,666     Per Unit     66     38     40     26       4-7     362,666     Per Unit     56     40     40     40       4-7     362,666     Per Unit     56     40     40     40       4-7     362,666     Per Unit     56     56     56     56       4-8     355,666     Per Unit     56     56     56   | 4-1       344,532       per Unit       97         4-1       344,532       per Unit       97         4-1       344,532       per Unit       97         4-2       356,9939       per Unit       76         4-2       355,466       per Unit       116         4-3       355,466       per Unit       65         4-4       593,332       per Unit       66         4-3       355,466       per Unit       66         4-5       335,466       per Unit       66         4-5       335,466       per Unit       67         4-6       300,466       per Unit       67         4-7       382,666       per Unit       40         4-7       362,666       per Unit       40         4-7       362,666       per Unit       40         4-8       335,466       per Unit       40         4-7       362,666       per Unit       40         4-8       335,466       per Unit       40         4-9       335,466       per Unit       40         4-9       335,466       per Unit       40         4-9       335,466       per Unit   | 102                                | 26       |                 |
| 4-1         344,532         per Unit         97         50         47           4-1         344,532         per Unit         56         47         56         56         47           4-1         344,532         per Unit         16         56         7         56         50         16           4-2         356,999         per Unit         116         50         50         16         50         16           4-3         335,466         per Unit         16         50         50         16         50         16           4-3         353,322         per Unit         66         50         16         40         50         40         26         16           4-3         353,466         per Unit         66         50         16         40         26         16           00)         4-4         58         301,466         96 Unit         38         40         26         40         26           4-5         335,466         96 Unit         84         40         40         40         40         40         40         40         40         40         40         40         40         40         40 </td <td>4-1     344,532     per Unit     97       4-1     344,532     per Unit     65       4-2     335,466     per Unit     74       4-3     335,466     per Unit     74       4-3     335,466     per Unit     76       4-3     335,466     per Unit     66       4-3     335,466     per Unit     61       4-4     580,048     per Unit     67       4-5     335,466     per Unit     67       4-5     335,466     per Unit     67       4-6     50,048     per Unit     66       4-7     301,466     per Unit     66       4-7     335,466     per Unit     66       4-8     335,466     per Unit     66       4-9     335,466     per Unit     66       4-9     335,466     per Unit     66</td> <td></td> <td></td> <td></td>  | 4-1     344,532     per Unit     97       4-1     344,532     per Unit     65       4-2     335,466     per Unit     74       4-3     335,466     per Unit     74       4-3     335,466     per Unit     76       4-3     335,466     per Unit     66       4-3     335,466     per Unit     61       4-4     580,048     per Unit     67       4-5     335,466     per Unit     67       4-5     335,466     per Unit     67       4-6     50,048     per Unit     66       4-7     301,466     per Unit     66       4-7     335,466     per Unit     66       4-8     335,466     per Unit     66       4-9     335,466     per Unit     66       4-9     335,466     per Unit     66   |                                    |          |                 |
| 4-1       344,532       per Unit       56       56         4-2       356,999       per Unit       16       50       24         4-2       356,999       per Unit       16       50       16         4-3       356,999       per Unit       16       50       16         4-3       336,969       per Unit       16       50       16         4-3       336,969       per Unit       66       50       16         4-4       509,999       per Unit       66       40       40       40         70X X100Y       4-4       509,999       per Unit       36       40       40       40         4-5       336,068       per Unit       36       36       40       40       40         4-5       337,466       per Unit       36       36       40       40       40         4-5       332,666       per Unit       56       40       40       40       40         4-7       332,666       per Unit       56       40       40       40       40         4-7       332,666       per Unit       56       56       56       56       56  | 4-1       344,532       per Unit       56         4-2       356,999       per Unit       16         4-2       356,999       per Unit       16         4-3       356,466       per Unit       16         4-3       356,466       per Unit       16         4-3       453,332       per Unit       107         4-4       589,989       per Unit       107         70'X 100')       4-4       589,989       per Unit         4-5       335,466       per Unit       66         4-5       335,466       per Unit       66         4-5       335,466       per Unit       66         4-7       362,466       per Unit       66         4-7       362,466       per Unit       60         4-7       362,466       per Unit       60         4-7       362,466       per Unit       51         4-8       355,466       per Unit       51         4-8       355,466       per Unit       51         4-9       355,466       per Unit       51  | 20                                 |          |                 |
| 4.2         356,999         per Unit         74         50         24           4.2         335,469         per Unit         116         50         16           4.2         335,465         per Unit         116         50         16           4.3         335,466         per Unit         60         70         50         16           70X 100°         4.4         599.999         per Unit         107         60         20         60         16           70X 100°         4.4         599.999         per Unit         66         40         40         26         40         26           70X 310°         4.4         593.999         per Unit         86         38         40         26           703 32.666         per Unit         84         40         38         40         26           4.7         382.666         per Unit         56         43         333,466         56         56           4.8         333,466         per Unit         56         43         33         40         26           4.7         382.666         per Unit         56         56         56         56         56         56   | 4.2 356,999 per Unit 74<br>4.2 473,732 per Unit 116<br>4.3 335,496 per Unit 116<br>4.3 355,332 per Unit 61<br>4.4 590,949 per Unit 61<br>4.5 336,466 per Unit 66<br>4.5 336,466 per Unit 84<br>4.7 362,666 per Unit 84<br>4.7 362,666 per Unit 84<br>4.7 362,666 per Unit 61<br>4.8 335,466 per Unit 51<br>4.8 335,466 per Unit 51   |                                    |          |                 |
| 4.2         473,732         per Unit         116         50         50         16           4.3         335,466         per Unit         66         50         16         50         16           60' X 100')         4.4         509,999         per Unit         107         40         26         16           70' X 100')         4.4         509,999         per Unit         107         40         26         40           70' X 100')         4.4         559,646         per Unit         66         40         26         40         26           70' X 100')         4.4         536,646         per Unit         84         40         26           4.5         336,646         per Unit         84         40         26           4.7         332,666         per Unit         56         56         56           4.7         332,666         per Unit         56         56         54         54           4.8         333,666         per Unit         56         54         54         77   | 4.2     473,732     per Unit     116       4.3     335,466     per Unit     66       4.3     433,486     per Unit     61       60'X (100')     4.4     589,048     per Unit     67       70'X (100')     4.4     589,048     per Unit     66       4.5     335,466     per Unit     66       70'X (100')     4.4     589,048     per Unit     66       4.5     335,466     per Unit     64       4.7     362,666     per Unit     50       4.8     335,466     per Unit     56       4.7     362,666     per Unit     51       4.8     335,466     per Unit     51   | 20                                 |          |                 |
| 4.3     335,466     per Unit     66     51     50     10       60' X 100')     4.3     453,332     per Unit     61     40     40       70' X 100')     4.4     599,048     per Unit     67     40     26       70' X 100')     4.4     599,048     per Unit     38     40     26       70' X 100')     4.4     589,048     per Unit     38     40     26       70' X 100')     4.4     589,048     per Unit     38     40     26       4.5     335,646     per Unit     38     40     26       4.7     382,666     per Unit     56     41       4.8     335,466     per Unit     51     30     40   | 4.3         335,466         Per Unit         66           4.3         355,466         Per Unit         66           60'X (100')         4.4         593,332         Per Unit         67           70'X (100')         4.4         589,048         Per Unit         66           70'X (100')         4.4         589,048         Per Unit         66           4.5         335,466         Per Unit         66           4.5         335,466         Per Unit         64           4.5         335,466         Per Unit         64           4.7         362,666         Per Unit         40           4.7         362,666         Per Unit         51           4.8         335,466         Per Unit         51  | 20                                 |          |                 |
| 60 X 100°)         4-3         453.332 per Unit<br>500000         51         40         26         41         42         335.466         per Unit         38         40         26         41         40         26         41         40         26         41         40         26         40         41   | 60' X 100')         4.3         453.322         per Unit         01           70' X 100')         4.4         589,048         per Unit         107           70' X 100')         4.4         589,048         per Unit         66           70' X 100')         4.4         589,048         per Unit         66           4.5         335,466         per Unit         66           4.7         362,666         per Unit         56           4.7         362,666         per Unit         56           4.8         335,466         per Unit         56           4.7         362,666         per Unit         51           4.8         335,466         per Unit         51   |                                    | 01       |                 |
| OUX 1000         4-4         599,3959         Per Unit         107         707         1007         4-4         599,3458         Per Unit         66         70         70         40         70   | 70 X 100) 4-4 590,389 Per Unit 10/<br>70 X 100) 4-5 530,486 Per Unit 66<br>4-5 336,466 Per Unit 38<br>4-7 362,666 Per Unit 84<br>4-7 362,666 Per Unit 56<br>4-7 362,666 Per Unit 56<br>4-8 335,466 Per Unit 51   |                                    | 70       |                 |
| 45         335,456         per lots         36         37         36         36         36         36         36         36         37         36         37         37         37         37         37         37         37         37         37         37         37         37   | 45 335,556 Per Unit 35<br>45 335,556 Per Unit 38<br>47 362,566 Per Unit 84<br>4.7 362,566 Per Unit 40<br>4.8 335,466 Per Unit 56<br>4.8 335,466 Per Unit 56  |                                    | 28<br>28 |                 |
| 4.5         301,466         per lots         4         40         44           4.7         362,666         per lots         40         40         40           4.7         362,666         per lots         40         40         56           4.8         335,466         per lots         56         56         56           4.8         335,466         per lots         51         56         56  | 4.6 301,465 per Unit 84<br>4.7 362,666 per Unit 84<br>4.7 362,666 per Unit 40<br>4.8 335,466 per Unit 56<br>4.9 335,466 per Unit 51<br>4.9 335,466 per Unit 51   | 88                                 |          |                 |
| 4-7         362,666         per Unit         40         40           4-7         362,666         per Unit         56         56           4-8         335,466         per Unit         51         34         17   | 4.7 362,686 per Unit 40<br>4.7 362,666 per Unit 56<br>4.8 335,466 per Unit 56<br>4.9 335,466 per Unit 51   | 40                                 | 44       |                 |
| 4-7         362,666         per Unit         56         56           4-8         335,466         per Unit         51         34         17  | 4-7 362,666 per Unit<br>4-8 335,466 per Unit   | 09                                 |          |                 |
| 4-8 335,466 per Unit 51 34 17   | 4-8 335,466 per Unit   |                                    | 56       |                 |
|   | 1 0 00E 466 monthlink  |                                    |          |                 |

