



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:30 AM

MAY 15, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District - Administration Board Room

75515 Hovley Lane East, Palm Desert, CA 92211

Teleconference Location: 22930 St. Annes Court, Murrieta, CA 92562

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

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

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

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

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

NONE

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

NONE

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

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

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

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

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

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

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

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

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: May 15, 2019

PROPOSED PROJECT

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

EIR No.: 506

Area Plan: Eastern Coachella Valley

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Russell Brady

Continued from: November 28, 2018, December 5, 2018, and January 30, 2019

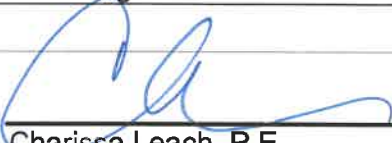
Project APN(s): 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001, 713-072-005

Applicant(s): GLC Enterprises LLC

Representative(s): Envicom Corporation

Danielian Associates

KWC Engineers



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

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

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

PROJECT DATA

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

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

Project Details:

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

Located Within:

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

PROJECT LOCATION MAP

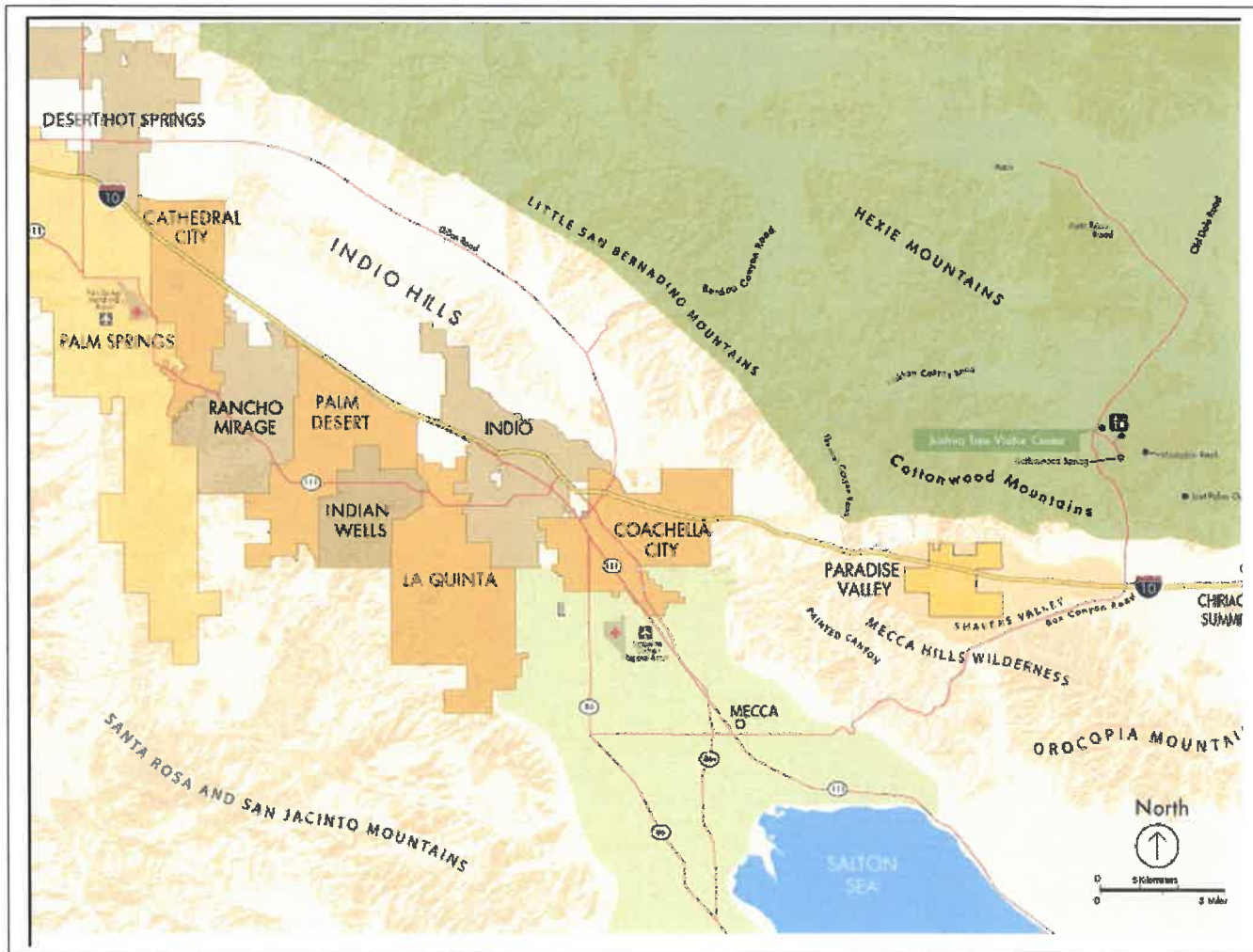


Figure 1: Regional Project Location Map

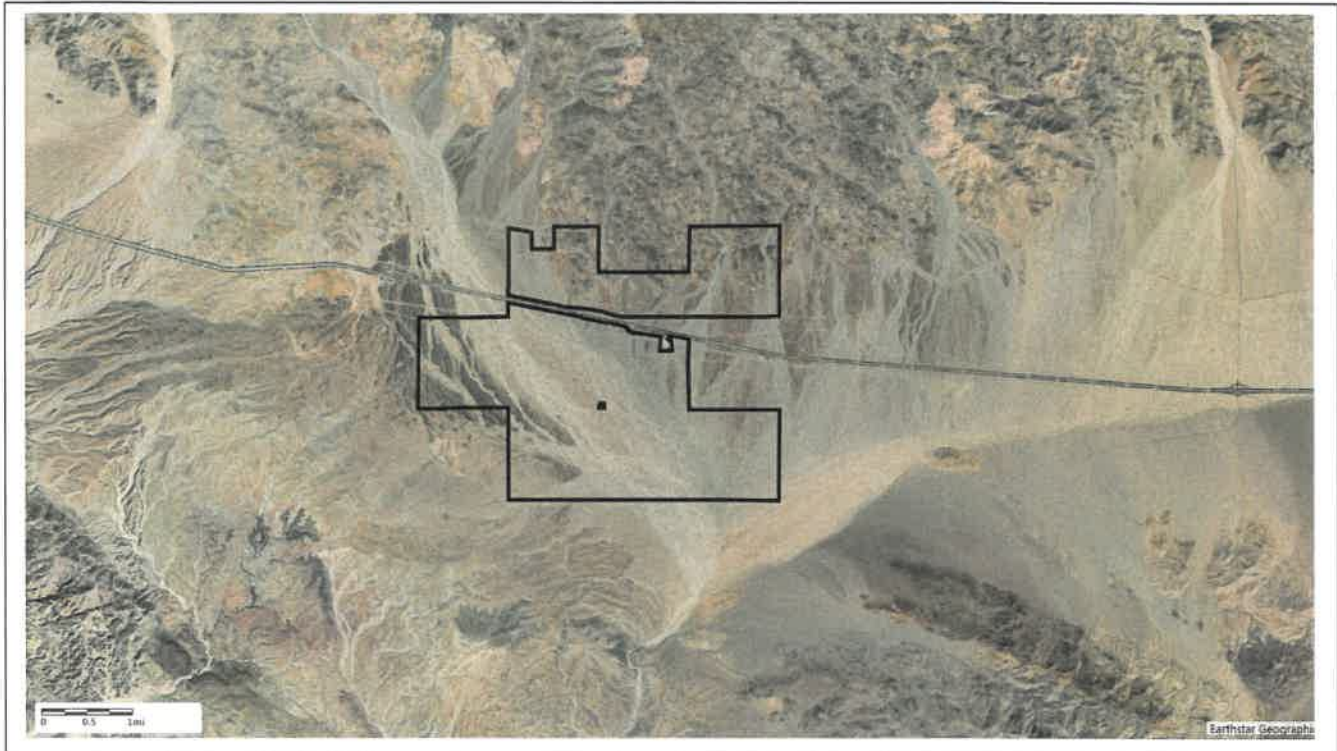


Figure 2: Local Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Continuance from January 30, 2019

Meetings

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

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

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

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

CVMSHCP Consistency

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

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

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

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

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

6.6.1.1 Joint Project Review Process within Conservation Areas For Purposes of overseeing compliance with the requirements of the MSHCP and the IA, a Joint Project Review Process shall be instituted by CVCC for all projects under the Local Permittees' jurisdiction in a conservation area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes...

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

Other Information Requested

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

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

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

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

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

Continuance from December 5, 2018

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

Affordable Housing Requirements

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

Relation to CVMSCHP

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

Desert Tortoise Movement

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

the subject property adjacent to the I-10 freeway. However, given the extent of contiguous core habitat within the Desert Tortoise Linkage, Mecca Hills/Orocopia Mountains, and Joshua Tree National Park Conservation Areas, opportunities for wildlife movement will continue to exist for several miles around the perimeter of the project.

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

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

Corridors to preserve access for wildlife under the I-10 freeway and connectivity with adjacent habitat. To maintain wildlife movement associated with the Biological Corridors, the project has been designed with specific edge conditions, designed to address the CVMSHCP Land Use Adjacency Guidelines and to minimize the edge effects of the proposed development on adjacent habitat and Biological Corridors. In general, potentially significant edge effects of development on wildlife consist of indirect impacts on water quality and pollutants, night lighting, noise levels, human disturbance levels, and barriers to wildlife movement. The project has sought to create a transitional zone between the urban and wildland communities, which will minimize the potential edge effects within the development footprint, retain the quality of bordering habitats, and ensure the continuing functionality of the adjacent biological corridors and linkages.

Public Outreach

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

Air Quality Basin

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

Self-Sustaining Nature of the Specific Plan

Pursuant to Eastern Coachella Valley Area Plan Policy 2.3, which states that the Shavers Valley area “offer unique opportunities for self-sustaining development provided such development is limited and can

provide for a full complement of infrastructure and services” and includes a variety of design and operational provisions for a development project to meet that are intended to make development more sustainable, the project has met these provisions as is detailed in the findings in this staff report and is expanded on in certain topics in this Background section.

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

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

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

Public Transit Service

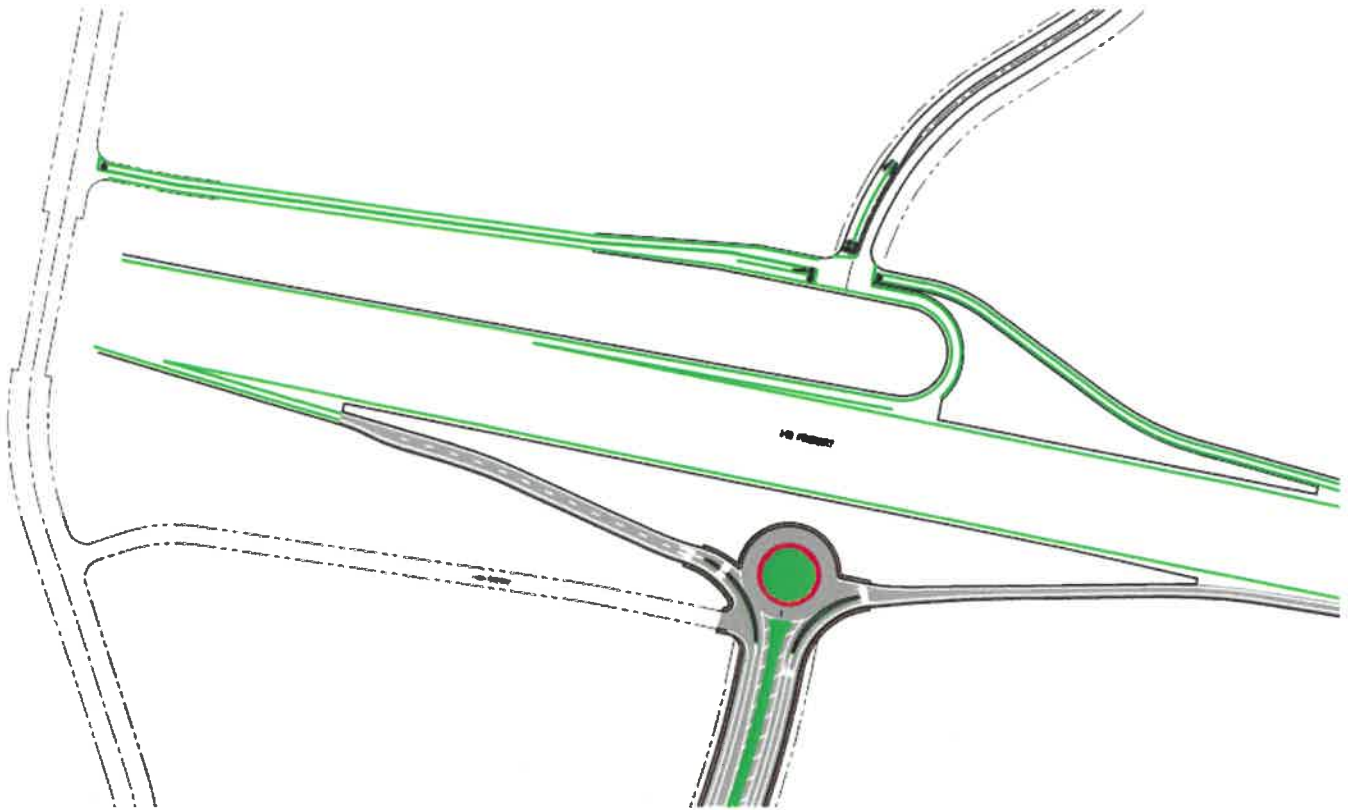
The Specific Plan includes requirements that the development of the Specific Plan will provide shuttle services between the Specific Plan Community Center and the SunLine Transit hub in Indio. It is also required that the development will coordinate with regional transit authorities to include bus turnout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

Water Supply and Agreements

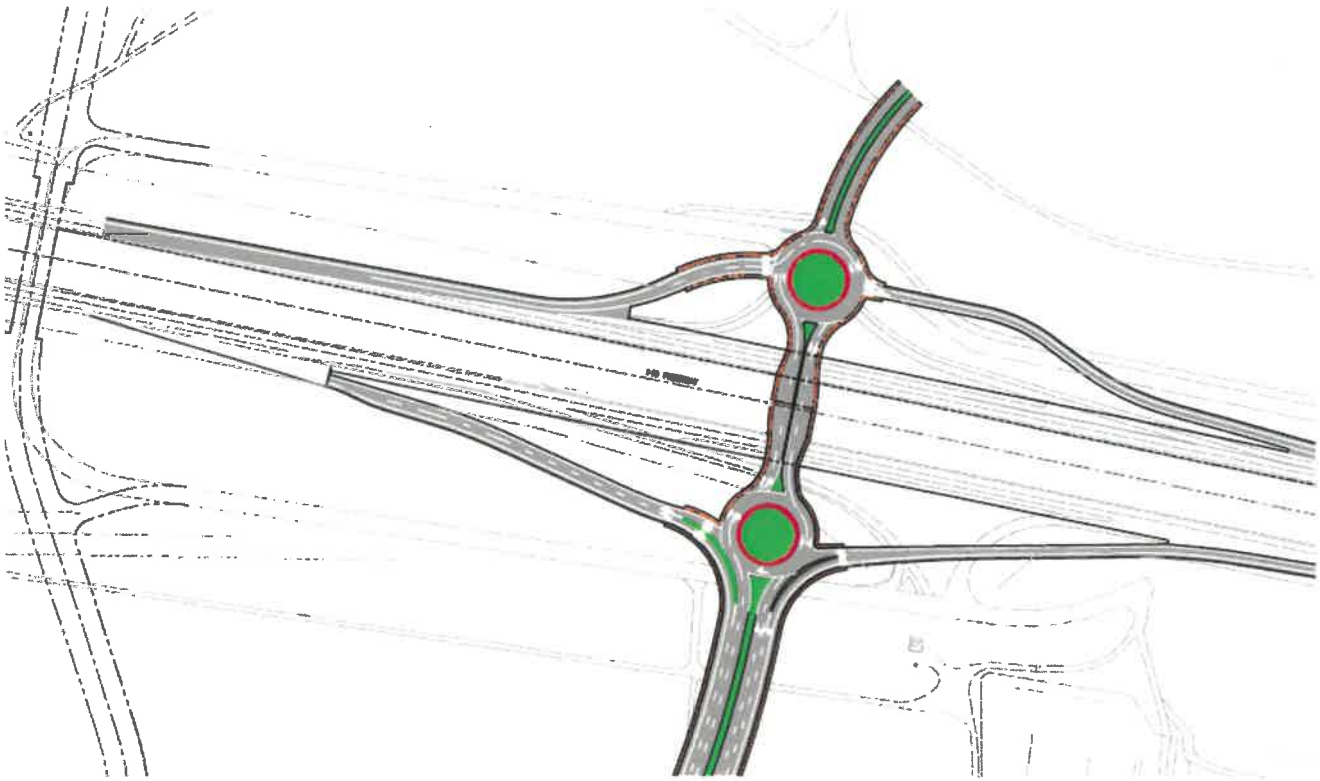
Background on the project’s water supply and agreements is summarized further in this staff report in the section titled Water Supply. It was noted that the project at this point has an allocated water supply to serve buildout of the project for 92 years, it was also asked what longer term water supply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

I-10 Interchange Improvements

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



Ultimate Interchange



Fair Share Funding for I-10

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

One Interchange for Specific Plan

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

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

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

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

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

Seasonal I-10 Traffic

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

Project History

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

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

Land Use Summary

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

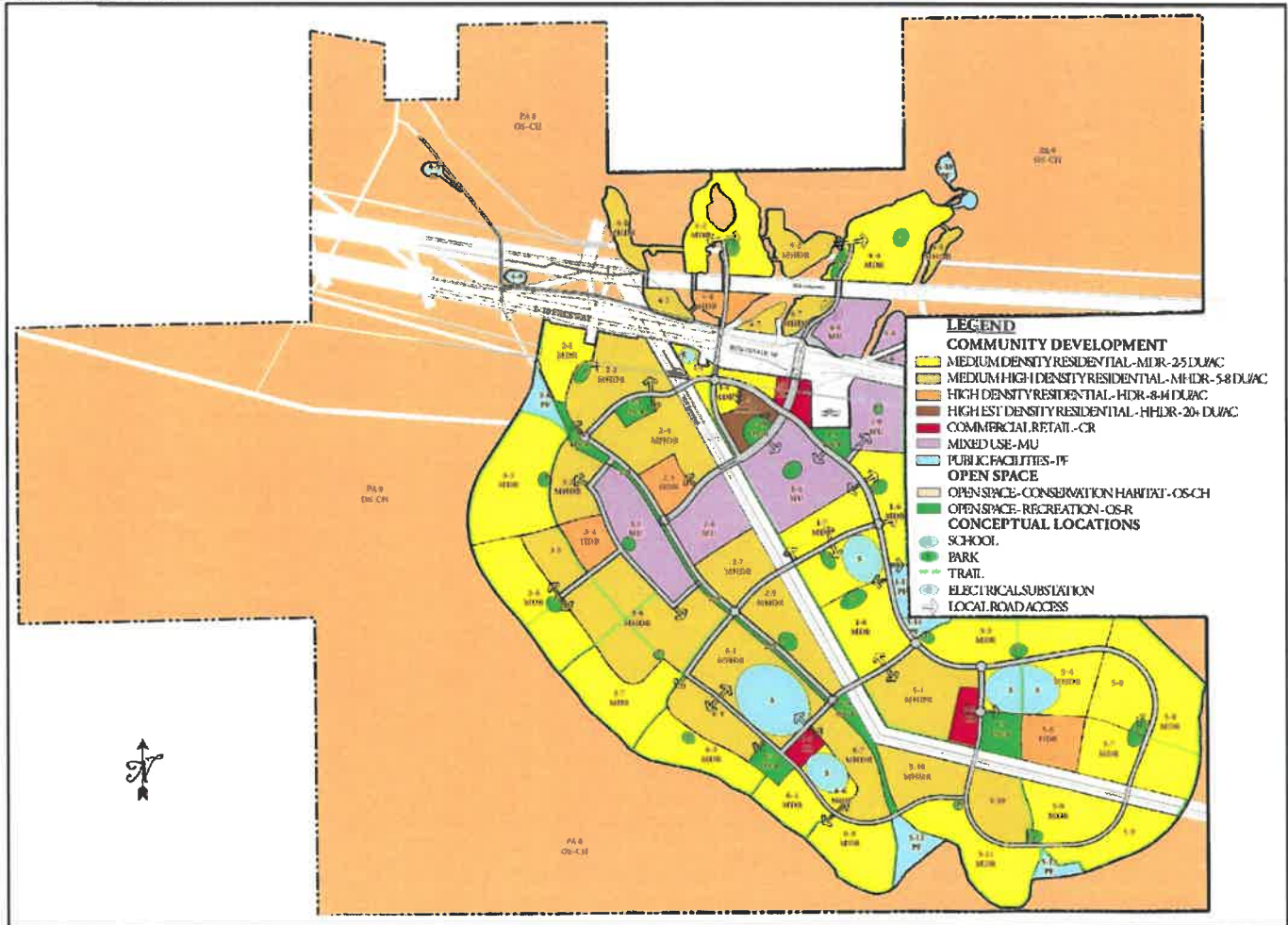
Source: Danielian Associates, May 2016.

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

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

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

Land Use Plan



Program Environmental Impact Report

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

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

Eastern Coachella Valley Area Plan Policy 2.3

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

CVMSHCP Consistency

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

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

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

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

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

Water Supply

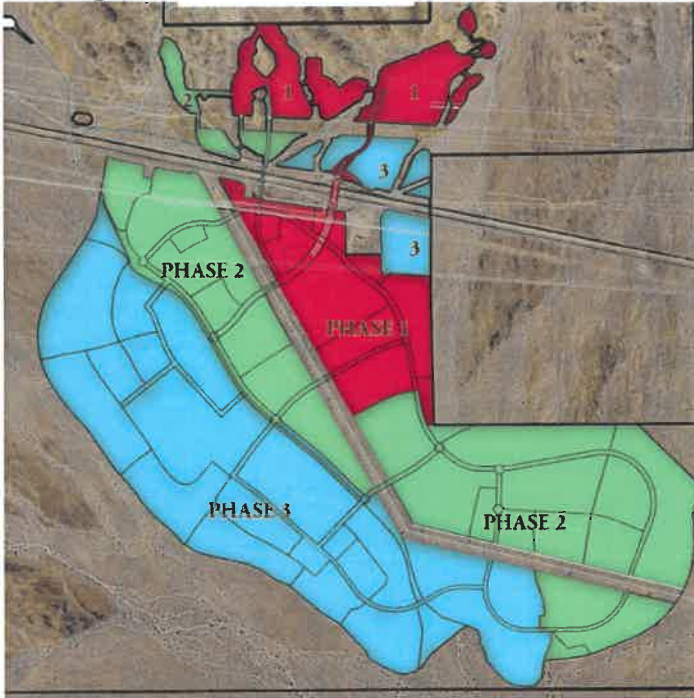
The project was required to complete a Water Supply Assessment (WSA) to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of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

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

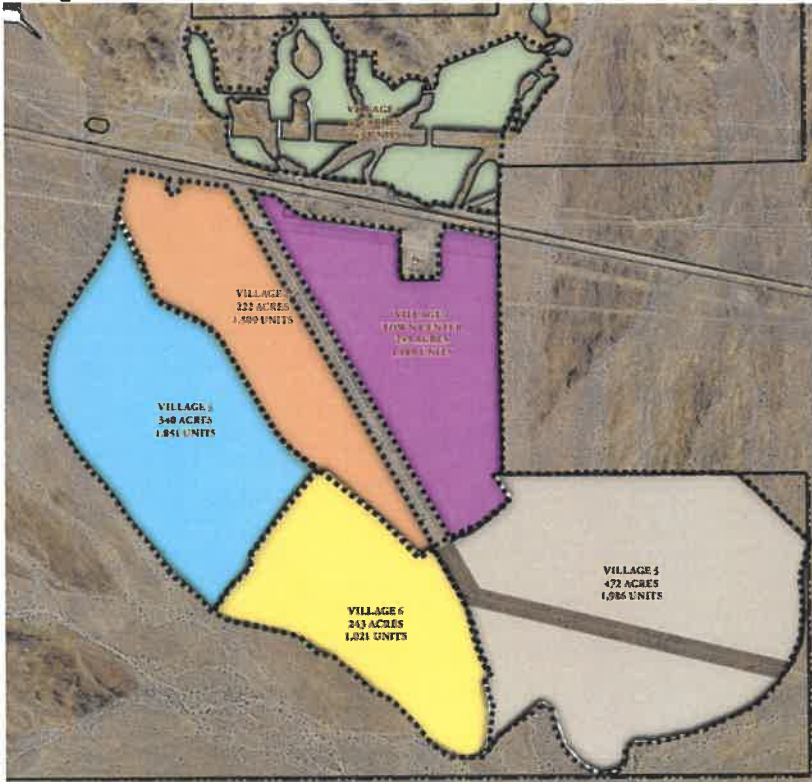
Phasing, Villages, and Village Refinement Plan

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

Phasing Plan



Villages



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

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

Non-Residential Construction Triggers

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

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

Public Services

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

School Triggers

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

Fire Service Triggers

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

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

Medical Service Triggers

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

Sustainability Measures

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

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

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

Renewable Energy Triggers

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

Electricity Service

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

Fiscal Impact Analysis

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

Off-Site Improvements

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

Projected Market/Demographics

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

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

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

Affordable Unit Phasing

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

SB18/AB52 Tribal Consultation

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

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

and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent 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.

Air Quality - AQMP Consistency and Regional Emissions

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

Greenhouse Gas Emissions

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

Noise – Operational Off-site and Ambient

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

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

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

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

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

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

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

Utility and Service Systems – Construction of Water and Sewer Facilities

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

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

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

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

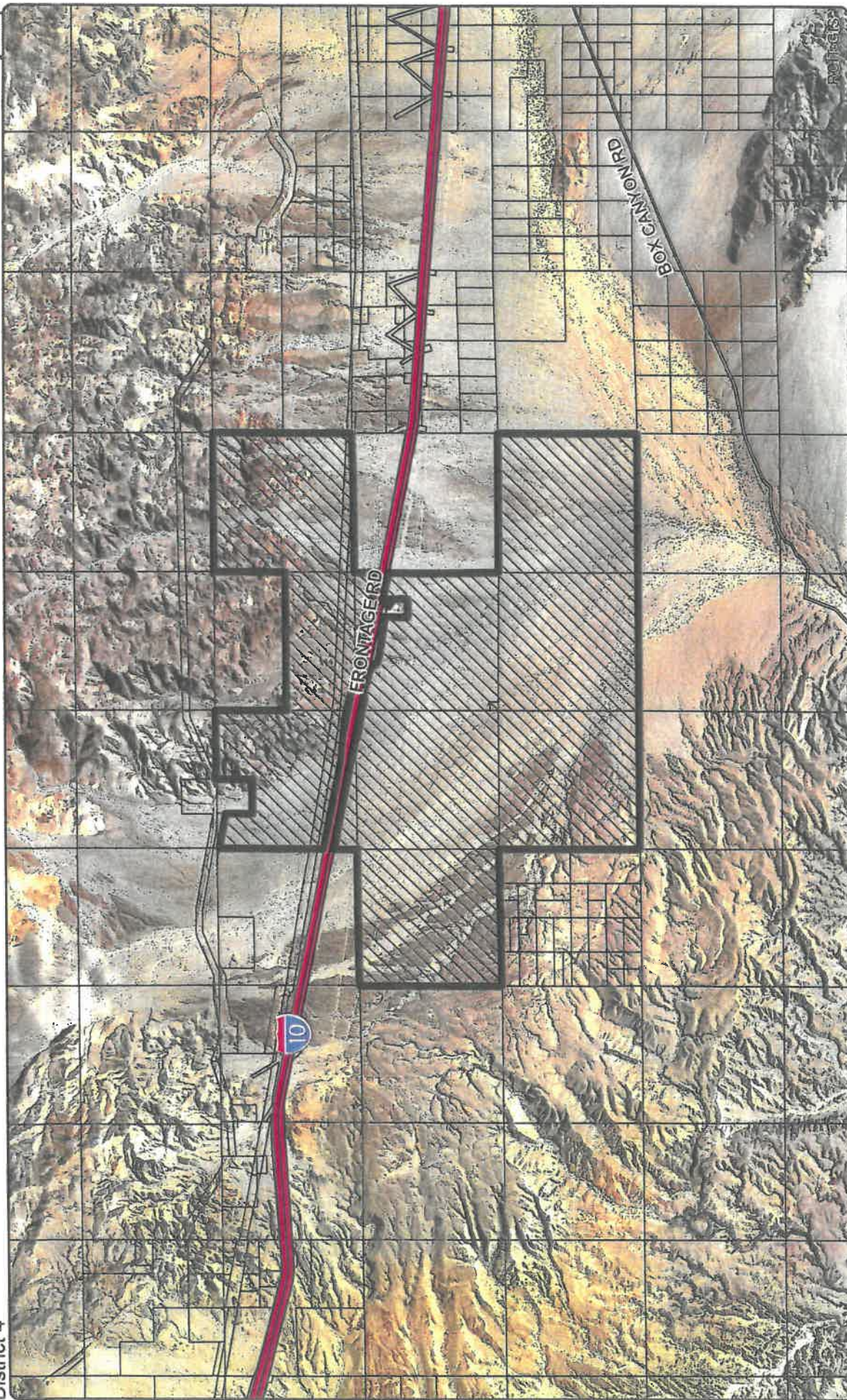
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ06915 GPA00686 SP00339
VICINITY/POLICY AREAS

Date Drawn: 11/20/2018
Vicinity Map

Supervisor: Perez
District 4



Author: Vinnie Nguyen



Zoning Area: Chuckawalla

DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan. This plan provides new land use designations for unincorporated Riverside County. The previous zoning map is being updated to reflect the new designations. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)950-3200 (Western County) or in Palm Desert at (760)646-7777 (Eastern County) or Website: <http://www.co.riverside.ca.us>

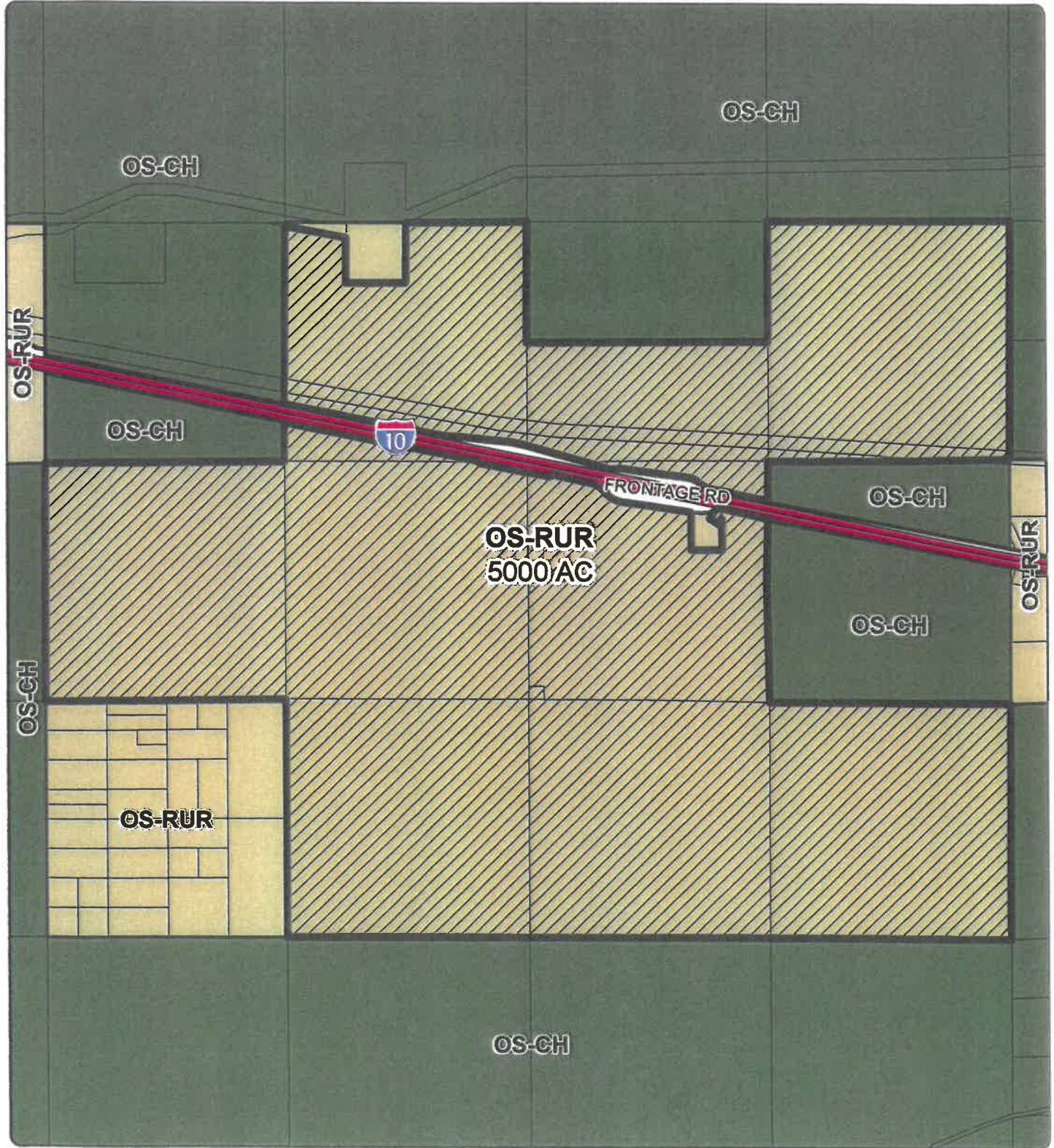
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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

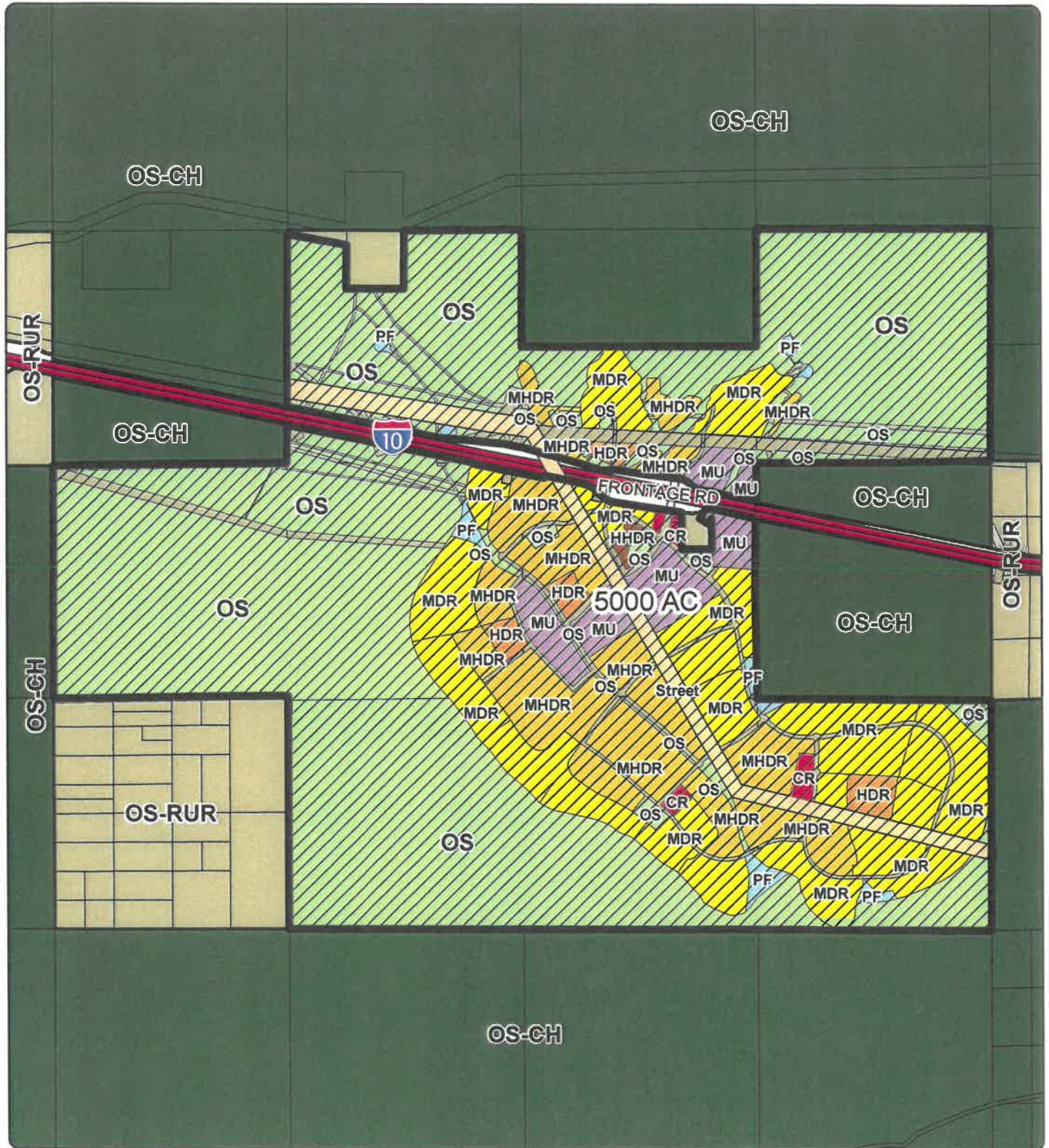
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

PROPOSED PLANNING AREA GENERAL PLAN

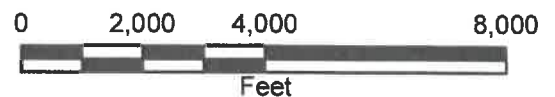
Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 6



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

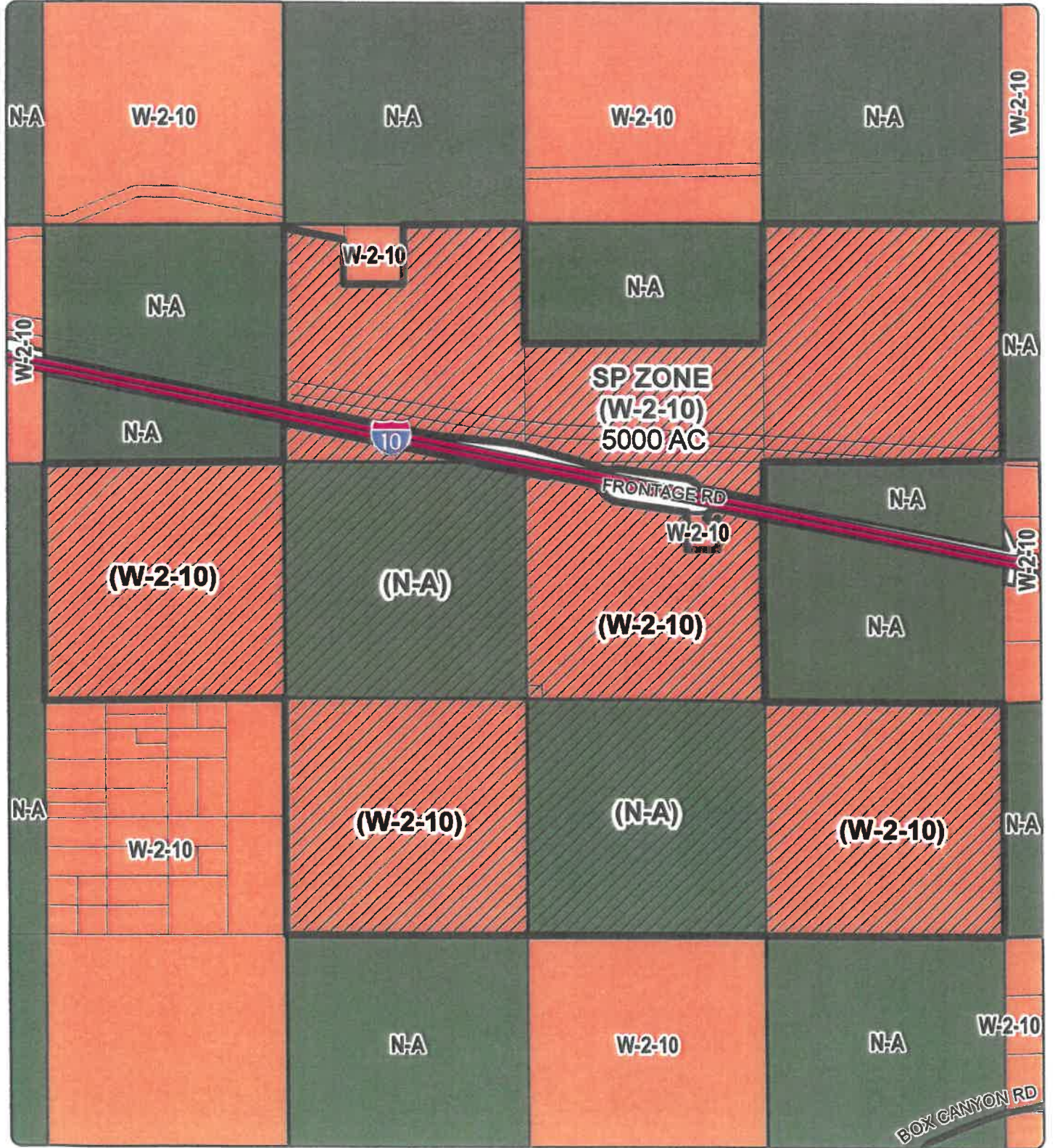
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