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

Total

| International         Internat   |   |                      |             |         |        |         |        |        |        | İ        |        |        |        |        |        |        |
|--|---|----------------------|-------------|---------|--------|---------|--------|--------|--------|----------|--------|--------|--------|--------|--------|--------|
| Miller         51         3346         Miller         Miller<  |   |                      |             |         |        |         |        |        |        |          |        |        |        |        |        |        |
| (100 <sup></sup>   |   | 335,46               |             | 191     |        |         |        |        |        |          |        |        | 50     | 20     | 20     | 41     |
| (100)         53         (200)         (1  |   | 362.66               | 00          | 134     |        |         |        |        |        |          |        |        |        | 50     | 50     |        |
| (10)         (2) <td></td> <td>589 04</td> <td>la</td> <td>8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>40</td> <td>41</td> <td></td> <td></td>  |   | 589 04               | la          | 8       |        |         |        |        |        |          |        |        | 40     | 41     |        |        |
| (10)         (2) <td></td> <td>637 30</td> <td></td> <td>46</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>46</td> <td></td> <td></td> <td></td>   |   | 637 30               |             | 46      |        |         |        |        |        |          |        |        | 46     |        |        |        |
| 000000000000000000000000000000000000   |   | 387.60               | υ.          | 172     |        |         |        |        |        |          |        |        |        | 50     | 20     | 20     |
| 000         500         600 <td></td> <td>AGE AS</td> <td></td> <td>207</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>50</td> <td>20</td> <td>50</td> <td>57</td>   |   | AGE AS               |             | 207     |        |         |        |        |        |          |        |        | 50     | 20     | 50     | 57     |
| (100         50         (000         5  |   | 447.66               |             | 100     |        |         |        |        |        |          |        |        |        |        | 20     | 65     |
| (100         5-3         50000         60010         10  |   | 504 33               |             | 101     |        |         |        |        |        |          |        |        |        | 50     | 20     | 24     |
| (10)         50         5000         6100         50         5000         6100         60   |   | 00000                |             | 141     |        |         |        |        |        |          |        |        | 20     | 20     | 20     | 12     |
| (10)         59         07300         07101         53           (10)         50         7300         6101         50           (10)         50         7300         6101         50           (10)         50         7300         6101         50           (10)         50         7300         6101         50           (10)         51         4700         60         51         4700           (10)         51         4700         80         460         460         460           (10)         61         4700         80         460   |   | 20,200               |             | 200     |        |         |        |        |        |          |        |        | 6      | No.    | ac     |        |
| (10)         53         503/33         601/31         53         503/33         601/31         53         601/31         60         6  |   | 510,06               |             | 22      |        |         |        |        |        |          |        |        | 20     | ł      |        | 2      |
| C100         5-0         5900 bit of 100 bit of  |   | 504,33               |             | 139     |        |         |        |        |        |          |        |        |        |        | 20     | 20     |
| (100         5-10         67.73         64.04         160         64.04         160           (100         5-10         63.33         64.04         160         77.73         64.04         160           (100         5-10         63.33         64.04         160         77.74         64.04         160           (100         5-10         63.33         64.04         160         77.74         64.04         160           (100         5-10         63.33         64.04         160         77.44         77.4         77.4         77.4           (100         5-1         64.06         64.04         36.04 </td <td></td> <td>589,04</td> <td></td> <td>88</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>40</td> <td>40</td> <td>~</td>  |   | 589,04               |             | 88      |        |         |        |        |        |          |        |        |        | 40     | 40     | ~      |
| 000000000000000000000000000000000000   |   | 473.73               | 1           | 140     |        |         |        |        |        |          |        |        |        |        | 50     | 50     |
| 000         510         00000         510         00000         510         0000         500         500  |   | E15 60               |             | g       |        |         |        |        |        |          |        |        |        |        | 97     | 4(     |
| (10)         5-10         6104         (10) <th< td=""><td></td><td>20'010</td><td></td><td>88</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td>30</td></th<>   |   | 20'010               |             | 88      |        |         |        |        |        |          |        |        |        |        | 2      | 30     |
| COD         S-11         611-06         S-12         S-   |   | 308,30               |             | 8       |        |         |        |        |        |          |        |        |        | 4      | 3 9    | 5 3    |
| International         Internat   |   | 611,95               |             | 156     |        |         |        |        |        |          |        |        |        | 40     | 40     | 4      |
| min         51         363/42         Bir Unit         155         363/42         Bir Unit         156         160   | (llage 6 (South Village)                        |                      |             |         |        |         |        |        |        |          |        |        |        |        |        |        |
| 000000000000000000000000000000000000   |   | 356 43               |             | 156     |        |         |        |        |        |          |        |        |        |        | 20     | ភ      |
| 000         010         000         010         000         010         000         010         000         010         000         010         000         010         000         010         000         010         000         010         000         010 <td></td> <td>447.66</td> <td></td> <td>63</td> <td></td> <td>50</td> <td></td>  |   | 447.66               |             | 63      |        |         |        |        |        |          |        |        |        |        | 50     |        |
| 000         E-1         300-300<br>(100         200-300<br>(100         200-300<br>(100 <td></td> <td>00000</td> <td></td> <td>4 6</td> <td></td> <td>2</td> <td>W</td>  |   | 00000                |             | 4 6     |        |         |        |        |        |          |        |        |        |        | 2      | W      |
| 60         61         anexast<br>anexast<br>(10         61         anexast<br>anexast<br>(10         61         anexast<br>(10  |   | 300,95               |             | 3       |        |         |        |        |        |          |        |        |        |        | 8      | í č    |
| 00         E-1         47/365         FU/INI         7         90           100         E-3         511986         FU/INI         7         9         9           110         E-3         511986         FU/INI         7         9         9           110         E-3         511986         FU/INI         7         9         9           110         E-3         51936         FU/INI         5         45         9         9         9           100         E-3         51936         FU/INI         5         45         9         9         9         9           101         E-3         5336         FU/INI         5         52         9   |   | 368,30               |             | 8       |        |         |        |        |        |          |        |        |        |        |        | 88     |
| 00         5-1         3500         6FU/H         70         70         70           100         6-4         67169         6FU/H         30         7<   |   | 447,66               |             | 67      |        |         |        |        |        |          |        |        |        |        |        | "j     |
| (10)         53         (11)         57         (11)         57         (11)         57         (11)         57         (11)         57         (11)         57         (11)         57         (11)         57 <td></td> <td>356,95</td> <td></td> <td>70</td> <td></td> <td>4</td>  |   | 356,95               |             | 70      |        |         |        |        |        |          |        |        |        |        |        | 4      |
| (10)         E4         51566         61011         30         31         32   |   | 611,95               |             | 87      |        |         |        |        |        |          |        |        |        |        | 30     | 30     |
| (10)         64         66/16         61/11         36           (10)         65         66/16         61/11         36           (10)         65         66/16         61/11         36           (10)         65         63/16         61/11         45         42         53         66/16         61/11         36           (10)         61         63         63/16         61/11         43         53         63         66/16         61/11         50         53         63         66/16         61/11         50         53         63         66/17         66         65/1         740         36/17   |   | 515.66               |             | 30      |        |         |        |        |        |          |        |        |        |        |        |        |
| Include         Es         450 (is)<br>(is)<br>(is)<br>(is)<br>(is)<br>(is)<br>(is)<br>(is)  |   | A56.16               |             | 98      |        |         |        |        |        |          |        |        |        |        | 36     |        |
| (100         E-7         333/10         Per Finit<br>(100            |   | AER 16               |             | 3       |        |         |        |        |        |          |        |        |        |        |        | 40     |
| Montaniny         Ex         Solution         Ev         Fig         Fig         Fig         Fig         Solution         Solition         Solution         Solitititition   |   | 1001                 |             | 120     |        |         |        |        |        |          |        |        |        |        | 202    | 202    |
| (100         bit of 33,332         (100         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         (130         53         53         740         53         740         53         740         53         740         53         740         53         740         53         740         53         740         53         740         53         740 <td></td> <td>120,40</td> <td></td> <td>45</td> <td></td> <td>8</td> <td>5</td>   |   | 120,40               |             | 45      |        |         |        |        |        |          |        |        |        |        | 8      | 5      |
| (1):<br>RESIDENTIAL         F38         F30:<br>F38         Part (1):<br>F3         F38         F30:<br>F3         F30         F30:<br>F3   |   | 4/3/2                | - 11        | 44      |        |         |        |        |        |          |        |        |        |        | 30     | 5      |
| NESIDENTIAL         5         356,121         8,490         34,640<  | 20  |                      | - 1         | 8       |        |         |        |        | 000    | 202      | 013    | 503    | 140    | 000    | 1 224  | De la  |
| Value<br>per Sur Fr.   |   |                      | 5           | 8,450   | 200    | 344     | 670    | 770    | 870    | 100      | 610    | 200    | 2      | 700    | angi I | 8      |
| DENTIAL LAND USE         (a)   |   | Value<br>per Sq. Ft. | ĩ           |         |        |         |        |        |        |          |        |        |        |        |        |        |
| Interfactor         5         286         ParSh, FL         450,323         34,640  | DECIDENTIAL LAND LICE                           | (8)                  |             |         |        |         |        |        |        |          |        |        |        |        |        |        |
| 3         235         per Sq. Fl.<br>(ustrial         3  |   |                      |             |         | 01010  | 01010   | 01010  | 01010  | 01010  | OF OF DE | 01 010 | 24 640 | 24 640 | 34 640 | 24 640 | A 64   |
| dual         231         par SG, FI         105 sin SG, FI         0.330   |   |                      |             |         | 34,540 | 34,640  | 040'45 |        | 040.40 | 040.40   |        | 040,40 | 320.00 | 04,040 | 920 66 |        |
| Industrial         3         193         Der SA, FI, 106,380         - <th< td=""><td></td><td></td><td></td><td></td><td>33,9/6</td><td>33,9/10</td><td>33,9/0</td><td>018'00</td><td>0.2.00</td><td>079,00</td><td>0/8'00</td><td>010,00</td><td>10,000</td><td>010,00</td><td></td><td></td></th<>  |   |                      |             |         | 33,9/6 | 33,9/10 | 33,9/0 | 018'00 | 0.2.00 | 079,00   | 0/8'00 | 010,00 | 10,000 | 010,00 |        |        |
| Old         256         998.390         68,616         68,616         68,616         68,616         68,616         68,614         81,914  |   |                      |             |         | •      | •       | •      | '      | '      | 13,298   | 13,298 | 13,298 | 13,298 | 13,238 | 13,230 | 13,28  |
| Business (Limited Service)         (e)         5         95,000         Per room         100         -         -         100         -         -         0         3         000         -         -         0         3         000         -         0         3         000         -         0         100         -         0         100         -         0   | Subtotal Office/Retail                          | 25                   |             |         | 68,616 | 68,616  | 68,616 | 68,616 | 68,616 | 81,914   | 81,914 | 81,914 | 81,914 | 81,914 | 81,914 | 81,91, |
| Result         (a)         5         200,000         Per Sq. Ft.         C <td>(9)</td> <td></td> <td></td> <td>100</td> <td>•</td> <td>1</td> <td>'</td> <td>'</td> <td>0</td> <td>'</td> <td>'</td> <td>'</td> <td>'</td> <td>ı</td> <td>•</td> <td>•</td>   | (9)   |                      |             | 100     | •      | 1       | '      | '      | 0      | '        | '      | '      | '      | ı      | •      | •      |
| result         (a)         Def Sq. Fl.<br>201         -  |   | C.                   |             | 300     | ,      | ,       | ,      | ,      |        | ,        | ,      | ,      | '      | 300    | '      |        |
| s         cell Hotel/School/Offner         (d)         per Sq. Fr.<br>20dl Hotel/School/Offner         cell Fr.<br>200         cell Hotel/School/Offner         cell Fr.<br>200         cell Hotel/School/Offner         cell Fr.<br>200         cell Fr.<br>200 <thcell fr.<br="">200         <thcell fr.<br="">200         cell</thcell></thcell>  |   | 101/007 ¢            |             | 000     | •      |         |        |        | ž      |          |        |        | ,      |        | •      |        |
| dial Hote/School/Other         (d)         Per Sq. Pl.         (d)         -         -         100         -         -         300         -         300         -         -         100         -         -         300         -         -         300         -   | 8   | •                    | per sq. Ft. |         | •      | •       | 12     | 6      |        | •        |        |        | ;      |        | ı      | 1      |
| otal Hotel/School/Other         400         -         -         100         -<   |   | 1                    | per Sq. Ft. |         |        | •       | •      | 4      | - 007  | •        |        | •      |        | 000    |        |        |
| · NON-RESIDENTIAL  | Subtotal Hotel/School/Other                     |                      |             | 400     |        | 9       | ,      | •      | DUL    | •        | ,      | •      | 1      | 2000   | •      | '      |
| E OVERVIEW 15,724<br>this<br>yees: 3,634<br>Affetiblight Industrial 3,634<br>aparcy Rate 3,452<br>(school/Other 1,260<br>fischool/Other 1,260<br>otal Employees 18,000<br>ilent Residents & 50% Employees 18,030   | <b>DTAL NON-RESIDENTIAL</b>                     |                      |             | 998.390 | 68.616 | 68,616  | 68,616 | 68,616 | 68,616 | 81,914   | 81,914 | 81,914 | 81,914 | 81,914 | 81,914 | 81,914 |
| E OVERVIEW 15,724<br>ants 15,724<br>yees: 3,634<br>yees: 3,634<br>pancy Rale 3,452<br>School/Other 1,260<br>otal Employees 4,712<br>lient Residents (Residents & 50% Employees) 18,080   |   |                      |             |         |        |         |        |        |        |          |        |        |        |        |        |        |
| nts: 15,/24<br>yees: 3,634<br>s/Retail/Light Industrial 3,634<br>95%<br>9500 alotal 3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452<br>3,452, | ) USE OVERVIEW                                  |                      |             |         |        |         |        |        |        |          |        |        |        |        |        |        |
| yees:<br>Retail/Light Industrial<br>Partory Rate<br>Partory Rate<br>95%<br>95%<br>95%<br>95%<br>95%<br>95%<br>95%<br>95%   | esidents  |                      | 15,724      |         |        |         |        |        |        |          |        |        |        |        |        |        |
| s/Retail/Light Industrial 3,634<br>pancy Rate 3,634<br>ototal 3,452<br>/School/Other 1,260<br>otal Employees 4,712<br>lient Residents (Residents & 60% Employees) 18,080   | mployees:                                       |                      |             |         |        |         |        |        |        |          |        |        |        |        |        |        |
| pancy Rate 85%<br>Jotal 3,452<br>School/Other 1,260<br>otal Employees 4,712<br>Jent Residents (Residents & 50% Employees) 18,080   | Office/Retail/Light Industrial                  |                      | 3,634       |         |        |         |        |        |        |          |        |        |        |        |        |        |
| ilotal 3,452<br>/School/Other 1,260<br>otal Employees 4,712<br>ilert Residents (Residents & 50% Employees) 18,090  | Occupancy Rate                                  |                      | 95%         |         |        |         |        |        |        |          |        |        |        |        |        |        |
| /School/Other 1.250<br>otal Employees 4.712<br>lient Residents (Residents & 50% Employees) 18.090  | Subtotal  |                      | 3,452       |         |        |         |        |        |        |          |        |        |        |        |        |        |
| deal Employees 4.712<br>ilent Residents (Residents & 50% Employees) 18.080   | Hotel/School/Other                              |                      | 1.260       |         |        |         |        |        |        |          |        |        |        |        |        |        |
| lient Residents & 50% Employees)   | Total Employee                                  |                      | 4712        |         |        |         |        |        |        |          |        |        |        |        |        |        |
|  | univelant Basidante / Basidante & 60% Emol.     | (nuos)               | 18 080      |         |        |         |        |        |        |          |        |        |        |        |        |        |
|  | AniAdiatit Maginatita (Maginating a as to purbu | lanalas              | 200         |         |        |         |        |        |        |          |        |        |        |        |        |        |
|  | 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 <th>Assessed</th> <th></th> <th>Residents/</th> | Assessed                 |              | Residents/ |
|--|---|--------------------------|--------------|------------|
| (a)         (a)         (a)         (a)         (a)         (a)           1-1         5         349,066         per Unit         1-1         5         349,065         per Unit         1-1         5         349,065         per Unit         1-1         5         349,065         per Unit         1-1         3         365,399         per Unit         1-1         3         365,399         per Unit         1-1         3         355,399         per Unit         1-1         3         34,337         32         per Unit         2-2         373,373         per Unit         2-2         314,499         per Unit         3-3         314,566         per Unit |   | Value                    | Household    | Employees  |
| 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<br/>3<br/>9<br/>9<br/>9<br/>9</td><td>57,391,789</td><td>1.85</td><td>391</td></t<>   | 12<br>3<br>9<br>9<br>9<br>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 <del>3</del> 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<br/>20 1</td> <td>612</td>  |   | 0/2/00/2/0               | 1.00<br>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        |
| <ul> <li>3-5 396,666 per Unit</li> <li>3-5 375,389 per Unit</li> <li>3-5 335,466 per Unit</li> <li>3-5 335,466 per Unit</li> <li>3-5 335,466 per Unit</li> <li>3-6 632,398 per Unit</li> <li>3-7 515,665 per Unit</li> <li>4-1 344,532 per Unit</li> <li>4-1 344,532 per Unit</li> <li>4-3 45,332 per Unit</li> <li>4-4 56,999 per Unit</li> <li>4-4 569,048 per Unit</li> <li>4-4 569,048 per Unit</li> <li>4-4 569,048 per Unit</li> </ul>   | 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         1-0         6-0         2-0         2-0         2-0         2-0         1-0         1-0         2-0         2-0         2-0         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<br>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<br>d Lot (60' X 100') 4-4 509,999 per Unit<br>d Lot (70' X 100') 4-4 589,048 per Unit   | 22  | 22,140,756               | 1.85         | 122        |
| 4-4 509,999 per Unit<br>4-4 589,048 per Unit   |   | 23,119,932               | 1.85         | 96         |
| 4-4 008,048 per Unit   | 25 82   | 24,559,693<br>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 <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       |
| Microsoft         Ext         Sect   | 34   | (illage 5 (East Village)                                |            |                     |             |         |        |     |     |     |     |   |     |     |          |                          |                           |                |
| 1100         51         50000         5000         5000  | 34   | Duplex Family   | 5-1        | 335,466             | per Unit    | 191     |        |     |     |     |     |   |     |     |          | 64,074,006               | 1.85                      | 35             |
| (1)         (2) <td>22       22       20,0012,001         23       20,0012,001       20,0012,001         24       20,0012,001       20,0012,001         25       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         21,012,012,012       20,0012,001       20,0012,001         21,012,012       20,012,012       20,012,012         21,012,012       20,012,012       20,012,012      21,012,0</td> <td>40 x 100</td> <td>문</td> <td>362,666</td> <td>per Unit</td> <td>134</td> <td>34</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>48,597,244</td> <td>1.85</td> <td>24</td>  | 22       22       20,0012,001         23       20,0012,001       20,0012,001         24       20,0012,001       20,0012,001         25       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         27       20,0012,001       20,0012,001         26       20,0012,001       20,0012,001         21,012,012,012       20,0012,001       20,0012,001         21,012,012       20,012,012       20,012,012         21,012,012       20,012,012       20,012,012      21,012,0   | 40 x 100  | 문          | 362,666             | per Unit    | 134     | 34     |     |     |     |     |   |     |     |          | 48,597,244               | 1.85                      | 24             |
| (1)         (2) <td>22       36,967,003         60       7,757,14         60       7,757,14         60       7,757,14         61       7,757,14         60       7,757,14         61       7,757,14         60       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14</td> <td>70X100</td> <td>53</td> <td>589,048</td> <td>per Unit</td> <td>50</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20,000,000</td> <td>1.80</td> <td>0</td>  | 22       36,967,003         60       7,757,14         60       7,757,14         60       7,757,14         61       7,757,14         60       7,757,14         61       7,757,14         60       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         61       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14         75       7,757,14  | 70X100  | 53         | 589,048             | per Unit    | 50      |        |     |     |     |     |   |     |     |          | 20,000,000               | 1.80                      | 0              |
| (1)         (1) <td>25       73,781,425         40       60,596,193         40       60,596,193         56       60,596,193         56       50,567,194         56       50,567,194         56       50,567,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         57       50,596,596         50,596,596       50,596,596         51,576,576       50,596,596         51,517,556,596       50,596,596         51,517,516,517       50,596,596         51,517,516,516       50,596,596         51,517,516,516       50,596,516         51,517,516,516       51,514,517,516         52,517,516,516       51,514,517,516         51,514,517,516       51,514,517,516         51,514,517,516       51,514,517,516         51,514,517,516       51,514,517,516         51,514,517,516       51,514,517,516</td> <td>85X115</td> <td>ۍ .<br/>د</td> <td>632,398</td> <td>per Unit</td> <td>46</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>29,030,300<br/>66,667,038</td> <td>50.1</td> <td>ő</td>   | 25       73,781,425         40       60,596,193         40       60,596,193         56       60,596,193         56       50,567,194         56       50,567,194         56       50,567,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         56       50,577,194         57       50,596,596         50,596,596       50,596,596         51,576,576       50,596,596         51,517,556,596       50,596,596         51,517,516,517       50,596,596         51,517,516,516       50,596,596         51,517,516,516       50,596,516         51,517,516,516       51,514,517,516         52,517,516,516       51,514,517,516         51,514,517,516       51,514,517,516         51,514,517,516       51,514,517,516         51,514,517,516       51,514,517,516         51,514,517,516       51,514,517,516  | 85X115  | ۍ .<br>د   | 632,398             | per Unit    | 46      | 0      |     |     |     |     |   |     |     |          | 29,030,300<br>66,667,038 | 50.1                      | ő              |
| 0.0         0.0         0.0         0.00         0.   | 50       40       50 <td< td=""><td>45X100</td><td>4</td><td>387,599</td><td>per Unit</td><td>271</td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>l</td><td>73 781 424</td><td>1 85</td><td>5 80</td></td<>  | 45X100  | 4          | 387,599             | per Unit    | 271     | 2      |     |     |     |     |   |     |     | l        | 73 781 424               | 1 85                      | 5 80           |
| 000         50         000000000000000000000000000000000000   | 50       50 <th< td=""><td>0/202</td><td>0 14<br/>14</td><td>300,40C</td><td>per Unit</td><td>100</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>48.795.485</td><td>1.85</td><td>202</td></th<>  | 0/202   | 0 14<br>14 | 300,40C             | per Unit    | 100     |        |     |     |     |     |   |     |     |          | 48.795.485               | 1.85                      | 202            |
| 000         000 <td>50       <td< td=""><td>50X80</td><td>n<br/>n</td><td>FUA 327</td><td>per Unit</td><td>101</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>61.024.172</td><td>1.85</td><td>22</td></td<></td>   | 50       50 <td< td=""><td>50X80</td><td>n<br/>n</td><td>FUA 327</td><td>per Unit</td><td>101</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>61.024.172</td><td>1.85</td><td>22</td></td<>   | 50X80   | n<br>n     | FUA 327             | per Unit    | 101     |        |     |     |     |     |   |     |     |          | 61.024.172               | 1.85                      | 22             |
| 0000         500         60000         6000         6000 <th< td=""><td>50       <td< td=""><td>207100</td><td>2 2</td><td>500 000</td><td>ner Linit</td><td>162</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>82,619,838</td><td>1.85</td><td>90<br/>SO</td></td<></td></th<>   | 50       50 <td< td=""><td>207100</td><td>2 2</td><td>500 000</td><td>ner Linit</td><td>162</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>82,619,838</td><td>1.85</td><td>90<br/>SO</td></td<>  | 207100  | 2 2        | 500 000             | ner Linit   | 162     |        |     |     |     |     |   |     |     |          | 82,619,838               | 1.85                      | 90<br>SO       |
| 0000         500         6000         500         6000         500         6000         500         6000         500         6000         500         6000         500         6000         500         6000         500         6000         500         60000         6000         6000 <td>40       70102.14       10102.14       10102.14         56       56       56.17.16       26.477.16         56       56.17.16       26.477.16       26.477.16         56       56.00.39       26.477.16       26.477.16         57       56       56.00.39       26.477.16         56       56.00.39       20.248.25       20.248.26         57       56       56.00.39       26.471.66         57       56       56.00.39       27.156.17         50       56.00.39       56.00.39       27.156.17         51       56.00.39       56.00.39       56.00.39         51       56.00.39       56.00.39       56.30.39         51       56.00.39       56.00.39       56.30.39         51       56.00.39       56.00.39       56.30.30         51       56.00.39       56.30.30       56.30.30         51.32.13.14       57.55.81.44       56.30.30         51.32.14       57.55.81.44       57.33.22.33         51.32.14       57.55.81.44       57.33.24         51.32.14       57.55.81.44       57.33.24         51.31.14       57.55.81.44       57.35.31.44         51.31.14       <td< td=""><td>552100<br/>552100</td><td>3</td><td>515,665</td><td>per Unit</td><td>86</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>50,535,170</td><td></td><td>182</td></td<></td>  | 40       70102.14       10102.14       10102.14         56       56       56.17.16       26.477.16         56       56.17.16       26.477.16       26.477.16         56       56.00.39       26.477.16       26.477.16         57       56       56.00.39       26.477.16         56       56.00.39       20.248.25       20.248.26         57       56       56.00.39       26.471.66         57       56       56.00.39       27.156.17         50       56.00.39       56.00.39       27.156.17         51       56.00.39       56.00.39       56.00.39         51       56.00.39       56.00.39       56.30.39         51       56.00.39       56.00.39       56.30.39         51       56.00.39       56.00.39       56.30.30         51       56.00.39       56.30.30       56.30.30         51.32.13.14       57.55.81.44       56.30.30         51.32.14       57.55.81.44       57.33.22.33         51.32.14       57.55.81.44       57.33.24         51.32.14       57.55.81.44       57.33.24         51.31.14       57.55.81.44       57.35.31.44         51.31.14 <td< td=""><td>552100<br/>552100</td><td>3</td><td>515,665</td><td>per Unit</td><td>86</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>50,535,170</td><td></td><td>182</td></td<>  | 552100<br>552100  | 3          | 515,665             | per Unit    | 86      |        |     |     |     |     |   |     |     |          | 50,535,170               |                           | 182            |
| 0000         500         60000         6000         6000 <th< td=""><td>40       60.322.40       50.63.22       50.60.23       50.410.63       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.250.60       20.260.60       2</td><td>552400</td><td>2</td><td>504 332</td><td>per Unit</td><td>139</td><td>50</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>70,102,148</td><td></td><td>25</td></th<> | 40       60.322.40       50.63.22       50.60.23       50.410.63       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.240.69       50.250.60       20.260.60       2  | 552400  | 2          | 504 332             | per Unit    | 139     | 50     |     |     |     |     |   |     |     |          | 70,102,148               |                           | 25             |
| 0000         5-0         0730         0400         040<   | 40       265/2.46       265/2.46         26       267/2.47       265/2.47         26       316/7.67       316/7.67         26       316/7.67       316/7.67         26       316/7.67       316/7.67         26       316/7.67       316/7.67         26       316/7.67       316/7.67         26       316/7.67       316/7.67         27       316/7.67       316/7.67         26       316/7.67       316/7.67         27       316/7.67       316/7.67         36       316/7.67       316/7.67         37       316/7.67       316/7.67         36       316/7.67       316/7.67         37       316/7.67       316/7.67         38       316/7.67       316/7.67         39       316/7.67       316/7.67         30       316/7.67       32/7.96         30       316/7.67       32/7.96         32       316/7.67       32/7.96         32       316/7.67       32/7.96         32       316/7.67       32/7.96         32       316/7.67       32/7.96         32       316/7.67       32/7.96   |   |            | 580.048             | nor Unit    | 88      | 8      |     |     |     |     |   |     |     |          | 51,836,224               |                           | 16             |
| (10)         5.0 <td>36       36,877,24       36,877,24         36       36,675,35       36,471,35         36       36,877,34       36,471,35         30       30       37,555,35         31       31,325,66       32,433,56         31       32,454       32,433,56         31       32,454       32,433,56         32       34,64       34,64         33       34,64       34,64         34,64       34,64       34,64         33,375       34,64       34,64         34,64       34,64       34,64         34,64       34,64       34,64         34,64       34,64       34,64         33,375       34,64       34,64         34,94       32,335       34,94         34,94       32,356       34,366         34,94       34,94       34,377,35         34,94       34,377,35       34,377,35         34,94       34,377,35       34,366         34,94       34,377,35       34,377,35         34,94       34,377,35       34,377,35         34,94       34,377,35       34,377,35         34,94       34,377,35       34,377,35     <!--</td--><td>/uX100</td><td>5-10</td><td>473 737</td><td>ner Unit</td><td>140</td><td>40</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>66,322,480</td><td></td><td>259</td></td>   | 36       36,877,24       36,877,24         36       36,675,35       36,471,35         36       36,877,34       36,471,35         30       30       37,555,35         31       31,325,66       32,433,56         31       32,454       32,433,56         31       32,454       32,433,56         32       34,64       34,64         33       34,64       34,64         34,64       34,64       34,64         33,375       34,64       34,64         34,64       34,64       34,64         34,64       34,64       34,64         34,64       34,64       34,64         33,375       34,64       34,64         34,94       32,335       34,94         34,94       32,356       34,366         34,94       34,94       34,377,35         34,94       34,377,35       34,377,35         34,94       34,377,35       34,366         34,94       34,377,35       34,377,35         34,94       34,377,35       34,377,35         34,94       34,377,35       34,377,35         34,94       34,377,35       34,377,35 </td <td>/uX100</td> <td>5-10</td> <td>473 737</td> <td>ner Unit</td> <td>140</td> <td>40</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>66,322,480</td> <td></td> <td>259</td>  | /uX100  | 5-10       | 473 737             | ner Unit    | 140     | 40     |     |     |     |     |   |     |     |          | 66,322,480               |                           | 259            |
| 000000000000000000000000000000000000  | 36     31,66     31,76,55       56     31,76,55     36,71,36       58     27,56,55     37,56,55       59     27,56,55     37,56,55       50     37,56,55     37,56,55       51     36,66     37,56,55       50     37,56,55     37,25,56       51     34,640     51,54,643       52     56,66     51,54,643       53     54,66     51,54,643       54     50     54,435       55     54,6     51,54,643       56     51,54,643     51,54,643       56     51,54,643     51,54,643       56     51,54,643     51,54,643       56     51,54,643     51,54,643       56     51,54,643     51,54,643       56     51,54,643     51,54,643       56     51,54,643     51,54,643       57,56,643     51,54,643     51,54,643       58     58,643     51,54,643       58     58,643     51,54,643       59     51,54,643     51,54,643       51,32,356     51,54,643     51,32,556,643       51,32,333     51,54,643     51,32,556,643       51,32,344     51,54,643     51,32,556,643       51,32,566     51,54,643  | 552400  | 5-10       | 515,665             | per Unit    | 92      | 2      |     |     |     |     |   |     |     |          | 28,877,240               | 1,85                      | <del>1</del> 0 |
| (10)         (-11)         (-10)  | 33     33,17,16       25     27,75,52       26     32,17,51       26     32,17,51       27     31,50       27     31,50       27     31,50       27     31,50       27     31,50       27     31,50       28     33,50       29     33,50       20     33,50       21,14     -       20     -       21,140     -<   | ADX90   | 5-10       | 368,332             | per Unit    | 88      |        |     |     |     |     |   |     |     |          | 31,676,552               | 1.85                      | 15             |
| (5)         (6)         (7) <td>56       55       <td< td=""><td>70X100</td><td>5-11</td><td>611,998</td><td>per Unit</td><td>156</td><td>36</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>95,471,688</td><td>1,85</td><td>28</td></td<></td>   | 56       55 <td< td=""><td>70X100</td><td>5-11</td><td>611,998</td><td>per Unit</td><td>156</td><td>36</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>95,471,688</td><td>1,85</td><td>28</td></td<>   | 70X100  | 5-11       | 611,998             | per Unit    | 156     | 36     |     |     |     |     |   |     |     |          | 95,471,688               | 1,85                      | 28             |
| 000         6-1         356,350         PPUIRI         150         50         2000         50         2000         50         2000         50         2000         50         2000         50         2000         50         2000         50         2000  | 25       27,565,33         26       23,129,17         27       23,129,17         26       23,129,17         27       23,129,17         27       23,129,17         27       24,123,13         26       24,123,13         27       26         26       24,123,13         27       26         26       24,138,17         27       26,123         28       26,123         29       26,143,123         20       26,144,17         20       26,144,17         21       20         23,357       20         34,540       20         33,376       20         33,376       20         33,376       20         21,328       20,344,577,32         21,328       20,344,577,32         21,328       20,344,577,32         21,328       20,344,577,32         21,328       20,344,577,32         21,328       21,344,577,32         21,328       21,344,577,32         21,328       21,344,577,32         21,328       21,344,577,32   | fillage 6 (South Village)                               |            |                     |             |         |        |     |     |     |     |   |     |     |          |                          |                           |                |
| 000000000000000000000000000000000000  | 25       27,39,40         26       24,139,40         27       24,439,40         26       24,243,60         26       24,243,60         26       24,243,60         26       24,243,60         26       24,243,60         26       24,243,60         26       24,243,60         26       24,433,60         26       26,610,73         26       26,610,73         26       26,610,73         26       26,610,73         26       26,610,73         26       26,610,73         26       26,610,73         26       26,610,73         27       26,71,73         28       26,610,73         29       26,71,73         20       26,71,73         21,94,97,17,93       26,419,93         21,94,97,17,93       26,419,93         21,94,97,17,93       27,94,97,17,93         21,94,97,17,93       28,96,90         21,94,97,17,93       29,90,00         21,94,97,17,93       29,90,00         21,94,97,17,93       29,90,00         21,94,97,17,93       29,90,00         2   | 50X70   | 61         | 356,432             | per Unit    | 156     | 28     |     |     |     |     |   |     |     |          | 55,603,392               |                           | 282            |
| 000         0-1         0-1         0-1 </td <td>25       20       <td< td=""><td>50X90</td><td>6-1</td><td>447,665</td><td>per Unit</td><td>62</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2/,/55,230</td><td></td><td>1</td></td<></td>  | 25       20 <td< td=""><td>50X90</td><td>6-1</td><td>447,665</td><td>per Unit</td><td>62</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2/,/55,230</td><td></td><td>1</td></td<>   | 50X90   | 6-1        | 447,665             | per Unit    | 62      |        |     |     |     |     |   |     |     |          | 2/,/55,230               |                           | 1              |
| 000         E-1         03030         MULH         7         7         6 <th6< th=""> <th16< th="">         6         <th< td=""><td>28       28         30       27         31       27         32       28         30       24         43       26         43       26         44       26         43       26         44       26         43       26         56       34,60         56       57,194         57       56,00         58       56,00         58       56,00         53,976       5         56       5         56       5         56       5         57       5         58       5         59       5         59       5         59       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         54,976       5         54,976       5</td><td>40X90</td><td>6-1</td><td>356,999</td><td>per Unit</td><td>8</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>32,129,910</td><td></td><td>ē è</td></th<></th16<></th6<>  | 28       28         30       27         31       27         32       28         30       24         43       26         43       26         44       26         43       26         44       26         43       26         56       34,60         56       57,194         57       56,00         58       56,00         58       56,00         53,976       5         56       5         56       5         56       5         57       5         58       5         59       5         59       5         59       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         53,976       5         54,976       5         54,976       5  | 40X90   | 6-1        | 356,999             | per Unit    | 8       |        |     |     |     |     |   |     |     |          | 32,129,910               |                           | ē è            |
| 90         5-1         54,000         6-10         7         70         <  | 27       23       24,389,303       24,389,303       54,349,503       54,346,503       54,  | 40Х90   | 6-1        | 368,332             | per Unit    | 22      | 5      |     |     |     |     |   |     |     |          | 20,208,200               | 58.1                      | 2 4            |
| 00         E-1         0100   | 27       20       21       32,4322         26       -       <  | 50×90   | 6-1        | 447,665             | per Unit    | 9/      | 80     |     |     |     |     |   |     |     |          | 74 080 030               | 28.1                      | 13(            |
| 000         Exp         0103         Exp         0104 <th< td=""><td>20       15,469,55         43          43          44          26          26          26          26          26          26          26          26          26          26          26          26          26          27          28          29      </td><td>40X90</td><td>6-1</td><td>356,999</td><td>per Unit</td><td>20</td><td>270</td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td></td><td>53 243 826</td><td>1 85</td><td>ž įc</td></th<>  | 20       15,469,55         43          43          44          26          26          26          26          26          26          26          26          26          26          26          26          26          27          28          29  | 40X90   | 6-1        | 356,999             | per Unit    | 20      | 270    |     |     |     |     |   |     | 0   |          | 53 243 826               | 1 85                      | ž įc           |
| 100         64         56.16         FUNIT         55         56.16         FUNIT         55         76.16         100.1         60.1  | 25       26       26       2660.12         43       2660.12       2660.12       2660.12         44       26       -       -       23660.12         26       -       -       -       2014.162         26       -       -       -       133.295.60         33.976       -       -       -       133.295.60         33.976       -       -       -       133.295.60         33.976       -       -       -       133.295.60         33.976       -       -       -       133.295.60         33.976       -       -       -       133.295.60         33.976       -       -       -       133.295.60         33.976       -       -       -       -       133.295.60         33.976       -       -       -       -       133.295.60         33.976       -       -       -       -       -       233.35.66         91.914       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -       -   | 75×100  | 6-3        | 611,998<br>545 665  | per Unit    | 10      | 77     |     |     |     |     |   |     |     |          | 15 469 950               | 185                       |                |
| III.0         Size         Section Section         Section Section Section         Section Section Section         Section Section Section         Section Section Section Section Section Section         Section Sectin Section Sec   | 26       43       29,660/7         43       43       71,83         43       20,844,577,83       20,844,577,83         26       -       -       -       31,640         26       -       -       -       -       31,640         34,640       -       -       -       -       -       31,346,577,53         34,640       -       -       -       -       -       -       31,346,577,53         33,376       -   | /5x100  | 4          | 010,000<br>ARE 165  | per unit    | 200     | 8      |     |     |     |     |   |     |     |          | 16.421.940               | 1.85                      | 6              |
| Minimum         Science         Science <t< td=""><td>43       47,971,63         546       -</td><td>00X11U</td><td></td><td>456 165</td><td>ner i Init</td><td>3 8</td><td>25</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>29,650,725</td><td></td><td>12(</td></t<>  | 43       47,971,63         546       -   | 00X11U  |            | 456 165             | ner i Init  | 3 8     | 25     |     |     |     |     |   |     |     |          | 29,650,725               |                           | 12(            |
| International condition         E-7         6.37.32<br>(37.32)         For Unit<br>(37.32)  | 44       20844.20       54       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       546.54       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.30       544.50       544.50       544.50       544.50       544.50       544.50       544.50       544.50       544.50       544.50       544.50       546.64       54.54.64       54.54.64       54.54.64  | duplex-family   | 99         | 335,466             | per Unit    | 143     | 43     |     |     |     |     |   |     |     |          | 47,971,638               |                           | 26(            |
| Citility       63       336,121       Der/Unit       66       26       18       133,246,17339       130         RESIDENTIAL       63       366,411       546       -       -       5,346,471,539       133       64,333       133       64,333       133       64,333       133,246,1733       133       64,333       133       64,333       133       64,333       134       64,333       134       64,333       134       64,333       134       64,333       134       64,333       135       133       64,333       135       133       64,333       135       133       135       133  | 26          S.3.364,577,53         34,640       -       -       -       -       133,295,60         33,376       -       -       -       133,295,60         33,376       -       -       -       133,295,60         13,298       -       -       -       133,295,60         13,298       -       -       -       100,00         13,298       -       -       -       -       100,00         13,298       -       -       -       -       205,513,49         13,298       -       -       -       -       100,00         -       -       -       -       -       0,000         -       -       -       -       -       0,000         -       -       -       -       -       0,000         -       -       -       -       -       0,000         -       -       -       -       -       -       0,000         -       -       -       -       -       -       0,000         -       -       -       -       -       -       0,000 </td <td>50X100</td> <td>6-7</td> <td>473,732</td> <td>per Unit</td> <td>44</td> <td>44</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20,844,208</td> <td></td> <td>à</td>   | 50X100  | 6-7        | 473,732             | per Unit    | 44      | 44     |     |     |     |     |   |     |     |          | 20,844,208               |                           | à              |
| RESIDENTIAL         5         356,131         6,496   | 546       -       132.295.60       -       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.295.60       -       132.255.856       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00       -       102.00   | 85X115  |            | 632,398             | per Unit    | 88      | 56     |     |     |     |     |   |     |     | 4        | 54 386 228               |                           | 102 12         |
| Value<br>Set Sa, FL, Ionn DuSE         Value<br>(a)         Value<br>(b)         Value<br>(b)         Value<br>(b)         Value<br>(c)         Value<br>(  | 34,640 - 133,296,60<br>33,976 - 102,029,69<br>13,298 - 20,5131,34<br>13,298 - 20,5131,34<br>13,298 - 20,5131,34<br>13,298 - 20,5131,34<br>13,298 - 20,00<br>13,296 - 20,00<br>13,131 - 20,00<br>14,131 | OTAL RESIDENTIAL  | •          | 396,121             |             | 8,490   | 246    |     | •   | ·   |     |   |     |     |          | 000'110'000'             |                           |                |
| DENTIAL LAND USE         (a)           6000000000000000000000000000000000000  | 34,640       -       -       -       -       133,256,608       -       -       -       133,256,608       -       -       133,256,608       -       -       132,205,608       -       -       102,026,607       -       -       102,026,607       -       -       102,026,607       -       -       -       20,551,340       -       -       20,551,340       -       -       20,551,340       -       -       20,551,340       -       -       20,551,340       -       -       20,551,340       -       -       20,551,340       -       -       -       20,551,340       -       -       -       20,551,340       -       -       -       20,500,000       -       -       -       -       0,000,000       -       -       -       -       0,000,000       -       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -   |   | ٩          | Value<br>er Sq. Ft. |             |         |        |     |     |     |     |   |     |     |          | ũ                        | q. Ft./room p<br>Employee | er             |
| S         236         per Sq. Fl.         450.323         34.640         5         133.256.08         175           dustrial         1  | 34,640       -       -       -       -       -       133,295,608       -       -       133,295,608       -       -       -       133,295,608       -       -       -       132,095,608       -       -       132,095,608       -       -       132,095,608       -       -       132,095,608       -       -       132,095,608       -       -       132,095,608       -       -       132,095,608       -       -       132,095,608       -       -       -       132,095,608       -       -       -       132,095,608       -       -       -       102,000,000       -       -       -       255,865,645       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       0,000,000       -       0,000,000       -       -       -       0,000,000       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       -       0,000,000       -       -       - <td>LEESTENTIAL LAND USE</td> <td></td> <td>(a)</td> <td></td> <td>(c)</td> <td></td>   | LEESTENTIAL LAND USE                                    |            | (a)                 |             |         |        |     |     |     |     |   |     |     |          |                          | (c)                       |                |
| dustnat<br>dustnation         2         231         per 64, FL         441, 67         33, 376         5         200         20020967         500           dustnation         2         230         13298         13298         13298         2351340         500           Businense (limited Service)         (e)         5         95,000         per 64, FL         106         25533637         200           Resort         (e)         5         95,000         per 70         100         1         1         1         25533456         275           Resort         (e)         5         200,000         per 64, FL         100         1         1         1         1         1         1         1         1         2553146         275         1         25531340         000         1         1         25531345         275         1 <td>33.976       -       -       -       -       -       -       102.029.697         13.289       -       -       -       -       -       -       -       -       -       -       -       -       -       102.029.697       -       0.000.000       -       0.01.000.000       -       -       -       0.01.000.000       -       -       -       0.01.000.000       -       -       -       0.01.000.000       -       1.01.01.01.01.01.01.01.01.01.01.01.01.01</td> <td>I-REGIDEN INT LAND USE</td> <td>6</td> <td></td> <td>ner So Ft</td> <td>450.323</td> <td>34,640</td> <td>a</td> <td>•</td> <td>'</td> <td>'</td> <td>,</td> <td>,</td> <td>,</td> <td>'</td> <td>133,295,608</td> <td>175</td> <td>2,573</td>   | 33.976       -       -       -       -       -       -       102.029.697         13.289       -       -       -       -       -       -       -       -       -       -       -       -       -       102.029.697       -       0.000.000       -       0.01.000.000       -       -       -       0.01.000.000       -       -       -       0.01.000.000       -       -       -       0.01.000.000       -       1.01.01.01.01.01.01.01.01.01.01.01.01.01   | I-REGIDEN INT LAND USE                                  | 6          |                     | ner So Ft   | 450.323 | 34,640 | a   | •   | '   | '   | , | ,   | ,   | '        | 133,295,608              | 175                       | 2,573          |
| dustrial         is         is3   | 13,288       · <td>ance<br/>Petail</td> <td></td> <td>231</td> <td>per Sq. Ft.</td> <td>441.687</td> <td>33,976</td> <td></td> <td>,</td> <td>ı</td> <td>'</td> <td>•</td> <td>'</td> <td>e.</td> <td></td> <td>102,029,697</td> <td>500</td> <td>88</td>  | ance<br>Petail  |            | 231                 | per Sq. Ft. | 441.687 | 33,976 |     | ,   | ı   | '   | • | '   | e.  |          | 102,029,697              | 500                       | 88             |
| Jaid Office/Retail     256     998,300     81,914     -     -     255 </td <td>B1,914       -       -       -       255,856,455       255,856,455         -       -       -       -       -       9,500,000         -       -       -       -       -       9,500,000         -       -       -       -       -       -       9,500,000         -       -       -       -       -       -       -       9,500,000         -       -       -       -       -       -       -       -       0,000,000         -       -       -       -       -       -       -       -       0,000,000         -       -       -       -       -       -       -       -       0,000,000         -       -       -       -       -       -       -       -       0,000,000         81,914       -       -       -       -       -       -       -       0,000,000         81,914       -       -       -       -       -       -       -       0,000,000         81,914       -       -       -       -       -       -       -       -       0,000,000         9,10,10,1&lt;</td> <td>iont Industrial</td> <td>60</td> <td>193</td> <td>per Sq. Ft.</td> <td>106,380</td> <td>13,298</td> <td></td> <td>2</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td>20,531,340</td> <td>600</td> <td>171</td>   | B1,914       -       -       -       255,856,455       255,856,455         -       -       -       -       -       9,500,000         -       -       -       -       -       9,500,000         -       -       -       -       -       -       9,500,000         -       -       -       -       -       -       -       9,500,000         -       -       -       -       -       -       -       -       0,000,000         -       -       -       -       -       -       -       -       0,000,000         -       -       -       -       -       -       -       -       0,000,000         -       -       -       -       -       -       -       -       0,000,000         81,914       -       -       -       -       -       -       -       0,000,000         81,914       -       -       -       -       -       -       -       0,000,000         81,914       -       -       -       -       -       -       -       -       0,000,000         9,10,10,1<   | iont Industrial   | 60         | 193                 | per Sq. Ft. | 106,380 | 13,298 |     | 2   |     | 1   |   |     |     |          | 20,531,340               | 600                       | 171            |
| Business (Imited Service) (e) \$ 95,000 Per nom 100 From 100 From 200 Per nom 2   |  | Subtotal Office/Retail                                  |            | 256                 |             | 998,390 | 81,914 |     | ñ   |     |     |   | ,   | 1   |          | 255,856,645              | 275                       | 3,634          |
| Resort         (e)         5         200,000         Per Rom         300         F         -  |  |   |            | 95,000              | per room    | 100     | •      | •   | •   |     | ,   | ' | •   |     | •        | 000'009'6                | 0.35                      | 8              |
| s         (d)         per Sq. Fl.<br>(d)         -         -         -         -         -         -         -         0           Ial Hold/School/Other<br>All Hold/School/Other         (d)         -         -         -         -         -         0         -         -         0         0           Ial Hold/School/Other         .         .         -         -         -         -         -         0         0         -         0         0         -         0         0         -         0         0         -         0         0         -         0 <td>81,914 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td> <td></td> <td></td> <td>200,000</td> <td>per room</td> <td>300</td> <td>191</td> <td>,</td> <td>ı</td> <td>2</td> <td>•</td> <td>,</td> <td>•</td> <td>ı</td> <td>•</td> <td>60,000,000</td> <td></td> <td></td>  | 81,914 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   |   |            | 200,000             | per room    | 300     | 191    | ,   | ı   | 2   | •   | , | •   | ı   | •        | 60,000,000               |                           |                |
| Ial HotelSchool/Cher         (d)         Per Sq. Fl.         -         <  | 1     1     1       1     1       1 <td>schools</td> <td></td> <td>•</td> <td>per Sq. Ft.</td> <td>,</td> <td>•</td> <td>•</td> <td>'</td> <td>•</td> <td>•</td> <td>•</td> <td>•</td> <td>ı</td> <td></td> <td>Đ</td> <td>r i</td> <td>104</td>   | schools   |            | •                   | per Sq. Ft. | ,       | •      | •   | '   | •   | •   | • | •   | ı   |          | Đ                        | r i                       | 104            |
| 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          |
| . NON-RESIDENTIAL         998,390         81,914         ·         ·         ·         ·         ·         5         325,366,645           E OVERVIEW         15,724         15,724         ·   | 81,314 5   | Subtotal Hotel/School/Other                             |            |                     | 1           | 400     | •      | •   |     |     | •   | • |     |     |          | 200,000,000              |                           |                |
| E OVERVIEW 15,724<br>Ints 15,724<br>eres: 3,634<br>Parolal/Light Industrial 3,634<br>paroly Rate 3,634<br>paroly Rest 1,260<br>(School/Other 1,260<br>for the transloterts & 50% Employees) 18,090<br>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<br>12 | 325,358,645              |                           | 4,89/          |
| mts 15,724<br>vees:<br>AretainLight Inclustrial 3,634<br>School/Other 3,452<br>School/Other 1,260<br>total Employees 4,712<br>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:<br>3,634<br>Paroy Rate<br>paroy Rate<br>3,452<br>School/Other<br>4,712<br>fent Residents & 50% Employees)<br>18.000<br>18.000<br>18.000   | Employees:<br>Office/Retail/Light Industrial 3,634<br>Company Rate 3,452<br>Latel/School/Cher 1,260<br>Total Employees 4,712 (d)<br>Equivalent Residents & 50% Employees) 18,080<br>Indias   | tesidents   |            |                     | 15,724      |         |        |     |     |     |     |   |     |     |          |                          |                           |                |
| Metal/Light Industrial 5,034<br>parcy Rate 3,452<br>School/Other 1,260<br>fischool/Other 1,260<br>total Employees 4,712<br>lent Residents (Residents & 50% Employees) 18,000  | Office/Retail/Light Industrial 5,034<br>Occupancy Rate 5,452<br>Subtral MoleSchool/Offier 1,260<br>Total Employees 4,712 (d)<br>Total Employees 4,712 (d)  | imployees:  |            |                     | 1000        |         |        |     |     |     |     |   |     |     |          |                          |                           |                |
| pancy Rate 95%<br>botal 3,452<br>School/Other 1,260<br>otal Employees 4,712<br>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<br>School/Other 1,260<br>otal Employees 4,712<br>fent Residents (Residents & 50% Employees) 18,080   | supored<br>IdeelSchoolOther 1,260<br>Total Employees 4,712 (d)<br>Equivalent Residents (Residents & 50% Employees) 18,080<br>Invies  | Occupancy Rate  |            | •                   | 95%         | (g)     |        |     |     |     |     |   |     |     |          |                          |                           |                |
| issmoordener<br>otal Employees 4,712<br>fent Residents (Residents & 50% Employees) 18,090   | HoeuschroevOrner 4,712 (d)<br>Total Employeese 4,712 (d)<br>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<br>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<br>Ref. |          |                              |
|--|---------------|----------|------------------------------|
| Residential Property Tax   |               |          |                              |
| Total Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibit C) (a)<br>Basic Rate            |               | \$       | 3,181,779,482<br>1.000%      |
| Basic Tax Paid   |               | \$       | 31,817,795                   |
| County General Fund Share of Basic Tax   | 2             | <b>•</b> | 14.0253%                     |
| Total Residential Property Tax   |               | \$       | 4,462,540                    |
| Non-Residential Property Tax<br>Secured Property Tax   |               |          |                              |
| Total Non-Residential Assessed Value Adjusted for Deflation Factor of 0.41% (See Exhibi<br>Basic Rate                | t C) (a)      | \$       | 307,896,313<br>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 |               | \$<br>\$ | 3,181,779,482<br>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<br>Ref.      | Sq. Ft.                      | Taxable<br>Sales<br>per Sq. Ft. | % of Sq. Ft./<br>Acres Generating<br>Taxable Sales | Totai<br>Taxable<br>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<br>Rooms | Revenue<br>per<br>Room       | Adjustment %<br>Factor          | Adjusted<br>Revenue per<br>Room                    | Total<br>Taxabie<br>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<br>Sales Tax (@ 1.00% of Taxable Sales)<br>Use Tax (@ 10.5% of Sales Tax)<br>Total On-Site Sales and Use Tax<br>Less 0.25% Reclassified to Property Taxes (g)<br>Net On-Site Sales and Use Tax                   |                    |                              |                                 | 1.009<br>10.509<br>0.009                           | 6 103,126<br>\$ 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<br>Household Income (@ 25% of Assessed Valuation) (d)<br>Retail Taxable Sales (@ 32% of Household Income) (e)<br>Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f) | a Exhibit C)       |                              |                                 | 25.09<br>32.09<br>0.09                             | 6 254,542,359              |
| Sales Tax (@ 1.00% of Taxable Sales)<br>Use Tax (@ 10.5% of Sales Tax)   |                    |                              |                                 | 1.00%<br>10.50%                                    | - +                        |
| Total Off-Site Sales and Use Tax<br>Less 0.25% Reclassified to Property Taxes (g)<br>Net Off-Site Sales and Use Tax  |                    |                              |                                 | 0.009  | \$ -<br>\$ -               |
| III. Transjent Occupancy, Tax ("TOT")  | Available<br>Rooms | Annual<br>Rooms<br>Available | Average<br>Occupancy<br>Rate    | Average<br>Room<br>Rate                            | Hotel<br>Rental<br>Revenue |
|  |                    |                              | (n)                             | (n)  |                            |
| Hotel - Business<br>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<br>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<br>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<br>County Share of Residential and Non-Residential Property Tax<br>Documentary Transfer Tax<br>Net Off-Site Sales and Use Tax<br>Net On-Site Sales and Use Tax<br>Total Revenue Generating Interest Earnings<br>Interest Earnings @ 1.13% (h) |   | Table Ref.<br>4<br>4 | \$<br>\$<br>\$ | 4,937,557<br>533,863<br>-<br>1,085,275<br><b>6,556,695</b><br>74,091 |
|---|---|----------------------|----------------|--|
| V. Motor Vehicle License Fee ("MVLF")<br><u>A. Nominal Dollars</u><br>Property Tax Vehicle License Fees (VLF)<br>Assessed Valuation   | FY 2004-05<br>\$ (i) 128,200,332<br>(i) 138,771,615,256 | [<br>[1]<br>[2]      | \$ 92          | <b>Change</b><br>2,720,532.00<br>,945,115,995                        |
| VLF Increase per Assessed Valuation (AV) Increase<br>VLF Increase per \$1,000,000 increase in AV<br><u>B. Property Tax In-Lieu of Vehicle License Fee</u><br>Total Residential Assessed Value Adjusted for Deflation Factor of 0.4                                  |   | =[1]/[2]             | \$             | 0.000892<br>892  |
| Total Non-Residential Assessed Value Adjusted for Deflation Factor of<br>Total Assessed Valuation (Table 3)<br>Assessed Valuation / 1,000,000<br>VLF Increase per \$1,000,000 Increase in AV<br>Property Tax In-Lieu of Vehicle License Fee                         |   |                      | \$3,           | 307,896,313<br>489,675,795<br>3,490<br>892<br>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<br>Equivalent  |                | Fact  |   | Project<br>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<br>   |    |                                  |
| 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).<br>-   | not used  | ×<br>X  | \$ | -                                |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement  | 36<br>36   | \$ | <b>42,000</b><br>94,002  | -   | \$             | -   | not used<br>not used  | *   | \$ | -                                |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes   | 36   | \$ | 42,000   | -<br>-<br>-<br>2,308,441  | \$             | -<br>-<br>1.30  | not used<br>not used<br>per capita, entire county   | 15,724  | \$ | -<br>-<br>20,4                   |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding  | 36<br>36<br>37   | \$ | 42,000<br>94,002<br>3,000,000  | -<br>-<br>-<br>2,308,441<br>-   | \$             | -<br>-<br>1.30  | not used<br>not used  | 15,724  | \$ | -<br>-<br>20,4                   |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair  | 36<br>36   |    | 42,000<br>94,002<br>3,000,000<br>32,600  | -<br>-<br>2,308,441<br>-  | \$             | sec   | not used<br>not used<br>per capita, entire county   | 15,724  | \$ | -<br>-<br>20,4<br>-              |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding  | 36<br>36<br>37   | \$ | 42,000<br>94,002<br>3,000,000  | -<br>-<br>2,308,441<br>-  | \$             | 580   | not used<br>not used<br>per capita, entire county<br>not used   | 15,724  | \$ | -<br>-<br>20,4<br>-<br>-<br>20,4 |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair  | 36<br>36<br>37   |    | 42,000<br>94,002<br>3,000,000<br>32,600<br>5,774,807   | -<br>-<br>2,308,441<br>-  |                | sec   | not used<br>not used<br>per capita, entire county<br>not used<br>not used   | 15,724  |    | -                                |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State   | 36<br>36<br>37<br>42   | \$ | 42,000<br>94,002<br>3,000,000<br>32,600  | -<br>-<br>2,308,441<br>-  |                | sec   | not used<br>not used<br>per capita, entire county<br>not used   | 15,724  | \$ | -                                |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue  | 36<br>36<br>37<br>42<br>43   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br><u>5,774,807</u><br>10,000,000   | -<br>-<br>2,308,441<br>-  | \$             | sec   | not used<br>not used<br>per capita, entire county<br>not used<br>not used   | 15,724  | \$ |                                  |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy   | 36<br>36<br>37<br>42<br>43<br>33   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br>5,774,807<br>10,000,000<br>2,265,620   | -<br>2,308.441<br>-   |                | sec   | not used<br>not used<br>per capita, entire county<br>not used<br>not used   | 15,724  | \$ |                                  |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br>Total Federal and State<br>Tobacco Tax Settlement<br>Miscellaneous Revenue<br>Transient Occupancy<br>Non Commn Aircraft   | 36<br>36<br>37<br>42<br>43<br>33<br>33   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br><u>5,774,807</u><br>10,000,000   | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-                               | \$             | sec   | not used<br>not used<br>per capita, entire county<br>not used<br>not used   | 15,724  | \$ |                                  |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax   | 36<br>36<br>37<br>42<br>43<br>33   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br>5,774,807<br>10,000,000<br>2,265,620   | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-                                    | \$             | sec   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used   | 15,724<br>-<br>-<br>-   | \$ |                                  |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee   | 36<br>36<br>37<br>42<br>43<br>33<br>33   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br><b>5,774,807</b><br>10,000,000<br>2,265,620<br>244,055                               | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-                     | \$             | -   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used   | 15,724<br>-<br>-<br>-<br>-  | \$ |                                  |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax   | 36<br>36<br>37<br>42<br>43<br>33<br>33   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br><b>5,774,807</b><br>10,000,000<br>2,265,620<br>244,055                               | -<br>-<br>2,308,441<br>-<br>-<br>-<br>-<br>2,788,991  | \$             | -   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used   | 15,724  | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33   | \$ | 42,000<br>94,002<br>3,000,000<br>32,600<br><b>5,774,807</b><br>10,000,000<br>2,265,620<br>244,055<br>10,000                            | 2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2<br>2 | \$             | -   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county  |   | \$ |                                  |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33                                     | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br><b>5,774,807</b><br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800          | 2,788,991   | \$             |   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county  | -<br>-<br>18,080  | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees  | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>33<br>38<br>38                   | \$ | 42,000<br>94,002<br>3,000,000<br><u>32,600</u><br><b>5,774,807</b><br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800          | 2,788,991   | \$             |   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county   | -<br>-<br>18,080  | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>38<br>42             | \$ | 42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | 2,788,991   | \$             |   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used   | -<br>-<br>18,080  | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments  | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43<br>42       | \$ | 42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | 2,788,991   | \$             |   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used<br>not used<br>not used   | -<br>-<br>18,080  | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short   | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>38<br>42<br>43       | \$ | 42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | 2,788,991   | \$             |   | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used   | -<br>-<br>18,080  | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short<br>El Sobrante Land Fill<br>Sale Of Real Estate | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>88<br>42<br>43<br>42<br>42 | \$ | 42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368<br>53,105<br>1,700,000 | -<br>2,788,991<br>2,788,991<br>-<br>-<br>-<br>-   | \$<br>\$<br>\$ | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | not used<br>not used<br>per capita, entire county<br>not used<br>not used | -<br>-<br>-<br>18,080<br>18,080<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | \$ | 20,4                             |
| CA-Suppl Homeowners Tax Relief<br>CA-Mandate Reimbursement<br>Federal In Lieu Taxes<br>Oth Gov-EVTDA/Cabazon Funding<br>In Lieu-Tax from So Cal Fair<br><b>Total Federal and State</b><br><b>Tobacco Tax Settlement</b><br><b>Miscellaneous Revenue</b><br>Transient Occupancy<br>Non Commn Aircraft<br>Racehorse Tax<br>Small Claims Fee<br>Court Fees & Costs<br>Superior Court Fees<br>Unclaimed Money<br>Judgments<br>Cash Over-Short<br>El Sobrante Land Fill                        | 36<br>36<br>37<br>42<br>43<br>33<br>33<br>33<br>33<br>38<br>38<br>42<br>43<br>42       | \$ | 42,000<br>94,002<br>3,000,000<br>5,774,807<br>10,000,000<br>2,265,620<br>244,055<br>10,000<br>416,800<br>69,368                        | 2,788,991   | \$<br>\$<br>\$ | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>- | not used<br>not used<br>per capita, entire county<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>not used<br>per service population, entire county<br>per service population, entire county<br>not used<br>not used   | -<br>-<br>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<br>Budget (a)<br>Page Ref. | Fund  | Total                        | Intergovernmental        | Charges for<br>Services      | Licenses<br>and Permits | Fines, Forfeitures<br>& Penalties | Other           | Retained Earnings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase | Net General Fund<br>Contribution | ral Fund<br>butlon |
|---|---------------------------------------|-------|------------------------------|--------------------------|------------------------------|-------------------------|-----------------------------------|-----------------|-----------------------------------|------------------------------|----------------------|----------------------------------|--------------------|
| General Financing Requirements                        |                                       |       |                              |                          |                              |                         |                                   |                 |                                   |                              |                      |                                  |                    |
| Legislative and Automostative<br>Board of Supervisors | 16                                    |       | \$ 7,644,982                 | 67                       | \$ 842.609                   | 3,368,908               | 99<br>19                          | 4 <b>9</b><br>1 | •9                                | 3,433,465                    |                      | \$9                              | 1,716,733          |
| Assessment Appeals Board                              | 97<br>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                          | <b>3</b> 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<br>AB 2766 Air Osalih.    | 66                                    | 303/0 | 00                           |                          |                              | 2.5                     |                                   | 000'177         | -<br>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<br>56.643             |                         | 2 808 398                         | 1 754           | 13                                | 7.893.864                    |                      |                                  | 7.893.864          |
| EO Subrund Buggets<br>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<br>T                           | 1.836.150 \$    | <b>69</b>                         | 12.086.714                   | 50%                  | 69                               | 6.043.357          |
| Assessor  | 5 5                                   |       |                              |                          | 305,000,20                   |                         |                                   |                 | 1 1                               | 696.861                      |                      | ,                                | 348,431            |
| Assessment Appeals board<br>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<br>8 898 447         | . 10                    | • 59                              | -               | , ,                               | (22,673,294)                 |                      |                                  | (11.336.647)       |
| Cowcap Kennoussenem<br>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                       | ( <b>k</b> )                      |                 |                                   | 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                                | <del>6</del> 7  | •<br>•                            | 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<br>HD- Administration                       | 104                                   | 10000 | \$ 10.144.231                | ,                        | 5 7.783.304                  |                         | 69<br>1                           | 2.360.927 \$    | <del>ده</del><br>۱                | ċ                            | 50%                  | \$                               | ,                  |
| Rideshare<br>Total Personnel                          |                                       |       | 10,144,231                   | 69                       | 69                           |                         | 6 <del>0</del><br>1 1             | 2,360,927 \$    | 49<br>• •                         | 1 9.5                        | ¥.                   | 69                               | •                  |
| Elections   | !                                     |       |                              |                          |                              |                         |                                   |                 | 9                                 | 8 336 375                    | 2007                 |                                  | 4 160 699          |
| Registrar of Voters<br>Total Elections                | 107                                   | 10000 | \$ 9,598,525<br>\$ 9,598,525 | \$ 105,000<br>\$ 105,000 | \$ 1,114,150<br>\$ 1,114,150 |                         | 0 49<br>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<br>1                           | •9              | ч<br>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<br>FootLMdd: Ensure Mensonand      | 112                                   | 10000 | 2,049,617<br>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)<br>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<br>Budget (a)<br>Page Ref. | Fund   | Total                     | Intergovernmental  | Charges for<br>Services | Licenses<br>and Permits | Fines, Forfeitures<br>& Penaltles | Other      | Retained Earnings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase  | Net General Fund<br>Contribution |
|---|---------------------------------------|--------|---------------------------|--|-------------------------|-------------------------|-----------------------------------|------------|-----------------------------------|------------------------------|-----------------------|----------------------------------|
| Plant Acquisition   |                                       |        |                           |  |                         |                         |                                   |            |                                   |                              | 3                     |                                  |
| Accumulative Capital Outlay                                 | 66<br>797                             | 30000  | 5 1,495,550               | s 0  |                         |                         | ю<br>,                            | 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<br>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<br>Total Plant Acquisition           | 011                                   | 30300  | \$ 165,122,059            | \$ 1<br>\$ 0   | \$ 147,720,430          | о<br>т                  | w;                                | 6,318,053  | \$                                | 49                           | ş<br>Lat              | \$                               |
| Promotion   | 1                                     |        |                           |  |                         |                         | 6                                 |            |                                   |                              | W                     |                                  |
| EDA: Administration   | 108                                   | 21100  | \$ 4,590,034              | - the second sec | \$5/8/C'4 \$            |                         | 8<br>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<br>¢ 14,778,172 |  | \$ 109 DAD              |                         |                                   | 9.669.129  |                                   | 693                          | 5<br>6<br>6<br>7<br>7 | 5                                |
|   |                                       |        |                           |  |                         |                         |                                   |            |                                   |                              | I                     |                                  |
| Other General   |                                       | 00001  |                           |  |                         |                         |                                   |            |                                   | י<br>س                       | 100%                  | 64                               |
| Contribution to Utiler Funds                                |                                       | 10000  |                           | 9  |                         | - 1<br>                 |                                   |            | •                                 |                              | 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<br>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<br>Contribution to Trial Court                     | 127                                   | 10000  | \$ 29,482,850             |  | 1<br>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                        |

P.tRCL/Glorious Land Company/Paractice Valley/FIA/MI Phase FIA/Paractise Vatey FIA - Final

| Exhibit A - Fiscal Impact Analysis<br>Table 7 - Riverside County General Fund Entration Requirements Budget, Net of Revenue Sources<br>Paradiary 15, 2017<br>February 15, 2017 |
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| Description   | FY 2015-16<br>Budget (a)<br>Page Ref. | Fund  | Total              | Intergovernmental        | Charges for<br>Services                 | Licenses<br>and Permits | Fines, Forfeitures<br>& Penaitties | Reta<br>Other Co | Retained Earnings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase |                 | Net General Fund<br>Contribution |
|---|---------------------------------------|-------|--------------------|--------------------------|---|-------------------------|------------------------------------|------------------|-----------------------------------|------------------------------|----------------------|-----------------|----------------------------------|
|   |                                       |       |                    |                          |   |                         |                                    |                  | 2                                 |                              | 8                    |                 |                                  |
| Police Frotection<br>Sheriff: Administration        | 131                                   | 10000 | s 12.140.591       | \$ 7.000                 | \$ 1.820.249 1                          | 84,000 \$               | 1                                  | 49<br>1          | 49<br>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<br>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                   |                      | <del>1</del> 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<br>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<br>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<br>Net Pollint Discret Fim Svs     | 128                                   | 10000 | \$ 1 000 000       | •                        | 97<br>97                                |                         | 69<br>t                            | 5                | 49<br>,                           | 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                | •                                 | •                            | %<br>                |                 | •                                |
| 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<br>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   | Description                    | Budget (a)<br>Page Ref. | Fund  | Total         | Intergovernmental | Charges for<br>Services | Licenses<br>and Permits | Fines, Forfeitures<br>& Penalties | Other      | Retained Earnings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase | Net General Fund<br>Contribution |
|---|--------------------------------|-------------------------|-------|---------------|-------------------|-------------------------|-------------------------|-----------------------------------|------------|-----------------------------------|------------------------------|----------------------|----------------------------------|
| Interfer         1         1         2         1<   |                                | 8                       |       |               |                   |                         |                         |                                   |            |                                   |                              |                      |                                  |
| 11         12         2200         5         4,0000         5         4,0000         5         4,0000         5         4,0000         5         1,000         1,000         1,   | Yays & Facilities<br>whic Wavs |                         |       |               |                   |                         |                         |                                   |            |                                   |                              |                      |                                  |
| 2710         2710         2710         2710         2710         2711         2710         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         1,4  | EDA: Airport                   |                         | 22100 | U.            |                   | •                       | 36                      | . 1                               | • )        |                                   |                              | - NA                 |                                  |
| 1         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  | 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         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 & -$   | 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         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         4.75,56         7.75,60         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<  | 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         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 </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         700,50         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 <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 \$ 2.0467.22 \$ 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 \$ 2.0467.200 \$ 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                 |                                  |
| and 14 22350 \$ 985,000 \$ 945,250 \$ 100 \$ 5 \$ \$ \$ 49,650 \$ 5 \$ 49,650 \$ 5 \$ 8,850 \$ 5 \$ 8,85,00 \$ 148 22350 209,779 198,100 100 5 5 \$ \$ 10,359 5 5 \$ 8,9,650 \$ 22350 500,000 499,500 5 5 \$ 10,359 5 5 \$ 30,375 5 5 \$ 10,359 5 \$ 10,359 5 \$ 10,  | Total Public Ways              |                         |       | 233,668,640   | 94,009,834        |                         | 215,115                 | 21,000 \$                         |            |                                   | 8                            | -                    |                                  |
| and 149 22350 \$ 998,000 \$ 942,550 \$ 100 \$ 5 \$ 18,60 \$ 49,650 \$ 7 \$ 8 \$ 49,650 \$ 7 \$ 8 \$ 10,059 \$ 1 \$ 22350 209,379 198,910 100 \$ 1 \$ 22350 209,376 100 \$ 2350 200,164 \$ 10,059 \$ 1 \$ 10,050 \$ 100 \$ 10 \$ 10,050 \$ 10 \$ 10,050 \$ 10 \$ 10,050 \$ 10 | ensoortation Terminals         |                         |       |               |                   |                         |                         |                                   |            |                                   |                              |                      |                                  |
| Id         149         22350         20373         188910         100         -         0.0359         -         -         0.0359         -         -         0.0359         -         -         0.0359         -         -         0.0359         -         -         0.0359         -         -         0.0359         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         0.0356         -         -         -         0.0356         -         -         -         0.0356         -         -         -         0.0356         -         -         -         -         -         0.0356         -         -         -         -         -         -         -         0.0356         -  | FDA: Bivthe Constr Land        | 149                     | 22350 |               |                   | 100 5                   | 1                       | 1                                 |            |                                   | \$                           | NA -                 | S                                |
| 150         22350         621,532         590,455         100         -         30,375         -         30,375         -         -         30,375         -         -         -         30,375         -         -         -         -         30,375         -<   | EDA: Thermal Constr Land       | 149                     | 22350 | 209,379       | 198,910           | 100                     |                         |                                   | 10,369     | •                                 |                              | - NA                 |                                  |
| 150         22350         500,000         489,500         -         -         500         -         600         194,664         -         -         104,483         23300         194,664         -         -         104,483         23300         194,664         -         -         104,483         235,1284         234,023         194,064         -         -         104,483         235,323         235,323         234,222         -         -         104,483         234,322         -         -         104,483         234,322         -         -         255,323         24,483         234,322         -         -         256,303         64,481         -  | FDA: Hemet-Rvan Constril and   | 150                     | 22350 | 621,532       | 590.456           | 100                     |                         |                                   | 30,976     | •                                 |                              | - NA                 |                                  |
| 151         22350         203,164         500         194,064         18,600         194,064           151         22350         2,091,375         1,986,806         100         -         0,104,493         - </td <td>Const I and - Chinaco</td> <td>150</td> <td>22350</td> <td>500,000</td> <td>499,500</td> <td>•</td> <td>1</td> <td>3</td> <td>500</td> <td>•</td> <td></td> <td>- NA</td> <td></td>   | Const I and - Chinaco          | 150                     | 22350 | 500,000       | 499,500           | •                       | 1                       | 3                                 | 500        | •                                 |                              | - NA                 |                                  |
| 151         22350         2.001.375         1.986.806         100         -         104.469         -         24.232         -         -         104.469         -         -         -         104.469         -         -         -         -         104.469         -  | Const Land - Desert Center     | 151                     | 22350 | 203,164       | 500               | •                       | •                       |                                   | 8,600      | 194,064                           |                              | NA                   |                                  |
| 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                   |                                  |
| lae Comm 158 22650 732,402 197,444 207,446 207,446 100 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  | FDA: County Aimort             | 152                     | 22100 | 2,978,510     | 50,000            | 142,494                 | 500                     | 1                                 | 2,551,284  | 234,232                           |                              | - NA                 |                                  |
| 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<br>Budget (a)<br>Page Ref. | Fund  | Total          | Intergovernmental | Charges for<br>Services | Licenses<br>and Permits | Fines, Forfaltures<br>& Penaîties | R                  | Retained Earnings<br>Contribution | General Fund<br>Contribution | Marginal<br>Increase | Net G<br>Co | Net General Fund<br>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 <b>4</b> | • •                               |                              |                      | 9           | 0,330,201<br>A3 878 775          |
| Cont to Health/Mental Health                               | 165<br>166                            | 10001 | 44,878,770     | 5.371.186         | * e0                    |                         | 2                                 | 6                  |                                   | 5,325,831                    |                      |             | 5,325,831                        |
| Memai Health: Jewinun Flug<br>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<br>1<br>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<br>,                            |                    | •                                 | \$ 6,380,365                 |                      |             | 6,380,365                        |
| Sanitation   |                                       |       |                |                   |                         |                         |                                   |                    |                                   |                              |                      |             |                                  |
| Waster: Area 8 Assessment                                  | 172                                   | 23000 | \$ 800,000     | 1                 | 800,000                 |                         | 69 (<br>1                         | 9<br>2<br>2<br>3   |                                   |                              | ¥                    | 69 4        |                                  |
| Total Sanitation   |                                       |       | \$ 800,000     | 1                 | \$ 800,000              | •                       | 69<br>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<br>1                           | 1.235.125 \$       | 06                                | \$ 11,124,305                | 10%                  | \$          | 1,112,431                        |
| DPSS Administration<br>Total Administration                | 0                                     |       | \$ 557,651,457 |                   | 1,944,369               | r<br>64                 | •                                 |                    | 90.                               |                              |                      | 67          | 1,112,431                        |
|  |                                       |       |                |                   |                         |                         |                                   |                    |                                   |                              |                      |             |                                  |
| Ald Programs<br>DDSS: Mandated Client Serv                 | 181                                   | 10000 | s 66.182.443   | \$ 56,660,432     | •                       | ۰<br>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<br>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<br>Prohation: Court Placement          | 180                                   | 10000 | \$ 600.489     |                   |                         | 49                      | 9<br>9                            | 50                 |                                   | \$ 600,489                   | 100%                 | \$          | 600,489                          |
| Total Care of Court Wards                                  |                                       |       | \$ 600,489     | •                 |                         | •                       | <del>69</del><br>1                | s<br>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<br>\$ 1.156,758 | 100%                 | 69 69       | 1,156,758                        |
| Total Veteran's Services                                   |                                       |       | 413,130        | ÷                 |                         |                         |                                   |                    |                                   |                              |                      |             |                                  |

| 80.587         5         5         5           1.067/391         1.067/391         5         5           1.067/391         2.601,334         2.641,334         5           6.43,133         2.851,142         2.641,42         5           1.719,196         2.651,142         5         2.641,105           1.719,196         2.651,142         5         3.616,177           2.0025,191         3.316,777         5         614,006           -         -         -         5         614,006           -         -         -         5         614,006           -         -         -         5         614,006           -         -         -         5         614,006           -         -         -         5         614,006           -         -         -         5         5         5           20,025,191         5         3.316,777         5         5         5           -         -         -         5         614,006         5           -         -         -         5         5         5   | AAAAAAAAAA A 60 60 X   | 5.3 <u>97</u><br>614<br>73   |
|--|--|--|
| s 266,142 s 38<br>s 3.3,16,777 s 266,142 s 5<br>· • \$ \$ 3.3,36,777 s 38<br>· • \$ \$ 3.3,36,777 s 38<br>· • \$ \$ \$ 3.3,36,777 s 38<br>· • \$ \$ \$ 3.3,36,777 s 5<br>· • \$ \$ \$ \$ 3.3,36,777 s 5<br>· • \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   | ANAXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX                                     | 5.3 <u>97</u><br>6.14<br>73  |
| 288,142<br>288,142<br>288,142<br>5<br>5<br>5<br>5<br>5<br>5<br>6<br>8,142<br>5<br>5<br>5<br>5<br>6<br>8,142<br>5<br>5<br>5<br>6<br>8,142<br>5<br>5<br>5<br>8,142<br>5<br>5<br>6<br>8,142<br>5<br>5<br>8,142<br>5<br>5<br>6<br>8,142<br>5<br>5<br>8<br>7<br>7<br>7<br>7<br>8<br>8<br>8<br>8<br>8<br>8<br>7<br>8<br>8<br>8<br>8<br>7<br>8<br>8<br>8<br>8<br>7<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8  | AAAAAAAA A 60 60 X   | 5.3 <u>97</u><br>614,<br>7.3   |
| 266,142 5<br>266,142 5<br>5 266,142 5<br>5 3,316,177 5<br>5 3,316,177 5<br>5 3,316,177 5<br>5 5 3,316,177 5<br>5 5 3,316,177 5<br>5 5 5 3<br>316,177 5<br>5 5 5 5<br>5 5 5 5<br>5 5 5 5 5<br>5 5 5 5 5   | AAAAAAA A 60 %a  | 5.397<br>614<br>73.  |
| 268,142<br>268,142<br>5 268,142<br>5 268,142<br>5 268,142<br>5 33,16,177<br>5 33,16,177<br>5 3,36,177<br>5 3,36<br>5 - 5<br>5 - | Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z                                      | 5.397.<br>614.<br>73.  |
| 266,142<br>26,142<br>5 266,142<br>5 266,142<br>5 3.3,16,177<br>5 3.3,16,177<br>5 5 3.3<br>6 6 777<br>5 5 5 3<br>8 5 5 5 5 6<br>8 6 7 7<br>7 7 5 5 3<br>8 6 7 7<br>7 7 5 5 5 5 6<br>8 6 7 6 7 7<br>7 7 5 5 5 6<br>8 6 7 6 7 7<br>7 7 7 5 5 5 6<br>8 6 7 6 7 7<br>7 7 7 5 5 5 6<br>8 6 7 6 7 7<br>7 7 7 5 5 6<br>8 7 7 7 7 5 7 7<br>8 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7  | ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ                                     | 5.3 <u>97</u><br>5.3 <u>97</u><br>614  |
| <ul> <li>S</li> <li>Z66, 142</li> <li>A2</li> <li>S</li> <li>Z66, 142</li> <li>S</li> &lt;</ul>  | XXXXX X 60 60 X  | 5.397<br>614,<br>73.   |
| \$ 266,142 \$ 266,142 \$   | 2444 X 60 %8X  | 5.397<br>614.<br>73.   |
| S 266,142 S 266,142 S 33<br>5 266,142 S 33<br>5 3,3,5,6,777 S 33<br>5 3,3,5,6,777 S 33<br>5 3,3,5,6,777 S 33<br>5 5 3,3,5,6,777 S 5 33<br>5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5  | Z Z Z Z 200<br>200<br>200<br>200<br>200<br>200<br>200<br>200<br>200<br>200 | 5.397<br>614<br>73.  |
| 6 268,142 6<br>268,142 6<br>268,142 6<br>3,316,777 5<br>6 5<br>3,316,777 5<br>6 6<br>6 6<br>6 6<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>8<br>6<br>8<br>8<br>8<br>8   | A A 60 %A  | 5.397<br>614,<br>73.   |
| <ul> <li>5 268,142</li> <li>5 268,142</li> <li>5 268,142</li> <li>5 33,16,777</li> <li>5 3,316,777</li> <li>5 4,777</li> <l< td=""><td>100% NA 100%</td><td>5.397,933<br/>5.397,933<br/>614,064<br/>614,064</td></l<></ul>  | 100% NA 100%   | 5.397,933<br>5.397,933<br>614,064<br>614,064   |
| 6 68 3.3.3.6.777 5 5 268,142 5 38<br>3.3.3.6.777 5 5 33<br>. 5.3.5.6.777 5 5 33<br>. 5.3.5.6.777 5 5 33<br>. 5.5.6.777 5 5 33<br>. 5.5.6.777 5 5 33<br>. 5.5.6.777 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5   | A 100%<br>NA %   | 5.397,<br>614,<br>73,  |
| \$ 266,142 \$ 336,142 \$ 336,142 \$ 336,142 \$ 336,142 \$ 336,142 \$ 336,177 \$ \$ 336,177 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$   | A 100% A   | 5.397<br>614<br>73   |
| 6 6 6 3.346.777 6<br>3.346.777 6<br>4 6 6 6<br>4 6<br>6 6<br>6 6<br>6 6<br>7<br>7<br>7<br>7<br>7<br>7<br>7<br>8<br>6<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8<br>8   | NA<br>100%<br>NA   | 614<br>73  |
| 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9  | A 000 % AN   | 614,<br>614,<br>73,  |
| 5 5 5 5 5<br>5 5 5<br>5 5 5<br>5 5<br>5 5<br>5 5<br>5 5<br>5   | 100%<br>100%<br>NA   | 614,<br>614,<br>73,  |
| <br>   | 100%<br>NA   | 614.73   |
| ч<br>ч   | 9  | 73   |
| ил<br>1  | 1  |  |
|  | 2  |  |
| 247,207 \$ - \$ 73,38  | 10   | /3/381   |
| \$ 3,316,777 \$  |  | 687.445  |
|  |  |  |
| 3,106,405 \$ \$ 16,893,55<br>3,106,405 \$ - \$ 16,893,55   | <b>↔ ↔</b>   |  |
| 40 69<br>  | w w  |  |
| 2.832.398 \$ * \$  | er er  |  |
| 3.447.500 \$ - \$ 1.256.01<br>3.447.500 \$ - \$ 1.256.01   | <del>ю ю</del>   |  |
| 9,386,303 \$ 18,149,66   | <b>6</b>   |  |
|  |  |  |
|  | <ul> <li>∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞ ∞</li></ul>                   | 5         3,316,777         5         73,331           5         3,316,777         5         687,445           5         5         5         16,893,595           5         5         5         16,893,595           5         5         5         16,893,595           5         5         5         16,893,595           5         5         5         16,893,595           5         5         5         16,893,595           5         5         1         26,073           5         5         1,256,073         0% |