PROPOSED ZONING

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 3



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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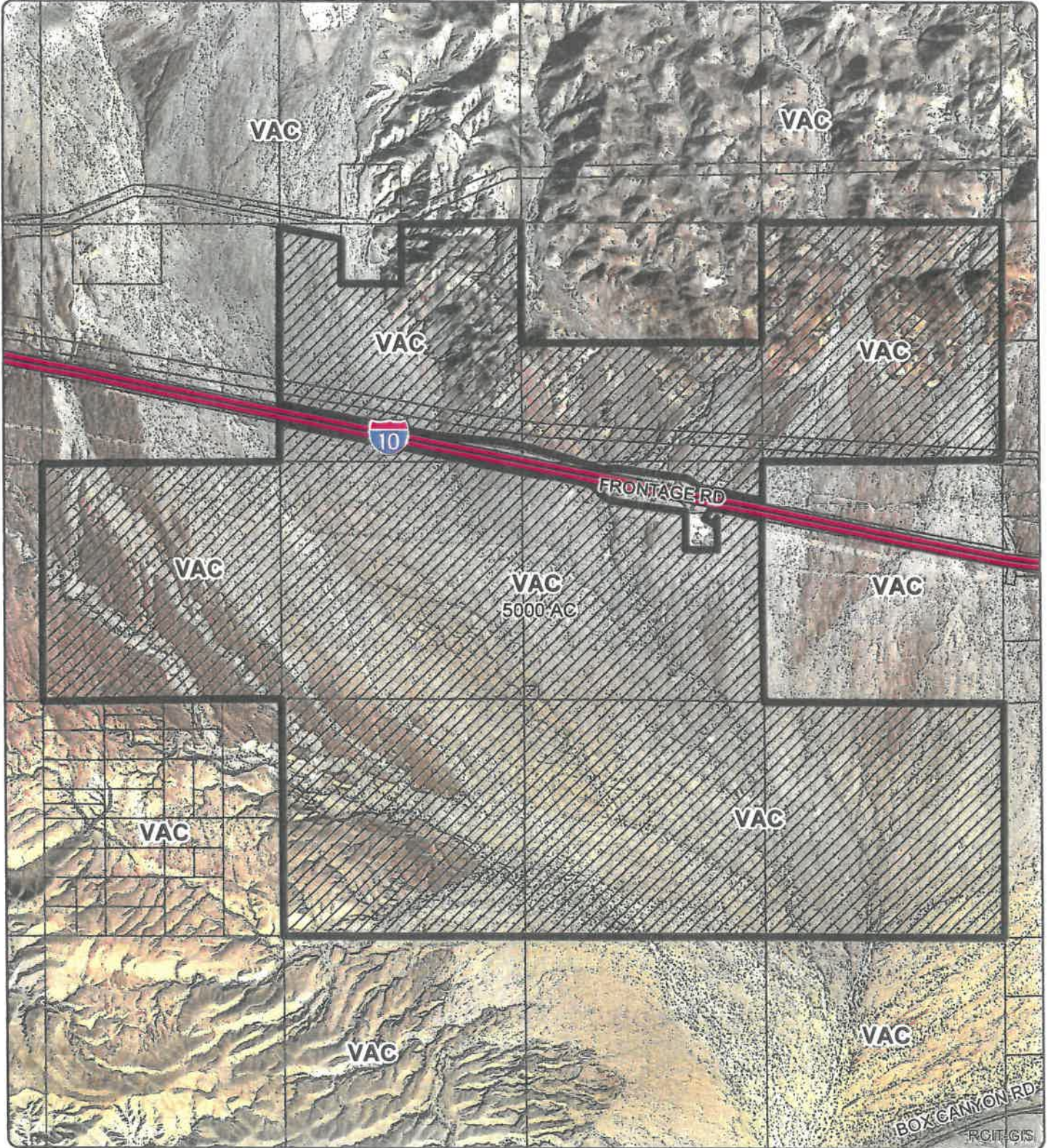
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06915 GPA00686 SP00339

LAND USE

Supervisor: Perez
District 4

Date Drawn: 11/20/2018
Exhibit 1



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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PARADISE VALLEY

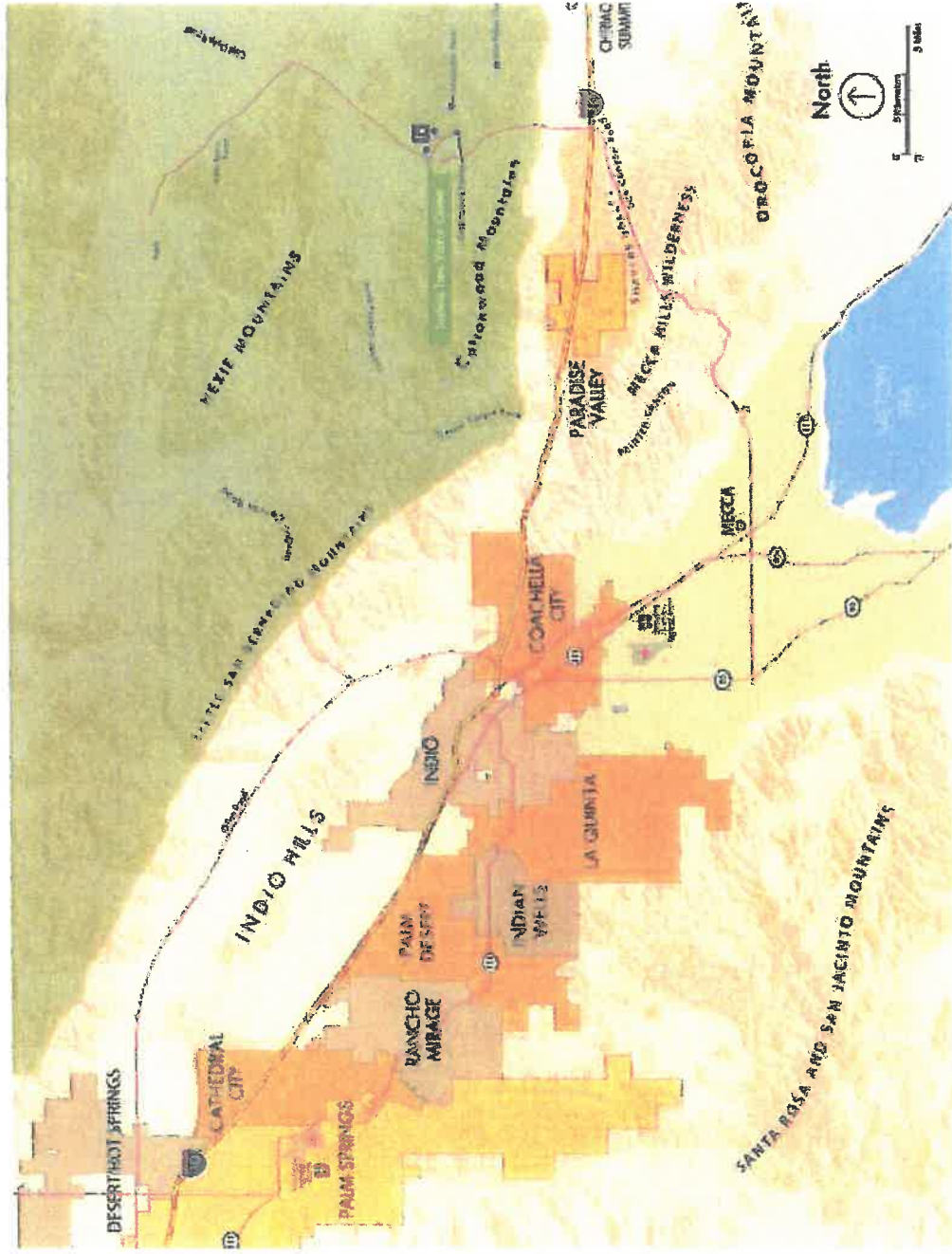


EXHIBIT I-1 REGIONAL CONTEXT

PARADISE VALLEY

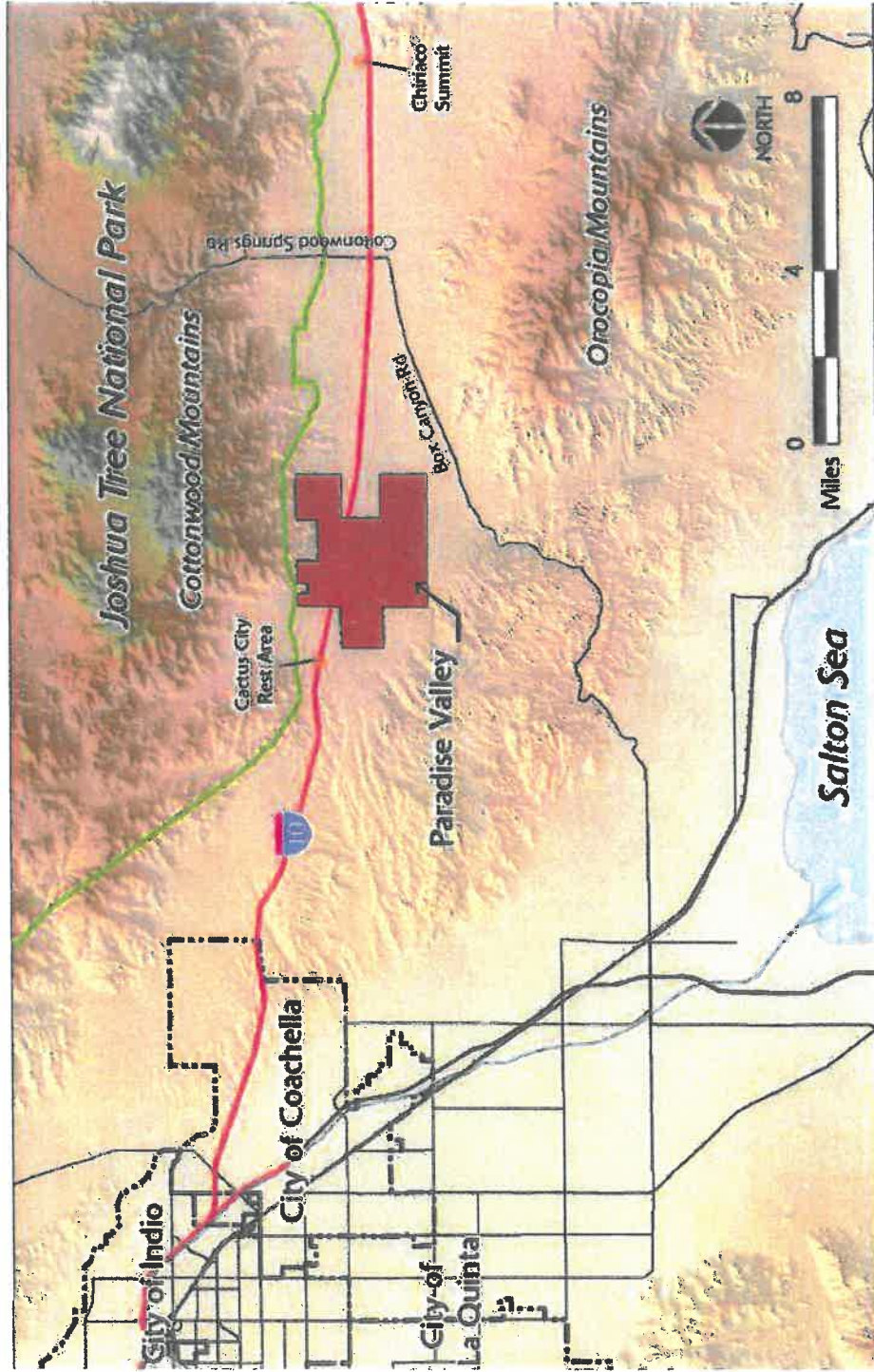


EXHIBIT 1-2 LOCAL CONTEXT

PARADISE VALLEY



EXHIBIT 1-3 SITE AERIAL

PARADISE VALLEY

TABLE 2-1 PROJECT SUMMARY

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

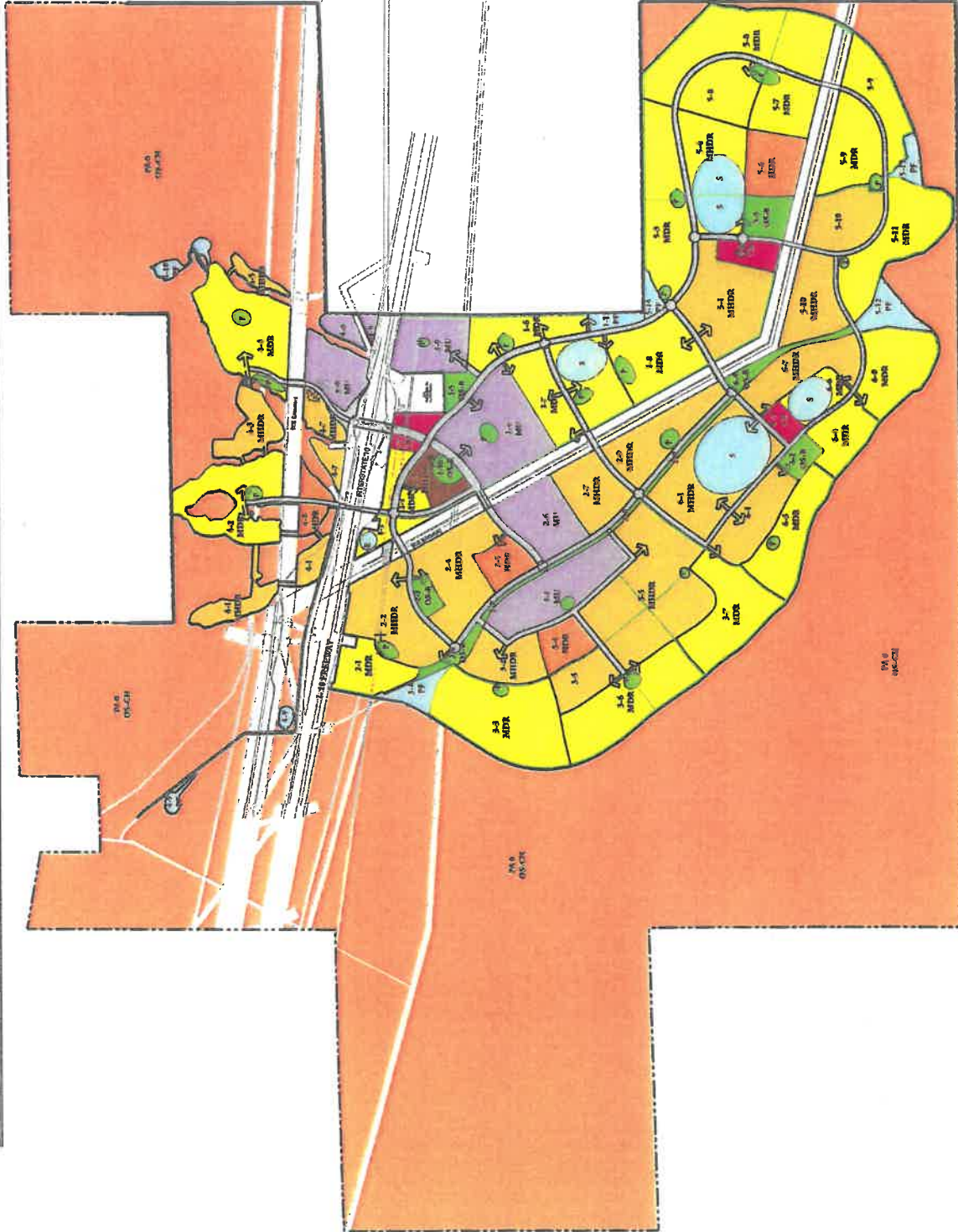
NOTES:

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

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

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

PARADISE VALLEY



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

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

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

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

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

PARADISE VALLEY



LEGEND

- COMMUNITY DEVELOPMENT**
- MEDIUM DENSITY RESIDENTIAL - MDR-25 DU/AC
 - MEDIUM HIGH DENSITY RESIDENTIAL - MHDR-58 DU/AC
 - HIGH DENSITY RESIDENTIAL - HDR-84 DU/AC
 - HIGHEST DENSITY RESIDENTIAL - HHDR-204 DU/AC
 - COMMERCIAL RETAIL - CR
 - MIXED USE - MU
 - PUBLIC FACILITIES - PF

- OPEN SPACE**
- OPEN SPACE - RECREATION - OS&R

CONCEPTUAL LOCATIONS

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



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

EXHIBIT 2-2 LAND USE PLAN - DEVELOPMENT FOOTPRINT AREA

2.3 Development Standards and Organization

2.3.1 Villages

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

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

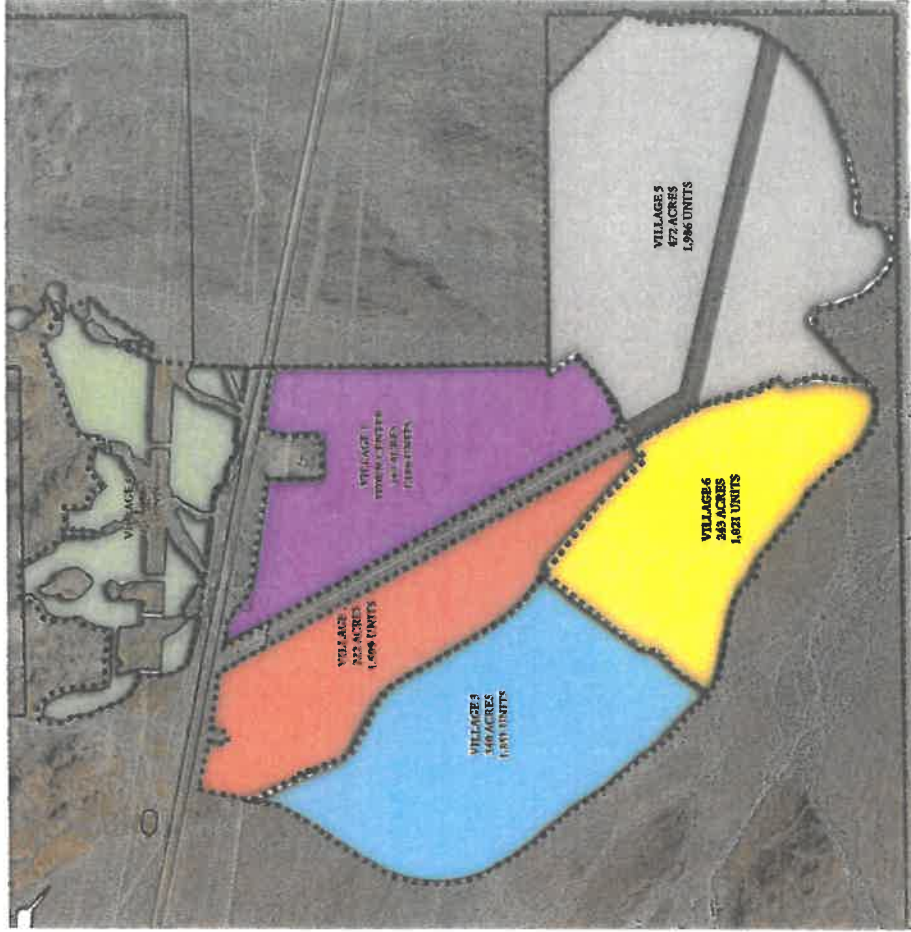
Each village will have its own identity, with unique signage and monumentation for neighborhood entries, parks, common areas and retail centers. At the same time, every village will be an integral part of the overall Paradise Valley community, with community monumentation, backbone road signage, landscape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

The Villages are as follows:

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

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

A description of each Village follows.