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<br>Ref. |           | FY 15/16                  |          | Net                       | County<br>Equivalent |     | note -   | 680 co   | Project<br>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<br>(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<br>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<br>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<br>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<br>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)<br>Protection/Inspection | 7             |           | 263,038,796<br>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   | <b>'</b> e    | 84        | 59,973,410<br>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<br>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<br>15,724      |     | 17,222<br>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<br>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<br>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<br>Interest on Long-Term Debt            | 7             |           | 4,703.573                 |          | -                         |                      |     |          |  |                       |     |                 |
|   | 7             | \$        | 4,703,573<br>64,175,337   | \$       |                           | ÷                    | \$  | -        |  |                       | \$  | -               |
| Interest on Long-Term Debt<br>Total Debt Service                      |               | \$        | 64,175,337                | \$       |                           | -<br>                | \$  | -        | -  |                       | \$  | •               |
| Interest on Long-Term Debt  |               | \$<br>\$3 | 64,175,337                | \$<br>\$ | 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<br>Ref.   | <br>FY 2015-16<br>Budget | (a) |
|---|-----------------|--------------------------|-----|
| I. Police Protection Costs  |                 |                          |     |
| Police Protection Patrol Costs  |                 |                          |     |
| Net General Fund Contribution   | Table 7         | \$<br>121,095,236        |     |
| City Contracts for Sheriff's Services   | Table 7         | 172,661,937              |     |
| Net Police Protection Budget  | [1]             | \$<br>293,757,173        |     |
|   | Budget          | FY 2015-16               |     |
| Sheriff Authorized Positions Filled   | Page            | <br>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]     | \$<br>128,055            |     |
|   | Table<br>Ref.   |                          |     |
| Projected Residents<br>Service Standard   | Table 3         | 15,724                   |     |
|   |                 | 4.00                     | (-) |
| Sworn Officers per 1,000 residents<br>Additional Sworn Officers Required @ buildout | [4]             | 1.20<br>18.87            | (C) |
| Total Police Protection Patrol Costs  | [4]<br>=[3]*[4] | \$<br>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<br>Fire Fund Ad Valorem Tax                     | Table<br>Ref. |    | Project<br>Impact | Marginal<br>Increase | Project<br>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<br>County Library Ad Valorem Tax  |                        |                      |          |                 |                                   | Table<br>Ref. | Project<br>Impact                           | Marginal<br>Increase  | Project<br>Impact |
| Assessed Value Adjusted for Deflation   |                        |                      |          |                 |                                   |               |   |                       |                   |
| Residential Basic Tax Adj. for Deflation<br>Non-Residential Basic Tax Adj. for Def<br>Total Assessed Value Adjusted for I | lation                 |                      |          |                 |                                   | 4<br>4        | \$ 31,817,795<br>3,078,963<br>\$ 34,896,755 |                       |                   |
| County Library Post-ERAF Share of Basic<br>Total County Library Ad Valorem Tax  | Tax                    |                      |          |                 |                                   | 2             | 1.4319<br>\$ 499,460                        |                       | \$ 499,4          |
| Other Financing Sources   | Budget<br>Page<br>Ref. | Budget<br>Amount (a) | Marginal | Net<br>Amount   | County<br>Equivalent<br>Units (b) | Factor        | Measure                                     | Project<br>Equivalent |                   |
|   | ICAL                   | Amount (a)           | increase | Amount          | Units (b)                         | Factor        | Integante                                   | Units (c)             | Impac             |
| Fines, Forfeitures & Penalties<br>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%<br>0% | -               | -                                 | -             | not used                                    | ~                     |                   |
| Cash Over-Short   |                        |                      |          | -               | -                                 | -             | not used                                    |                       |                   |
| Rebates & Refunds   | 51<br>51               |                      | 0%       | -               | -                                 | -             | not used                                    | -                     |                   |
| Contributions & Donations<br>Other Misc. Revenue  | 51                     | 10,000               | 0%<br>0% | -               |                                   | -             | not used<br>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  |                        |                      |          | ·,, <b>/=</b> / | ,,                                |               |   | .,                    | \$ 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<br>Financing Sources<br>Measure A Sales Tax (d)   |                        |   |  |  |  |               | Table<br>Ref. |   | Net<br>Amount   | Marginal<br>Increase   |     | Project<br>Impact  |
| On-Site and Off-Site Taxable Sales<br>Half Cent Transportation Sales Tax<br>Total Measure A Sales Tax  |                        |   |  |  |  |               | 5             | \$  | 98,214,964<br>0.50%<br><b>491,075</b>   | 0%   | \$  |  |
| Other Financing Sources  | Budget<br>Page<br>Ref. | Budget<br>Amount (a)  | Marginal<br>Increase   | Net<br>Amount  | County<br>Equivalent<br>Units (b)  | Factor        | Meas          | -   |   | Project<br>Equivalent<br>Units (c)   |     | Project<br>Impact  |
| Intergovermental Revenues<br>CA-HWY User/Gas Tax Sec 2104A (e)<br>CA-HWY User/Gas Tax Sec 2104B (e)<br>CA-HWY User/Gas Tax Sec 2104B (e)<br>CA-HWY User/Gas Tax Sec 2104C (e)<br>CA-HWY User/Gas Tax Sec 2104DEF (e)<br>CA-HWY User/Gas Tax Sec 2105 (e)<br>CA-HWY User/Gas Tax Sec 2105 (e)<br>CA-HWY User/Gas Tax Sec 2106 (e)<br>Road Maint Expense Reimb<br>Road Signal Maint Exp Reimb<br>Total Financing Sources | 44<br>44<br>44<br>44   | 30,309,322<br>-<br>1,849,286<br>-<br>-<br>-<br>210,537<br>1,344,663 | 100%<br>100%<br>100%<br>100%<br>100%<br>100%<br>100%<br>100% | 30,309,322<br>1,849,286<br>-<br>210,537<br>1,344,663 | 2,788,991<br>2,788,991<br>2,788,991<br>2,788,991<br>2,788,991<br>2,788,991<br>2,788,991<br>2,788,991<br>2,788,991<br>2,788,991 | 10.87<br>0.66 |               | loyee<br>loyee<br>loyee<br>loyee<br>loyee<br>loyee<br>loyee | , entire county<br>, entire county<br>, entire county<br>, entire county<br>, entire county<br>, entire county<br>, entire county | 18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080<br>18,080 | \$  | 196,4<br>-<br>11,9<br>-<br>-<br>1,3<br>8,7<br><b>218,5</b> |
| Financing Requirements<br>Street Maintenance Cost<br>Total Project Lane Miles (f)  |                        |   |  |  |  |               |               |   |   | [1]  | (h) | 104  |
| Street Maintenance Cost per Lane Mile (g)<br>Total Project Street Maintenance Cost per L   | ane Mile.              | 1   |  |  |  |               |               |   |   | [2]<br>[3]=[1]*[2]   | \$  | 6,8<br>721,8   |
| Total Financing Requirements   |                        |   |  |  |  |               |               |   |   |  | \$  | 721,   |
| Net Annual Surplus/ (Deficit)  |                        |   |  |  |  |               |               |   |   | [4]  | \$  | (503,  |
| Net Annual Surplus/ (Deficit) Before Additional Fir<br>Use General Fund Surplus<br>Surplus Available<br>Surplus Used   | nancing                | Sources<br>Yes<br>Yes   |  |  |  |               |               | \$  | 5,817,454   | [5]=[3]+[4]<br>[6]   | \$  | 503,3  |
| Financing Sources<br>Transportation Fund<br>General Fund Transfer<br>Total Sources   |                        |   |  |  |  |               |               |   |   | [1]<br>[6]<br>[7]=[1]+[6]  | \$  | 218,5<br>503,2<br>721,4                                    |
| Total Financing Requirements<br>Net Annual Surplus/ (Deficit) After Additional I<br>binotes:   | Financin               | g Sources   |  |  |  |               |               |   |   | [3]<br><b>[8]=[7]-[3]</b>  |     | 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<br>Fite Fund AV Vancem Tax<br>Baser Tax Anj, ten Defation<br>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         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<br>Stations Required for Project<br>Staffing Level<br>Cost par Fire Fighter<br>Fire Cost  | 200         -         100         100         100         100         100         100         100         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<br>Net Annual Define Batel Additional Sources<br>Offset from General Fund Surplus<br>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 |
| Allocation of CSA/CFD Charge for Fire Services<br>Cumulative Residential Units   | 800 642 1,277 1,789 2,405 3,092 3,591 4,144 4,884   |
| CSAVCFD Charge from Sold Units<br>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<br>General Fund Surplus<br>Minimum CSAUCFD Charge Required for Fire Services (<br>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<br>Fire Fund<br>CSA Tax<br>General Fund Transfor<br>General Franking<br>Requirements<br>Potal Financing Requirements<br>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       350,0000       350,000                                       |
| Fiscal Impact to Transportation Fund   | Faictor   |
| Finanching Sourness<br>Intergroventmerka Revenues<br>CA-HWY User/Gas Tax Sac 2100A (e)<br>CA-HWY User/Gas Tax Sac 2103 (e)<br>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<br>\$ 0.66 \$ - \$ - \$ - \$ 6,223 \$ 1,131 \$ 2,006 \$ 2,739 \$ 3,569 \$ 4,423 \$ 5,234 \$ 6,226 \$ 7,037  |
| Charge for Services<br>Road Maint Expense Reamb<br>Road Signal Maint Exp Reimb<br>Total Financing Sources<br>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   |
| Financing Requirements<br>Share of Residential Units<br>Total Poleut Lane Miles (b)<br>Estimated Annual Lane Miles<br>Street Maintenance Cost per Lane Mile<br>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%<br>  |
| Total Financing Requirements   | 5         -         5         5         55         6         5         55         64         5         108         51         162         944         5           1 <td< td=""></td<>   |
| Net Annual Surplus (Deficit) Before Additional Sources<br>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   |
| General Fund Surphs<br>General Fund Transfers to Fire Fund (Less)<br>Total Additional Financing Sources  | 900,400 3 1,222,982 1,191,302 8 1,102,42 8 2,51,00<br>006,408 1,222,982 1,191,302 8 1,105,270 \$ 1,480,696<br>- \$ 5 681,548 \$ 1,165,270 \$ 1,480,696  |
| Financing Sourcea<br>Transportation Fund<br>General Fund Transfer<br>Total Financing Sourcea<br>Total Financing Sequirements<br>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         45,443 <t< td=""></t<>  |
| Footnoties:<br>(a) Represents amount needed to fund the estimated annuel res<br>(b) Transportation Fund Requirements are phased based on the   | Footnotes.<br>(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.   |

| onstant Dollars            |         |         |
|----------------------------|---------|---------|
| , Const                    |         |         |
| hasing Anelysis,           |         |         |
| Phasing                    |         |         |
| sporation                  |         |         |
| hibit B - Fire and Tanspor |         |         |
| Fire ar                    | alley   | 5, 2017 |
| bit 8 -                    | dise V. | uary 1  |
| EXH                        | Para    | Febr    |

| Paradise Valley<br>February 15, 2017   |                                       |   |   |   |   |   |  |  |   |   |   |   |   |
|--|---------------------------------------|---|---|---|---|---|--|--|---|---|---|---|---|
| Development Year   |                                       | ₽   | 1   | 12  | 13  | 14  | 15   | 18   | 17  | 48  | 9   | 30  | 34  |
| Fiscal Impect to Fire Fund   | Factor                                |   |   |   |   |   |  |  |   |   |   |   |   |
| Financing Sources<br>Fire Fund Ad Valter Tax<br>Basic Tax Adj, for Deflation<br>Total Fire Fund Tax  | 5.851%                                | \$ 23.948.384 \$<br>\$ 1.401.206 \$   | 5 29 358 830 \$<br>5 1 717 813 \$                       | 33,523,748 \$<br>1,961,620 \$                                 | 36 072 000<br>2 110 730                                       | \$ 35,922,957 \$<br>\$ 2,102,008 \$   | 35,774,530 \$<br>2,093,323 \$  | 35 626 716 \$<br>2 084 674 \$                                      | 36 479 513 \$<br>2 076 061 \$                                 | 35 332 918 \$<br>2 067 483 \$   | 35 186 929 \$<br>2 058 940 \$                                       | 35,041,543 \$<br>2,050,433 \$   | 34 896 758<br>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<br>Stations Required for Project<br>Stations Required<br>Costs per File Fighter<br>File Cost  | 2.00                                  | 2.00<br>7<br>\$ 500,000 \$<br>\$ 3,500,000 \$   | 2.00<br>7<br>5.00,000 \$<br>8.3,500,000 \$              | 2.00<br>7<br>3.500.000 \$                                     | 2.00<br>7<br>500.000 \$<br>3.500.000 \$                       | 2.00<br>7<br>500.000 \$<br>3.500.000 \$                                     | 2.00<br>7<br>3.550,000 \$  | 2.00<br>7<br>3.500.000 \$<br>3.500.000 \$                          | 2.00<br>7<br>3.500,000 \$                                     | 2.00<br>7<br>3.500,000 \$   | 2:00<br>7<br>3:500,000 \$   | 2.00<br>7<br>3.500,000 \$   | 2.00<br>7<br>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<br>Net Annusi Deith Bation Additional Sources<br>Officet from General Fund Surgus<br>Amount Required for CSAUCFD Charge  |                                       | \$ 2,098,794 \$<br>1,524,194<br>\$ 574,600 \$   | \$ 1,782,087 \$<br>1 084 087<br>5 698 000 \$            | 1,538,380 \$<br>743,980<br>794,400 \$                         | 1,389,270 \$<br>540,270<br>849,000 \$                         | 1,397,992 \$<br>548,992<br>849,000 \$                                       | 1,406,677 \$<br>557 677<br>849,000 \$  | 1,415,326 \$<br>566 326<br>849 000 \$                              | 1,423,939 \$<br>574,939<br>849,000 \$                         | 1,432,517 \$<br>583,517<br>849,000 \$   | 1,441,060 \$<br>592,060<br>849,000 \$                               | 1,449,567 \$<br>600,567<br>849,000 \$   | 1,458,039<br>609 039<br>849 000                           |
| Allocation of CSA/CFD Charge for Fire Services<br>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<br>Developer Sucsidy/Undeveloped Land Tax<br>Total  | \$ 100.00<br>6.728.379                | \$ 574,600 \$   | 698,000 \$  | 794,400 \$<br>794,400 \$                                      | 849,000 \$<br>849,000 \$                                      | 849,000 \$<br>649,000 \$  | 849,000 \$<br>849,000 \$   | 849,000 \$<br>849,000 \$   | 849,000 \$<br>849,000 \$                                      | 849,000 \$<br>849,000 \$  | 849,000 \$  | 849,000 \$  | 849,000<br>849,000  |
| Additional Financing Sources<br>General Fund Sources<br>Minimum SAVCFD Change Required for Fire Services<br>Total Additional Financing Sources   | s ( 6,130,179                         | \$ 4,986,065 \$<br>\$ 4,986,085 \$  | 5,729,897 \$<br>-<br>5,729,897 \$                       | 6,310,937 \$<br>6,310,937 \$                                  | 8,717,671 \$<br>6,717,671 \$                                  | 6,880,744 \$<br>6,880,744 \$  | 6,843,970 \$<br>5,643,970 \$   | 6,607,347 \$<br>6,607,347 \$                                       | 6,570,876 \$  | 6,534,556 \$<br>6,534,558 \$  | 6,498,386 \$<br>6,498,386 \$  | 6,462,365 \$<br>6,462,365 \$  | 6,426,493<br>0,426,493                                    |
| Financing Sources<br>Fire brud<br>CSA Tax<br>CSA Tax<br>CSA Tax<br>CSA Taxating<br>Sources<br>Total Financing Requirements<br>Total Financing Requirements<br>Net Annual Surplus (Darlici) After Additional Sources  |                                       | \$ 1,401,206 \$ 574,600<br>574,600<br>1,524,194<br>\$ 3,500,000 \$<br>\$ 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 \$ 3,500,0000 \$ 3,500,000 \$ 3,500,0000 \$ 3,500,000 \$ 3,500,000 \$ 3,50 | 2,084,674 \$<br>849,000<br>566,326<br>3,500,000 \$<br>3,500,000 \$ | 2,078,061 \$ 849,000 574,939 3,500,000 \$ 3,500,000 \$        | 2,067,483 \$ 649,000 583,517 53,500,000 \$ 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, | 2,041,961<br>849,000<br>609,039<br>3,500,000<br>3,500,000 |
| Fiscal Impact to Transportation Fund   | Factor                                |   |   |   |   |   |  |  |   |   |   |   |   |
| Financia Sources<br>Intergovermental Revenues<br>CA-HWY User/Case Tax See 21044 (e)<br>CA-HWY User/Case Tax See 2104 (e)<br>CA-HWY User/Case Tax See 2105 (e)<br>Charges for Services<br>Read Mark Exervice<br>Read Mark Exervice<br>Read Signal Mark Exp Reimb<br>Total Financing Sources | \$ 10.87<br>5 0.66<br>\$ 0.68<br>0.48 | \$ 135,045       \$ 135,045       \$ 8,301       \$ 945       \$ 6,036       \$ 151,327 | 162,708 \$<br>9,927 \$<br>1,130 \$<br>7,218 \$          | 183,862 \$<br>11,218 \$<br>1,277 \$<br>8,157 \$<br>204,514 \$ | 196,488 \$<br>11,988 \$<br>1,385 \$<br>8,717 \$<br>218,558 \$ | 196,488 \$<br>11,988 \$<br>1,365 \$<br>8,717 \$<br>218,558 \$               | 196,488 \$<br>11,988 \$<br>1,365 \$<br>8,717 \$<br>218,558 \$  | 196,488 \$<br>11,988 \$<br>1.385 \$<br>8,717 \$<br>218,558 \$      | 196,488 \$<br>11,988 \$<br>1,365 \$<br>8,717 \$<br>218,558 \$ | 196,488 \$<br>11,988 \$<br>1,365 \$<br>8,717 \$<br>218,558 \$   | 196,488 \$<br>11,988 \$<br>1,365 \$<br>8,717 \$<br>218,558 \$       | 196,488 \$<br>11,988 \$<br>1,365 \$<br>8,717 \$<br>218,558 \$   | 196,488<br>11,988<br>1,365<br>8,717<br>218,558            |
| Financing Requirements<br>Share of Residential Units<br>Total Project Lane Mires (b)<br>Estimated Annual Lane Miles to be Mentained (b)<br>Street Mainfenance Cost per Lane Mile<br>12   | 6,885                                 |   | 82.2%<br>104.84<br>86.2<br>6,885                        |   |   | 104.84<br>104.84<br>6,885 \$  | 104.84<br>104.84<br>6,885 \$   | 100.0%<br>104.84<br>104.8<br>6,885 \$                              | 100.0%<br>104.84<br>8,885 \$                                  | 100.0%<br>104.84<br>104.85<br>6,885 \$  | 100.0%<br>104.84<br>5,885 \$  | 104.84<br>104.84<br>5,885 \$  | 100.0%<br>104.84<br>504.8<br>6,885                        |
| Total Financing Requirements<br>Net Annual Surplus (Deficit) Before Additional Sources   | 88                                    | \$ 488,534 \$<br>\$ (337,208) \$  | 693.451 \$  | 675,412 \$<br>(470,898) \$                                    | 721,834 \$  | 721,834 \$  | 721,834 \$<br>(503,275) \$   | 721 834 \$   | 721,834 \$  | /21,834 \$  | (503,275) \$  | (503,275) \$  | (503,275)   |
| Additional Financing Sources<br>Centeral Financing Sources<br>Canteral Fund Transfers to Fire Fund (Less)<br>Total Additional Financing Sources  |                                       | <b>s</b> 3,048,174 <b>\$</b><br>1 859,785<br><b>\$</b> 1,168,389 <b>\$</b>              | 4,986,085 \$<br>1,524,194<br>3,461,871 \$               | 5,729,897 \$<br>1 084 087<br>4 645 810 \$                     | 6,310,937 \$<br>743,980<br>5,586,957 \$                       | 6,717,671 \$<br>540,270<br>6,177,401 \$                                     | 5,680,744 \$<br>548,992<br>6,131,753 \$  | 6,643,970 \$<br>557,677<br>6,086,293 \$                            | 6,607,347 \$<br>566,326<br>6,041,022 \$                       | 6,570,876 \$<br>574,939<br>5,995,937 \$   | 6,534,556 \$<br>583,517<br>5,951,039 \$                             | 6,498,386 \$<br>592,060<br>5,906,326 \$   | 6,462,365<br>600,567<br>5,861,798                         |
| Financing Sources<br>Transpration Fund<br>Generals Fund Transfer<br>Total Financing Rources<br>Total Financing Rourcents<br>Net Amual Sources  |                                       | \$ 151,327 \$ 337,208 337,208 \$ 488,534 \$ \$  | 180,984 \$<br>412,467<br>593,451 \$<br>593,451 \$       | 204,514 \$<br>470,898<br>675,412 \$<br>875,412 \$             | 218,558 \$<br>503,275<br>721,834 \$<br>721,834 \$             | 218,558 \$<br>503,276<br>721,834 \$<br>721,834                              | 218,658 \$<br>503,276<br>721,834 \$<br>721,834 \$  | 218,558 \$<br>503,275<br>721,834 \$<br>721,834 \$                  | 218,558 \$<br>503,275<br>721,834 \$<br>721,834 \$             | 218,558 \$<br>503.275<br>721,834 \$<br>721,834 \$   | 218,558 \$<br>603,275<br>721,834 \$<br>721,834 \$<br>- \$           | 218,558 \$<br>503,275<br>721,834 \$<br>721,834 \$   | 218,658<br>503.275<br>721,834<br>721,834                  |
| Footmotes:<br>(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

| onstant Dolla     |          |            |  |
|-------------------|----------|------------|--|
| g Analysis, C     |          |            |  |
| hibit C - Phasing | e Valley | y 15, 2017 |  |
| Exhibit           | Paradis  | Februar    |  |