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



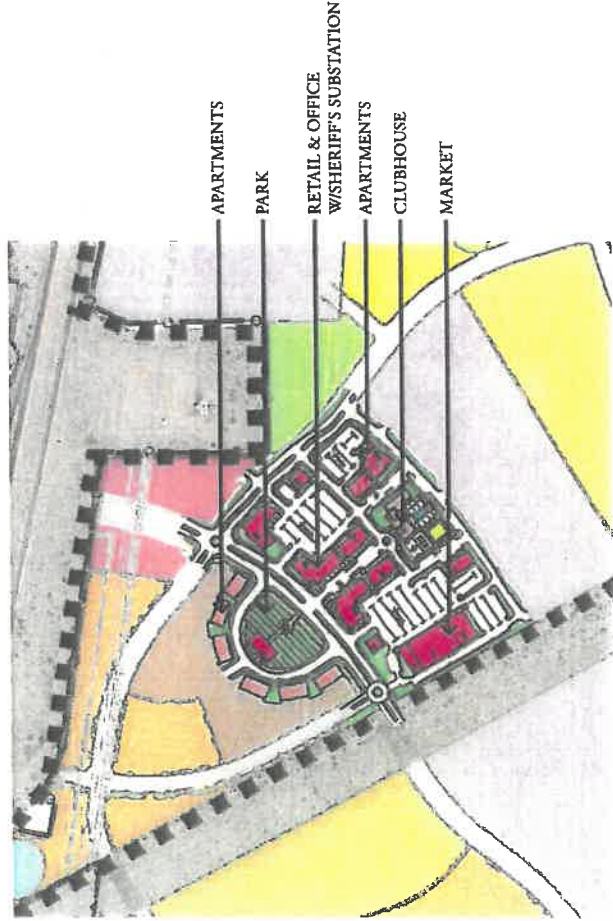
EXHIBIT 2-3 VILLAGE ORGANIZATION

PARADISE VALLEY

TABLE 2-2 VILLAGE 1 - TOWN CENTER - SUMMARY

Planning Area	Land Use	Gross Acreage	Target Dwelling Units	Maximum Dwelling Units	Gross Density	Maximum Square Footage
1-1	MDR	19.14	92	96	4.8	
1-6	MDR	26.86	114	134	4.2	
1-7	MDR	53.56	214	268	4.0	
1-8	MDR	37.34	136	187	3.6	
1-3	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	CR	7.50				78,800
1-5	OS-R	5.54				
1-10	OS-R	3.84				
1-11	PF	5.38				
TOTAL		249.13	1,180	1,520		708,240

Note: All acreages are approximate



Town Center Core Concept
For illustrative purposes only



KEY MAP

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

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

EXHIBIT 2-4 VILLAGE 1 TOWN CENTER

PARADISE VALLEY

TABLE 2-3 Village 2 - SUMMARY

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

Note: All acreages are approximate



Village 2 Core Concept
For illustrative purposes only



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

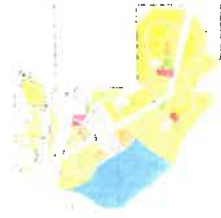


CONCEPTUAL LOCATIONS



EXHIBIT 2-6 VILLAGE 2

PARADISE VALLEY

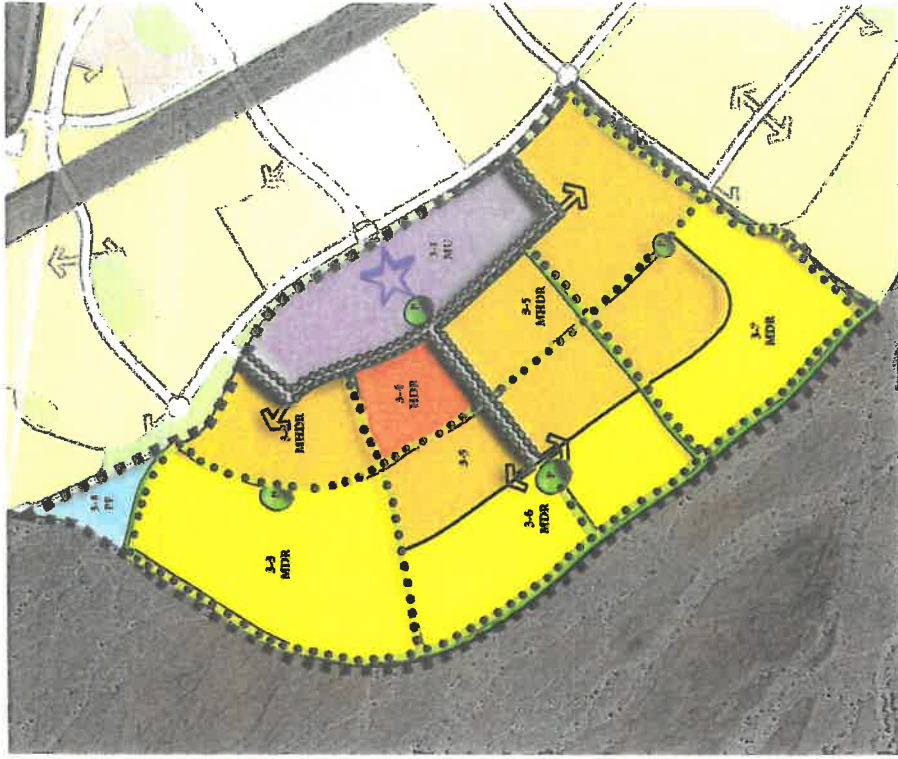


KEYMAP

TABLE 2-4 VILLAGE 3 SUMMARY

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

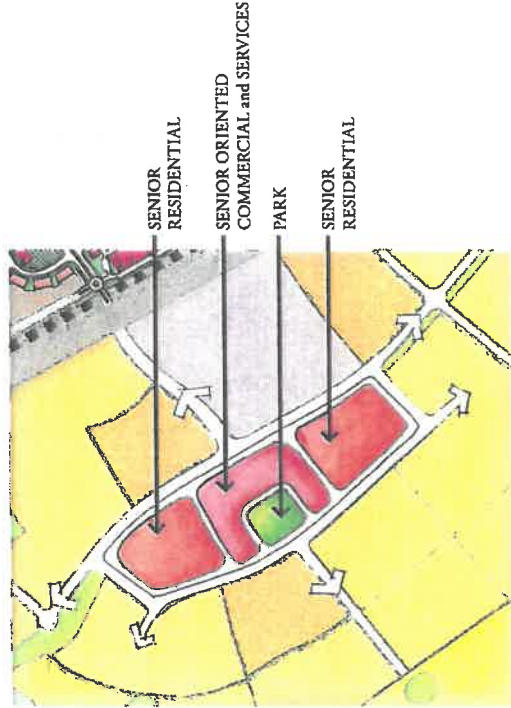
Note: All acreages are approximate



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

- VILLAGE CORE AREA
- CONCEPTUAL LOCATIONS
- PARK
- TRAIL

EXHIBIT 2-7 VILLAGE 3



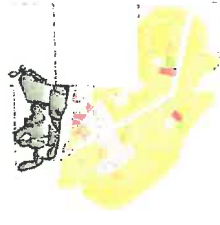
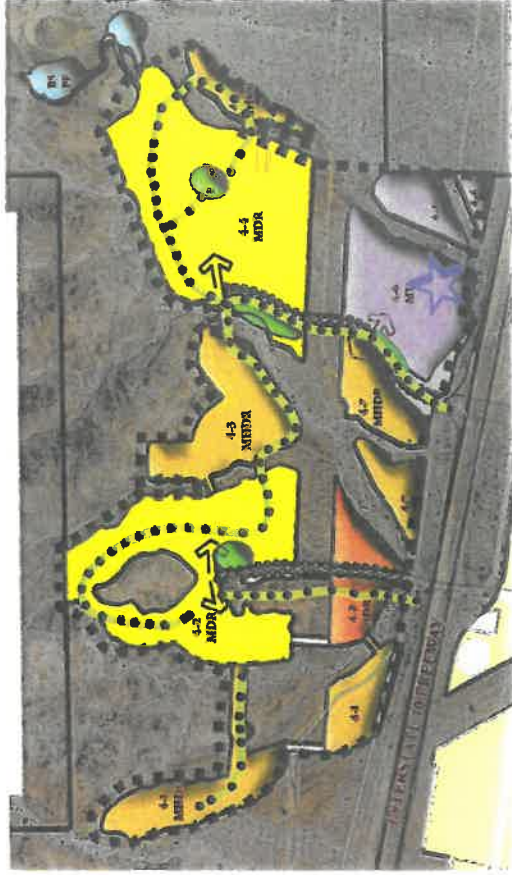
Village 3 Core Concept
For illustrative purposes only

PARADISE VALLEY

TABLE 2-5 VILLAGE 4 SUMMARY

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

Note: All acreages are approximate



KEY MAP



Village 4 Core Concept
For illustrative purposes only

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

EXHIBIT 2-8 VILLAGE 4

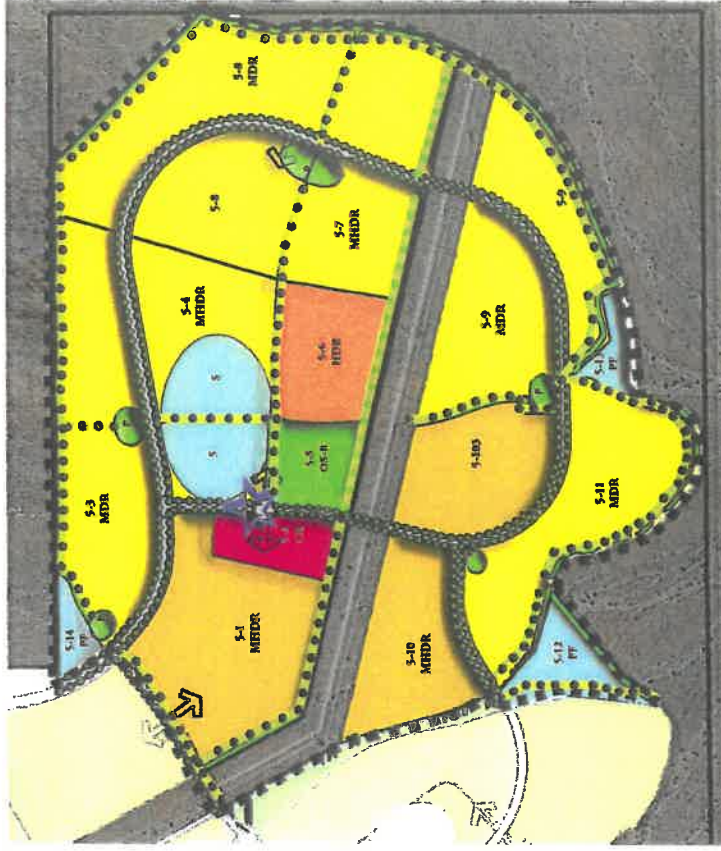
TABLE 2-6 VILLAGE 5 SUMMARY

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

Note: All acreages are approximate



Village 5 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- SCHOOL
- PARK
- TRAIL



KEY MAP

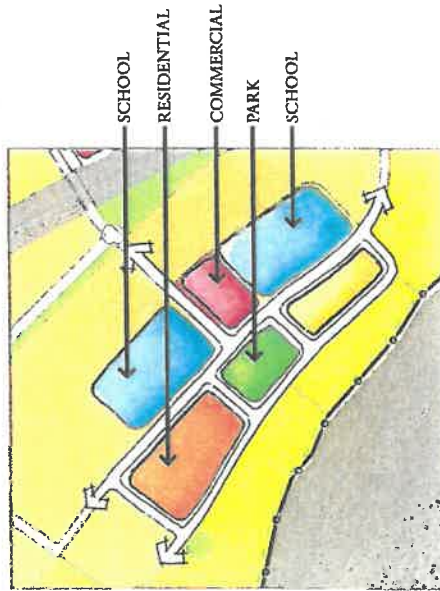
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure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

EXHIBIT 2-9 VILLAGE 5

TABLE 2-7 VILLAGE 6 SUMMARY

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

Note: All acreages are approximate



Village 6 Core Concept
For illustrative purposes only



VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- (S) SCHOOL
- (P) PARK
- (T) TRAIL

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



KEY MAP

EXHIBIT 2-10 VILLAGE 6

PARADISE VALLEY



- LEGEND**
- 6-LANE URBAN ARTERIAL with MEDIAN - 152' ROW
 - 4-LANE MAJOR ARTERIAL with MEDIAN - 116' ROW
 - 2-LANE DIVIDED COLLECTOR with MEDIAN - 90' ROW
 - 2-LANE MAIN STREET - 90' ROW
 - 2-LANE TOWN CENTER BOULEVARD - 84' ROW
 - 2-LANE LOCAL COLLECTOR - 72' ROW
 - 2-LANE LOCAL ROAD - 56' OR 60' ROW
 - URBAN ARTERIAL UNDER I-10 FREEWAY - 78'
 - COLLECTOR UNDER I-10 FREEWAY - 50'

- INTERSTATE 10 FREEWAY ROUNDABOUT
- ROUNDABOUT - LARGE
- ROUNDABOUT - SMALL
- SHUTTLE STOP CONCEPTUAL LOCATION

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

EXHIBIT 4-1 CIRCULATION PLAN

PARADISE VALLEY



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

EXHIBIT 4-2 ENTRIES AND SIGNALIZATION

4.2.14 Interstate 10 Freeway Interchange

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

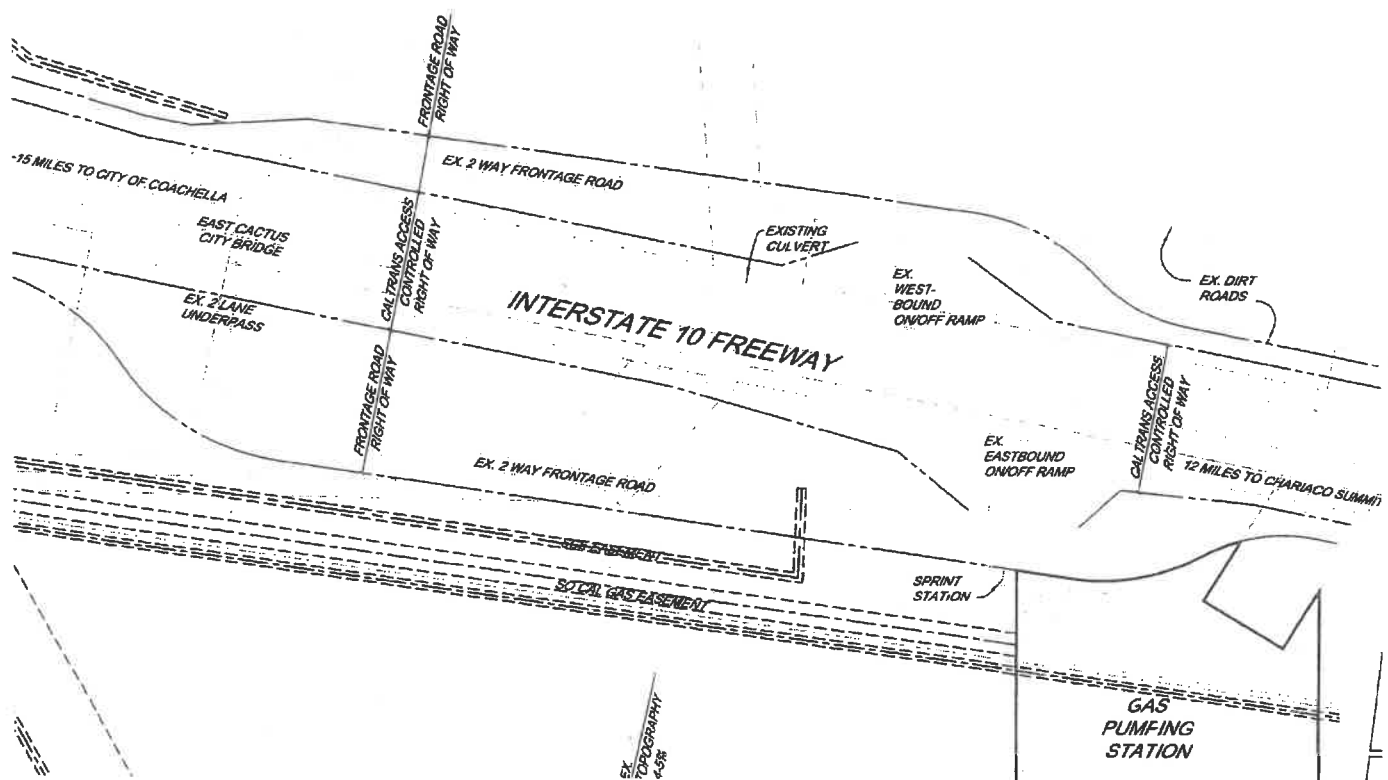
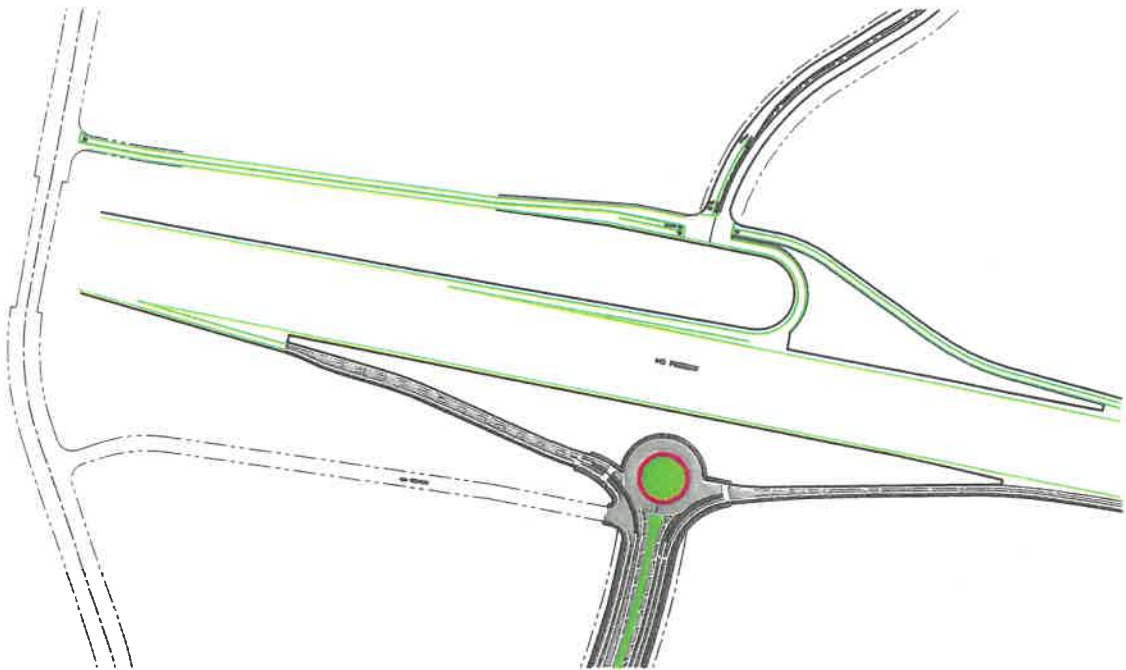


EXHIBIT 4-16 EXISTING INTERSTATE 10 INTERCHANGE

4.2.15 Interim Interstate 10 Interchange

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

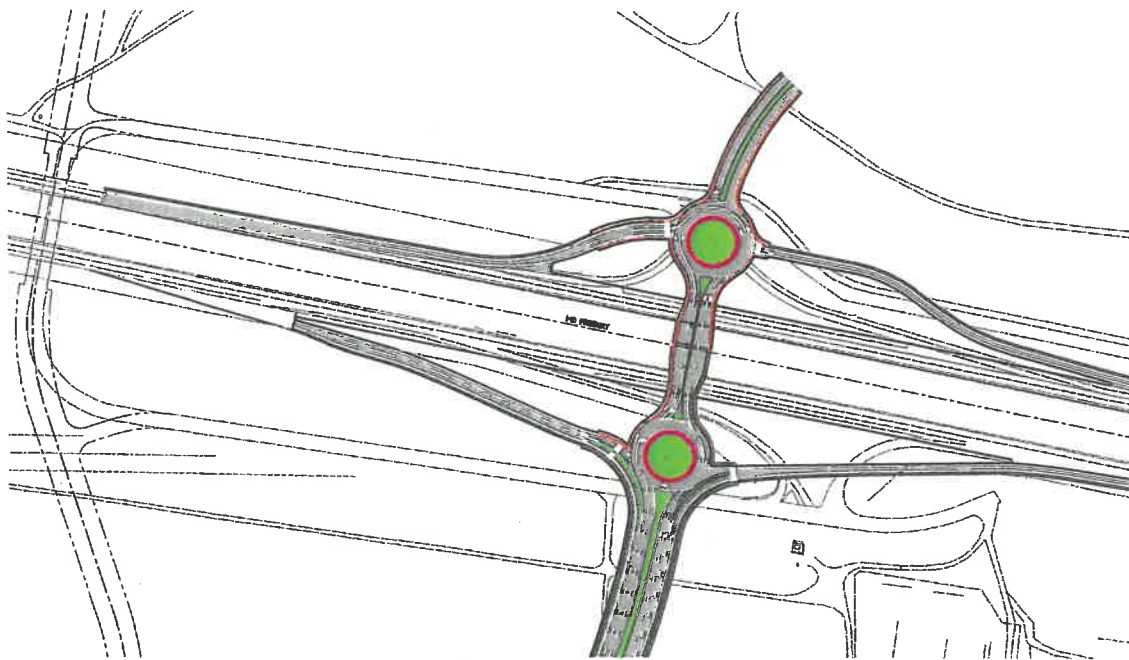


NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

EXHIBIT 4-17 INTERIM INTERSTATE 10 INTERCHANGE

4.2.16 Ultimate Interstate 10 Interchange

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



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

EXHIBIT 4-18 ULTIMATE INTERSTATE 10 INTERCHANGE

4.2.17 Caltrans Frontage Road Right-of-Way

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

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

LEGEND

 CALTRANS RIGHT-OF -WAY
FRONTAGE ROAD



KEY MAP

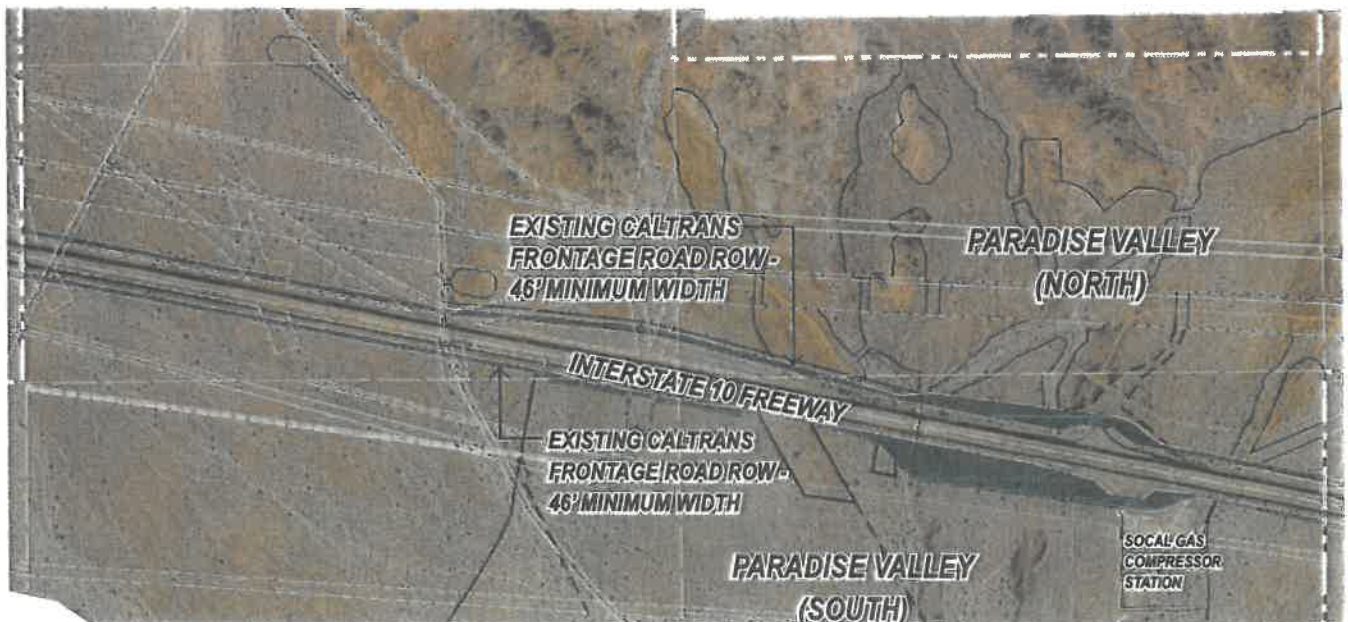


EXHIBIT 4-19 Caltrans frontage road right-of-way

PARADISE VALLEY

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

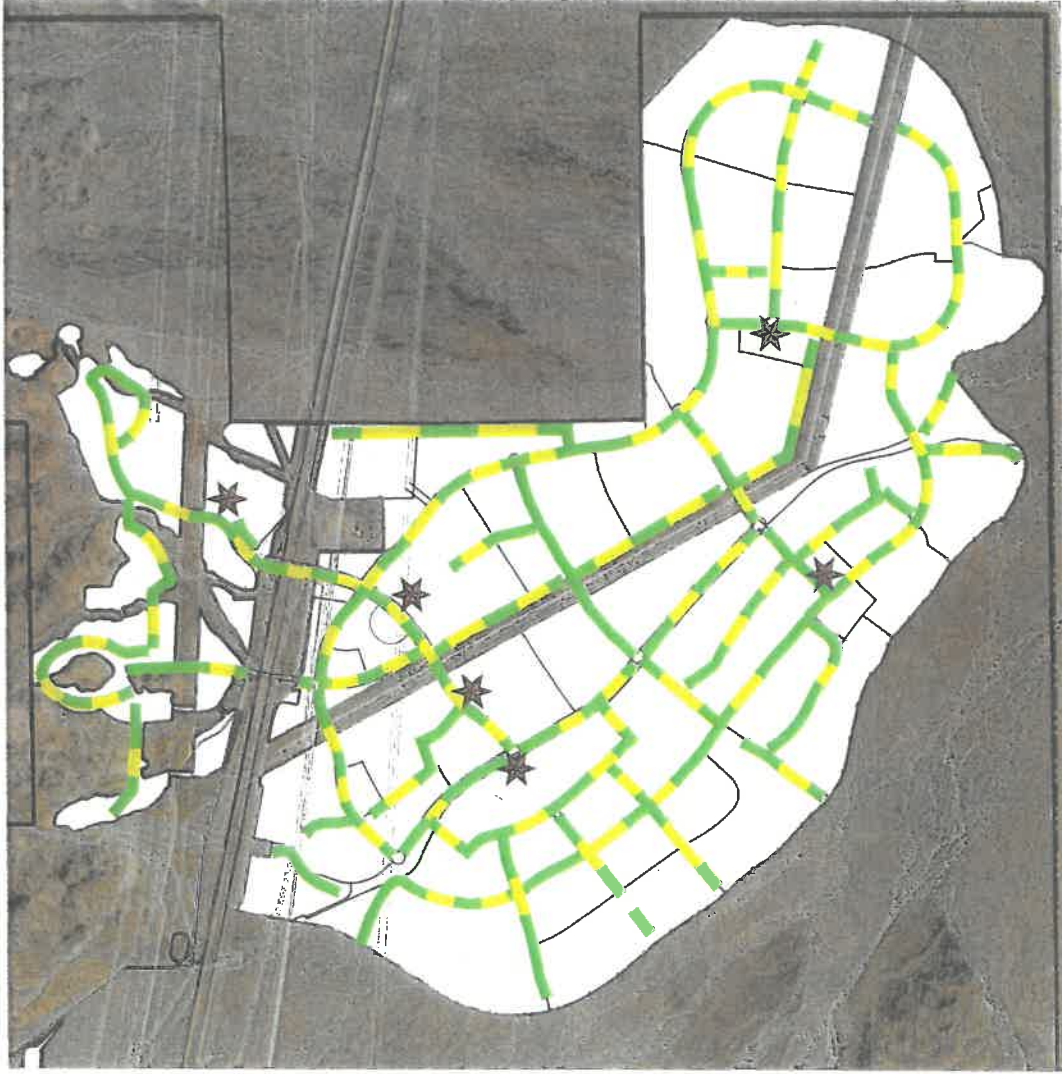


NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-20 TRAIL NETWORK

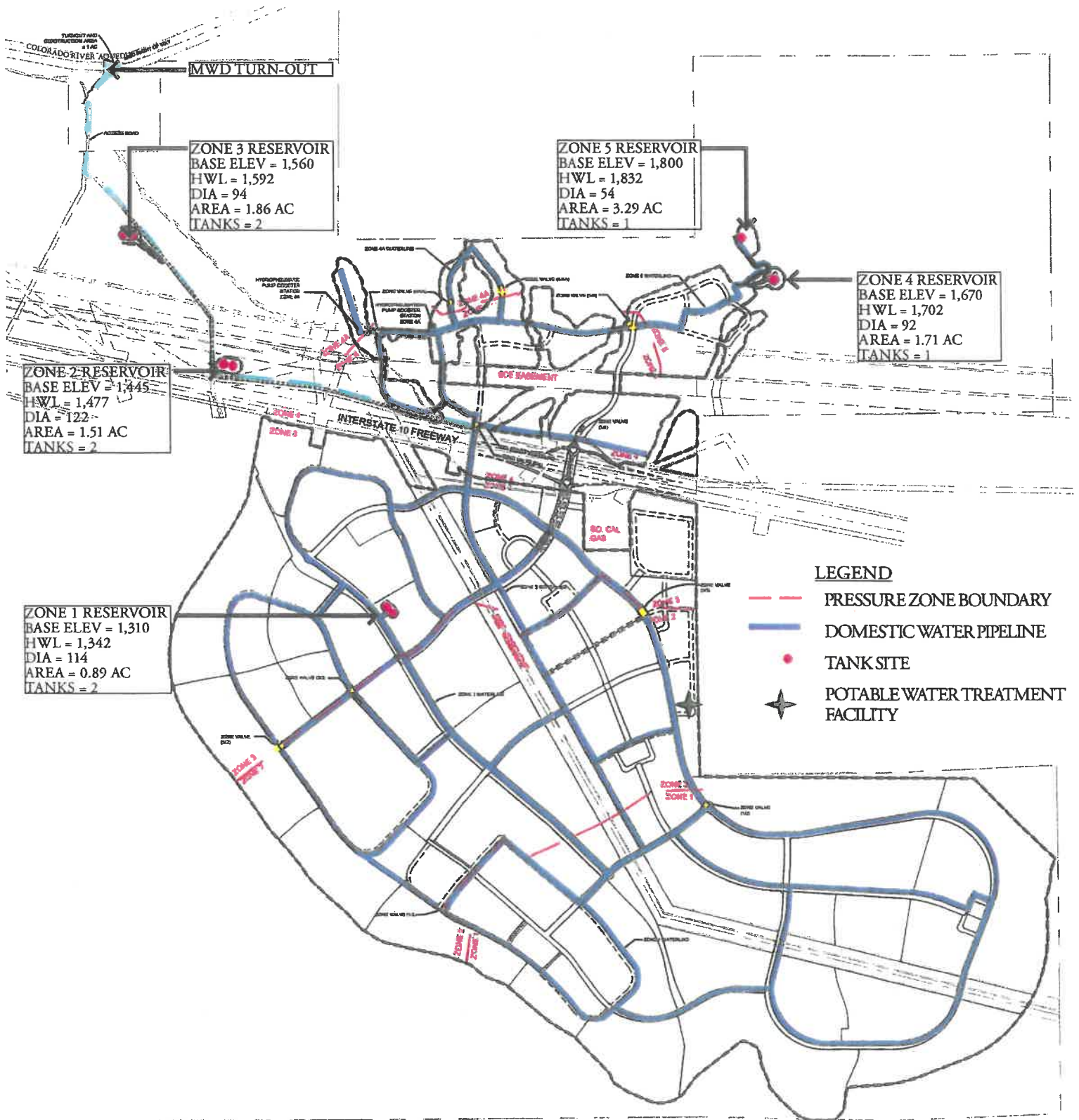
PARADISE VALLEY

- LEGEND
- NEV PATH
 - VILLAGE CORE



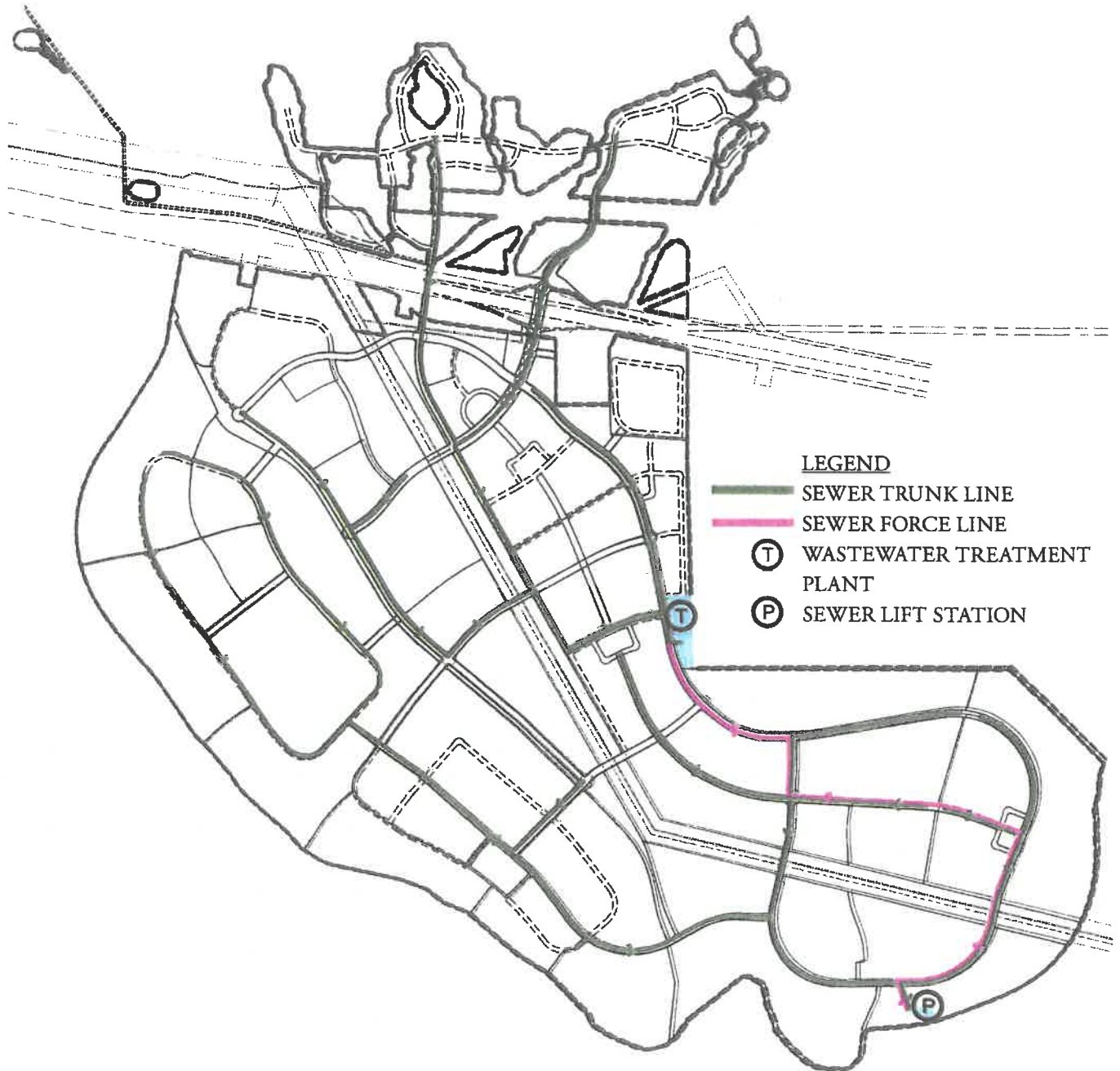
NOTE: The NEV path locations shown are for illustrative purposes only. Final locations will be determined at the time of substation mapping.

EXHIBIT 4-21 NEIGHBORHOOD ELECTRIC VEHICLE NETWORK



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.

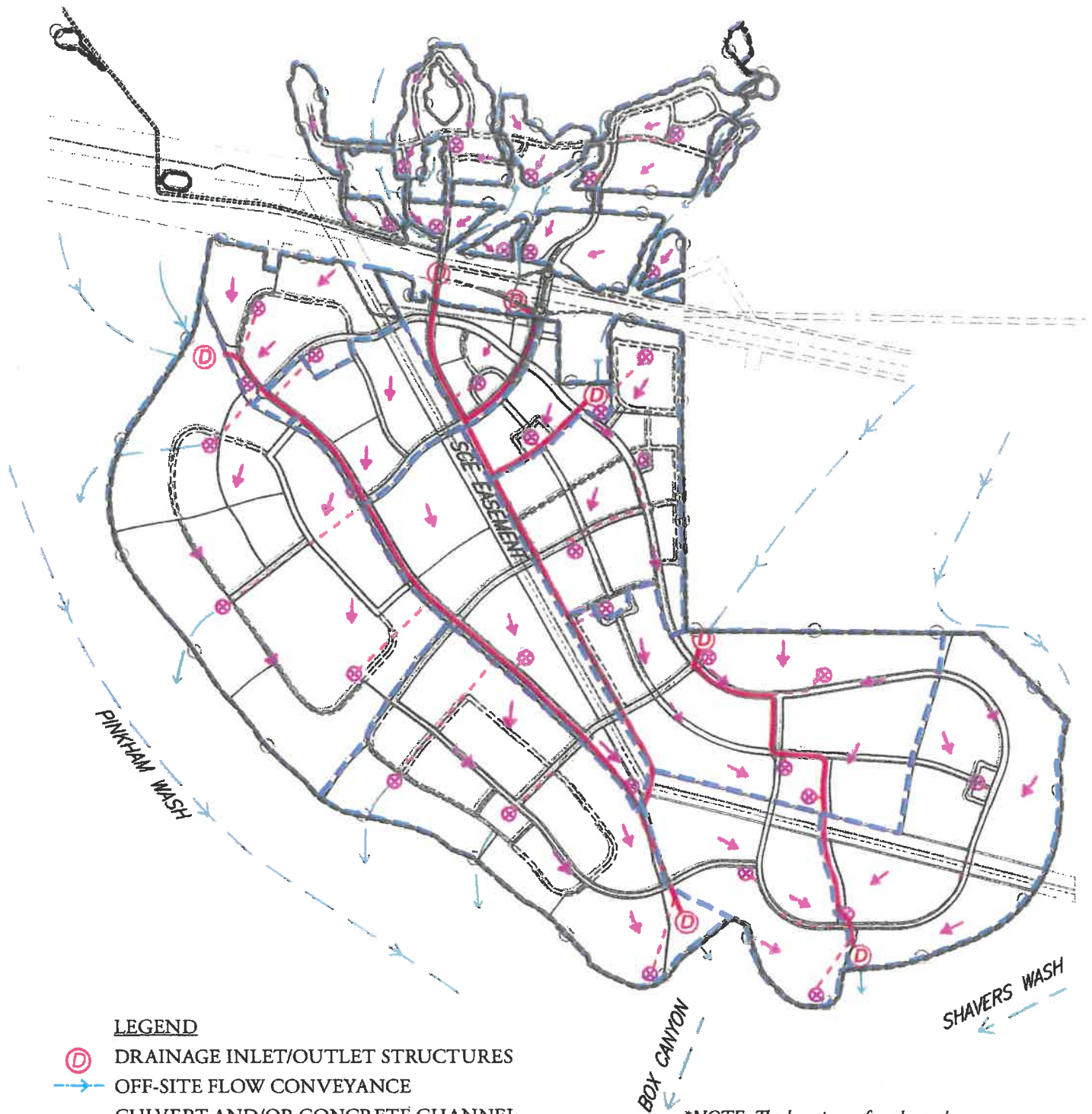
EXHIBIT 5-1 WATER MASTER PLAN









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

EXHIBIT 5-2 WASTEWATER PLAN

PARADISE VALLEY



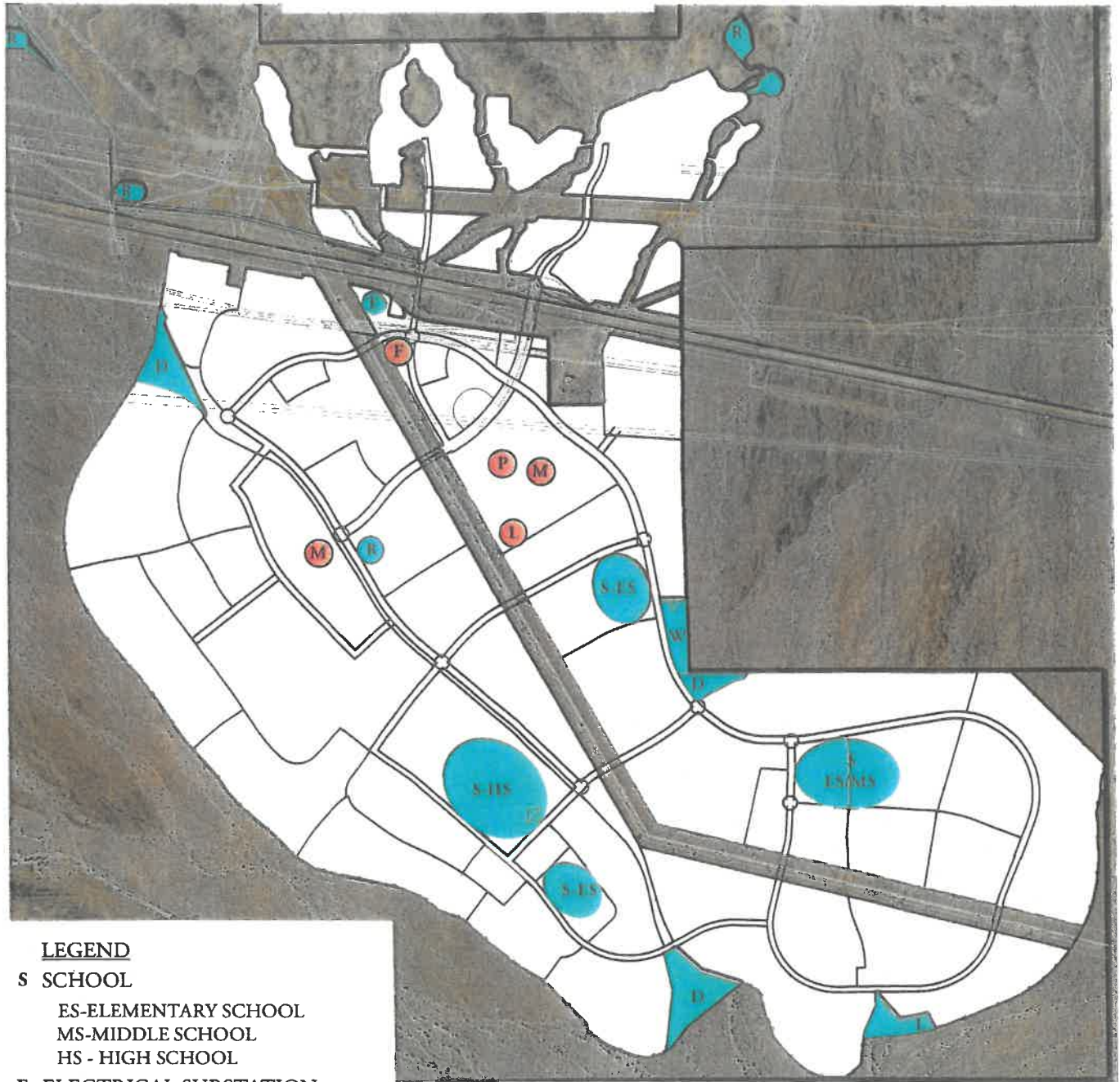
LEGEND

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

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

EXHIBIT 5-3 DRAINAGE MASTER PLAN

PARADISE VALLEY



LEGEND

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

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

EXHIBIT 5-5 PUBLIC FACILITIES AND SERVICES PLAN

TABLE 6-2 OPEN SPACE - RECREATION SUMMARY

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

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

PARADISE VALLEY



LEGEND



Neural Open Space (OS-CH)



Neighborhood "Anchor" Parks and Trails (OS-R)



Conceptually located Park



Trails



Quarter mile walking radius from park or trail

NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined as part of a Village Refinement Plan.