| Paradise vaney<br>February 15, 2017               |               |          |              |              |              |              |              | ,              |              |              | 4             | \$            | ;          |
|---|---------------|----------|--------------|--------------|--------------|--------------|--------------|----------------|--------------|--------------|---------------|---------------|------------|
|   |               | I        |              | 2            | P            | 4            | •            | 4              |              |              |               | 2             |            |
|   |               |          |              |              |              |              |              |                |              |              |               |               |            |
| 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<br>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<br>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<br>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<br>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<br>Paradise Valley<br>February 15, 2017 |                                     | Ŧ               | 2               | 4                 | <u>م</u> ر         | 6              | ~                 | 60               | æ              | 9                | ÷                 | -                |
|--|-------------------------------------|-----------------|-----------------|-------------------|--------------------|----------------|-------------------|------------------|----------------|------------------|-------------------|------------------|
| RÉSIDENTIAL FINANCING SOURCES<br>Residential Absorption                                | Table<br>Ref.                       |                 | ø               |                   |                    |                |                   |                  |                |                  |                   |                  |
| Village 1 (Town Center)<br>TOWNS   | en e                                | 20              | 42              | . 5               | -<br>202           | , <del>=</del> |                   |                  | 1.1            | 80 <b>-</b>      | 1/52              |                  |
| Stacked fats<br>Stacked fats<br>55×100   |                                     | 20.02           | 20 20           | 1 50              | 20.                | - 50           | 50                | 50               | 50             | 13               | 2.10              | • •              |
| 50%70<br>45%80<br>45%80  | rn m m                              | - <sup>20</sup> | 50<br>33        | 8° 8              | , , ,              | • 3.6          | . , ,             |                  | 004            |                  | 5.05Nt            | . , ,            |
| 52X100<br>52X100<br>60X100   |                                     | -               | 20              | . 36              | 30                 | 4.4            |                   | , ,              | ş.             | . ,              | • 35              |                  |
| Village 2 (Town Center West)<br>60X100'<br>50X100                                      | <i>ო ო</i>                          | ¢,              | 30              | 47<br>50          | 42                 | 98             |                   |                  | • ()           | .,               | 18 M              |                  |
| 45×80<br>50×100  |                                     |                 | 9. 9. I         | - 54<br>EU        | 50 50              | 26<br>32 5     | 50                | ·                | 103            |                  | 5 103             |                  |
| ouxtruu<br>Duplex<br>40'X62'   | <b>, e</b> , e,                     |                 |                 | 2021              | 20 20              | 62 Z3          | ., 8              | , , t            | · · · · ·      | , , <sup>2</sup> | د بر <sup>و</sup> | , , ?            |
| Stacked flats<br>Triple-adult<br>Triple-centur   | <b>ო ო ო</b>                        | •••             | • 57 B          | , <del>2</del> 2  | 10<br>40           | 20, 30         | 40 - 30           | B.,              | è              | ,<br>            | 8                 | 3                |
| 45X100<br>Vitane 3 (casa Activie Adult)  | ŝ                                   | X               | 1742            | 50                | 50                 | 20             | 22                |                  | , 1            | , 1              | , 1               | . 1              |
| MIXED USE HHOR<br>DUPLEX   |                                     | 10              | 324             | )=20(             | , , ,              |                |                   | 75<br>46<br>-    | در ،<br>50     | 51               | ę,,               | ę.,              |
| 65x110<br>55x110<br>75x400   | <b>ოთ</b> .<br>ოთი                  | 80 ·            |                 | •••               |                    |                |                   | 50               | 36<br>50       | 24               |                   |                  |
| 53400<br>65110<br>DUPLEX   |                                     | • 5             | sa k            | ()+000            |                    | 1.1            |                   | .,               | 53             | S.,              | 50                | 50               |
| 50x80<br>50x80   | 33                                  | 0 U             | (a) (a)         | 0.0               |                    | 21             | . ,               | 50               | 40<br>50       | 47               | , , <sup>G</sup>  | , , <del>9</del> |
| DUPLEX<br>40X90  |                                     | i (i            | 80              | (c) •             | , , ,              | . <u>15</u>    |                   |                  | ,              | ,<br>50<br>50    | 50<br>44          |                  |
| 50x90<br>40x90   |                                     | 20              | а.              | 1 🔸               | ni-s               |                |                   | 50               | 20             | 9<br>9<br>9      | f , 7             | , <sup>ç</sup>   |
| 75x100<br>85x115   |                                     | • •             | • 3             | ESE (             | F. (4.)            | s. e. e        |                   |                  |                | 8 R ,            | s 12 ±            | 0°, 9            |
| 85x115<br>75x100   | <b>ო</b> ო                          | 12              | 134             | e. 30             | e. (8)             | 8              |                   |                  | Ē.             |                  | 58                | 40               |
| Village 4 (North Village)<br>Duplex-Adut   | e 1                                 | 8               |                 | 300               | 304                | <sup>50</sup>  | 47                | ,<br>56          | ŧ.             |                  | 1.1               | . ,              |
| Duplex-Aduit<br>40X90  | າຕເ                                 | ()+(            |                 | 10                |                    | 50             | 24                | 18               | - 6)4          |                  | 30.8              | , ,              |
| 50x100<br>Duplex-Family  |                                     | 8               |                 | • 900 •           | -                  | ŝ.,            |                   | , <del>6</del> ' | 2              | , ,              |                   |                  |
| Duppex<br>Standard Lot (60° X 100')  |                                     | ·S              | 151             | 60                | 1.535              |                | 40<br>40          | 40<br>26         | 27             | • •              | 8 N               | • •              |
| Dupleveramity<br>Triplex Adult   | <b>6</b> 6                          | 1               | 1411417         | 9 90              | ार हो।             | 98<br>40<br>99 | 44                |                  |                |                  | K.H. 3            |                  |
| 45×80<br>45×80   |                                     | 18              |                 | - 1               | - 53               | <b>-</b>       | 56                | 17               |                |                  | 9 <b>•</b> •      | 5 1              |
| Duplex-Family<br>Duplex-Family<br>Vitto-AF Franchy                                     | n n                                 | Ð               | • 8             | 600)              | 62                 | 91             | ř.,               | 30               | 11             |                  | 195               | ,                |
| vinage o (cast vinage)<br>Dupler Family<br>An v 100                                    | 5 69                                |                 | 10120           | 04 DC             | 9                  |                |                   | . ,              |                | 50 ,             | 50<br>50          | 20               |
| 70X100<br>85X115   | <b>ლ</b> ლ                          | 9 E             | a ı             | . • ;             | • •5               | 8.63           | , ,               |                  | ŧ.             | 46               | 5 . 5             | , , <sup>g</sup> |
| 45X100<br>5DX7D  |                                     |                 | r i B           | × +0              | 8 NS               |                | 4 1               |                  |                | 20 ,             | ، <del>م</del> ې  | 8 <b>6</b> 6     |
| 55X100<br>55X100   | n en er                             | - 13            | 1.53            | -00               | ur in              | 9.9            |                   |                  | · È            | 50               | 50                | 50               |
| 55X100<br>55X100   |                                     | 63              | 124             | (*)(*)            | 18 - 80<br>18 - 80 | a K            |                   | , .              | 8 8            | 30               | 8,8               | 82 68 9          |
| 70X100<br>50X100   | ი ი<br>ი                            |                 | a:1457          | 9.905             | · · ·              |                |                   |                  | . 2.5          |                  | <u>,</u>          | 8 G 8            |
| 555/100<br>40X90<br>70X100   | 9 10 10                             | 14.4            |                 | . ,               | • 25               |                |                   | F 1              | ¥.4            | a 5.             | 40                | 50<br>40         |
| village 6 (South Village)<br>50X70   | 3                                   | ,               |                 | 16                | 15                 | ÷              | 1                 | 1                | 83             | -                |                   | 20               |
| 50X80<br>40X80   |                                     | 19              | - 20            | 0.000             |                    | 0.404          |                   |                  | • 3            |                  | • 18              | 99               |
| 40XB0<br>50x80<br>40X50  | ሳ ጦ ጦ                               |                 | 184704          | () (4) (4         | 897                |                |                   |                  | 12             | i de la          | 2540              | '                |
| 75x100<br>75x100   | е н<br>1                            | 8,              | а.              |                   | 1.3                | ÷              | 1949              |                  | r (V)          | wic              | 201               | 8,5              |
| 85x110<br>85x110   | т.<br>т.                            |                 | . 197           |                   | 0.00               | 9 ( <b>9</b> ) | 272               |                  | į.             |                  |                   | នុទ              |
| duplex-family<br>50X100  | n ei                                | t (t)           | 101             |                   | 8 81               | i • []         |                   |                  | 1              | . 185            |                   | 5°,              |
| 65X115<br>Total Residential Absorption<br>Cremit Processional Absorption               | ۳                                   | 900E            | -<br>342<br>647 | -<br>635<br>1.277 | 522<br>1.799       | 606<br>2 405   | -<br>597<br>3.002 | 579<br>3.581     | 563<br>4 144   | 740              | 862<br>5.746      | 1,234<br>6,980   |
| Cumulative Residential Units<br>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<br>Ref. Household |                 |                 |                   |                    |                |                   |                  |                |                  |                   |                  |
| Total Population<br>Cumulative Population  | 3 1.85                              | 556<br>556      | 633<br>1,189    | 1,178<br>2,365    | 967<br>3,332       | 1,122          | 1,106<br>5,560    | 1,072<br>8,632   | 1,043<br>7,675 | 1,371<br>9,046   | 1,596<br>10,642   | 2,285<br>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  | 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<br>3 335,466<br>5 592,666<br>3 887,2998<br>877,599<br>3 877,598<br>5 564,372<br>5 564,372<br>5 564,372<br>5 564,372<br>5 564,399<br>5 569,999<br>5 569,3999<br>5 569,3999<br>5 569,3999<br>5 569,332<br>5 564,332<br>5 564,3355<br>5 564,3355<br>5 564,3355<br>5 564,33555<br>5 564,335555<br>5 564,335555555555555555555555555555555555 |  |
|----------------------------|--|--|---|--|---|--|
|                            | 0 \$ 14,660,772 \$<br>0 15,589,560<br>15,289,5950<br>0 25,216,600<br>17,321,600<br>11,968,633<br>11,968,633<br>0 10,189,880<br>0 10,180,880<br>0 10,180,880<br>0 10,180,880<br>0 10,180,880<br>0 11,1968,850<br>0 10,1968,850<br>0 10,1968,950<br>0 | 15,289,970<br>   | • • # \$28387 8 • • # \$283787  | ••••   | 2019-2019 - 2019 - 10 - 2019 - 10 - 2019 - 10 - 2019 - 200  | 0 \$ 130.2327/182 \$                         |
|                            | 3,589,500<br>15,299,550<br>15,299,550<br>7,060,948<br>13,544,416<br>13,544,416<br>13,544,416<br>13,544,416<br>13,544,416<br>13,544,416<br>13,545,852<br>15,129,839<br>15,129,839   | 233869,953<br>23266,000<br>8,704,464<br>8,704,464<br>11,34,300<br>17,226,600<br>11,374,950<br>11,374,950<br>11,374,950<br>11,374,950<br>11,374,950<br>11,374,950<br>11,374,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,778,950<br>12,7 | · · · · · · · · · · · · · · · · · · ·   | · • • • • • • • • • • • • • • • • • • •  | 19 2  | 226,6477,489 \$ 184,488 604 \$               |
|                            | 2,2991,969<br>0 15,2994,960<br>15,2994,950   | 4 428,838<br>15,159,424<br>0 8,527,175<br>0 9,991,428<br>0 9,991,428<br>0 11,334,970<br>11,334,300<br>15,773<br>19,379,850   | ·····   | 17,228,600<br>17,848,950<br>23,686,600<br>23,686,600<br>12,747,708<br>12,058,940<br>14,506,940   | 2 · · 3 5555. • 3 55669   | 4 6.977<br>                                  |
|                            | 49<br>   | -<br>-<br>-<br>-<br>-<br>11, 334, 300<br>12, 058, 9-0<br>8, 527, 178   |   | 16, 153,004<br>8,567,3276<br>8,567,32,969,600<br>16,773,300<br>16,773,300<br>23,999,900<br>23,3651,320<br>23,551,320<br>23,554,524<br>13,264,564<br>13,205,344<br>11,405,344   |   | 23<br>25<br>255.084.01<br>2255.084.07<br>225 |
|                            | 15,299,950 * * *   | 3.316.124<br>3.316.124<br>11.334.300<br>11.334.300   | 20,399,925<br>72,681,354<br>73,681,354<br>22,809,250<br>22,809,250<br>10,491,795<br>18,173,300<br>14,506,840<br>19,173,300<br>16,773,300<br>16,773,300<br>16,773,300  | 19.283.792<br>7.579.712<br>5.5367,456<br>23.118,892<br>15.345,456<br>13.345,456<br>13.148,892<br>13.345,248<br>13.345,248<br>13.345,248<br>13.345,248<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>13.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,73<br>14.769,749,750,750,750,750,750,750,750,750,750,750 |   | 204,456,573 \$ 205,164,381                   |
|                            | \$<br>1  | 00<br>11.334.500   | 5 20,399,825<br>0 14,045,349<br>12,375,960<br>13,375,960<br>14,045,360<br>14,049,302<br>14,1049,302<br>14,1049,302<br>14,1049,302<br>14,1049,302<br>14,1049,302<br>14,1049,302<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5746<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,5766<br>14,049,57666 14,049,57666<br>14,049,57666<br>14,049,57666<br>14, | Q162 &   | 16,773,300<br>22,561,920<br>28,090,308<br>17,821,600<br>17,821,600<br>17,821,600<br>17,821,600<br>17,821,600<br>17,821,600<br>17,821,600<br>15,469,950<br>15,469,950  | \$ 691/1/1/10E \$ 1                          |
|                            |  | 11,334,300   | 20,399,925<br>-<br>-<br>13,789,950<br>13,789,950<br>13,773,304<br>15,375,990<br>15,857,304<br>12,375,990<br>12,375,990<br>13,407,290  |  | 16,773,300<br>18,143,300<br>24,143,300<br>24,143,300<br>24,379,950<br>17,321,950<br>25,219,60<br>25,219,60<br>25,219,60<br>25,219,60<br>25,219,60<br>25,219,60<br>27,329,930<br>20,220,220<br>23,561,920<br>23,561,920<br>24,479,920  | 8333668,823                                  |

PURCLYCIonious Land Company/Paradise Valley/FIAVAII Phase FIA/Paradise Velley FIA - Final

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

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

| <b>Constant Dollars</b>       |                 |                   |
|-------------------------------|-----------------|-------------------|
| 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   |   |                                 | 4                                 | 2                                | 5            | 4                                  | ŝ                                  | ę                                     |                                       | 8                                     | 6                                     | 10                                    | ÷                               |  |  |  |  |  |  |
|--|--|---|---------------------------------|-----------------------------------|----------------------------------|--------------|------------------------------------|------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------|--|--|--|--|--|--|
|  | 100%         11100         2         317291         5         50408         3         119503         5         119503         5         119503         5         119503         5         119503         5         119503         5         119503         5         119503         5  |   | Factor                          |                                   |                                  |              |                                    |                                    |                                       |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
| Fertive         5 </th <th>Fector         5         -         -         5         -         -         5         -         -         5         -         5         -         -         5         -         -         5         -         -         5         -<th>খৰম</th><th>1.00% \$<br/>10.00%<br/>14.03% \$</th><th>181,019 \$<br/>18,102<br/>27,927 \$</th><th>361,291 \$<br/>36129<br/>55,739 \$</th><th></th><th>719,603 \$<br/>71,960<br/>111,019 \$</th><th>992,649 \$<br/>99,265<br/>153,144 \$</th><th>1,195,231 \$<br/>119,523<br/>184,398 \$</th><th>1,396,976 \$<br/>139,698<br/>215,523 \$</th><th>1,597,888 \$<br/>159,789<br/>246,519 \$</th><th>1,797,969 \$<br/>179,797<br/>277,388 \$</th><th>2,597,224 \$<br/>259,722<br/>400,695 \$</th><th>2,793,176<br/>279.318<br/>430,926</th></th> | Fector         5         -         -         5         -         -         5         -         -         5         -         5         -         -         5         -         -         5         -         -         5         - <th>খৰম</th> <th>1.00% \$<br/>10.00%<br/>14.03% \$</th> <th>181,019 \$<br/>18,102<br/>27,927 \$</th> <th>361,291 \$<br/>36129<br/>55,739 \$</th> <th></th> <th>719,603 \$<br/>71,960<br/>111,019 \$</th> <th>992,649 \$<br/>99,265<br/>153,144 \$</th> <th>1,195,231 \$<br/>119,523<br/>184,398 \$</th> <th>1,396,976 \$<br/>139,698<br/>215,523 \$</th> <th>1,597,888 \$<br/>159,789<br/>246,519 \$</th> <th>1,797,969 \$<br/>179,797<br/>277,388 \$</th> <th>2,597,224 \$<br/>259,722<br/>400,695 \$</th> <th>2,793,176<br/>279.318<br/>430,926</th>  | খৰম   | 1.00% \$<br>10.00%<br>14.03% \$ | 181,019 \$<br>18,102<br>27,927 \$ | 361,291 \$<br>36129<br>55,739 \$ |              | 719,603 \$<br>71,960<br>111,019 \$ | 992,649 \$<br>99,265<br>153,144 \$ | 1,195,231 \$<br>119,523<br>184,398 \$ | 1,396,976 \$<br>139,698<br>215,523 \$ | 1,597,888 \$<br>159,789<br>246,519 \$ | 1,797,969 \$<br>179,797<br>277,388 \$ | 2,597,224 \$<br>259,722<br>400,695 \$ | 2,793,176<br>279.318<br>430,926 |  |  |  |  |  |  |
| Fetory         13014         3,974         5,946         3         7,816         1,140         5,537         5           10,00%         5         1,501         3,074         5,546         3         7,316         1,537         5         15,377         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164         5         13,3164   | Fertor:<br>10.00%  |   | ø                               | <del>ب</del> ه<br>۱               | <del>67</del><br>1               | 69           | 69<br>1                            | 49                                 | • <del>?</del>                        | 49<br>1                               | •                                     | *                                     | \$ <del>9</del>                       | a.                              |  |  |  |  |  |  |
| (10.00%           (10.00%           Fertion         5         1.501         5         3.974         5         5.947         5         1.537         5         1.536         5         1.536         5         1.536         5         1.536         5         1.536         5         1.536         5         1.536         5         1.536         5         1.536         5         1.536         5         1.537.43         5         1.536.74         5         1.536.7  | 10.00%           1.000%           5         3         3         3         3         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140         5         13.140 <th <="" colspan="6" td=""><th></th><td>Factor</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th>   | <th></th> <td>Factor</td> <td></td> |                                 |                                   |                                  |              |                                    |                                    | Factor                                |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
| Fetter         5         1,391         5         3,074         5,549         5         7,516         5         15,307         5  | Fetcht         5         1391         394         5         594         5         7.946         5         103-16         5         131-16         5   |   | 10.00%<br>0.11%                 |                                   |                                  |              |                                    |                                    |                                       |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
|  | Feder         10000         5         7135         135,004         2         271,807         3         401.15         42,806         4           1,0000         5         7.135         142,070         2         2,1407         3         36,714         5         420,066         5           0,0000         5         7.135         140,071         5         203,856         3         36,774         5         450,366         5           100000         5         75,067         5         96,077         5         123,103         5         152,331         5           Feelor         5         32,0265         5         41011         5         160,305         5         132,134         5           100000         5         5         5         30,317         5         160,305         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  |   | ю                               | 1,991 \$                          | 3,974 \$                         | 5,949 \$     | 7,916 \$                           | 10.919 \$                          | 13,148 \$                             | 15,367 \$                             | 17,577 \$                             | 19,778 \$                             | 28,569 \$                             | 30,725                          |  |  |  |  |  |  |
| 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,   | 100%         5         77.35         138.04         5         203.666         3         400.05         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                          |                                   |                                  |              |                                    |                                    |                                       |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 1050%         7,135         14,270         2,1405         2,6300         3,714         4,2085           Feder         5         3,22056         5         64,0151         5         300,347         5         75,066         5         450,305         5         450,405         5         450,405         5         450,405         5         450,405         5         450,405         5         450,405         5         450,405         5         450,405         5   |   | 1.00% \$                        |                                   |                                  |              | 271,807 \$                         | 340,135 \$                         | 408,087 \$                            | 476,038 \$                            | 543,990 \$                            | 611,942 \$<br>24 754                  | 778,294 \$                            | 846,246                         |  |  |  |  |  |  |
| 3         75007         3         225,200         5         300,347         5         450,305         5         450,305         5         528,002         5  | S         75.067         5         150.14         5         225.200         5         300.347         5         375.646         5         450.336         5           Fetor         100.00%         5         -         5         -         5         -         160.305         5         142.331         5           Fetor         10.00%         5         -         5         -         3         143.164         5         143.164         5           Fetor         10.00%         5         -         5         -         3         143.164         5         153.164         5         153.164         5           Fetor         5         -         5         -         5         -         3         143.164         5         153.164         5         153.164         5         153.315         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164         5         153.164<   |   | 10.50%                          | 7,135                             |                                  |              | -<br>-                             | 4L/CC                              | 42,048                                | 12/201                                | 21.10                                 | -                                     | -                                     | -                               |  |  |  |  |  |  |
|  | Feder         128,103         128,103         128,103         128,103         128,231         5           Feder         1000%         5         5         5         5         5         132,311         5         132,331         5           1000%         5         5         5         5         5         133,164         5         133,164         5           Feder         5         5         5         5         5         133,164         5         133,164         5           Feder         5         5         5         5         5         133,164         5         133,164         5           20036         5         5         5         5         133,164         5         133,164         5           75067         3         338,303         5         769,405         1,111,866         1,77,703         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         143,493         5         <   |   | 69                              |                                   |                                  | 225,260 \$   | 300,347 \$                         | 375,849 \$                         | 450,936 \$                            | 528,022 \$                            | 601,109 \$                            | 676,196 \$                            | 860,015 \$                            | 935,102                         |  |  |  |  |  |  |
|  | Feder         Feder         133,164         133,164         133,164         133,164         5         133,164 <th></th> <td>69</td> <td></td> <td></td> <td>96,077 \$</td> <td>128,103 \$</td> <td>160,305 \$</td> <td>192,331 \$</td> <td></td> <td>256,383 \$</td> <td>288,408 \$</td> <td>366,810 \$</td> <td>398,83</td>   |   | 69                              |                                   |                                  | 96,077 \$    | 128,103 \$                         | 160,305 \$                         | 192,331 \$                            |                                       | 256,383 \$                            | 288,408 \$                            | 366,810 \$                            | 398,83                          |  |  |  |  |  |  |
| $ \begin{array}{ c c c c c c c c c c c c c c c c c c c$  | 10.00%         5         5         5         5         133,164         5   |   | Factor                          |                                   |                                  |              |                                    |                                    |                                       |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$   | 10.00%         -         -         -         -         -         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         5         -         1         -         5         -         1         -         5         -         1         -         5         -         1         -         5         -         1         -         5         -         1         -         5         -         1         -         5         -         1         -         5         -         1         -         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 <th></th> <td>10.00% \$</td> <td><b>69</b><br/>1</td> <td>47)<br/>1</td> <td>69<br/>1</td> <td><b>s</b>:</td> <td>183,184 \$</td> <td>183,184 \$</td> <td></td> <td>183,184 \$</td> <td>183,184 \$</td> <td>183,184 \$</td> <td>183,18</td>   |   | 10.00% \$                       | <b>69</b><br>1                    | 47)<br>1                         | 69<br>1      | <b>s</b> :                         | 183,184 \$                         | 183,184 \$                            |                                       | 183,184 \$                            | 183,184 \$                            | 183,184 \$                            | 183,18                          |  |  |  |  |  |  |
| Fector         756.405         7103.03         756.405         1,375.635         1,717/03         2,023.249         5           20086         42,468         61,350         111.986         1,375.635         1,377.635         2,023.249         2           75.067         150.17         225.260         300.347         375.649         4.60.395         2,023.249         5           75.067         150.174         225.260         300.347         375.649         4.60.395         2,033.561         2,773.652         5           1.13%         3,317         5         6,899         1,422.299         5         1,699.566         2,773.652         5         373.641         2,773.652         5         1,345         5         2         2         2         2         2         2         2         2         2         2         2         2         3 <t< td=""><td>Feator         393,303         769,405         3         1,375,835         1,717,703         5           20095         22,468         61,300         111,896         1,375,835         1,717,703         5           75,007         150,174         225,260         300,477         375,835         1,717,703         5           75,007         150,174         225,260         300,477         375,835         2,409,856         5           713%         3,3217         5         5,919,44         1,023,016         1,452,256         1,479,956         2,233,561         5           Feator         3,3217         5         6,618         3,12012         1,453,55         2,445,56         2,409,566         2,233,561         5           8         10,19         3,3217         5         6,411         2,1,465         2,2636         5           8         10,06         9,445         5,136         3,320         5,442         5         67,001         5           1,13%         5         3,1456         3,1430         5,738         7,248         7,248           1,13%         7         16,411         2,4452         6,7,001         5         5,442         6,7,001         5,428&lt;</td><th></th><td>10.00% \$</td><td></td><td>1 I I</td><td></td><td><b>0</b>0</td><td>183.184 \$</td><td>183,184 \$</td><td></td><td>183,184 \$</td><td>183,184 \$</td><td>1,352,644 \$</td><td>1,352,644</td></t<>   | Feator         393,303         769,405         3         1,375,835         1,717,703         5           20095         22,468         61,300         111,896         1,375,835         1,717,703         5           75,007         150,174         225,260         300,477         375,835         1,717,703         5           75,007         150,174         225,260         300,477         375,835         2,409,856         5           713%         3,3217         5         5,919,44         1,023,016         1,452,256         1,479,956         2,233,561         5           Feator         3,3217         5         6,618         3,12012         1,453,55         2,445,56         2,409,566         2,233,561         5           8         10,19         3,3217         5         6,411         2,1,465         2,2636         5           8         10,06         9,445         5,136         3,320         5,442         5         67,001         5           1,13%         5         3,1456         3,1430         5,738         7,248         7,248           1,13%         7         16,411         2,4452         6,7,001         5         5,442         6,7,001         5,428<  |   | 10.00% \$                       |                                   | 1 I I                            |              | <b>0</b> 0                         | 183.184 \$                         | 183,184 \$                            |                                       | 183,184 \$                            | 183,184 \$                            | 1,352,644 \$                          | 1,352,644                       |  |  |  |  |  |  |
| 5         163 503         5         756 405         5         1,375 835         5         1,777 03         5         2003 248         5           2         75007         140         225 260         61,500         111,896         1,377 03         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         203 268         5         271 368         5         203 268         5         213 455         5         773 45         5         773 45         5         773 45         5         773 45         5         773 45         5         773 45         5         773 45         5         1040         5         5         5         5         5         5         5         773 45         5         774 45         5         5         1045         5         5         1045         5         5         1045         5         5         1045         5         5         1045         5   | 5         169.503         5         769.405         5         1,035.615         5         1,777.703         5           75.001         70.017         70.64,05         61.500         111.666         1,377.703         5         147.497         164.055         5         164.055         5         164.055         5         164.055         5         164.055         5         164.055         5         164.055         5         164.055         5         263.655         5         263.655         5         263.655         5         263.655         5         263.655         5         263.655         5         264.055         5         164.11         5         264.055         5         164.11         5         264.055         5         263.655         5         263.655         5         263.655         5         263.655         5         263.655         5         263.655         5         264.055         5         263.655         5         264.055         5         263.655         5         264.055         5         263.655         5         264.055         5         264.055         5         264.055         5         264.055         5         264.055         5         264.055         5 <th></th> <td>Factor</td> <td></td>  |   | Factor                          |                                   |                                  |              |                                    |                                    |                                       |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
| Z006         42,468         61,350         111,866         147,912         164,943         216,561           75,007         150,174         225,260         300,377         375,649         450,395         256,022           75,007         150,174         225,260         300,377         375,649         450,395         256,022           11,13%         3,217         5         6,689         5         1,432,259         5         1,699,585         5         376,022         5           Factor         3,317         5         6,689         5         1,632,586         5         3,635,511         2         2,73,652         5         1,345         5           4         1,13%         3,317         5         6,689         5         1,432,289         4,497         5         31,345         5           4         1736         3,417         5         1,4163         3,504         5,736         8,540         5,736         5,736         5,736         5         31,345         5           4         1,300         7,735         1,4163         3,530         5,442         5,709         5,738         6,549         5,549         5,738         6,549         5,499   | 20086         42,68         61,50         111,86         147,912         184,443           75,087         150,17         25,260         300,47         375,649         660965         5         360,867         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         360,865         5         363,561         5         14,411         5         26,465         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         363,561         5         364,561         5         364,561         5         364,561         5         364,561         5         364,561         5         364,561         5         364,761         5         364,761         5<   | Į.  |                                 |                                   | 399.303 \$                       | 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                       |  |  |  |  |  |  |
| 75 07         150 / 14         225 260         300 347         375 649         450 366         526 023           5         244 664         5         591 944         5         1033 016         5         1452 256         5         1,690 666         526 023         5           11,13%         3,217         5         6,680         5         1033 016         5         1452 256         5         3,1345         5         3         3         3         3         3         217 36         5         3 <td>75.07         150.17         225.260         300.347         375.849         460.866         5           5         244.864         5         519.44         5         103.306         5         1452.260         500.347         375.849         460.866         5           113%         3         3.217         5         6,688         5         103.306         5         1452.280         5         1469.568         2         293.351         5           Factor         3         3.217         5         6,688         5         103.306         5         1452.280         5         14,995         5         263.956         5           Factor         5         16,418         3         30.425         5         14,852         5         64.422         5         67.018         57.426           1,30         7722         1,4465         3.30.44         94.977         5         7726           1,30         7722         1,4405         3.30.45         3.43.20         57.426         57.426           1,30         7722         1,4405         5         26.365         5         7.226         55.426         55.426           1,30         7722         &lt;</td> <th></th> <td>•</td> <td></td> <td>42,468</td> <td>81,350</td> <td>111,986</td> <td>147,912</td> <td>184,943</td> <td>218,581</td> <td>252,196</td> <td>300,849</td> <td>364,056</td> <td>44B,185</td>   | 75.07         150.17         225.260         300.347         375.849         460.866         5           5         244.864         5         519.44         5         103.306         5         1452.260         500.347         375.849         460.866         5           113%         3         3.217         5         6,688         5         103.306         5         1452.280         5         1469.568         2         293.351         5           Factor         3         3.217         5         6,688         5         103.306         5         1452.280         5         14,995         5         263.956         5           Factor         5         16,418         3         30.425         5         14,852         5         64.422         5         67.018         57.426           1,30         7722         1,4465         3.30.44         94.977         5         7726           1,30         7722         1,4405         3.30.45         3.43.20         57.426         57.426           1,30         7722         1,4405         5         26.365         5         7.226         55.426         55.426           1,30         7722         <  |   | •                               |                                   | 42,468                           | 81,350       | 111,986                            | 147,912                            | 184,943                               | 218,581                               | 252,196                               | 300,849                               | 364,056                               | 44B,185                         |  |  |  |  |  |  |
| S         264 6H4         S         501 9H4         1         1.452 259         5         1.695 561         5         2.773 652         5           1.13%         3.217         5         6.689         5         1.6411         5         2.6565         5         313.465         5           Feator         1         3.217         5         6.689         5         16.411         5         2.6565         5         313.465         5           Feator         3         1006         5         10.412         5         16.411         5         2.6.565         5         313.465         5           5         1006         5         10.412         5         26.505         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465         5         313.465  | S         264 (BH         591 (34         5         1083 (16         1452 (236)         5         2363 (81)         5           Feder         3  |   |                                 | 75.087                            | 150.174                          | 225,260      | 300,347                            | 375,849                            | 450 936                               | 526,022                               | 601,109                               | 676,186                               | 860,015                               | 935,102                         |  |  |  |  |  |  |
| 1,13%         3,217         5         6,689         5         12,012         5         16,411         5         21,485         5         31,345         5           Factor   | 1,13%         3,217         5         6,889         5         12,012         5         16,411         5         26,585         5           Fetoric         3         3         3         17,163         3         12,012         5         14,485         5         56,4465         5         56,091         5         55,228         5         55,228         5         55,228         5         55,228         5         55,228         5         55,228         5         55,228  |   | \$                              | 284 684 \$                        | 591 944 \$                       | 1 063 016 \$ |                                    | 1,699,586 \$                       | 2,353,581 \$                          |                                       | 3 193 848 \$                          | 3 763 047 \$                          | 4 619 046 \$                          | 5,540.12                        |  |  |  |  |  |  |
| Factor         \$ 1006         \$ 9435         \$ 1763         30455         \$ 41552         \$ 54.422         \$ 67,091         \$ 79.40   | Factor         5         10.06         5         17.163         5         64.442         5         67.084         5           8         10.06         5         7725         14.160         26.133         30.425         6.1552         5.4.442         5         67.084         5           1.301         7725         14.160         26.133         30.425         4.1572         5.4.442         5         55.4.28           0.17         164         2.99         5.7.19         3.4.300         5.7.28         54.28         55.4.28           0.17         164         2.99         5.7.9         4.3.300         5.7.89         7.7.29         9.46         7.7.28           0.17         164         2.99         5.7.9         5.7.9         4.6         7.22         9.46         7.7.29           1         164         2.39         5.7.9         7.72         9.46         1.165         1.165           1   |   | 1.13% \$                        |                                   |                                  |              | 16,411 \$                          |                                    |                                       |                                       | 36,090 \$                             | 42,522 \$                             | 52,195 \$                             | 62,603                          |  |  |  |  |  |  |
| \$ 1000         \$ 9.435         \$ 17,153         3 0.425         \$ 41552         \$ 54,442         \$ 7001         \$ 70401         \$ 7150           3.31         77755         11,410         25,130         34,320         44,970         55,428         65,528           3.30         7.22         1,346         7.22         3,432         37,725         1,466         1,760           1.30         7.72         3,432         4,320         4,479         55,728         6,619         6,619           0.17         164         2,39         5,729         3,432         4,529         7,722         8,619         8,619           0.17         164         2,39         5,739         7,722         9,66         1,166         1,300           1.30         7         7         9,46         1,706         1,300         1,300           1.10         7         7         7         9,46         1,300  | \$ 1000         \$ 9435         \$ 17,163         30,425         \$ 64,442         \$ 67,091         \$ 7,793         14,180         23,130         44,522         \$ 64,442         \$ 67,091         \$ 5,528           1301         7723         14,180         23,130         34,329         34,985         55,528         55,5   |   | Factor                          |                                   |                                  |              |                                    |                                    |                                       |                                       |                                       |                                       |                                       |                                 |  |  |  |  |  |  |
| 3:1         7.765         14.160         2.5.136         3.4.329         4.4.976         5.2.2.28         8.5.2.44         7.2.2         9.46         1.165         1.3.80           0.17         164         2.96         5.29         5.29         7.72         9.46         1.165         1.3.80           1         <   | 3.31         7.755         14.160         25.136         34.379         54.787         55.728           1.30         1.795         1.4160         23.13         34.372         5.799         7.228           0.17         164         2.96         5.73         4.330         5.796         7.228           1.16         1.295         5.29         5.72         946         7.228           1.165         2.3167         5.78         7.22         946         1.165           1.166         2.3167         5.83         7.22         946         1.165           1.166         3.3167         5.93         5.945         1.165         5.728           1.166         3.3167         5.943         7.22         946         1.165           1.166         3.3167         5.943         7.22         5.746         1.165           1.166         3.3167         5.943         3.0053         5.946         1.165         5.746           1.166         3.3167         5.943         5.943         5.946         1.165         5.746         5.746         5.746         5.746         5.746         5.746         5.746         5.746         5.746         5.746         5.7  | *   | 10.06 \$                        | 9,435 \$                          | 17,163 \$                        | 30,425 \$    | 41,552 \$                          | 54,442 \$                          | 67,091 \$                             | 79,401 \$                             | 91,408 \$                             | 106,758 \$                            | 125,920 \$                            | 150,598                         |  |  |  |  |  |  |
|  | 0.17 124 1348 528 728 722 946 1.664  |   | 8.31                            | 262'2                             | 14,180                           | 25,136       | 34,329                             | 44,9/6<br>5 785                    | 374°CC<br>3642 T                      | 00,080<br>8,610                       | 0 0 0 0                               | 11 755                                | 13 830                                | 16 801                          |  |  |  |  |  |  |
| ·  |  |   | 0.17                            | 164                               | 298                              | 529          | 722                                | 946                                | 1,166                                 | 1,380                                 | 1,589                                 | 1,856                                 | 2,189                                 | 2,618                           |  |  |  |  |  |  |
| ••••   |  | 8   | С                               | •                                 |                                  | •            |                                    | •                                  | •                                     | a.                                    | *                                     |                                       | •                                     | ,                               |  |  |  |  |  |  |
| */3*)<br>• • •   | 2 115,061 2 143,160 2 550,63 2 33,167 2 33,167 2 50,153 2 50,150 5 | 10 U  |                                 | , ,                               |                                  |              |                                    | 19 <b>1</b>                        |                                       | 45 •                                  | • (1)                                 |                                       | •••                                   |                                 |  |  |  |  |  |  |
|  | \$ 18,116 \$ 33,187 \$ 59,163 \$ 80,933 \$ 106,154 \$ 130,911 \$   | 0.00  | 080                             |                                   |                                  | ,            |                                    | 1/5                                | ı                                     | ,                                     | 2                                     |                                       |                                       | ,                               |  |  |  |  |  |  |
| a 1011 6 15407 6 50123 6 00 033 1 108154 6 150 011 6 154 008 \$  |  | m   | •                               | 40440 0                           |                                  | 50 183 6     | an 033                             | 100 154 C                          | 12/1011 6                             | 154 COR \$                            | 178 490 \$                            | 208 569 \$                            | 245.970 \$                            | 294 436                         |  |  |  |  |  |  |