Cottonwood Mountains

EXHIBIT 6-1 PARKS AND OPEN SPACE PLAN

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

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

TABLE 9-2 MAINTENANCE RESPONSIBILITY

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

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

County Service Area

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

Community Facilities District (CFD)

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

Community Services District

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

9.5.3 Mitigation Monitoring

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

9.6 Environmental Review

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

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

9.7 Affordable Housing

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

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

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

Target Households

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

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

TABLE 9-3 AFFORDABLE HOUSING

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

AMI = Area Median Income

Source: Section 50052.5, Health and Safety Code

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

Affordable Housing Costs

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

Affordable Units

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

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

Phasing of Affordable Units

TABLE 9-4 PHASING OF AFFORDABLE UNITS

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

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

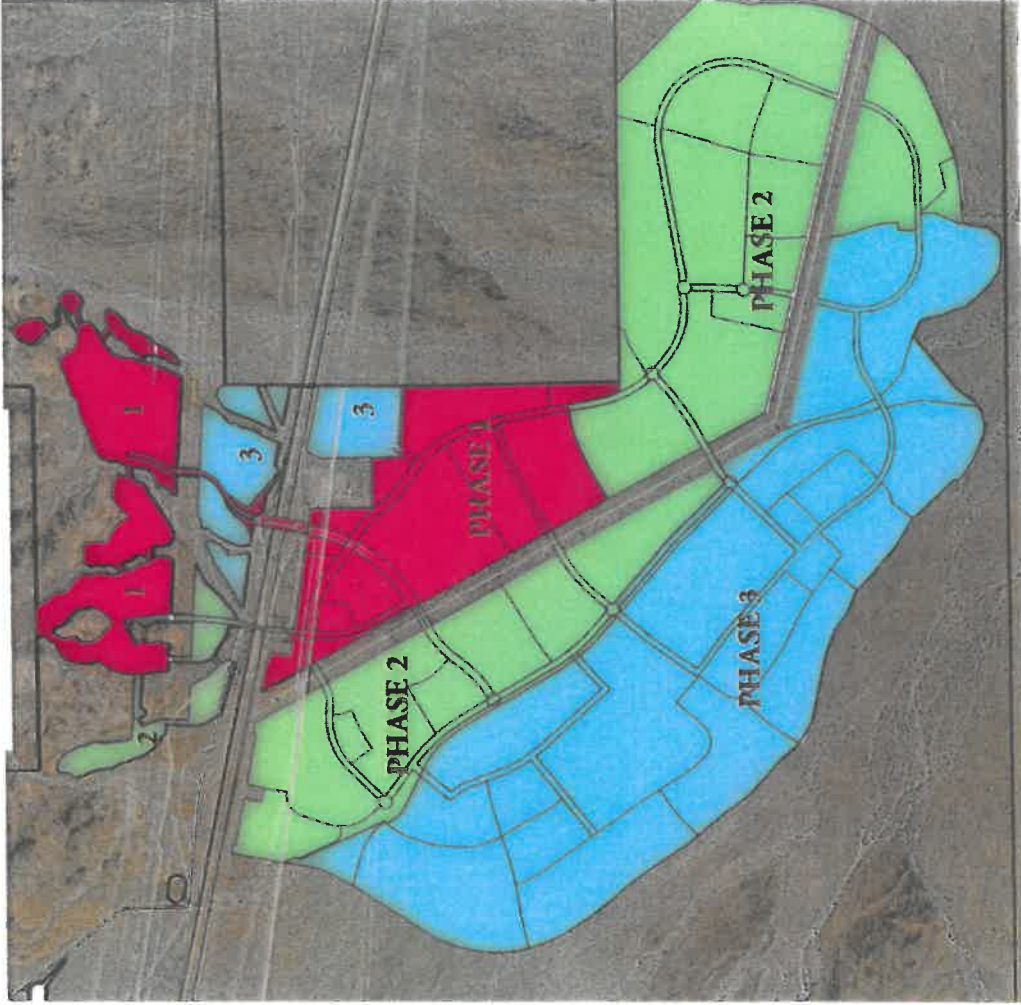
Alternatives to Providing Affordable Units

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

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

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

PARADISE VALLEY



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

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

EXHIBIT 9-1 PHASING PLAN

Memorandum

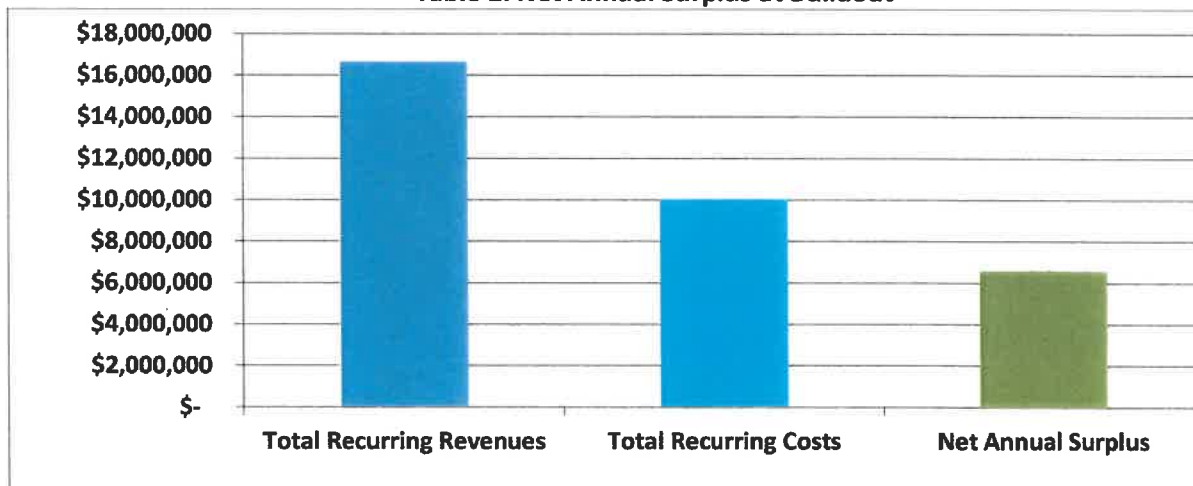
To: Specific Plan No. 00339 (Paradise Valley) File
From: DPF
Date: February 15, 2017 Discussion Draft
Subject: February 2017 FIA

Introduction and Conclusions

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

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

Table 1: Net Annual Surplus at Buildout



The Draft FIA is based on the following key assumptions:

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

The FIA is organized as follows:

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



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Paradise Valley
February 15, 2017

DRAFT

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

DRAFT

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

Footnotes:

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

Exhibit A - Fiscal Impact Analysis

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

Paradise Valley

February 15, 2017

DRAFT

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

Footnotes:

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

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

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

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

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

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Description	PA	Base Price	Measure	Total Units/ Sq. Ft.	Absorption (Units/Sq. Ft.) (a)														
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12			
RESIDENTIAL LAND USE																			
Village 1 (Town Center)																			
TOWNS																			
1-1	\$	349,066	per Unit	92	50	42													
1-3		271,999	per Unit	211	50	50	50	50	50	11									
1-4		305,999	per Unit	413	50	50	50	50	50	50	50	50	50	50	13				
1-6		504,332	per Unit	114	50	50	14												
1-7		356,432	per Unit	88	50	38													
1-7		362,666	per Unit	67	50	17													
1-7		362,666	per Unit	59	33	26													
1-8		504,332	per Unit	66	36	30													
1-8		509,999	per Unit	70	50	20													
Village 2 (Town Center West)																			
2-1		509,999	per Unit	77	30	47													
2-2		473,732	per Unit	92	50	42													
2-2		362,666	per Unit	100	24	50	26												
2-2		473,732	per Unit	89	32	50	7												
2-4		473,732	per Unit	118	50	50	18												
2-4		344,532	per Unit	129	50	50	29												
2-5		314,499	per Unit	122	50	50	22												
2-6		226,666	per Unit	420	50	50	50	50	50	50	50	50	50	50	20				
2-7		301,466	per Unit	60	50	10													
2-7		301,466	per Unit	130	40	40	50	40	50	40	50	40	50	40					
2-9		387,599	per Unit	172	50	50	50	22											
Village 3 (Casa Active Adult)																			
3-1		271,999	per Unit	418															
3-2		275,399	per Unit	46															
3-2		275,399	per Unit	101															
3-3		456,165	per Unit	86															
3-3		515,665	per Unit	74															
3-3		456,165	per Unit	73															
3-4		275,399	per Unit	114															
3-5		362,666	per Unit	90															
3-5		386,666	per Unit	97															
3-5		275,399	per Unit	146															
3-5		335,466	per Unit	92															
3-5		362,666	per Unit	94															
3-5		335,466	per Unit	116															
3-6		515,665	per Unit	100															
3-6		632,398	per Unit	51															
3-7		632,398	per Unit	51															
3-7		515,665	per Unit	102															
Village 4 (North Village)																			
4-1		344,532	per Unit	97															
4-1		344,532	per Unit	56															
4-2		356,999	per Unit	74															
4-2		473,732	per Unit	116															
4-3		335,466	per Unit	66															
4-3		453,332	per Unit	51															
4-4		509,999	per Unit	107															
4-4		589,048	per Unit	66															
4-5		335,466	per Unit	38															
4-6		301,466	per Unit	84															
4-7		362,666	per Unit	40															
4-7		362,666	per Unit	56															
4-8		335,466	per Unit	51															
4-8		335,466	per Unit	41															

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

DRAFT

Description	PA	Base		Absorption (Units/Sq. Ft.) (a)														
		Price	Measure	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12			
Village 5 (East Village)																		
Duplex Family	5-1	335,466	per Unit	191														
40 x 100	5-1	362,666	per Unit	134														
70X100	5-3	589,048	per Unit	81														
85X115	5-3	632,398	per Unit	46														
45X100	5-4	387,599	per Unit	172														
50X70	5-6	356,432	per Unit	207														
50X90	5-7	447,665	per Unit	109														
55X100	5-8	504,332	per Unit	121														
60X100	5-8	509,989	per Unit	162														
55X100	5-8	515,665	per Unit	98														
55X100	5-9	504,332	per Unit	139														
70X100	5-9	589,048	per Unit	88														
50X100	5-10	473,732	per Unit	140														
55X100	5-10	515,665	per Unit	56														
40X90	5-10	368,332	per Unit	86														
70X100	5-11	611,998	per Unit	156														
Village 6 (South Village)																		
50X70	6-1	356,432	per Unit	156														
50X80	6-1	447,665	per Unit	62														
40X90	6-1	356,998	per Unit	90														
40X90	6-1	368,332	per Unit	55														
50X90	6-1	447,666	per Unit	97														
40X90	6-1	356,999	per Unit	70														
40X90	6-3	611,998	per Unit	87														
75X100	6-4	515,665	per Unit	30														
65X110	6-4	456,165	per Unit	36														
65X110	6-5	456,165	per Unit	65														
duplex-family	6-6	335,466	per Unit	143														
50X100	6-7	473,732	per Unit	44														
85X115	6-8	632,398	per Unit	86														
TOTAL RESIDENTIAL		\$ 395,121		8,490	300	342	635	522	606	597	579	563	740	882	1,234	964		

Value per Sq. Ft.

NON-RESIDENTIAL LAND USE																		
Office	(a)	296	per Sq. Ft.	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
Retail		\$ 231	per Sq. Ft.	441,687	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976
Light Industrial		\$ 193	per Sq. Ft.	106,380	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Office/Retail		266		998,390	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel - Resort	(e)	\$ 200,000	per room	300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schools		-	per Sq. Ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	(d)	-	per Sq. Ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Hotel/School/Other		-		400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-RESIDENTIAL				998,390	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616

LAND USE OVERVIEW

Residents	15,724
Employees:	
Office/Retail/Light Industrial	3,634
Occupancy Rate	95%
Subtotal	3,452
Hotel/School/Other	1,260
Total Employees	4,712
Equivalent Residents (Residents & 50% Employees)	18,080

Footnotes:

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

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Description	PA	Base		Total										Persons per Household	Residents/ Employees					
		Price	Measure	Sq. Ft.	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21			Value				
(a)	(a)	(a)	(a)	(a)	(a)										(b)					
RESIDENTIAL LAND USE																				
Village 1 (Town Center)																				
TOWNS																				
Stacked flats HHDR	1-1	\$	349,066	per Unit	92												\$	32,114,072	1.85	170
Stacked flats	1-3		271,999	per Unit	211													57,391,789	1.85	391
55'x100'	1-4		305,999	per Unit	413													126,377,587	1.85	765
45'x80'	1-6		504,332	per Unit	114													57,493,848	1.85	211
50'x70'	1-7		355,432	per Unit	88													31,366,016	1.85	163
45'x80'	1-7		362,666	per Unit	67													24,298,622	1.85	124
45'x80'	1-7		362,666	per Unit	59													21,398,474	1.85	109
55'x100'	1-8		504,332	per Unit	66													33,285,912	1.85	122
60'x100'	1-8		509,999	per Unit	70													35,699,930	1.85	130
Village 2 (Town Center West)																				
60'x100'	2-1		509,999	per Unit	77													39,269,923	1.85	143
50'x100'	2-2		473,732	per Unit	92													43,583,344	1.85	170
45'x80'	2-2		362,666	per Unit	100													36,268,600	1.85	185
50'x100'	2-2		473,732	per Unit	89													42,162,148	1.85	165
50'x100'	2-4		473,732	per Unit	118													55,900,376	1.85	219
Duplex	2-4		344,532	per Unit	129													44,444,628	1.85	239
40'x62'	2-5		314,499	per Unit	122													38,368,978	1.85	226
Stacked flats	2-6		226,666	per Unit	420													95,208,120	1.85	778
Triplex-adult	2-7		301,466	per Unit	60													18,087,960	1.85	111
Triplex-adult	2-7		301,466	per Unit	130													39,190,580	1.85	241
45'x100'	2-9		387,599	per Unit	172													66,667,028	1.85	319
Village 3 (Casa Active Adult)																				
MIXED USE HHDR																				
DUPLEX	3-1		271,999	per Unit	418													113,696,582	1.85	774
DUPLEX	3-2		275,399	per Unit	46													12,668,354	1.85	85
DUPLEX	3-2		275,399	per Unit	101													27,815,299	1.85	187
65'x110'	3-3		456,165	per Unit	86													39,230,180	1.85	159
75'x100'	3-3		515,665	per Unit	74													38,159,210	1.85	137
65'x110'	3-3		456,165	per Unit	73													33,300,045	1.85	135
DUPLEX	3-4		275,399	per Unit	114													31,395,486	1.85	211
50'x90'	3-5		362,666	per Unit	90													32,639,940	1.85	167
50'x70'	3-5		396,666	per Unit	97													36,476,602	1.85	180
DUPLEX	3-5		275,399	per Unit	146													40,209,254	1.85	270
40'x90'	3-5		335,466	per Unit	92													30,862,872	1.85	185
50'x90'	3-5		362,666	per Unit	94													34,090,604	1.85	174
40'x90'	3-5		335,466	per Unit	116													38,914,056	1.85	215
75'x100'	3-6		515,665	per Unit	100													51,566,500	1.85	185
85'x115'	3-6		632,398	per Unit	51													32,252,298	1.85	94
85'x115'	3-7		632,398	per Unit	51													32,252,298	1.85	94
75'x100'	3-7		515,665	per Unit	102													52,597,830	1.85	189
Village 4 (North Village)																				
Duplex-Adult	4-1		344,532	per Unit	97													33,419,604	1.85	180
Duplex-Adult	4-1		344,532	per Unit	56													19,293,792	1.85	104
40'x90'	4-2		356,999	per Unit	74													26,417,926	1.85	137
50'x100'	4-2		473,732	per Unit	116													54,952,912	1.85	215
Duplex-Family	4-3		335,466	per Unit	66													22,140,756	1.85	122
Duplex	4-3		453,332	per Unit	51													23,119,932	1.85	94
Standard Lot (60' X 100')	4-4		509,999	per Unit	107													54,569,893	1.85	198
Standard Lot (70' X 100')	4-4		589,048	per Unit	66													38,877,168	1.85	122
Duplex-Family	4-5		335,466	per Unit	38													12,747,708	1.85	70
Triplex Adult	4-6		301,466	per Unit	84													25,323,144	1.85	156
45'x80'	4-7		362,666	per Unit	40													14,506,640	1.85	74
45'x80'	4-7		362,666	per Unit	56													20,309,296	1.85	104
Duplex-Family	4-8		335,466	per Unit	51													17,108,766	1.85	94
Duplex-Family	4-8		335,466	per Unit	41													13,754,106	1.85	76

Exhibit A - Fiscal Impact Analysis

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

Paradise Valley
February 15, 2017

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I. Property Tax

**Table
Ref.**

Residential Property Tax

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

Non-Residential Property Tax

Secured Property Tax

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

Unsecured Property Tax

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

Total Non-Residential Property Tax

\$ 475,017

Total County General Fund Share of the Basic Tax

\$ 4,937,557

II. Property Tax In-Lieu of Sales-Tax

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

III. Documentary Transfer Tax

Residential Documentary Transfer Tax

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

Non-Residential Documentary Transfer Tax

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

Total Documentary Transfer Tax

\$ 533,863

Footnotes:

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

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I. On-Site Sales and Use Tax		Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Total Taxable Sales
Taxable Sales						
Office	3	450,323	-	-	(c) 0%	-
Retail	3	441,687	(b) 200	-	100%	88,337,400
Light Industrial	3	106,380	-	-	0%	-
Schools	3	-	-	-	0%	-
Other	3	-	-	-	0%	-
Non-Residential Direct Taxable Sales			998,390			88,337,400
Revenue per Room						
	Available Rooms	Revenue per Room	Adjustment %	Adjusted Revenue per Room		Total Taxable Sales
	[1]			[2]		[1] x [2]
Hotel - Business (Limited Service) (p)	100	383	74.95%	287		28,705
Other Operated Departments Revenue (l)	100	118	74.95%	88		8,844
Rentals and Other Income (l)						
Subtotal		\$ 601		\$ 375		37,549
Hotel - Resort	300	39,095	60.02%	23,464		7,039,256
Food and Beverage Revenue (o)	300	12,410	60.02%	7,448		2,234,485
Other Operated Departments Revenue (o)	300	3,145	60.02%	1,888		566,273
Rentals and Other Income						
Subtotal		\$ 54,650		\$ 32,800		9,840,014
Total Direct Taxable Sales						\$ 98,214,964
Project On-Site Sales and Use Tax to County						
Sales Tax (@ 1.00% of Taxable Sales)					1.00%	\$ 982,150
Use Tax (@ 10.5% of Sales Tax)					10.50%	103,126
Total On-Site Sales and Use Tax						\$ 1,085,275
Less 0.25% Reclassified to Property Taxes (g)					0.00%	-
Net On-Site Sales and Use Tax						\$ 1,085,275

II. Off-Site Sales and Use Tax from Residential

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

III. Transient Occupancy Tax ("TOT")

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

Footnotes:

- (a) Not used.
- (b) Source: 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.asrclrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.

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IV. Interest Earnings

Table Ref.