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

,

|               | 1          |    |              |              |              |              |              |                             |                 |               |                             |               |            |
|---------------|------------|----|--------------|--------------|--------------|--------------|--------------|-----------------------------|-----------------|---------------|-----------------------------|---------------|------------|
| Table<br>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     |    |              |              |              |              |              |                             |                 |               |                             |               |            |
|               |            |    |              |              |              |              |              |                             |                 |               |                             |               |            |
|               |            | \$ | 1 333 050 \$ | 2 810 889 \$ | 5 339 069 \$ | 7,342,895 \$ | 9,710,399 \$ | 12 127 652 \$ 14 328 792 \$ | 14, 328, 792 \$ | 16 528 216 \$ | 19 684 324 \$ 23 946 364 \$ | 23 946 364 \$ | 29 358 830 |

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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 \$  |
| 1.333.050 \$                | 19.079 \$  | 135 \$   | 69<br>10 | 19.220 \$  | 8,142 \$   |
| 19                          | 1.43% \$   | 0.14 \$  | 0.01 \$  | 67         | \$ 8.68 \$ |
|                             | ŧ          | 11 \$    | 11 \$    |            | 11 \$      |

| 159,046 \$ 181,203 \$ 235,854 \$ |
|----------------------------------|
| с<br>Ф                           |
| 159,048 \$                       |
|                                  |
| 137,751 \$                       |
| 116,685 \$                       |
| 92,815 \$                        |
| 69,860 \$                        |
| 50,616 \$                        |
| 25,677 \$                        |
| <b>9</b>                         |
| 11,07                            |
|                                  |

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| Constant Dollars    |                 |
|---------------------|-----------------|
| Analysis,           |                 |
| Exhibit C - Phasing | Paradise Valley |

| Federary 15, 2017<br>Federary 15, 2017<br>Federary 15, 2017<br>Property Tax,<br>Property Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommittery Tax,<br>Decommitter Annual Francing<br>Center Discretioning Requirements<br>General Francing Requirements<br>General Francing Requirements<br>Contection<br>Proble Protection<br>Proble Protec | Fiscal Impact to Transportation Fund<br>Financing Services<br>Financing Requirements<br>Net Annual Surgius (Derficit)<br>Net Fiscal Impact of Project<br>Financing Requirements<br>Financing Requirements | Net Annual Surplus / (Deficit) |
|---|---|--------------------------------|
|---|---|--------------------------------|

| 21 26 31 | 4,837,557 \$ 4,838,391 \$ 4,737,298 | 522,924 | 3,112,791 3,049,013 2,996,541<br>1,085,275 1,086,275 1,085,275 | 1,352,844 1,352,844 1,352,844 | 72,824 | 11,451,931 \$ 11,274,782 \$ 11,101,262 | 547,469 \$ 547,468 \$ 547,468 | 228,507 228,507 228,507 228,507 | 518,304               | 650,877 |                  |         | 652,211 6    | 36,769 | 4,183 4,183 4,183 4,183<br>500 500 500 500 | 5,634,478 \$ 5,676,316 \$ 5,717,296 | 5,817,454 \$ 5,598,466 \$ 5,383,846 | 659 \$      | 1-1-1-1-1-1 | 3,500,000 \$ 3,500,000 \$ 3,500,000<br>3,500,000 3,500,000 3,500,000 | -           | 502,177 \$\$ 491,944 \$ 481,920 |                       | 721,834 5 721,834 \$ 721,834 | 721,034 |   | 16,175,942 P.\$ 15,988,580 \$ 15,805,016<br>10,013,246 10,055,084 10,096,065 |
|----------|-------------------------------------|---------|--|-------------------------------|--------|--|-------------------------------|---------------------------------|-----------------------|---------|------------------|---------|--------------|--------|--|-------------------------------------|-------------------------------------|-------------|-------------|--|-------------|---------------------------------|-----------------------|------------------------------|---------|---|--|
| 20       | 4,958,043 \$                        | 536,077 | 3,125,708<br>1,085,275   | 1,352,644                     | 74,347 | 11,487,803 \$                          | 547,469 \$                    | 226,507                         | 519,304               | 600,567 | 2,731<br>116 220 | 503,275 | -<br>852,211 | 36,769 | 4,183                                      | 5,626,006 \$                        | 5,861,798 \$                        | 8 069       | 2.04        | 3,500,000 \$<br>3,500,000  |             | 504,249 \$                      | 347,315 \$            | 721,834 \$                   | 721,834 |   | 16,213,887 \$<br>10,004,774  |
| 19       | 4,978,614 \$                        | 538,302 | 3,138,674<br>1,085,275   | 1,352,644                     | 74,605 | 11,523,824 \$                          | 547,489 \$                    | 226,507                         | 519.304               | 592,060 | 2,731            | 503,275 | -<br>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 \$<br>9,996,267   |
| 18       | 4,999,270 \$                        | 540,535 | 3,151,696<br>1,085,275   | 1,352,644                     | 74,863 | 11,559,995 \$                          | 547,469 \$                    | 226,507                         | 519.304               | 583,517 | 2,731            | 503,275 | -<br>652.211 | 36,769 | 4,183                                      | 5,608,956 \$                        | 5,951,039 \$                        | 701 \$      | 2.06        | 3,500,000 \$<br>3,500,000 \$   |             | 508,420 \$                      | 351,485 \$            | 721,834 \$                   | 721,834 |   | 16,290,248 \$<br>9.987.725   |
| 17       | 5,020,012 \$                        | 542.778 | 3,164,773<br>1,085,275   | 1.352.644                     | 75,123 | 11,596,315 \$                          | 547,469 \$                    | 228,507                         | 519.304               | 574,939 | 2,731            | 503,275 | -<br>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 \$<br>9,979,147   |
| 16       | 5,040,839 \$                        |         | 3,177,903<br>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 \$<br>9,970,533   |
| 15       | 5.061.754 \$                        | 547,291 | 3,191,088<br>1,085,275   | 1.352.644                     | 75,646 | 11,669,409 \$                          | 547,469 \$                    | 226,507                         | 2,416,2/0<br>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<br>357,805 \$ | 721,834 \$                   | 721,834 |   | 16,405,983 \$<br>9.961.884   |
| 14       | 5.082.755 \$                        |         | 3,204,328  | - 1352 644                    | 75,909 | 355,/11<br>11,706,183 \$               | 547,469 \$                    | 228,507                         | 2,416,270<br>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<br>359,930 \$ | 721.834 \$                   | 721,834 |   | 16,444,881 \$<br>9.953.199   |
| 13       | 5 103 843 \$                        |         | 3,217,622<br>1,085,275   | - 352 644                     | 76,173 | 355,711<br>11,743,110 \$               | 547,469 \$                    | 226,507                         | 2,416,270<br>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<br>362,063 \$ | 721.834 \$                   | 721,834 | - | 16,483,942 \$<br>0 044 478   |
| 12       | 4743717 \$                          |         | 2,990,318<br>1,010,189   | -<br>1 352 Rdd                | 70,813 | 332.852<br>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<br>335,501 \$ | 875.412 S                    | 875,412 |   | 15,671,010 \$<br>0762 642  |
|          | Factor                              | •       |  |                               |        | **                                     | 30.28 \$                      | 12.53                           | 04 DC                 | -       | 0.15             | 6.43    |              | 2.34   | 0.27                                       | ••                                  | -                                   | • •         | 4           | *7   | •           | *7                              |                       |                              |         | - | **   |
|          | Table<br>Ref.                       | 1 4 4   | 1 KD VD  | សម                            | ъю     | 9                                      | 69<br>69                      | 80                              | 6. 0                  | 0 00    | - 60             | 8 Ç     | 4 00 4       | æ «    | e0 e                                       | 8                                   |                                     |             |             | 10, Exhibit B  | , Exhibit B | ŧ                               | Ħ                     | ţ                            | 10      |   |  |

| 16    |               |                      |                          |                                     |  |                                     |                    |                          |       |              | Ø                  | 100.0% 100.0%                       |
|-------|---------------|----------------------|--------------------------|-------------------------------------|--|-------------------------------------|--------------------|--------------------------|-------|--------------|--------------------|-------------------------------------|
| 21 24 |               |                      |                          |                                     |  |                                     |                    |                          |       |              |                    | 100.075                             |
| 20    |               |                      | 848 <b>11</b> 8 (888)    | 4 CONTRACTOR CONTRACTOR             |  |                                     | 11 E B             | (*) ( • •                | á e • | 12-0         |                    | 100.0%                              |
| 19    |               |                      |                          |                                     | • •••••••••••••••••••••••••••••••••••• |                                     |                    |                          |       | , . <b>.</b> | 8,490              | 100.00%                             |
| 18    | 1             | <i></i>              | i kan ku na saka         | o natara di Printing a A i          | 8 389 - 18 6899 - 1 - 1 - 1            |                                     | 8969 - 4           | ttal attacta i ac        |       | . 8 63       | 8,490              | 100.05%                             |
| 17    |               | () • • • • • () • () |                          |                                     |  |                                     | e e e e            | • • • • •                | 1.1.3 | ,            | 8,400              | 100.01                              |
| 16    |               | ••••••               | 98 F 18 40808 80 F F F 4 | n - esecutive and + + encourse an + | • 5451 57 • • 685557 × •               | ••a solitiona a •••                 | erennen (*         | • 50050                  |       | •••          | 8,490              | 100.0%                              |
| 15    |               |                      |                          |                                     |  | 3 I I I X KROCES I I                |                    |                          |       |              | 8,490              | 100 0%                              |
| 2     |               |                      |                          |                                     |  | 0                                   |                    |                          |       |              | 8,490              | 100.074                             |
| 13    |               |                      |                          |                                     |  | 8, , 7, , , , , , 8, ,              | 96 - 40<br>96 - 40 | 30 88 F                  | 30    | 44<br>44     | 26<br>548<br>8,490 | 100.0%                              |
| 1     |               |                      |                          | , <sup>4</sup>                      | 8                                      | 82, <sup>1</sup> ,7,7,8,2,2,2,8,2,4 | 6 9 9 9<br>9 9 9 9 | 8 33 39 <del>4</del> 7 3 | 8,,   | - 50         | 30<br>964<br>7,944 | 23.8%                               |
| ļ     | ļ             |                      |                          |                                     |  |                                     |                    |                          |       |              | 111                | Table Persons per<br>Dot Voursehold |
|       | Table<br>Ref. |                      |                          |                                     |  |                                     |                    | ****                     |       |              | ы                  | Table                               |

P.RCLKStorbur Land Company/Panetse Valley/HAMII Phase HAVBandes Valley FIA - Find

| -         |        |
|-----------|--------|
| Constant  |        |
| Analysis, |        |
| - Phasing | Mallan |
| Exhibit C |        |

| ⁄alue      |  |   | £  | Villinge 4 (North Village)<br>Duplax-datit<br>Duplax-datit<br>Duplax-family<br>School<br>Duplax-family<br>School<br>Duplax-family<br>Standard Let (190 X 100')<br>Standard (190 X 100')<br>Standard Let (190 X 100')<br>Standard Let (190  |  | u Value  |
|------------|--|---|--|---|--|--|
| Ref. Value | 3 <b>3 349,066 \$</b><br>2271,999 <b>5</b><br>3 505,999<br>506,398<br>3 506,332<br>3 566,32<br>3 566,32<br>566,332<br>567,332<br>567,332<br>567,999<br>567,999   | 3 509,969<br>3 473,732<br>3 473,732<br>3 473,732<br>3 44,532<br>3 344,532<br>3 344,532<br>3 314,489<br>3 301,466<br>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<br>3 344,532<br>3 544,532<br>3 535,999<br>3 555,999<br>3 555,999<br>3 555,466<br>3 355,466<br>3 301,466<br>3 301,466<br>3 301,466<br>3 302,466<br>3 305,466<br>3 305,466,4663 305,466<br>3 305,466,46 | 3 335,488<br>3 592,648<br>3 592,648<br>3 592,648<br>3 592,549<br>3 515,545<br>3 564,535<br>3 564,332<br>3 515,645<br>3 515,445<br>3 515,4453 515,445<br>3 515,4453 515,445<br>515,445,4555 515,455,455,455,455,455,455,455,455,455, | 3 358,432<br>447,665<br>3 566,665<br>3 566,665<br>3 566,665<br>3 566,969<br>3 611,988<br>3 111,988<br>3 111,988<br>3 516,965<br>3 458,165<br>4 458,165<br>3 458,165<br>3 458,165<br>3 458,165<br>3 458,165<br>3 458,165<br>3 345,465<br>3 346,465<br>3 347,265<br>3 346,465<br>3 347,265<br>3 346,465<br>3 347,465<br>3 346,465<br>3 346,465<br>3 347,465<br>3 346,465<br>3 346,465<br>3 346,465<br>3 346,465<br>3 346,465<br>3 346,465<br>3 347,465<br>3 346,465<br>3 346,465,465<br>3 346,465,465,465,465,465,465,465,465,465,4  |
|            |  |   | 11,695,957<br>   |   | 13,754,106<br>13,379,950<br>19,379,950<br>19,379,950<br>20,316,824<br>10,590,372<br>6,119,988<br>6,119,988<br>6,119,988<br>10,590,577<br>2,316,600<br>4,729,950<br>2,25,299,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>13,259,550<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,779,520<br>14,770,520<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500<br>14,770,500,500<br>14,770,500,500<br>14,770,500,500<br>14,770,500,500<br>14,770,500,500,500<br>14,770,500,500,500,500,500,500,500,500,500  | 17, 221,600<br>5,371,900<br>14,279,980<br>14,279,980<br>14,279,980<br>14,279,980<br>14,279,930<br>18,374,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,771,940<br>18,773,873,943<br>18,877,940<br>18,773,873,943<br>18,877,940<br>18,773,873,943<br>19,877,940<br>19,773,573,940<br>19,773,573,575<br>10,773,575<br>10,773,575<br>10,773,575<br>10,773,575<br>10,773,575<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10,775<br>10 |
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| Exhibit C - Phasing Analysis, Constant Dollars<br>Paracles Valby<br>February 15, 2017 | Table<br>Residential Property Tax<br>Bain: Tac Paid<br>Bain: Tac Paid<br>4 14.0233% <u>\$ 4.285,683 \$ 4.6</u><br>Fotal Residential Property Tax | Residential Property Tax In-Lieu of Sales Tax<br>Of Sias Sias Tax Fordinedrad to Property Tax<br>Property Tax From MVLF<br>Cumulative Residential AV Adj. for Deflation Factor of 0.41%<br>Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%<br>Total Assessed Valuation<br>Total Assessed Valuation<br>Forein Tax Form MVLF<br>Propenty Tax From MVLF<br>5 8 2290,315 3 22<br>Propenty Tax From MVLF  | Eactor<br>14.3%<br>0.11% S 479,842 \$ | Table         Factor         S         2300%         244,283,431         282,333         282,333         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 20,2 12,2 2257 10,2 20,2 12,2 2257 10,2 200 10,2 2057 | 3 441,887 33,978<br>A07711 4<br>Peri Sq. FL 3 \$ 231 \$ 7,844,438 \$ 7,8<br>Peri Sq. FL 3 500 81,542,215 88,3<br>Peri Sq. FL 5 200 81,542,215 88,3 | 3 105.380 13.298<br>981.54, FL 3 193 \$ 2.566,418 \$<br>per 56, FL 3 500 147<br>per 56, FL 3 500 147<br>per 56, FL 5 - | 3 100 - 100<br>3 \$ 95,000 \$ - \$<br>3 375 37,549    | Hotel - Reserts 3 200 - 0<br>Number of Reoms 3 200 - 0<br>Cumulative Number of Rooms per room 3 5 200,000 5 - 5<br>Assessed Value Additors per room 3 5 200,000 5 - 5<br>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 \$<br>4,612,828 \$ 4,593,769 \$   | - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5   | 69                                    | 262  | 34,640   | 33.976   | 13,296   | -<br>100 -<br>- \$ -<br>35 37,549                     | -<br>300 300<br>- \$ -<br>9,840,014 9,840,014   | \$ - \$<br>- * 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 \$<br>4,574,788 \$  |   | 512,570 \$                            | 815,453,019 \$<br>280,944,966  | 450,323<br>- 5<br>- 2,445<br>  | -441,687<br>- \$<br>839<br>88,337,400 88   | -<br>106,380<br>-<br>168<br>-  | -<br>100<br>35<br>37,549                              | 300<br>- \$<br>- \$<br>9,840,014  | <br>- 497                 |             | \$ 325,356,645 \$ 325,<br>316,950,536 315,<br>0,996 315,<br>315,640,954 \$ 314,<br>4,712 \$ 314,  |
| 17  | 32,483,349 \$ 32,349,133<br>4,555,886 \$ 4,537,052   | - \$ - \$ - \$ - \$ - \$ 5 - 5 5 - 5 5 - 5 5 - 5 5 3.244,913,332 5 915,001 5 3.324,913,332 5 3.357,454,915,332 5 3.357,453,029 5 3.355,71544 5 3.347,913,32 5 3.357,453,029 5 3.357,7145 5 3.3557,7145 5 5 3.35757,7155555555555555555555555555555555   | 510,453 \$ 500,344                    | 812,083,715 \$ 806,728,333<br>259,886,789 258,793,067<br>  | 450,323 450,323<br>2,445 \$ 2,445<br>-   | 441,687 441,687<br>- \$ 539<br>83,337,400 88,337,400   | -<br>106,380 106,380<br>- \$ 168<br>- 168 -  | - 100 - 100<br>100 - 100<br>- 5 - 35<br>37,549 37,549 |   |                           |             | \$ 325,356,645 \$ 325,358,845<br>315,640,954 314,336,783<br>0,996 314,336,783<br>314,346,733 \$ 313,038,001<br>4,712 4,712 4,712  |
| 18  | 3 5 32.215.473 5<br>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 \$3,155,596 \$3,155 | 4 \$ 506,243 \$                       | \$ 257,5   | s 450,323<br>\$ 450,323<br>\$ 2,445  | 7 441,687<br>\$ 441,687<br>839<br>88,337,400   | 0 106,380<br>\$ 106,380<br>\$ - \$   | 100<br>\$ 100<br>37,549                               |   | *                         | \$<br>- 428 | \$         325,356,645         \$           \$         325,356,645         \$           \$         313,038,001         \$           \$         0.996         \$           \$         311,744,584         \$           \$         3,71,744,584         \$  |
| 19  | 32,082,364 \$<br>4,499,647 \$  | \$  | 504,151 <b>\$</b>                     | м м  | 450,323<br>- 5<br>2,445  | 441,587<br>441,587<br>839<br>88,337,400  | 106,380<br>- \$<br>168   | -<br>100<br>35<br>37,549                              | -<br>300<br>- \$<br>9,840,014   |                           | 428         | \$<br>325,356,645 \$ 3<br>311,744,584 3<br>310,456,512 \$ 3<br>310,456,512 \$ 3   |
| 8   | 31 949 806 \$<br>4,481,055 \$  | 67 67 67 67 67 67 67  | 502,068 \$                            | 738,745,140 \$ 73<br>255,568,445 22  | 450,323<br>2,445<br>2,445  | -<br>441,687<br>639<br>83,337,400  | 105,380<br>-<br>168  | -<br>100<br>35<br>37,549                              | -<br>300<br>- \$<br>9,840,014   | \$<br>- 97                | ***<br>**** | 325,356,645 \$ 32<br>310,456,512 30<br>0,996 309,173,783 \$ 30<br>4,712   |
| 21 28   | 31,817,795 ) \$ 31,165,678<br>4,462,540 : \$ 4,371,107   | 5<br>3181,779,482 5<br>307,896,313 5<br>3,418,567,50<br>3,489 5<br>3,419 5<br>3,412,791 5<br>3,490,03   | 499,994   \$ 489.                     | 795.444,870 s 779,140,940<br>284,542,359 248,327,021   | 450,323 450,323<br>  | 441,687<br>- 15<br>- 15<br>- 339<br>- 839<br>- 8337,400<br>- 88,337,400  | 108.380 106,380<br>- 168 108,380<br>- 168 - 108  | -<br>100<br>-<br>37,549<br>37,                        | 300<br>300<br>300<br>300<br>9,840,014<br>9,840,014  | 497                       |             | 325,356,645<br>306,173,783<br>0,2966<br>307,896,313<br>4,712<br>4,712<br>4,712  |
|   | 78 \$ 30,527,318<br>107 \$ 4,281,547   | <ul> <li>* 3,052,731,759</li> <li>* 3,052,731,759</li> <li>* 2,395,400,547</li> <li>* 3,348,400,347</li> <li>* 3,348,400,307</li> <li>* 3,348,400,307</li> <li>* 3,348,541</li> </ul>   | 488.750 \$ 478.715                    | \$ 763   | 50,323<br>50,323<br>2,445<br>2,445<br>2,445  | 187 441,687<br>139 \$ 441,687<br>139 \$ 839<br>100 88,337,400  | -<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-<br>-                            | -<br>100 100<br>- \$ 35<br>37,549 37,549              | 300 \$,840,014  | -<br>-<br>497 \$ -<br>497 |             | - \$ -<br>16,313 301,587,802<br>0,880 0,880<br>0,880 1,882 547<br>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

| 1                  | 12           |                         | 2                               |                                 |                                 |                                 |                                 |                                 |                                 |                                |                              |                        |
|--------------------|--------------|-------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------|------------------------------|------------------------|
| Factor<br>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<br>491,015 \$   | 316 951<br>488,986 \$           | 315 541<br>486,965 \$           | 314, 33/<br>484, 953 \$         | 482,950 \$                      | 480,954 \$                      | 310 43/<br>478,967 \$           | 476,988 \$                      | 307,830<br>475,017 \$          | 465,284 \$                   | 455,751                |
| \$<br>Factor       | 69<br>[6]    | 69<br>)(                | 80)<br>1                        | 69<br>1                         | 49                              | 49<br>1                         | 65<br>1                         | 49                              | 69<br>1                         |                                | •                            |                        |
| 10.00%<br>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% \$<br>10.50% | 95,991       | 982,150 \$<br>103,126   | 982,150 \$<br>103,126           | 982,150 \$<br>103,126           | 982,150 \$<br>103,126           | 982,150 \$<br>103,126           | 982,150 \$<br>103,126<br>-      | 982,150 \$<br>103,126<br>-      | 982,150 \$<br>103,126<br>-      | 982,150   \$<br>103,126<br>-   | 982,150 \$<br>103,126<br>-   | 982,150<br>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 \$<br>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 \$<br>551,842 | 5,082,755 \$<br>549,562         | 5,061,754 \$<br>547,291         | 5,040,839 \$<br>545,030         | 5,020,012 \$<br>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  <br>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 \$<br>8.31   | 170,178 \$   | 181,864 \$<br>150,250   | 181,864 \$<br>150,250<br>20,425 | 181,864 \$<br>150,250<br>20,425 | 181,864 \$<br>150,250<br>20,475 | 181,864 \$<br>150,250<br>20.435 | 181,864 \$<br>150,250<br>20,435 | 181,864 \$<br>150,250<br>20,435 | 181,884 \$<br>150,250<br>20,435 | 161,864 5<br>150,250<br>20,435 | 150,250<br>750,250<br>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                  |
|                    | -            | -                       |                                 |                                 |                                 |                                 | 9                               |                                 | . 1                             |                                | •                            |                        |
|                    |              | •                       |                                 | ,                               | •                               |                                 |                                 |                                 | ,                               | •                              | •                            | -                      |
|                    |              |                         | ŀ                               | ·                               | •                               |                                 | ,                               | ,                               |                                 |                                | 1                            | •                      |
|                    |              | 0                       |                                 |                                 | , ,                             |                                 |                                 |                                 | . ,                             |                                |                              |                        |
| 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

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 \$

1.20

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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.

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811 Desert Office · 77588 El Duna Court, Suite H Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7040



### 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<br>Area (in SF) | Parking Ratio                  | Spaces<br>Required | Spaces<br>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.

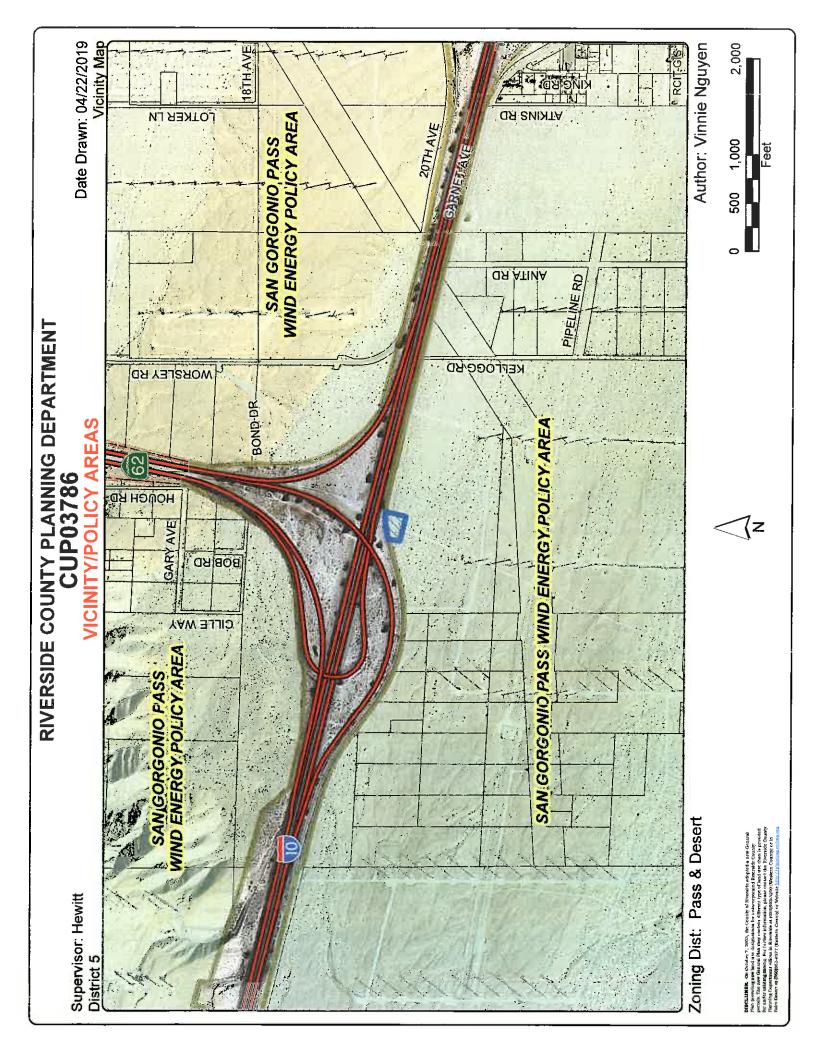
### PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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



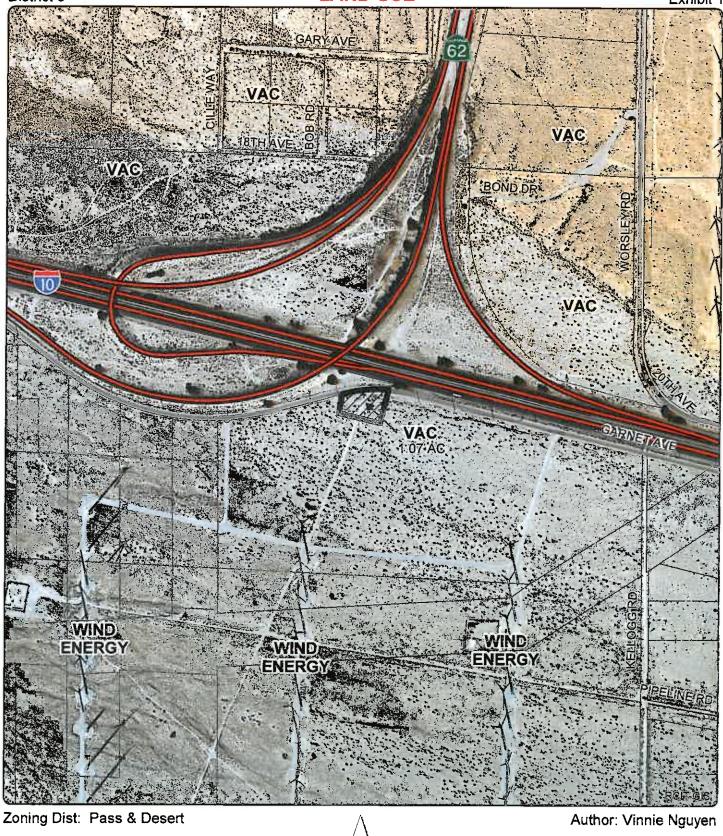
## **RIVERSIDE COUNTY PLANNING DEPARTMENT** CUP03786

Supervisor: Hewitt **District 5** 

### LAND USE

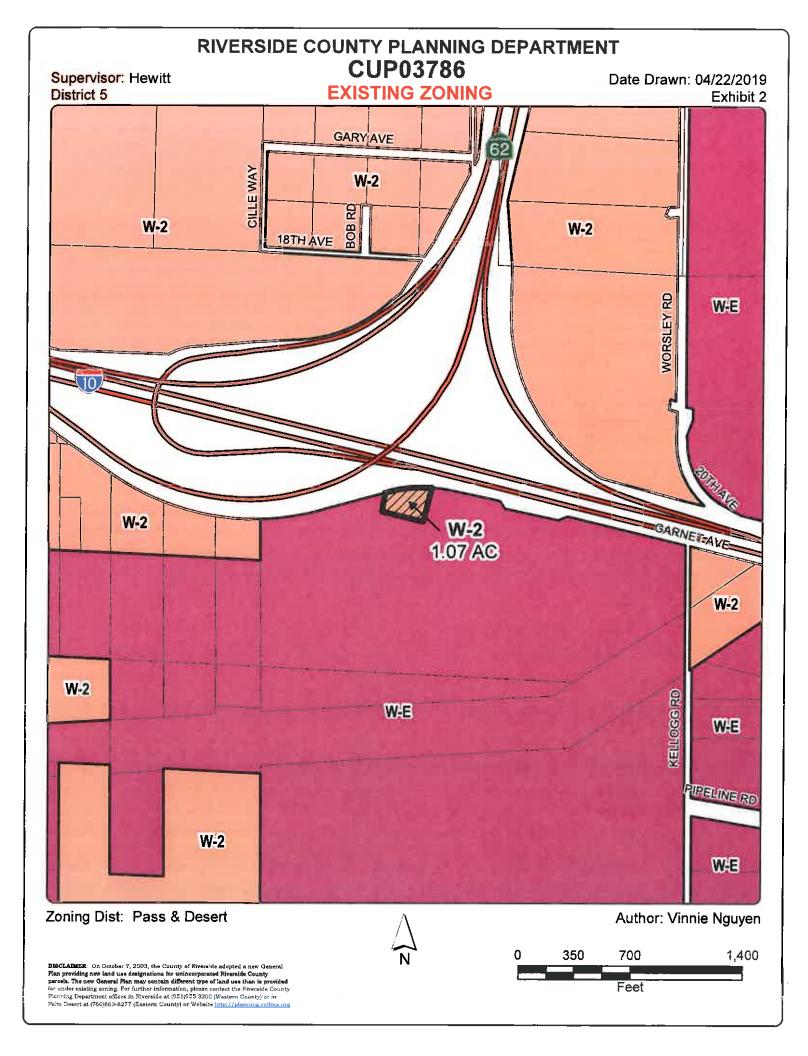
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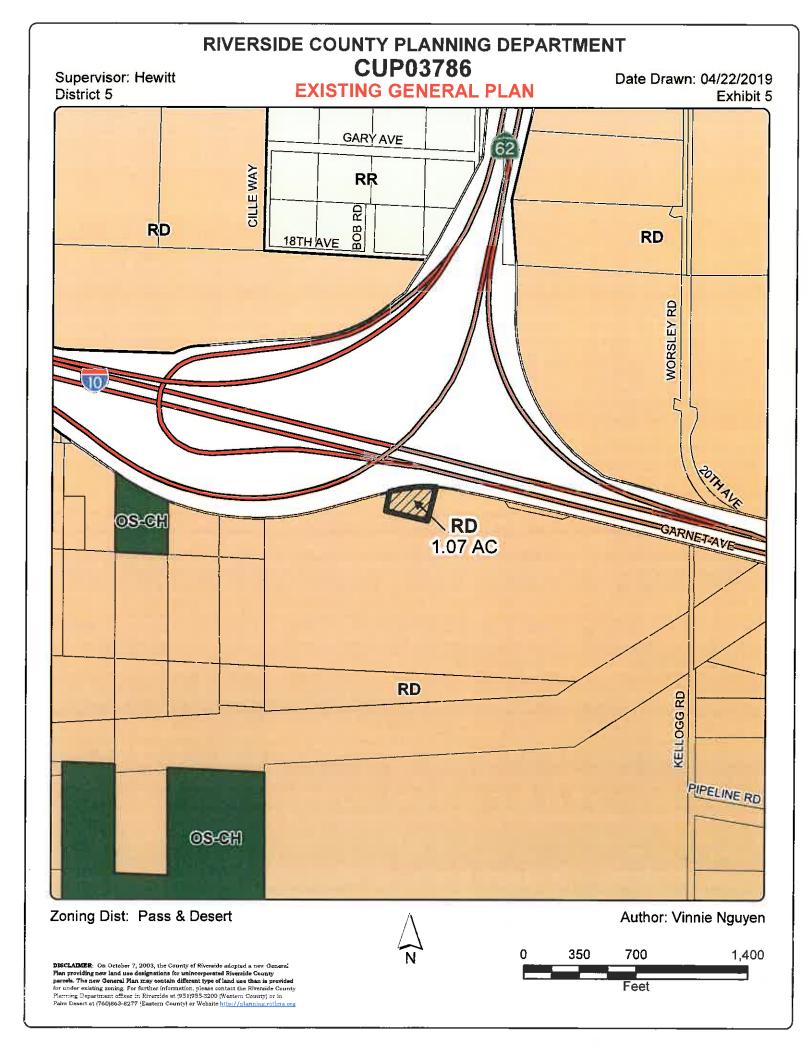




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provide for under existing zoning. For further information, please contact 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>



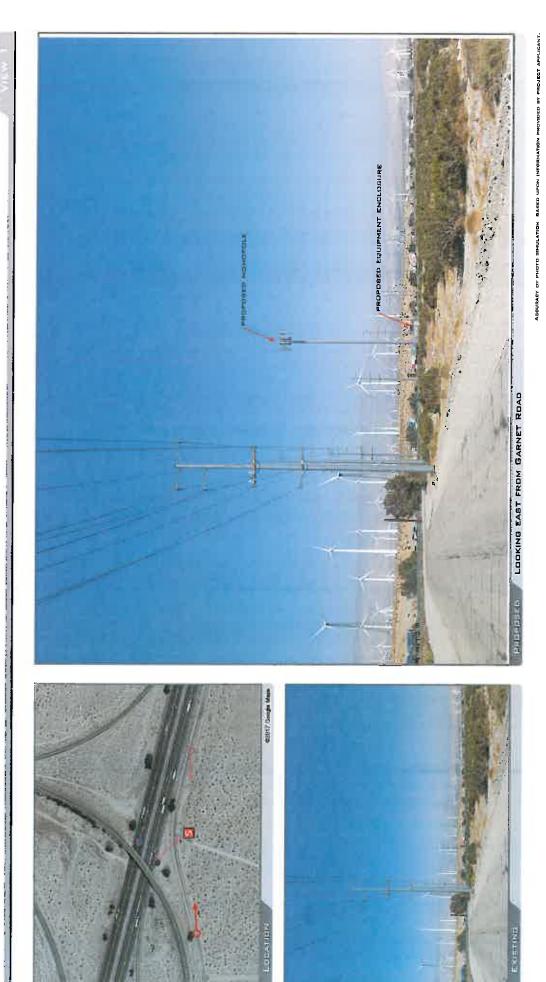






# MILLWIND

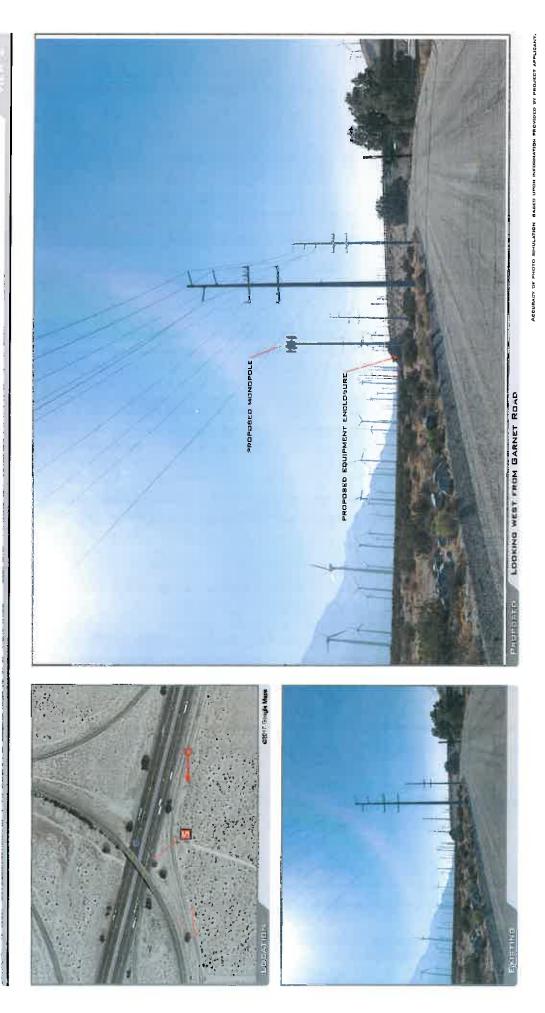






# MILLWIND NEAR GARNET RDAD PALM SPRINGS CA 92240

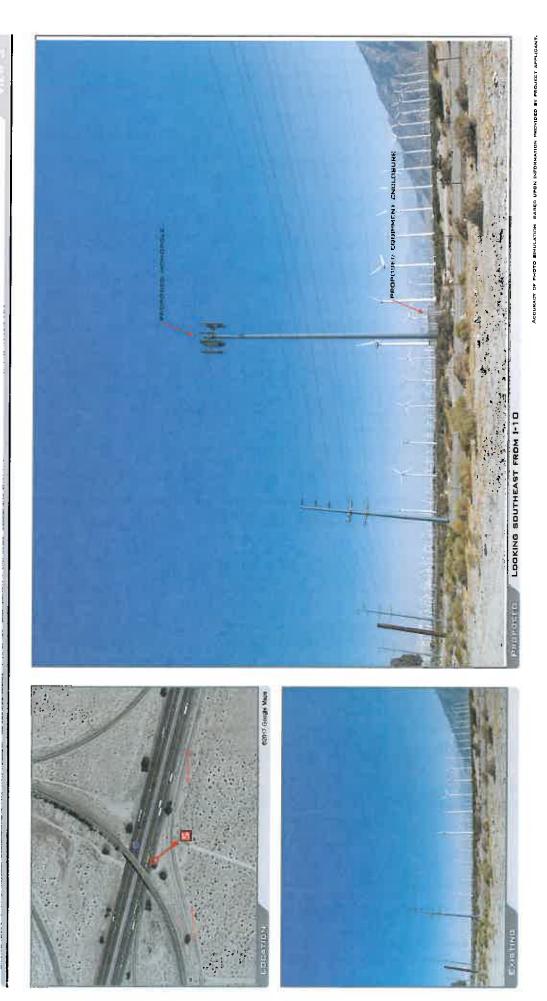


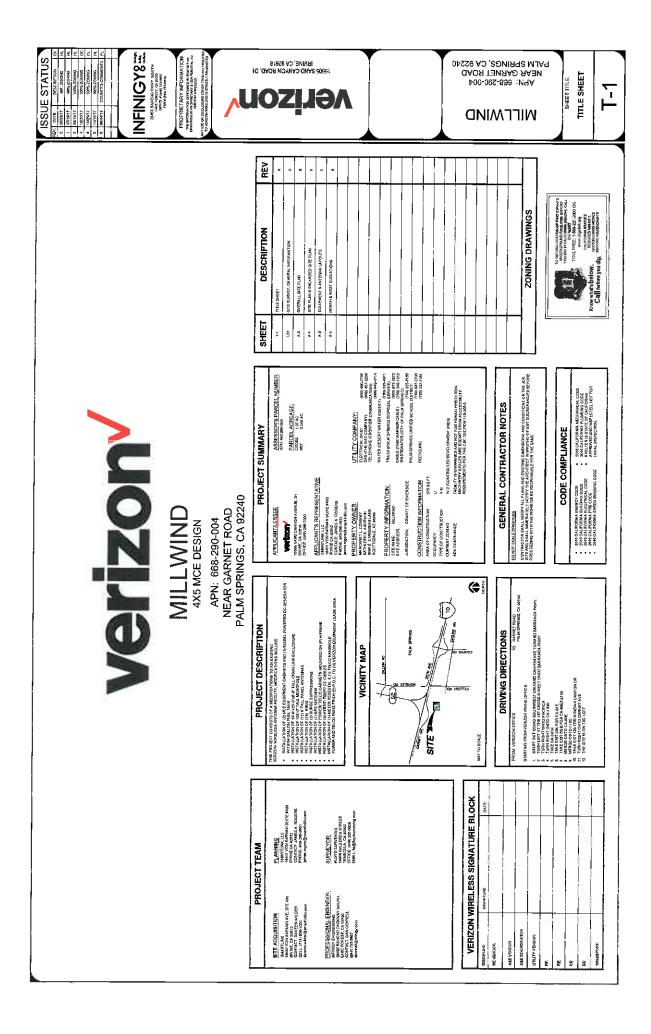


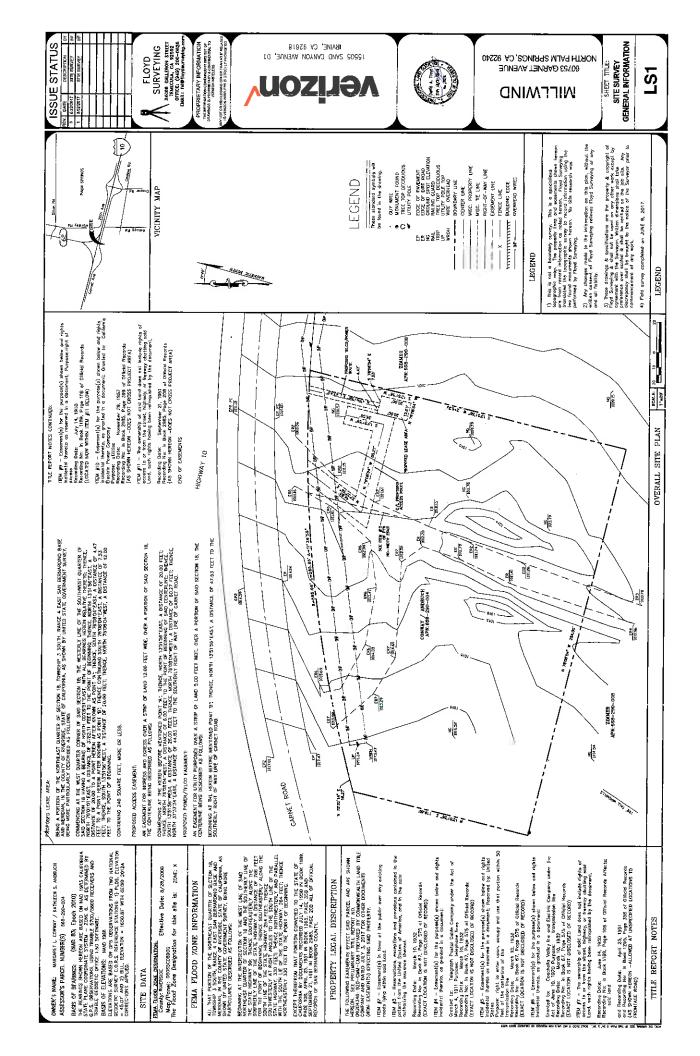


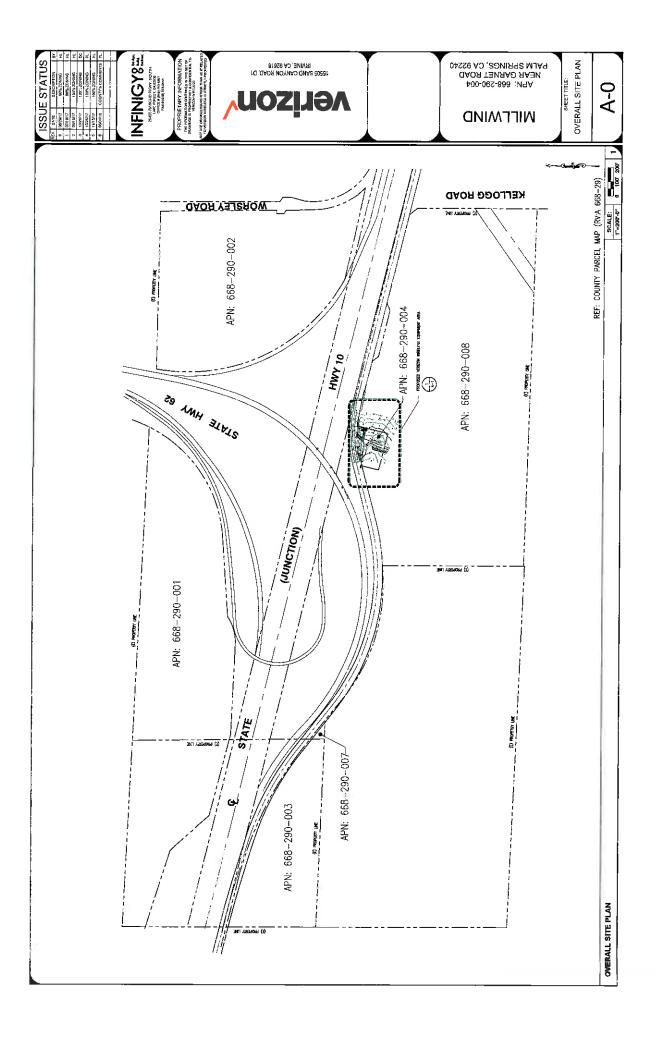
MILLWIND Near Garnet Rdad Palm Springs CA 92240

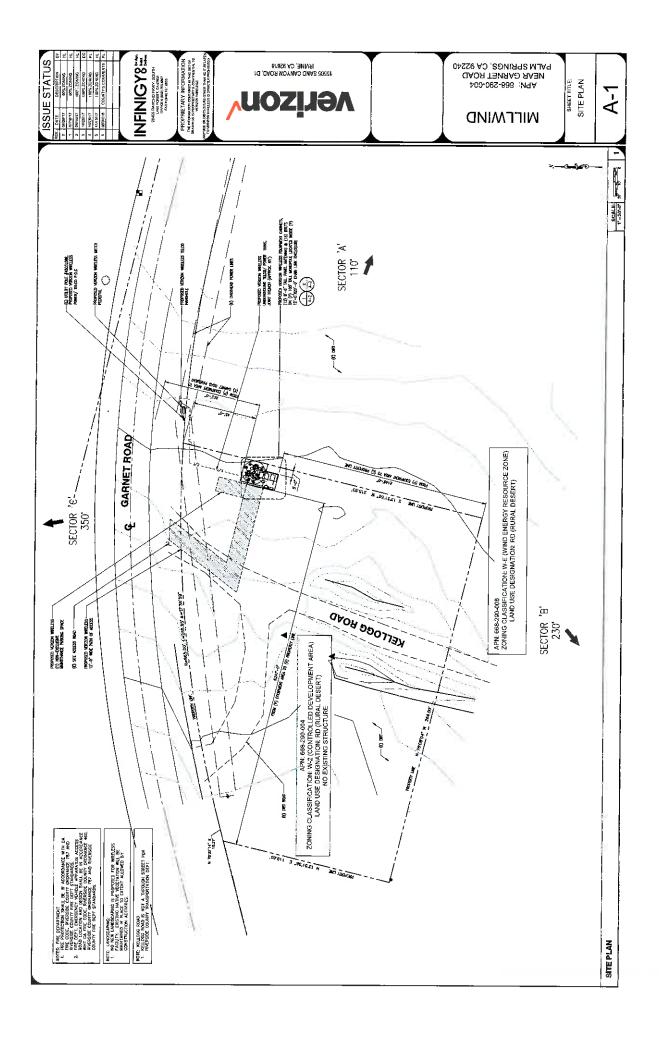


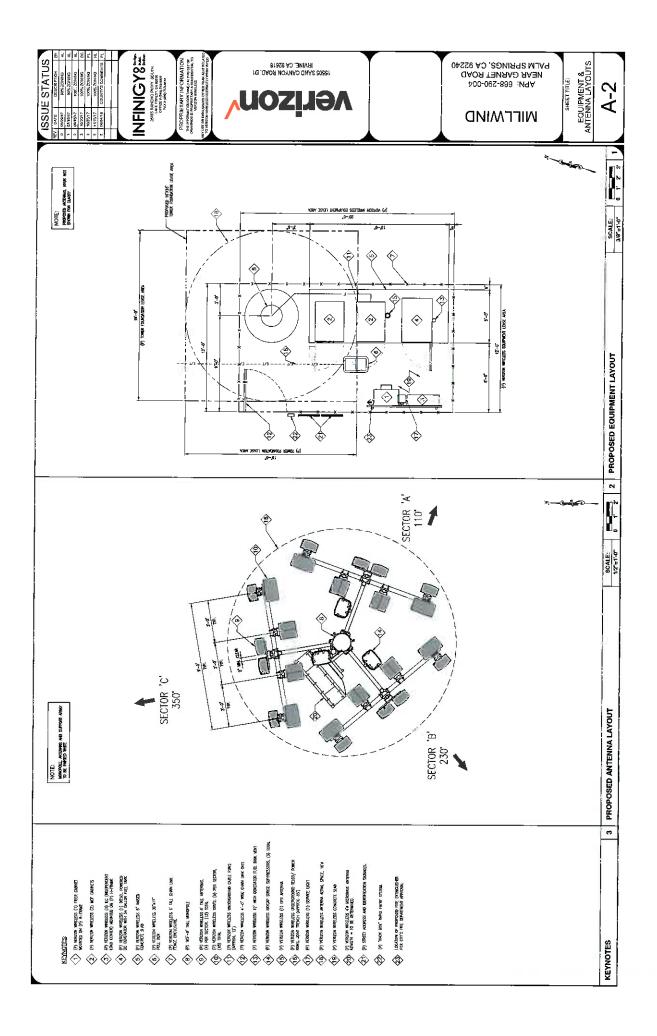


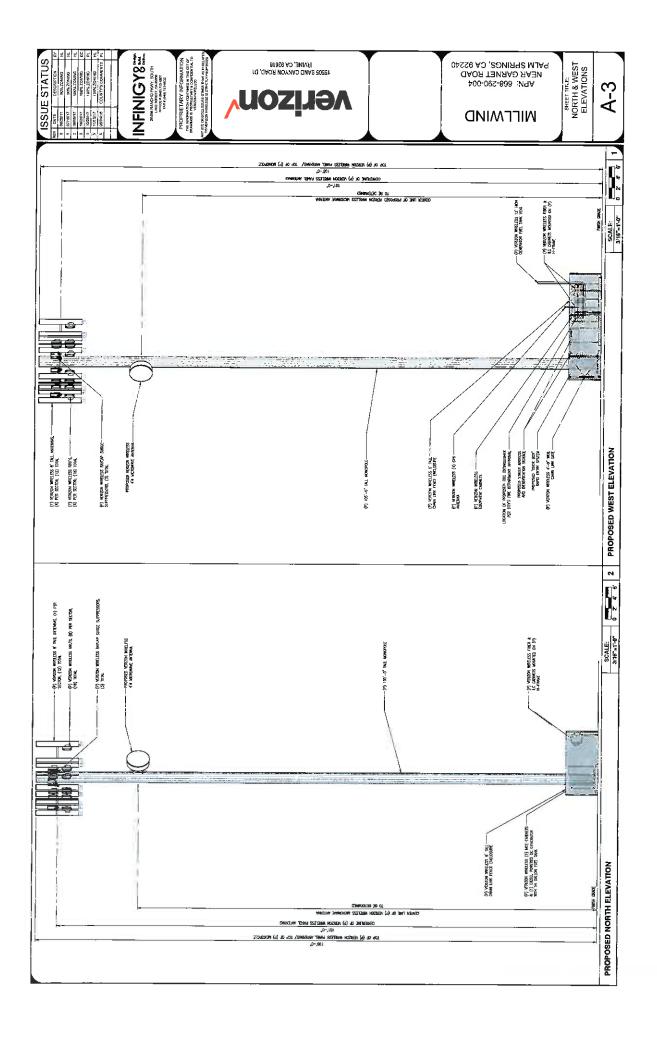


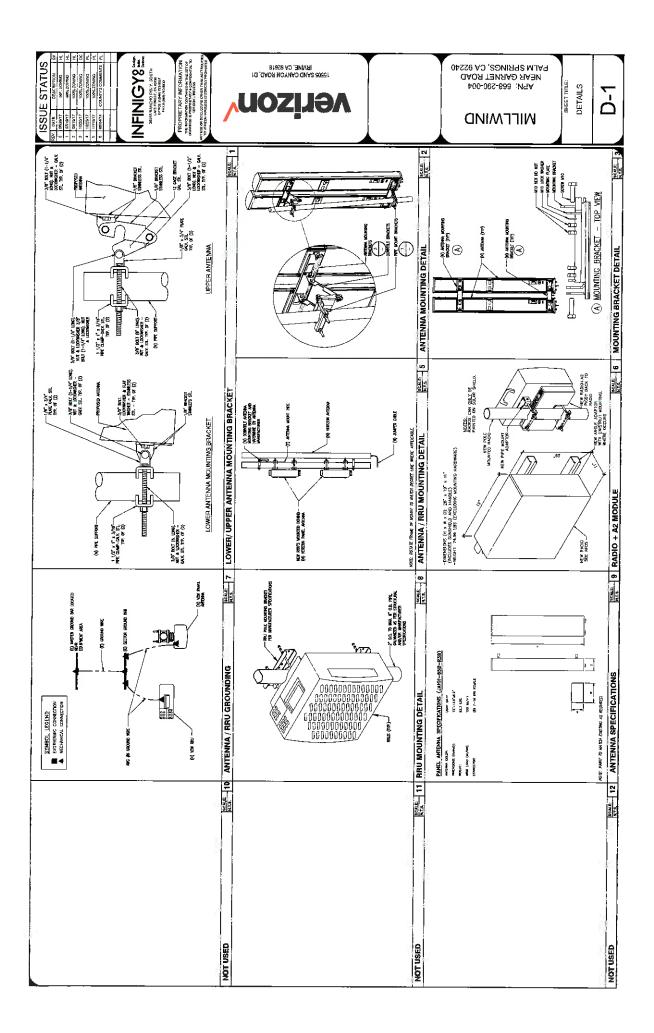












### COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
| AESTHETICS Would the project:  |                                      |  |                                       |              |
| <ol> <li>Scenic Resources         <ul> <li>a) Have a substantial effect upon a scenic highway corridor within which it is located?</li> </ul> </li> </ol>  |                                      |  |                                       |              |
| b) Substantially damage scenic resources, including,<br>but not limited to, trees, rock outcroppings and unique or<br>landmark features; obstruct any prominent scenic vista or<br>view open to the public; or result in the creation of an<br>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                             | <br> |             |  |
|--|------|-------------|--|
| 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<br>a) Create a new source of substantial light or glare<br>which would adversely affect day or nighttime views in the<br>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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less<br>Than<br>Significant<br>Impact | No<br>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.

|   |        | <br> |                  |
|---|--------|------|------------------|
| 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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
| Mitigation: No mitigation is required.   |                                      |  |                                       |              |
| Monitoring: No monitoring is required.   |                                      |  |                                       |              |
| 5. Forest<br>a) Conflict with existing zoning for, or cause rezoning<br>of, forest land (as defined in Public Resources Code section<br>12220(g)), timberland (as defined by Public Resources Code<br>section 4526), or timberland zoned Timberland Production<br>(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<br>which, due to their location or nature, could result in con-<br>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<br>a) Conflict with or obstruct implementation of the<br>applicable air quality plan?  |    |       |  |
| b) Result in a cumulatively considerable net increase<br>of any criteria pollutant for which the project region is non-<br>attainment under an applicable federal or state ambient air<br>quality standard? |    |       |  |
| Page 8 of 36  | EA | 43081 |  |

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>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.

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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:  |         |  |  |  |
|--|---------|--|--|--|
| <ul> <li>Wildlife &amp; Vegetation         <ul> <li>Conflict with the provisions of an adopted Habitat</li> <li>Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?</li> </ul> </li> </ul>  |         |  |  |  |
| b) Have a substantial adverse effect, either directly or<br>through habitat modifications, on any endangered, or<br>threatened species, as listed in Title 14 of the California<br>Code of Regulations (Sections 670.2 or 670.5) or in Title 50,<br>Code of Federal Regulations (Sections 17.11 or 17.12)?               |         |  |  |  |
| c) Have a substantial adverse effect, either directly or<br>through habitat modifications, on any species identified as a<br>candidate, sensitive, or special status species in local or<br>regional plans, policies, or regulations, or by the California<br>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<br>habitat or other sensitive natural community identified in local<br>or regional plans, policies, and regulations or by the<br>California Department of Fish and Game or U. S. Fish and<br>Wildlife Service?  |         |  |  |  |
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| 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 1<sup>st</sup> 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.

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| CULTURAL RESOURCES Would the project:  |                                      |  |                                       |              |
| <ul> <li>B. Historic Resources         <ul> <li>a) Alter or destroy a historic site?</li> </ul> </li> </ul>                                      |                                      |  |                                       | $\boxtimes$  |
| 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  |  | $\boxtimes$ |  |
|--|--|-------------|--|
| <ul> <li>Alter or destroy an archaeological site?</li> </ul>   |  |             |  |
| 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

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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.  |  |             |  |
|--|--|-------------|--|
| <ul> <li>10. Energy Impacts         <ul> <li>a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</li> </ul> </li> </ul> |  | $\boxtimes$ |  |
| b) Conflict with or obstruct a State or Local plan for<br>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.

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|--|---|--|--|-----------------------------------|
| GEOLOGY AND SOILS Would the project directly or indirect   | tlv:  |  |  |                                   |
| <ul> <li>11. Alquist-Priolo Earthquake Fault Zone or County<br/>Fault Hazard Zones <ul> <li>a) Be subject to rupture of a known earthquake fault,</li> <li>as delineated on the most recent Alquist-Priolo Earthquake</li> <li>Fault Zoning Map issued by the State Geologist for the area</li> <li>or based on other substantial evidence of a known fault?</li> </ul> </li> </ul>  |   |  |  |                                   |
| <b>Source(s):</b> Riverside County General Plan Figure S-2 "Earthq<br>Geologist Comments, Geology Report   | uake Fault  | Study Zones  | ," GIS datal   | base,                             |
| Findings of Fact:  |   |  |  |                                   |
| a) According to RCLIS (GIS database) and County Geologic R<br>is not located within a fault or special studies zone. Based<br>mapping and literature research, there is no evidence of activ<br>subject site that would expose people to structures to potential<br>impact is expected. In addition, the site is not located within one<br>Therefore, the potential for this site to be affected by surface<br>impacts are expected. | on further<br>e faults cro<br>substantial<br>-half mile fro | review of ae<br>ssing or tren<br>adverse risk<br>om an earthq  | rial photos<br>iding towar<br>s. Therefor<br>juake fault | , site<br>d the<br>e, no<br>zone. |
| Mitigation: No mitigation is required.   |   |  |  |                                   |
| Monitoring: No monitoring is required.   |   |  |  |                                   |
| <ul> <li>12. Liquefaction Potential Zone         <ul> <li>a) Be subject to seismic-related ground failure, including liquefaction?</li> </ul> </li> </ul>  |   |  |  |                                   |
| 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<br>potential for liquefaction is moderate at this site. No fissures o<br>were observed at or near the subject site. Since the project<br>California Building Code as applicable, impacts from liquefaction   | r other surf<br>t is require                                | icial evidence<br>d to be in c                                 | e of subsid<br>compliance                                | ence                              |
| Mitigation: No mitigation is required.   |   |  |  |                                   |
| Monitoring: No monitoring is required.   |   |  |  |                                   |
| <ul> <li><b>13.</b> Ground-shaking Zone         <ul> <li>a) Be subject to strong seismic ground shaking?</li> </ul> </li> </ul>  |   |  |  |                                   |
| Source(s): Riverside County General Plan Figure S-4 "Earth<br>and Figures S-13 through S-21 (showing General Ground Shak   |   |  |  | lap,"                             |
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| Findings of Fact:   |                                      |  |                                       |                |
| a) According to GEO180020, the site could be subject to str<br>earthquakes on local to distant sources. California Building<br>utility related development will reduce the potential impact to le<br>are applicable to all utility related development they are not co<br>the impact is considered less than significant. | Code (CBC<br>ess than sign           | c) requirement<br>ificant. As CE                               | nts pertaini<br>BC requirer           | ng to<br>nents |
| Mitigation: No mitigation is required.  |                                      |  |                                       |                |
| Monitoring: No monitoring is required.  |                                      |  |                                       |                |
| <ul> <li>14. Landslide Risk         <ul> <li>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?</li> </ul> </li> </ul>                           |                                      |  |                                       |                |
| Source(s): On-site Inspection, Riverside County General Pla<br>Slope," Geology Report   | n Figure S-5                         | "Regions Un  | derlain by S                          | Steep          |
| Findings of Fact:<br>a) According to the County Geologist, landslides are not a po<br>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.  |                                      |  |                                       |                |
| <ul> <li>15. Ground Subsidence         <ul> <li>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?</li> </ul> </li> </ul>  |                                      |  |                                       |                |
| Source(s): Riverside County General Plan Figure S-7 "Docur<br>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<br>Geologist review concluded that no subsidence was in the im<br>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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact  | No<br>Impact |
|---|--------------------------------------|--|--|--------------|
| <i>litigation</i> : No mitigation is required.  |                                      |  |  |              |
| <i>Ionitoring</i> : No monitoring is required.  |                                      |  |  |              |
| <ul> <li>16. Other Geologic Hazards         <ul> <li>a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?</li> </ul> </li> </ul>   |                                      |  |  |              |
| <b>Source(s):</b> On-site Inspection, Project Application Materials,  | Geology Re                           | eport  |  |              |
| indings of Fact:  |                                      |  |  |              |
| ) According to the County Geologist, tsunamis and seiche<br>ecause there are no nearby bodies of water. There are simila<br>roject will have no impact.<br><u>Aitigation:</u> No mitigation is required.  |                                      |  |  |              |
| <u></u>   |                                      |  |  |              |
| Ionitoring: No monitoring is required.  |                                      |  |  |              |
| <u>Aonitoring</u> : No monitoring is required.<br><b>17. Slopes</b><br>a) Change topography or ground surface relief<br>features?   |                                      |  |  |              |
| <ul> <li>17. Slopes <ul> <li>a) Change topography or ground surface relief</li> <li>features?</li> <li>b) Create cut or fill slopes greater than 2:1 or higher</li> </ul> </li> </ul>   |                                      |  |  |              |
| <b>17. Slopes</b><br>a) Change topography or ground surface relief<br>features?   |                                      |  |  |              |
| <ul> <li>17. Slopes <ul> <li>a) Change topography or ground surface relief features?</li> <li>b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?</li> <li>c) Result in grading that affects or negates</li> </ul> </li> </ul>  | An Materials                         | C<br>C<br>C<br>S, Slope Stab                                   | IIIIty Report                          |              |
| <ul> <li>17. Slopes <ul> <li>a) Change topography or ground surface relief</li> <li>features?</li> <li>b) Create cut or fill slopes greater than 2:1 or higher</li> <li>than 10 feet?</li> <li>c) Result in grading that affects or negates</li> <li>subsurface sewage disposal systems?</li> </ul> </li> </ul> | D                                    | C<br>C<br>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.

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| <ul><li>18. Soils</li><li>a) Result in substantial soil erosion or the loss of topsoil?</li></ul>   |                                      |  | $\boxtimes$                           |              |
| b) Be located on expansive soil, as defined in Section<br>1802.3.2 of the California Building Code (2007), creating<br>substantial direct or indirect risks to life or property?          |                                      |  | $\boxtimes$                           |              |
| c) Have soils incapable of adequately supporting use<br>of septic tanks or alternative waste water disposal systems<br>where sewers are not available for the disposal of waste<br>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

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| 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:  | -                                    |  |                                       |              |
| <b>20.</b> Greenhouse Gas Emissions<br>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: |    |       |             |
|--|------|----|-------|-------------|
| <b>21. Hazards and Hazardous Materials</b><br>a) Create a significant hazard to the public or the<br>environment through the routine transport, use, or disposal<br>of hazardous materials?              |      |    |       |             |
| b) Create a significant hazard to the public or the<br>environment through reasonably foreseeable upset and<br>accident conditions involving the release of hazardous<br>materials into the environment? |      |    |       |             |
| c) Impair implementation of or physically interfere<br>with an adopted emergency response plan or an emergency<br>evacuation plan?   |      |    |       | $\boxtimes$ |
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|   | Potentially<br>Significant<br>Impact   | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact     | No<br>Impact             |
|---|--|--|---|--------------------------|
| d) Emit hazardous emissions or handle hazardous or<br>acutely hazardous materials, substances, or waste within<br>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<br>spill of fuel used for the generator. The Department of Environ<br>emergency plan for the storage of hazardous materials greate<br>pounds, or any acutely hazardous materials or extremely hazar<br>This is a standard condition and not considered mitigation for<br>is considered less than significant. | nmental He<br>r than 55 g<br>dous mate | alth has requ<br>allons, 200 c<br>rials (COA 90                | uired a bus<br>subic feet of<br>.E HEALTI | iness<br>r 500<br>H. 1). |
| c) The project will not impair implementation of or physically<br>response plan or an emergency evacuation plan due to imme<br>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<br>pursuant to Government Code Section 65962.5 and, as a resu<br>the public or the environment. There are no impacts.  |  |  |   |                          |
| Mitigation: No mitigation is required.  |  |  |   |                          |
| Monitoring: No monitoring is required.  |  |  |   |                          |
| <b>22. Airports</b><br>a) Result in an inconsistency with an Airport Master<br>Plan?  |  |  |   |                          |
| b) Require review by the Airport Land Use Commission?   |  |  | $\boxtimes$                               |                          |
| c) For a project located within an airport land use plan<br>or, where such a plan has not been adopted, within two (2)<br>miles of a public airport or public use airport, would the<br>project result in a safety hazard for people residing or<br>working in the project area?  |  |  |   |                          |
| d) For a project area?<br>d) For a project within the vicinity of a private airstrip,<br>or heliport, would the project result in a safety hazard for<br>people residing or working in the project area?  |  |  |   |                          |

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EA43081

| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|
|--------------------------------------|--|---------------------------------------|--------------|

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<br>a) Violate any water quality standards or waste<br>discharge requirements or otherwise substantially degrade<br>surface or ground water quality?   |    |             |             |
| <ul> <li>b) Substantially decrease groundwater supplies or<br/>interfere substantially with groundwater recharge such that<br/>the project may impede sustainable groundwater<br/>management of the basin?</li> </ul> |    |             |             |
| c) Substantially alter the existing drainage pattern of<br>the site or area, including through the alteration of the course<br>of a stream or river or through the addition of impervious<br>surfaces?                |    | $\boxtimes$ |             |
| d) Result in substantial erosion or siltation on-site or off-site?  |    | $\boxtimes$ |             |
| e) Substantially increase the rate or amount of<br>surface runoff in a manner which would result in flooding on-<br>site or off-site?   |    | $\boxtimes$ |             |
| f) Create or contribute runoff water which would<br>exceed the capacity of existing or planned stormwater<br>drainage systems or provide substantial additional sources<br>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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
| Mitigation: No mitigation is required.   |                                      |  |                                       |              |
| Monitoring: No monitoring is required.   |                                      |  |                                       |              |
| LAND USE/PLANNING Would the project:   |                                      |  |                                       |              |
| <ul> <li>24. Land Use         <ul> <li>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?</li> </ul> </li> </ul> |                                      |  |                                       |              |
| 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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
| MINERAL RESOURCES Would the project:   |                                      |  |                                       |              |
| 25. Mineral Resources<br>a) Result in the loss of availability of a known mineral<br>resource that would be of value to the region or the residents<br>of the State?         |                                      |  |                                       |              |
| b) Result in the loss of availability of a locally-<br>important mineral resource recovery site delineated on a<br>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<br>a) For a project located within an airport land use plan<br>or, where such a plan has not been adopted, within two (2)<br>miles of a public airport or public use airport would the project<br>expose people residing or working in the project area to<br>excessive noise levels? |           |              |             |        |
| b) For a project located within the vicinity of a private<br>airstrip, would the project expose people residing or working<br>in the project area to excessive noise levels?  |           |              |             |        |
| <b>Source(s)</b> : 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<br>hificant<br>pact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|-------|------------------------------|--|---------------------------------------|--------------|
|-------|------------------------------|--|---------------------------------------|--------------|

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.

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

**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 |
| <b>Source(s):</b> Riverside County General Plan Figure OS-8 "Pale<br>Resource Impact Mitigation Program ("PRIMP") Report | ontologica | l Sensitivity, | " Paleontol | ogical |
|  | ontologica | l Sensitivity, | " Paleontol | ogical |

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impaci |
|--|--------------------------------------|--|---------------------------------------|--------------|
|--|--------------------------------------|--|---------------------------------------|--------------|

# 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:  |  |  |
|--|--|--|
| <ul> <li><b>29. Housing</b> <ul> <li>a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</li> </ul> </li> </ul>                                  |  |  |
| b) Create a demand for additional housing,<br>particularly housing affordable to households earning 80% or<br>less of the County's median income?  |  |  |
| c) Induce substantial unplanned population growth in<br>an area, either directly (for example, by proposing new<br>homes and businesses) or indirectly (for example, through<br>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<br>Significa<br>Impac  | ant Signif   | icant<br>th s<br>ation                  | Less<br>Than<br>Significant<br>Impact           | No<br>Impac                      |
|--|---|--|---|---|----------------------------------|
| <b>PUBLIC SERVICES</b> Would the project rest<br>the provision of new or physically altered go<br>governmental facilities, the construction of w<br>to maintain acceptable service ratios, response<br>following public services:  | vernment facilities or the<br>hich could cause significa  | need for n   | ew or pl<br>mental i                    | nysically a<br>mpacts, ii                       | alterec<br>n ordei               |
| 30. Fire Services  |   |  |   | $\square$                                       |                                  |
| Source(s): Riverside County General Plan   | Safety Element  |  |   |   |                                  |
| Findings of Fact:  |   |  |   |   |                                  |
| will not directly physically alter existing facilitie<br>shall comply with County Ordinance No. 659<br>90.PLANNING.3) This is a standard Condition<br>to CEQA. Therefore, impacts are less than signation is required.   | 9 to prevent any potentian<br>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<br>facility, it is extremely unlikely that the propo-<br>reason, and therefore the proposed project we<br>services provided in the vicinity of the project<br>Ordinance No. 659 to prevent any potential e<br>a standard Condition of Approval and is not co<br>than significant. | osed project would ever<br>ould not have an increme<br>ct area. However, the p<br>ffects to sheriff services. | need she<br>ental effect<br>roject shal<br>(COA 90.I | riff's ser<br>on the<br>comply<br>CANNI | vices for<br>level of sl<br>with Cc<br>NG.3) Th | any<br>heriff<br>ounty<br>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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
|--|--------------------------------------|--|---------------------------------------|--------------|

# 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 |  |  |  | $\boxtimes$ |
|---------------------|--|--|--|-------------|
|---------------------|--|--|--|-------------|

**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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|---|--------------------------------------|--|---------------------------------------|--------------|
| RECREATION Would the project  |                                      |  |                                       |              |
| <b>35.</b> Parks and Recreation<br>a) Include recreational facilities or require the<br>construction or expansion of recreational facilities which<br>might have an adverse physical effect on the environment? |                                      |  |                                       |              |
| b) Increase the use of existing neighborhood or<br>regional parks or other recreational facilities such that<br>substantial physical deterioration of the facility would occur<br>or be accelerated?            |                                      |  |                                       |              |
| c) Be located within a Community Service Area (CSA)<br>or recreation and park district with a Community Parks and<br>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<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>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<br>management program, including, but not limited to level of<br>service standards and travel demand measures, or other<br>standards established by the county congestion<br>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-<br>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<br>Significant<br>Impact  | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impac                |
|--|---|--|---------------------------------------|----------------------------|
| e) The project site will cause a slight temporary effect upon<br>however, impacts are considered less than significant due<br>12-foot on-site gravel driveway to the monopole lease area   | to immediate a  |  |                                       |                            |
| f) The project will not cause inadequate emergency access<br>access from Garnet Road. The project will have less than  | or access to ne<br>significant impa   | earby uses c<br>act.   | lue to imme                           | diate                      |
| Mitigation: No mitigation is required.   |   |  |                                       |                            |
| Monitoring: No monitoring is required.   |   |  |                                       |                            |
| <ul><li>38. Bike Trails</li><li>a) Include the construction or expansion of a bi system or bike lanes?</li></ul>   | ke  |  |                                       |                            |
| Source(s): Riverside County General Plan   |   |  |                                       |                            |
| Monitoring: No monitoring is required.   |   |  |                                       |                            |
| <b>TRIBAL CULTURAL RESOURCES</b> 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<br>ically defined in  | ode section<br>n terms of th                                   | 21074 as e<br>ne size and             | ither a scope              |
| <ul> <li>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:</li> <li>39. Tribal Cultural Resources</li> </ul>   | c Resources C<br>lically defined in<br>le to a Californ   | ode section<br>n terms of th                                   | 21074 as e<br>ne size and             | ither a<br>scope<br>e, and |
| <b>TRIBAL CULTURAL RESOURCES</b> 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<br>lically defined in<br>le to a Californ<br>er<br>er                                       | ode section<br>n terms of th                                   | 21074 as e<br>ne size and             | ither a scope              |
| <ul> <li>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:</li> <li>39. Tribal Cultural Resources <ul> <li>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</li> </ul> </li> </ul>   | c Resources C<br>lically defined in<br>le to a Californ<br>er<br>al<br>on<br>its<br>of<br>de<br>de<br>ne  | ode section<br>n terms of th                                   | 21074 as e<br>ne size and             | ither a<br>scope<br>e, and |
| <ul> <li>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:</li> <li>39. Tribal Cultural Resources <ul> <li>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)?</li> <li>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</li> </ul> </li> </ul>   | c Resources C<br>lically defined in<br>le to a Californ<br>er<br>cal<br>on<br>its<br>of<br>de<br>de<br>an | ode section<br>n terms of th                                   | 21074 as e<br>ne size and             | ither a<br>scope<br>e, and |
| <ul> <li>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:</li> <li>39. Tribal Cultural Resources <ul> <li>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)?</li> <li>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.)</li> </ul> </li> </ul> | c Resources C<br>lically defined in<br>le to a Californ<br>er<br>cal<br>on<br>its<br>of<br>de<br>de<br>an | ode section<br>n terms of th                                   | 21074 as e<br>ne size and             | ither a<br>scope<br>e, and |

|  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|--|---------------------------------------|--------------|
|--|--------------------------------------|--|---------------------------------------|--------------|

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:  |                            |                             |                          |                    |
|---|----------------------------|-----------------------------|--------------------------|--------------------|
| <b>40.</b> Water<br>a) Require or result in the relocation or construction<br>of new or expanded water, wastewater treatment, or storm  |                            |                             |                          | $\boxtimes$        |
| water drainage systems, whereby the construction or relocation would cause significant environmental effects?<br>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?<br><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<br>or expansion of existing facilities since the project consists<br>communications facility. The project will have no impact.   | ruction of r<br>s of a pro | new water tre<br>oposed unm | eatment fao<br>nanned wi | cilities<br>reless |
| Mitigation: No mitigation is required.  |                            |                             |                          |                    |
| Monitoring: No monitoring is required.  |                            |                             |                          |                    |
| 41. Sewer<br>a) Require or result in the construction of new<br>wastewater treatment facilities, including septic systems, or<br>expansion of existing facilities, whereby the construction or<br>relocation would cause significant environmental effects?               |                            |                             |                          |                    |
| b) Result in a determination by the wastewater<br>treatment provider that serves or may service the project that<br>it has adequate capacity to serve the project's projected<br>demand in addition to the provider's existing commitments?                               |                            |                             |                          |                    |
| Source(s): Department of Environmental Health Review  |                            |                             |                          |                    |
|   |                            |                             |                          |                    |
| Page 31 of 36   |                            | EA                          | 43081                    |                    |

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impac         |
|---|--------------------------------------|--|---------------------------------------|---------------------|
| Findings of Fact:   |                                      |  |                                       |                     |
| a-b) The proposed project will not require or result in the cons<br>or expansion of existing facilities since the project consists of<br>facility. The project will have no impact.   | struction of an unmanr               | new water tre<br>ned wireless                                  | eatment fac<br>communica              | ilities<br>ations   |
| Mitigation: No mitigation is required.  |                                      |  |                                       |                     |
| Monitoring: No monitoring is required.  |                                      |  |                                       |                     |
| <b>42. Solid Waste</b><br>a) Generate solid waste in excess of State or Local<br>standards, or in excess of the capacity of local infrastructure,<br>or otherwise impair the attainment of solid waste reduction<br>goals?  |                                      |  |                                       |                     |
| b) Comply with federal, state, and local management<br>and reduction statutes and regulations related to solid<br>wastes including the CIWMP (County Integrated Waste<br>Management Plan)?  |                                      |  |                                       |                     |
| <u>Source(s)</u> : Riverside County General Plan, Riverside<br>correspondence   | County V                             | Vaste Mana   | gement Di                             | strict              |
| Findings of Fact:   |                                      |  |                                       |                     |
| a-b) The proposed project will not require or result in the const<br>he expansion of existing facilities since the project consists of<br>acility. The project will have no impact.<br><u>Mitigation</u> : No mitigation is required.<br><u>Monitoring</u> : No monitoring is required. |                                      |  |                                       |                     |
| <b>43. Utilities</b><br>Would the project impact the following facilities requiring or re<br>or the expansion of existing facilities, whereby the construct   | sulting in th<br>tion or reloc       | e constructio<br>cation would                                  | n of new fa<br>cause sign             | cilities<br>ificant |
| environmental effects?  |                                      |  |                                       |                     |
| a) Electricity?   | <u> </u>                             |  |                                       |                     |
| a) Electricity?<br>b) Natural gas?  |                                      |  |                                       |                     |
| <ul><li>a) Electricity?</li><li>b) Natural gas?</li><li>c) Communications systems?</li></ul>  |                                      |  |                                       |                     |
| a) Electricity?<br>b) Natural gas?  |                                      |  |                                       |                     |

Source(s): Project Application Materials, Utility Companies

EA43081

| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|
|--------------------------------------|--|---------------------------------------|--------------|

# 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?                     | <br>    |             |  |
| b) Due to slope, prevailing winds, and other factors,           | <br>    | $\square$   |  |
| 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,            | <br>    |             |  |
| including downslope or downstream flooding or landslides,       |         | $\boxtimes$ |  |
| as a result of runoff, post-fire slope instability, or drainage |         |             |  |
| changes?  |         |             |  |
| ¥   | <br>· . |             |  |
| Page 33 of 36   | F۵      | 43081       |  |
| 1 age 55 61 56  | L.A.    | 40001       |  |

|   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>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:      |                |             |       |
|---|------------|----------------|-------------|-------|
| <b>45.</b> 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       |  |             | <br>[] |
|--|--|-------------|--------|
| 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 | <br> |   |
|--|------|---|
| 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<br>Significan<br>Impact |  | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|-------------------------------------|--|---------------------------------------|--------------|
|-------------------------------------|--|---------------------------------------|--------------|

# 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<br>14:35  | Riverside County PLUS<br>CONDITIONS OF APPROVAL  | Page 2  |
|--|--|---|
| Plan: CUP03786   |  | Parcel: 668290004   |
| 80. Prior To Building Permit Iss<br>Planning   | uance  |   |
| 080 - Planning. 3<br>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<br>ed by the Transportation Department - Survey Office. Pro<br>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<br>Transportation Departme<br>utility company. A dispose<br>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<br>< with the serving<br>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<br>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<br>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.
- 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

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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Sincerely,

PLANNING DEPARTMENT

Obasher Shonson

Heather Thomson, Archaeologist

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

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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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**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) –

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Sincerely,

PLANNING DEPARTMENT

Clashy 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

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

#### 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:

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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

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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

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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

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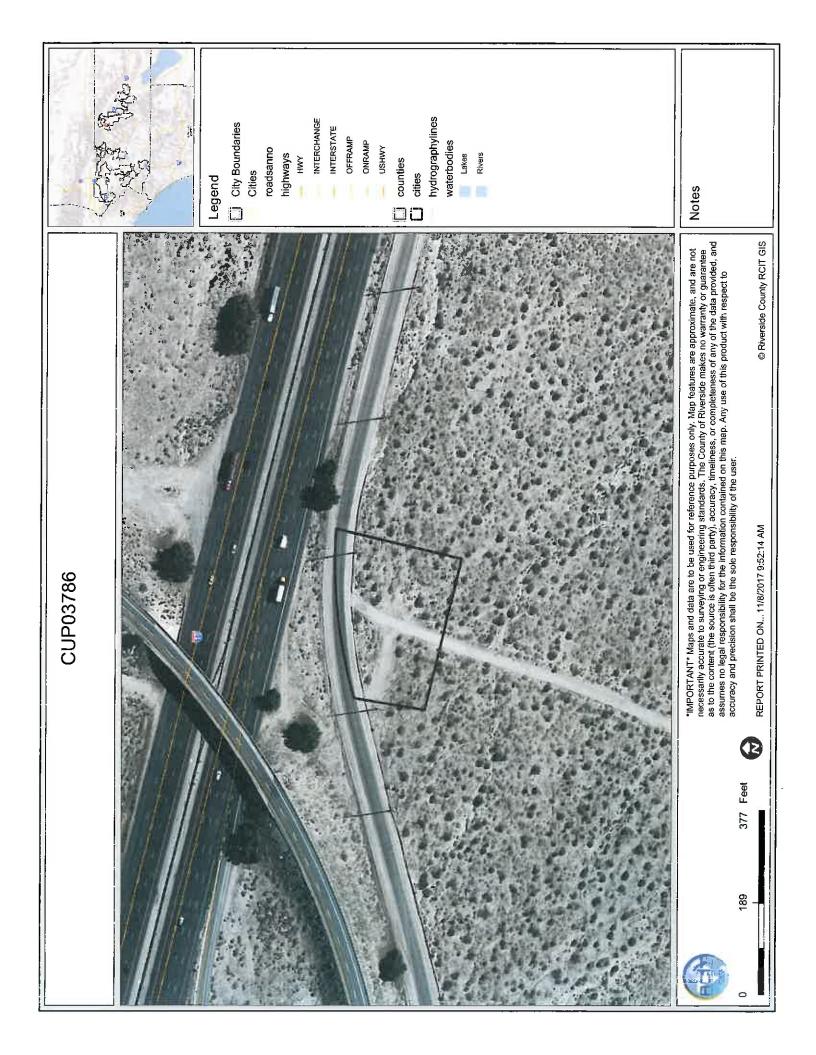
PLANNING DEPARTMENT

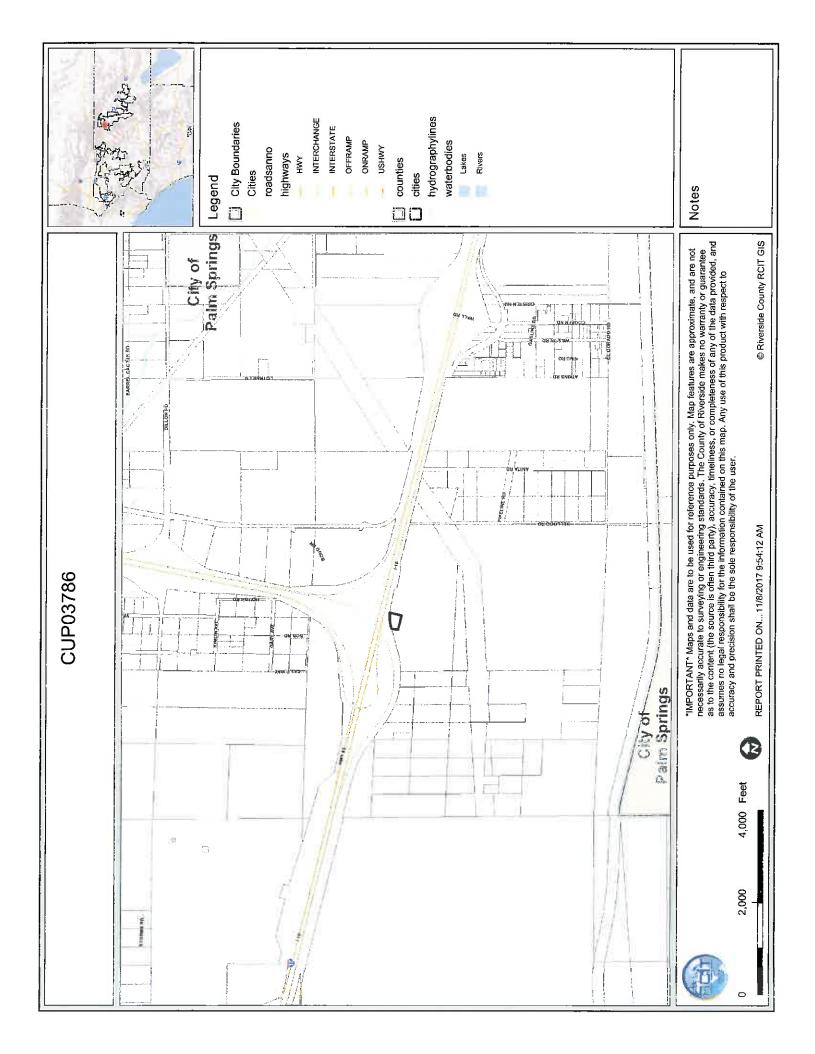
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| Steve Weiss, AICP<br>Planning Director |  |   |   |   |    |
| APPLI                                  | CATION FOR LAI   | ND USE  | E AND D   | EVELOPMENT  |    |
| CHECK ONE AS                           | APPROPRIATE:   |   |   |   |    |
| PLOT PLAN     CONDITIONA               |  | LIC USE PE<br>PORARY US   | RMIT<br>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<br>CA  |   | 92618   |    |
| Davtime Pho                            | <sup>City</sup><br>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<br>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<br>CA  |   | 02260   |    |
|  | City   | State   | Z   | (P  |    |
|  | e No: ()   |   |   | /   |    |
| P.O. Box 1409,                         | · 4080 Lemon Street, 12th Floor<br>Riverside, California 92502-1409<br>3200 · Fax (951) 955-1811 | De  | Palm Desert   | 88 El Duna Court, Suite H<br>, California 92211<br>· 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<sup>O</sup> <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<br>Feet                            | Height | Stories | Use/Function To be Re | moved | Bldg.<br>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<br>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<br>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<br>the property is located within any of these watersheds (search for the subject property's<br>Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the<br>"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                   | <b>s</b>            | 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.

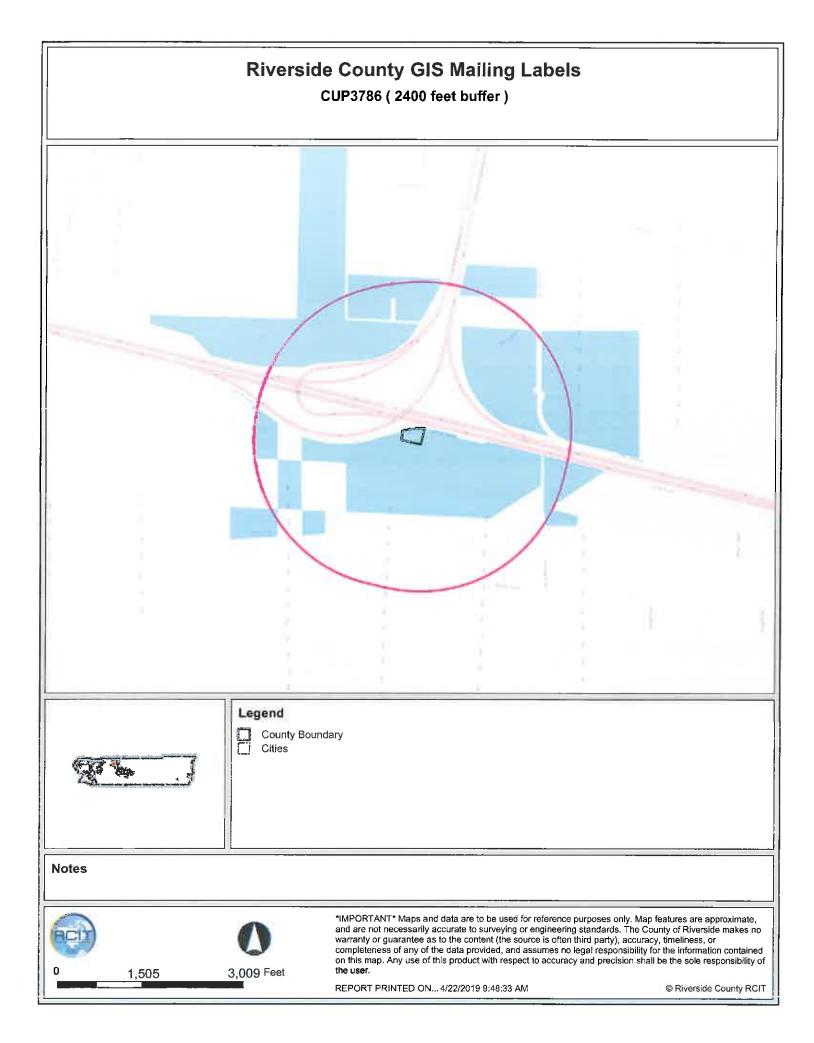
#### **PROPERTY OWNERS CERTIFICATION FORM**

| 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 <sup>TH</sup> 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 12<sup>th</sup> 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> |
|----------------|------------------------|----------------------|
|----------------|------------------------|----------------------|

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<br>Phone Number   |
| N/A<br>State Clearinghouse Number (if submitted to the State Clearinghouse)   |  |
| Smartlink on behalf Verizon Wireless<br>Project Applicant   | 18401 Von Karman Avenue Irvine, CA 92612<br>Address  |
| South of Garnet Avenue, east of Kellogg Road, west of Anita R<br>Project Location   | load.  |
| The plot plan proposes a wireless communication facility, for Ve<br>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><br>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   |
| <ol> <li>The project WILL NOT have a significant effect on the env.</li> <li>A Negative Declaration was prepared for the project pursuing judgment of the Lead Agency (County of Riverside).</li> <li>Mitigation measures WERE NOT made a condition of the A Mitigation Monitoring and Reporting Plan/Program WAS</li> <li>A statement of Overriding Considerations WAS NOT adop</li> <li>Findings were made pursuant to the provisions of CEQA.</li> </ol> | ant to the provisions of the California Environmental Quality Act and reflects the independent<br>approval of the project.<br>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      |

#### 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