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

Interest Earnings @ 1.13% (h) **\$ 74,091**

V. Motor Vehicle License Fee ("MVLF")

A. Nominal Dollars

	FY 2004-05	FY2015-16	Change
Property Tax Vehicle License Fees (VLF)	\$ (i) 128,200,332	\$ (j) 220,920,864	[1] \$ 92,720,532.00
Assessed Valuation	(i) 138,771,615,256	(k) 242,716,731,251	[2] 103,945,115.995
VLF Increase per Assessed Valuation (AV) Increase			= [1]/[2] 0.000892
VLF Increase per \$1,000,000 increase in AV			[3] \$ 892

B. Property Tax In-Lieu of Vehicle License Fee

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

Footnotes:

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

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

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

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

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

PY 2015-16
Budget (a)
Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
General Financing Requirements											
Legislative and Administrative											
Board of Supervisors	10000	\$ 7,644,982	\$ -	\$ 842,609	\$ 3,368,908	\$ -	\$ -	\$ -	\$ 3,433,465	50%	\$ 1,716,733
Assessment/ Appeals Board	97	-	-	-	-	-	911,910	-	-	50%	-
Executive Office	97	4,821,397	-	2,110,370	-	-	1,439,000	-	1,799,117	50%	899,559
Health and Juvenile Services	98	22,430	-	-	-	-	226,215	-	-	NA	-
Casa Blanca Clinic Pass-Thru	98	22,850	-	-	-	-	715,227	(715,177)	-	NA	-
Cabazon CRA Infrastructure	98	30,360	50	-	-	-	227,636	(227,586)	-	NA	-
Wine Country Infrastructure	99	30,370	50	-	-	-	-	-	-	NA	-
AB 2768 Air Quality	22300	-	-	-	-	-	28,247,188	(1,699,436)	-	NA	-
ROA Capital Improvements	99	31,540	-	-	-	-	-	-	62,237,151	100%	62,237,151
Contribution to Other Funds	10000	62,237,151	-	-	-	-	-	-	1,901,134	100%	1,901,134
Court Subfund	100	9,174,166	-	2,500	-	-	7,270,532	-	2,350,749	100%	2,350,749
Legislative Litigation Services	101	10,000	-	56,643	-	-	1,754	-	7,893,864	100%	7,893,864
EO Subfund Budgets	102	10,760,659	-	50,000	-	-	-	-	-	50%	-
Solar Revenue Fund	102	1,357,404	-	352,872	-	-	-	347,532	-	50%	-
Legislative /Admin Services	10000	-	-	-	-	-	-	-	-	NA	-
CFE/AD Administration	104	790,000	-	740,000	-	-	50,000	-	-	NA	-
Total Legislative and Administrative		\$ 127,399,875	\$ -	\$ 4,154,994	\$ 3,368,908	\$ 10,735,930	\$ 31,818,930	\$ (2,294,667)	\$ 79,615,480		\$ 76,999,189
Finance											
Assessor	10000	\$ 26,908,893	\$ -	\$ 12,886,028	\$ -	\$ 1	\$ 1,936,150	\$ -	\$ 12,086,714	50%	\$ 6,043,357
Assessment/ Appeals Board	97	1,081,661	-	385,000	-	-	-	-	696,861	50%	348,431
Auditor-controller	10000	7,114,216	-	4,976,720	-	-	1,829,157	5,787,769	2,137,496	50%	1,068,748
Crest Property Tax Mgmt. System	105	33,600	-	3,681,293	-	-	-	-	-	NA	-
Internal Audits	10000	1,664,568	-	-	-	-	-	-	1,664,568	50%	832,284
Internal Services	10000	802,628	-	802,628	-	-	-	-	-	50%	-
ACQ: Payroll Services	10000	(13,776,647)	-	8,986,447	-	-	-	-	(22,673,294)	50%	(11,336,647)
Cowcep Reimbursement	106	14,462,122	-	10,142,180	-	-	3,800	-	871,744	50%	435,872
Treasurer-Tax Collector	107	2,581,434	-	1,331,052	-	-	94,305	-	1,216,077	50%	608,039
Purchasing	113	52,117,094	-	43,081,368	-	-	3,803,412	5,787,769	(3,999,634)	50%	(1,999,917)
Total Finance		\$ 150,000,000	\$ 35,000	\$ 3,052,000	\$ -	\$ -	\$ 2,360,927	\$ -	\$ 1,500,000	25%	\$ 375,000
Counsel		\$ 5,206,052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,119,052	50%	\$ 1,059,526
Court Transcripts	10000	-	-	-	-	-	-	-	-	-	-
County Counsel	107	6,706,052	35,000	3,052,000	-	-	-	-	3,619,052	-	-
Total Counsel		\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	50%	\$ -
Personnel		\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	NA	\$ -
HR: Administration	104	-	-	-	-	-	-	-	-	-	-
Rideshare	22000	-	-	-	-	-	-	-	-	-	-
Total Personnel		\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	NA	\$ -
Elections		\$ 9,598,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375	50%	\$ 4,169,688
Registrar of Voters	10000	9,598,525	105,000	1,114,150	-	-	40,000	-	8,339,375	50%	4,169,688
Total Elections		\$ 9,598,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375	50%	\$ 4,169,688
Property Management		\$ 4,532,582	\$ -	\$ 4,532,582	\$ -	\$ -	\$ -	\$ -	\$ -	50%	\$ -
Facil-Mgt: Administration	10000	-	-	-	-	-	-	-	-	-	-
Facil-Mgt: Design & Construct	10000	6,078,702	-	6,078,702	-	-	-	-	-	50%	-
Facil-Mgt: Project Management	111	-	-	-	-	-	-	-	-	50%	-
Facil-Mgt: Parking	112	2,049,617	-	149,081	-	127,088	1,773,448	-	7,693,078	50%	3,846,539
Facil-Mgt: Energy Management	112	15,860,247	-	7,929,427	-	-	237,742	-	-	50%	-
Facil-Mgt: Facilities Cap Proj	30100	-	-	-	-	-	-	-	-	NA	-
Total Property Management		\$ 28,521,148	\$ -	\$ 18,689,792	\$ -	\$ 127,088	\$ 2,011,190	\$ -	\$ 7,693,078	50%	\$ 3,846,539

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

FY 2015-16
 Budget (a)
 Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Plant Acquisition											
Accumulative Capital Outlay	30000	\$ 1,495,550	\$ -	\$ -	\$ -	\$ -	\$ 1,495,550	\$ -	\$ -	NA	\$ -
Capital Improvement Program	30700	10,317,874	-	-	-	-	3,835,000	6,482,874	-	NA	-
Tobacco Securitization	103	3,815,200	-	-	-	-	380,000	3,435,200	-	NA	-
EDA: Blythe Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Thermal Const & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Hemet-Ryan Constr & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: French Val Constr & Land	22350	-	-	-	-	-	-	-	-	NA	-
EDA: Capital Projects	30100	148,327,933	-	147,720,430	-	-	607,503	1,165,502	-	NA	-
Fire, Const & Land Acq	30300	1,165,502	-	-	-	-	6,318,053	11,083,576	-	NA	-
Total Plant Acquisition		\$ 185,122,059	\$ -	\$ 147,720,430	\$ -	\$ -	\$ 6,318,053	\$ 11,083,576	\$ -		\$ -
Promotion											
EDA: Administration	21100	\$ 4,590,034	\$ -	\$ 4,579,734	\$ -	\$ -	\$ 10,300	\$ -	\$ -	NA	\$ -
EDA: Mitigation Fund	32710	10,000	-	5,000	-	-	5,000	-	-	NA	-
EDA: Admin Subfunds	21100	818,387	-	123,387	-	-	695,000	-	-	NA	-
EDA: Economic Development Progr	109	5,180,124	-	398,423	-	-	4,781,701	-	-	NA	-
EDA: Fair National Date Festival	110	4,178,638	-	2,500	-	-	4,177,128	-	-	NA	-
Total Promotion		\$ 14,778,173	\$ -	\$ 5,109,044	\$ -	\$ -	\$ 9,669,129	\$ -	\$ -		\$ -
Other General											
Contribution to Other Funds	10000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
Court Sub-Funds	10000	-	-	-	-	-	-	-	-	100%	-
Successor Agency to the RDA	25000	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	32700	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	37100	-	-	-	-	-	-	-	-	NA	-
Successor Agency to the RDA	37250	-	-	-	-	-	-	-	-	NA	-
Mitigation Project Ops	30500	645,100	-	200,000	-	-	1,500	443,600	-	NA	-
Developer's Impact Fee Ops	101	28,006,000	-	4,110,600	-	-	275,000	23,620,400	-	NA	-
Surveyor	110	4,952,402	-	4,753,059	-	-	199,343	-	-	NA	-
Geographical Information Syst	22570	1,892,601	-	1,728,601	-	-	164,000	-	-	NA	-
EO Subfund Budgets	10000	\$ 35,496,103	\$ -	\$ 10,792,260	\$ -	\$ -	\$ 639,843	\$ 24,064,000	\$ -	100%	\$ -
Total Other General		\$ 449,882,960	\$ 140,000	\$ 241,497,332	\$ 3,368,908	\$ 14,307,407	\$ 56,661,484	\$ 38,640,578	\$ 95,267,151		\$ 84,450,025
Total General Financing Requirements											
Judicial											
Contribution to Trial Court	10000	\$ 29,482,850	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	25%	\$ 7,370,710
Confidential Court Orders	10000	560,014	-	-	-	-	-	-	-	25%	140,004
Court Facilities	127	4,895,120	-	-	-	-	-	-	-	25%	1,223,780
Grand Jury Admin	10000	567,471	-	-	-	-	-	-	-	25%	141,868
Court Transcripts	10000	-	-	-	-	-	-	-	-	25%	-
District Attorney, Criminal	129	97,427,502	34,399,986	2,551,500	-	109,300	380,000	-	59,896,816	25%	14,986,704
District Attorney, Forensics	10000	600,000	-	600,000	-	-	-	-	-	25%	-
Child Support Services	130	35,267,754	35,260,154	-	-	7,600	-	-	-	25%	-
Alternate Public Defender	10000	-	-	-	-	-	-	-	-	25%	-
Indigent Defense	10000	11,005,500	-	105,000	-	-	-	-	10,900,500	25%	2,725,125
Capital Defender	131	35,434,540	1,859,959	207,326	-	-	-	-	33,367,255	25%	8,341,814
Public Defender	10000	-	-	-	-	-	-	-	-	25%	-
Total Judicial		\$ 215,240,851	\$ 71,520,099	\$ 2,863,826	\$ -	\$ 709,300	\$ 387,610	\$ -	\$ 139,760,016		\$ 34,940,004

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

FY 2015-16
 Budget (a)
 Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Police Protection											
131 Sheriff Administration	10000	\$ 12,140,591	\$ 7,000	\$ 1,820,249	\$ 84,000	\$ -	\$ -	\$ -	\$ 10,229,342	50%	\$ 5,114,671
132 Sheriff Support	10000	45,443,356	15,938,924	17,841,041	4,700	-	24	-	11,758,697	100%	11,758,697
132 Sheriff Patrol	10000	317,472,233	56,414,775	172,861,937	35,273	15,500	88,700	-	88,255,048	100%	88,255,048
134 Sheriff Court Services	10000	26,967,709	16,885,104	4,378,040	-	-	118	-	5,704,447	100%	5,704,447
134 Sheriff CAC Security	10000	655,544	-	-	-	-	-	-	655,544	100%	655,544
134 Sheriff Training Center	10000	12,741,938	1,112,104	775,841	-	-	1,247,164	-	9,606,829	100%	9,606,829
136 Sheriff Cal-ID	22250	5,216,502	-	4,848,912	-	-	387,590	-	-	NA	-
136 Sheriff Cal-DNA	22250	351,257	-	350,757	-	-	500	-	-	NA	-
137 Sheriff Cal-Photo	22250	230,533	-	230,533	-	-	-	-	-	NA	-
Total Police Protection		\$ 421,219,693	\$ 90,257,907	\$ 202,907,310	\$ 124,973	\$ 15,500	\$ 1,704,096	\$ -	\$ 126,209,907		\$ 121,095,236
Detention and Correction											
133 Sheriff Corrections	10000	\$ 214,488,243	\$ 81,955,055	\$ 2,546,599	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 122,742,059	50%	\$ 61,371,035
138 Probation: Admin & Support	10000	12,556,093	3,337,373	-	-	-	-	-	9,218,720	50%	4,609,360
137 Probation: Juvenile Hall	10000	44,324,374	26,126,472	300,000	-	-	-	-	17,897,902	50%	8,948,951
137 Probation	10000	59,431,851	57,172,924	1,908,811	-	-	-	-	10,352,116	50%	5,176,058
Total Detention and Correction		\$ 340,800,561	\$ 168,591,824	\$ 4,855,410	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 160,210,807		\$ 80,105,404
Fire Protection											
138 Fire Protection: Forest	10000	\$ 125,781,236	\$ 16,631,297	\$ 55,331,981	\$ -	\$ -	\$ 584,858	\$ -	\$ 52,653,100	0%	\$ -
139 Fire: Non-Forest	21000	53,562,952	487,885	-	-	-	53,075,067	-	-	NA	-
139 Fire Protection: Contracts	10000	83,694,608	83,694,608	-	-	-	-	-	-	100%	-
Total Fire Protection		\$ 263,038,796	\$ 17,119,182	\$ 139,626,589	\$ -	\$ -	\$ 53,659,925	\$ -	\$ 52,653,100		\$ -
Protection/Inspection											
140 Agricultural Commissioner	10000	\$ 5,748,722	\$ 2,157,000	\$ 2,680,100	\$ 34,000	\$ 35,000	\$ -	\$ -	\$ 842,622	50%	\$ 421,311
141 Building & Safety	10000	6,605,423	3,987,370	2,810,037	4,600	-	4,600	-	223,416	0%	-
Total Protection/Inspection		\$ 12,354,145	\$ 2,157,000	\$ 6,247,470	\$ 2,844,037	\$ 4,600	\$ 4,600	\$ -	\$ 1,066,038		\$ 421,311
Other Protection											
128 Nat. Pollut. Discrg Elm. Sys.	10000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	100%	\$ 1,000,000
126 HR:Rideshare	22000	603,800	-	571,000	32,800	-	-	-	-	50%	-
129 County Clerk-Recorder	10000	20,001,912	-	15,999,000	-	-	1,001	-	4,031,511	50%	2,015,756
135 Sheriff: Public Administrator	10000	1,641,228	-	982,400	-	-	9,864	-	1,048,964	50%	524,482
140 Range Improvement	22500	16,948	-	-	-	-	-	16,948	-	NA	-
140 Environmental Programs	20200	950,195	-	-	-	-	-	962,776	-	NA	-
141 TLMA: Planning	10000	8,470,174	500,000	3,808,488	-	-	10,500	(12,580)	4,151,176	0%	-
22650 Planning: Airport LUC	20000	-	-	-	-	-	-	-	-	0%	-
TLMA: Crossing Guard	20000	-	-	-	-	-	-	-	-	NA	-
135 Sheriff: Coroner	10000	8,761,784	3,738,178	646,204	-	-	47,835	-	4,329,657	100%	4,329,657
142 Code Enforcement	10000	13,333,777	945,000	2,189,458	37,590	491,750	310,730	-	9,359,269	100%	9,359,269
142 Mental Health: Public Guardian	10000	4,677,991	3,522,281	457,224	-	-	3	-	698,483	100%	698,483
143 AB2766 Air Quality	22300	486,000	486,000	-	-	-	500	(500)	-	NA	-
144 PSEC 800MHz Radio Project	33500	-	-	-	-	-	-	-	-	NA	-
143 Animal Services	10000	18,373,890	-	8,537,595	-	-	220,000	-	8,382,294	100%	8,382,294
Total Other Protection		\$ 78,347,300	\$ 9,191,459	\$ 33,091,360	\$ 994,390	\$ 491,750	\$ 1,563,209	\$ 3,868	\$ 33,011,264		\$ 26,319,851
Total Public Protection											
		\$ 1,331,001,346	\$ 358,837,471	\$ 389,569,985	\$ 3,963,400	\$ 5,197,030	\$ 50,518,480	\$ 3,868	\$ 512,891,132		\$ 262,881,805

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

FY 2015-16
 Budget (4)

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Public Ways & Facilities											
Public Ways											
Multi-Spec Habitat Plan	22450	\$ 4,200,000	\$ -	\$ 4,200,000	\$ -	\$ -	\$ 12,000	\$ (12,000)	\$ -	NA	\$ -
EDA: Airport	22100	-	-	-	-	-	-	-	-	NA	-
GIS	20200	-	-	-	-	-	-	-	-	NA	-
TLMA: Administration	20200	11,405,318	-	11,004,543	-	-	775	400,000	-	NA	-
TLMA: Consolidated Counter	20200	4,924,327	-	1,439,535	50	-	984,742	2,500,000	-	NA	-
Environmental Programs	20200	-	-	-	-	-	-	-	-	NA	-
TLMA: Transportation	20000	42,659,579	32,656,534	9,328,312	205,118	21,000	448,615	-	-	NA	-
TLMA: Landscape Maint Dist	20300	1,389,671	-	497,682	-	-	588,693	303,296	-	NA	-
Facility Management: Parking	10000	-	-	-	-	-	-	-	-	100%	-
TLMA: Sub Road Dist No 4	22400	1,139,482	7,778	-	-	-	656,331	475,373	-	NA	-
TLMA: Transp Const Project	20000	143,661,460	61,345,522	49,737,218	-	-	32,578,720	2,161,006	-	NA	-
TLMA: RBBD: Meritfee	31600	2,163,000	-	-	-	-	1,994	705,067	-	NA	-
TLMA: RBBD: Southwest	31610	1,120,635	-	-	-	-	415,568	-	-	NA	-
TLMA: Signal Mitigation	31630	2,000	-	2,000	-	-	-	-	-	NA	-
TLMA: RBBD: Mira Loma	31640	11,750,710	-	-	-	-	12,403	11,738,307	-	NA	-
TLMA: RBBD: Signal Mitigation	31650	3,067,956	-	-	-	-	3,067,974	(18)	-	NA	-
TLMA: DA/DJF	31680	601,000	-	-	-	-	450	600,550	-	NA	-
TLMA: Dev Agreements	31680	3,235,477	-	-	-	-	3,235,499	(22)	-	NA	-
TLMA: Signal DIF	31680	810,000	-	-	-	-	972	809,028	-	NA	-
TLMA: RBBD - Scott Road	31683	-	-	506,350	8,947	-	-	-	-	NA	-
TLMA: Trans Equip (Garage)	20000	1,538,025	-	-	215,115	-	21,000	806,642	-	NA	-
Total Public Ways		\$ 233,669,640	\$ 94,009,854	\$ 76,717,640	\$ 215,115	\$ 21,000	\$ 42,217,822	\$ 20,467,229	\$ -		\$ -
Total Transportation Terminals											
EDA: Blythe Constr Land	22350	\$ 995,000	\$ 945,250	\$ 100	\$ -	\$ -	\$ 49,650	\$ -	\$ -	NA	\$ -
EDA: Thermal Const Land	22350	209,379	198,910	100	-	-	10,369	-	-	NA	-
EDA: Hemet-Ryan Const Land	22350	621,532	590,456	100	-	-	30,976	-	-	NA	-
Const Land - Chiriaco	22350	500,000	499,500	-	-	-	500	-	-	NA	-
Const Land - Dessert Center	22350	203,164	500	-	-	-	8,600	194,064	-	NA	-
Const Land - French Val Const Land	22350	2,091,375	1,985,806	100	-	-	104,469	-	-	NA	-
EDA: County Airport	22100	2,978,510	50,000	142,494	500	-	2,551,284	234,232	-	NA	-
TLMA: Airport Land Use Comm	22650	732,402	197,444	207,446	-	-	263,031	64,481	-	NA	-
Total Transportation Terminals		\$ 8,331,362	\$ 4,468,866	\$ 350,340	\$ 500	\$ -	\$ 3,018,879	\$ 492,777	\$ -		\$ -
Total Public Ways and Facilities		\$ 242,000,002	\$ 98,478,700	\$ 77,067,980	\$ 215,615	\$ 21,000	\$ 45,236,701	\$ 20,960,006	\$ -		\$ -

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

Budget (a) Page Ref.	Fund	Description	FY 2015-16										Marginal Increase	Net General Fund Contribution	
			Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution					
		Health and Sanitation Health													
165	10000	Mental Health: Treatment Prog Cont to Health/Mental Health	\$ 280,384,323	\$ 268,808,260	\$ 4,161,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,993,251
166	10000	Mental Health: Detention Prog	\$ 43,878,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,878,775
167	10000	Mental Health: Administration	\$ 10,697,023	\$ 5,371,185	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,325,831
167	10000	Mental Health: Substance Abuse	\$ 14,388,968	\$ 19,909,730	\$ 73,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,093
167	10000	Public Health	\$ 27,050,196	\$ 24,378,440	\$ 749,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,671,756
168	10000	Public Health: Bio-Terrorism Prep	\$ 57,907,051	\$ 35,382,929	\$ 13,071,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,524,122
168	21750	Public Health: Hosp. Prep. Program Alloc.	\$ 2,590,971	\$ 2,890,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
168	21750	Public Health: Environmental Health	\$ 684,230	\$ 684,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
170	10000	Public Health Ambulatory Care	\$ 26,736,797	\$ 708,289	\$ 15,471,377	\$ 8,544,050	\$ 1,356,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	10000	RCRMC: Detention Health	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Health	\$ 464,318,334	\$ 351,835,015	\$ 33,517,212	\$ 8,544,050	\$ 3,082,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,257,346
		Hospital Care													
170	10000	Ambulatory Care	\$ 41,919,274	\$ 2,022,497	\$ 39,637,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
171	21790	Ambulatory Care EPM/HER Project	\$ 4,534,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
171	10000	RCRMC: Detention Health	\$ 26,888,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,888,022
171	10000	RCRMC: Med Indigent Services	\$ 7,783,810	\$ 5,483,270	\$ 76,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,224,058
		Total Hospital Care	\$ 81,125,463	\$ 7,505,767	\$ 39,714,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,112,080
		California Children's Services													
169	10000	CHA: CA Children's Services	\$ 21,086,397	\$ 14,706,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380,365
		Total California Children's Services	\$ 21,086,397	\$ 14,706,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,380,365
		Sanitation													
172	23000	Washer, Area 8 Assessment	\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Sanitation	\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Health and Sanitation	\$ 587,330,194	\$ 374,046,814	\$ 74,031,543	\$ 8,544,050	\$ 3,082,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,749,791
		Public Assistance													
181	10000	DPSS Administration	\$ 557,651,457	\$ 549,347,658	\$ 1,944,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,303,799
		Total Administration	\$ 557,651,457	\$ 549,347,658	\$ 1,944,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,303,799
		Aid Programs													
181	10000	DPSS: Mandated Client Serv	\$ 65,182,443	\$ 56,660,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,522,011
181	10000	DPSS: Categorical Aid	\$ 367,564,386	\$ 345,480,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,083,428
182	10000	DPSS: Other Aid	\$ 2,347,379	\$ 40,000	\$ -	\$ 231,000	\$ 99,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,977,379
182	21000	DPSS: Homeless Housing Relief	\$ 8,254,443	\$ 8,254,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Aid Programs	\$ 444,348,651	\$ 410,435,833	\$ -	\$ 231,000	\$ 99,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,282,553
		Care of Court Wards													
180	10000	Probation: Court Placement	\$ 600,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,489
		Total Care of Court Wards	\$ 600,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,489
		Veteran's Services													
185	10000	Veteran's Services	\$ 1,473,758	\$ 192,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,156,758
		Total Veteran's Services	\$ 1,473,758	\$ 192,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,156,758

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

FY 2015-16

Budget (a)

Page Ref.

Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Other Assistance											
EDA: Community Dev - HUD	21350	\$ 8,815,893	\$ -	\$ 8,735,296	\$ -	\$ -	\$ 80,597	\$ -	\$ -	NA	\$ -
Neighborhood Stabilization NSP	21550	\$ 3,751,637	\$ -	\$ 2,138,101	\$ -	\$ -	\$ 1,615,536	\$ -	\$ -	NA	\$ -
EDA: Work Force Development	21550	\$ 26,894,691	\$ -	\$ 525,990	\$ -	\$ -	\$ 1,067,791	\$ -	\$ -	NA	\$ -
HUD	21250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Home Program Fund	21250	\$ 3,504,872	\$ -	\$ 2,856,738	\$ -	\$ -	\$ 648,134	\$ -	\$ -	NA	\$ -
DPSS: Homeless	21300	\$ 3,635,980	\$ -	\$ 561,437	\$ -	\$ -	\$ 2,806,401	\$ -	\$ -	NA	\$ -
Cap of Riv. County	21050	\$ 2,805,205	\$ -	\$ 55,205	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Cap of Riv. County: Local Initiative	21050	\$ 7,056,240	\$ -	\$ 35,000	\$ -	\$ -	\$ 100,000	\$ -	\$ -	NA	\$ -
Cap of Riv. County: Other Programs	21050	\$ 537,718	\$ -	\$ 70,000	\$ -	\$ -	\$ 467,718	\$ -	\$ -	NA	\$ -
Office on Aging Title III	21450	\$ 12,533,489	\$ 8,769,218	\$ 1,052,085	\$ -	\$ -	\$ 1,712,186	\$ -	\$ -	NA	\$ -
Total Other Assistance		\$ 69,535,725	\$ 59,100,940	\$ 1,668,280	\$ -	\$ -	\$ 8,438,353	\$ 268,142	\$ -		\$ -
Total Public Assistance		\$ 1,073,610,080	\$ 1,019,076,431	\$ 3,737,649	\$ 231,000	\$ 99,000	\$ 18,033,753	\$ 268,142	\$ 38,164,105		\$ 5,397,933
Education, Recreation & Cultural Services											
Library Services											
County Free Library	21200	\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -	NA	\$ -
Total Library Services		\$ 24,208,027	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,025,191	\$ 3,316,777	\$ -		\$ -
Other Education											
Cooperative Extension	10000	\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ 614,064
Total Other Education		\$ 614,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,064		\$ 614,064
Recreation & Cultural Services											
EDA: Edward Dean Museum	10000	\$ 320,588	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ -	100%	\$ 73,381
EDA: Community Centers	21140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ -	NA	\$ -
Total Recreation & Cultural Services		\$ 320,588	\$ -	\$ -	\$ -	\$ -	\$ 247,207	\$ -	\$ 73,381		\$ 73,381
Total Education, Recreation & Cultural Services		\$ 25,142,679	\$ 252,303	\$ 213,756	\$ -	\$ 400,000	\$ 20,272,398	\$ 3,316,777	\$ 687,445		\$ 687,445
Debt Service											
Other General											
Appropriation for Contingency	10000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,105,405	\$ -	\$ -	0%	\$ 16,893,595
Total Other General		\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,105,405	\$ -	\$ 16,893,595		\$ 16,893,595
Retirement of Long-Term Debt											
Pension Obligation Bonds	35000	\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -
Total Retirement of Long-Term Debt		\$ 36,639,366	\$ -	\$ 36,639,366	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Debt Service - Principal											
Teeter Debt Service	37050	\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -	NA	\$ -
Total Debt Service - Principal		\$ 2,832,398	\$ -	\$ -	\$ -	\$ -	\$ 2,832,398	\$ -	\$ -		\$ -
Interest on Short-Term Debt											
Interest on Trans	10000	\$ 4,703,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,256,073	0%	\$ -
Total Interest on Short-Term Debt		\$ 4,703,573	\$ -	\$ -	\$ -	\$ -	\$ 3,447,500	\$ -	\$ 1,256,073		\$ -
Total Debt Service		\$ 64,175,337	\$ -	\$ 36,639,366	\$ -	\$ -	\$ 9,386,303	\$ -	\$ 18,149,668		\$ -
Total Financing Requirements		\$ 3,753,142,588	\$ 1,844,931,719	\$ 822,777,591	\$ 16,322,973	\$ 23,106,821	\$ 221,984,781	\$ 63,209,421	\$ 760,909,292		\$ 445,166,998

Footnotes:

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

DRAFT

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

Description	Table Ref.	FY 15/16 Budget (a)	Net Amount (b)	County Equivalent		Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				Units (c)	Factor			
			[1]	[2]	[1]/[2]=[3]		[4]	[3]X[4]
General Financing Requirements								
Legislative and Administrative	7	\$ 127,399,575	\$ 76,999,189	2,788,991	\$ 27.61	per capita & 50% employee, entire county	18,080	\$ 499,167
Finance	7	52,117,094	(1,999,917)	2,788,991	(0.72)	per capita & 50% employee, entire county	18,080	(12,965)
Counsel	7	6,706,052	1,434,526	2,788,991	0.51	per capita & 50% employee, entire county	18,080	9,300
Personnel	7	10,144,231	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Elections	7	9,598,525	4,169,688	2,788,991	1.50	per capita & 50% employee, entire county	18,080	27,031
Property Management	7	28,521,148	3,846,539	2,788,991	1.38	per capita & 50% employee, entire county	18,080	24,936
Plant Acquisition	7	165,122,059	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Promotion	7	14,778,173	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Other General	7	35,496,103	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Total General Financing Requirements		\$ 449,882,960	\$ 84,450,025		\$ 30.28			\$ 547,469
Public Protection								
Judicial	7	\$ 215,240,851	\$ 34,940,004	2,788,991	\$ 12.53	per capita & 50% employee, entire county	18,080	\$ 226,507
Police Protection	7	421,219,693	121,095,236			Case Study: See Table 9		2,416,270
Detention and Correction	7	340,800,561	80,105,404	2,788,991	28.72	per capita & 50% employee, entire county	18,080	519,304
Fire Protection (Transfers to the Fire Fund)	7	263,038,796	-			Case Study: See Table 10		609,039
Protection/Inspection	7	12,354,145	421,311	2,788,991	0.15	per capita & 50% employee, entire county	18,080	2,731
Other Protection	7	78,347,300	26,319,851	2,788,991	9.44	per capita & 50% employee, entire county	18,080	170,625
Total Public Protection		\$ 1,331,001,346	\$ 262,881,805		\$ 50.84			\$ 3,944,476
Public Ways & Facilities								
Public Ways	7	\$ 233,668,640	\$ -	412,123	\$ -	per capita & 50% employee, unincorporated only	18,080	\$ -
Transportation Terminals	7	8,331,362	-	412,123	-	per capita & 50% employee, unincorporated only	18,080	-
Total Public Ways and Facilities		\$ 242,000,002	\$ -					\$ -
Health and Sanitation								
Health	7	\$ 464,318,334	\$ 60,257,346	2,308,441	\$ 26.10	per capita, entire county	15,724	\$ 410,450
Hospital Care	7	81,125,463	29,112,080	2,308,441	12.61	per capita, entire county	15,724	198,300
California Children's Services	7	21,086,397	6,380,365	2,308,441	2.76	per capita, entire county	15,724	43,461
Sanitation	7	800,000	-	2,308,441	-	per capita, entire county	15,724	-
Total Health and Sanitation		\$ 567,330,194	\$ 95,749,791		\$ 41.48			\$ 652,211
Public Assistance								
Administration	7	\$ 557,651,457	\$ 1,112,431	2,308,441	\$ 0.48	per capita, entire county	15,724	\$ 7,577
Aid Programs	7	444,348,651	2,528,255	2,308,441	1.10	per capita, entire county	15,724	17,222
Care of Court Ward	7	600,489	600,489	2,308,441	0.26	per capita, entire county	15,724	4,090
Veteran's Services	7	1,473,758	1,156,758	2,308,441	0.50	per capita, entire county	15,724	7,879
Other Assistance	7	69,535,725	-	2,308,441	-	per capita, entire county	15,724	-
Total Public Assistance		\$ 1,073,610,080	\$ 5,397,932.80		\$ 2.34			\$ 36,769
Education								
Library Services	7	\$ 24,208,027	\$ -	2,308,441	\$ -	per capita, entire county	15,724	\$ -
Agricultural Extension	7	614,064	614,064	2,308,441	0.27	per capita, entire county	15,724	4,183
Total Education		\$ 24,822,091	\$ 614,064		\$ 0.27			\$ 4,183
Recreation & Cultural Services								
Total Cultural Services	7	\$ 320,588	\$ 73,381	2,308,441	\$ 0.03	per capita, entire county	15,724	\$ 500
Total Recreation & Cultural Services		\$ 320,588	\$ 73,381		\$ 0.03			\$ 500
Debt Service								
Appropriation for Contingency	7	\$ 20,000,000	\$ -	-	\$ -	not used	-	\$ -
Debt Service - Principal	7	2,832,398	-	-	-	not used	-	-
Retirement of Long-Term Debt	7	36,639,366	-	-	-	not used	-	-
Interest on Long-Term Debt	7	4,703,573	-	-	-	not used	-	-
Total Debt Service		\$ 64,175,337	\$ -		\$ -			\$ -
Total General Fund Financing Requirements		\$ 3,753,142,598	\$ 449,168,998.30		\$ 125.23			\$ 5,185,607

Footnotes:

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

Exhibit A - Fiscal Impact Analysis
Table 9 - Riverside County Police Protection Cost Calculation

Paradise Valley
February 15, 2017

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

Footnotes:

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

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

Fiscal Impact to Fire Fund

Financing Sources

Fire Fund Ad Valorem Tax

Assessed Value Adjusted for Deflation

Residential Basic Tax

4 \$ 31,817,795

Non-Residential Basic Tax

4 3,078,963

Total Assessed Value Adjusted for Deflation

\$ 34,896,758

Structural Fire Fund Post-ERAF Share of Basic Tax

2 5.851%

Total Fire Fund Ad Valorem Tax

\$ 2,041,961 100% \$ 2,041,961

Total Financing Sources

[1] \$ 2,041,961

Financing Requirements

Calculation of Fire Costs

Fire Protection Costs - Station Costs

7-Person Engine Company (a)

Total Cost Per Station

7 Person

\$ 3,500,000

\$ 3,500,000

Stations Required for Project (a)

Total Fire Protection Costs

[2] \$ 3,500,000

Total Financing Requirements

\$ 3,500,000

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[3]=[1]-[2] \$ (1,458,039)

Amount Needed from CSA Special Tax

(1,458,039)

CSA Tax Per Unit

100

Residential Units

8,490

CSA Tax Revenue

[4] \$ 849,000

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

[5]=[3]+[4] \$ (609,039)

Use General Fund Surplus

Yes

Surplus Available

Yes

\$ 5,763,048

Surplus Used

[6] \$ 609,039

Financing Sources

Fire Fund

[1] \$ 2,041,961

CSA Tax

[4] 849,000

General Fund Transfer

[6] 609,039

Total Sources

[7]=[1]+[4]+[6] \$ 3,500,000

Total Financing Requirements

[2] 3,500,000

Net Annual Surplus/ (Deficit) After Additional Financing Sources

[8]=[7]-[2] \$ -

Footnotes:

(a) See Exhibit B for Fire phasing.

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

DRAFT

Fiscal Impact to Library Fund

Financing Sources

County Library Ad Valorem Tax

Assessed Value Adjusted for Deflation

	Table Ref.	Project Impact	Marginal Increase	Project Impact
Residential Basic Tax Adj. for Deflation	4	\$ 31,817,795		
Non-Residential Basic Tax Adj. for Deflation	4	3,078,963		
Total Assessed Value Adjusted for Deflation		\$ 34,896,758		

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

	2	1.431%		
		\$ 499,460	100%	\$ 499,460

	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project Equivalent Units (c)	Project Impact
Other Financing Sources									
Fines, Forfeitures & Penalties									
Library Fines and Fees	50	\$ 400,000	100%	\$ 400,000	2,788,991	\$ 0.14	per capita & 50% employee, entire county	18,080	\$ 2,593
Revenue from Use of Money and Property									
Interest-Invest Funds	51	5,000	0%	-	-	-	not used	-	-
Rents	51	19,176	100%	19,176	2,788,991	0.01	per capita & 50% employee, entire county	18,080	124
Lease to Non-County Agency	51	2,306	0%	-	-	-	not used	-	-
Intergovernmental Revenues									
CA-State Revenue	51	25,000	0%	-	-	-	not used	-	-
CA-Homeowner's Tax Relief	51	162,303	0%	-	-	-	not used	-	-
CA-Other Operating Grants	51	-	0%	-	-	-	not used	-	-
Fed-Community Redevelopment Hn	51	65,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Communications Services	51	150,000	0%	-	-	-	not used	-	-
Interfund - Leases	51	63,756	0%	-	-	-	not used	-	-
Interfund - Miscellaneous	51	-	0%	-	-	-	not used	-	-
Interfund - Salary Reimbursement	51	-	0%	-	-	-	not used	-	-
Other In-Lieu and Other Govt									
Olh Gov-City Governments	51	608,466	0%	-	-	-	not used	-	-
Other Revenue									
Contractual Revenue	51	6,870,066	0%	-	-	-	not used	-	-
Cash Over-Short	51	-	0%	-	-	-	not used	-	-
Rebates & Refunds	51	-	0%	-	-	-	not used	-	-
Contributions & Donations	51	10,000	0%	-	-	-	not used	-	-
Other Misc. Revenue	51	-	0%	-	-	-	not used	-	-

Total Financing Sources **\$ 502,177**

Financing Requirements

Library Services	Table 7	24,208,027	100%	24,208,027	2,788,991	8.68	per capita & 50% employee, entire county	18,080	156,935
Total Financing Requirements									\$ 156,935

Net Annual Surplus/ (Deficit)

Per Development Unit **\$ 345,242**

\$ 41

Footnotes:

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

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

(c) See Table 3.

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

DRAFT

Fiscal Impact to Transportation Fund

Financing Sources

Measure A Sales Tax (d)

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

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

Other Financing Sources	Budget Page Ref.	Budget Amount (a)	Marginal Increase	Net Amount	County Equivalent Units (b)	Factor	Measure	Project	
								Equivalent Units (c)	Impact
Intergovernmental Revenues									
CA-HWY User/Gas Tax Sec 2104A (e)	44	30,309,322	100%	30,309,322	2,788,991	10.87	per capita & 50% employee, entire county	18,080	\$ 196,488
CA-HWY User/Gas Tax Sec 2104B (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2103 (e)	44	1,849,286	100%	1,849,286	2,788,991	0.66	per capita & 50% employee, entire county	18,080	11,988
CA-HWY User/Gas Tax Sec 2104C (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2104DEF (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2105 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
CA-HWY User/Gas Tax Sec 2106 (e)	44	-	100%	-	2,788,991	-	per capita & 50% employee, entire county	18,080	-
Road Maint Expense Reimb	44	210,537	100%	210,537	2,788,991	0.08	per capita & 50% employee, entire county	18,080	1,365
Road Signal Maint Exp Reimb	44	1,344,663	100%	1,344,663	2,788,991	0.48	per capita & 50% employee, entire county	18,080	6,717
Total Financing Sources									\$ 218,558

Financing Requirements

Street Maintenance Cost									
Total Project Lane Miles (f)								[1]	(h) 104.84
Street Maintenance Cost per Lane Mile (g)								[2]	\$ 6,885
Total Project Street Maintenance Cost per Lane Mile								[3]=[1]*[2]	\$ 721,834

Total Financing Requirements

Total Financing Requirements									\$ 721,834
-------------------------------------	--	--	--	--	--	--	--	--	-------------------

Net Annual Surplus/ (Deficit)

Net Annual Surplus/ (Deficit) Before Additional Financing Sources								[5]=[3]+[4]	\$ 503,275
--	--	--	--	--	--	--	--	-------------	-------------------

Use General Fund Surplus Yes
 Surplus Available Yes
 Surplus Used

\$ 5,763,048	[6]	\$ 503,275
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Financing Sources

Transportation Fund								[1]	\$ 218,558
General Fund Transfer								[6]	503,275
Total Sources								[7]=[1]+[6]	\$ 721,834

Total Financing Requirements

Net Annual Surplus/ (Deficit) After Additional Financing Sources								[3]	721,834
								[8]=[7]-[3]	\$ -

Footnotes:

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



Development Year	-1	0	1	2	3	4	5	6	7	8	9
Fiscal Impact to Fire Fund											
Financing Sources											
Fire Fund Ad Valorem Tax											
Basic Tax Adj. for Detention											
Total Fire Fund Tax											
Total Financing Sources											
Financing Requirements											
Stations Required for Project											
Staffing Level											
Cost per Fire Fighter											
Fire Cost											
Total Financing Requirements											
Net Annual Surplus (Deficit) Before Additional Sources											
CSA/CFD Charge per Unit at Buildout											
Net Annual Deficit Before Additional Sources											
Offset from General Fund Surplus											
Amount Required for CSA/CFD Charge											
Allocation of CSA/CFD Charge for Fire Services											
Cumulative Residential Units											
CSA/CFD Charge from Solid Units											
CSA/CFD Charge from Detention											
Total											
Additional Financing Sources											
Fire Fund											
CSA Tax											
General Fund Transfer											
Total Financing Sources											
Total Financing Requirements											
Net Annual Surplus (Deficit) After Additional Sources											
Financing Sources											
CA-Hwy User/Gas Tax Sec 2100A (e)											
CA-Hwy User/Gas Tax Sec 21003 (e)											
Charges for Services											
Road Maint Expense Reimb											
Road Signal Maint Exp Reimb											
Total Financing Sources											
Financing Requirements											
Share of Residential Units											
Total Project Lane Miles (b)											
Estimated Annual Lane Miles to be Maintained (b)											
Street Maintenance Cost per Lane Mile											
Total Financing Requirements											
Net Annual Surplus (Deficit) Before Additional Sources											
Additional Financing Sources											
General Fund Surplus											
General Fund Transfers to Fire Fund (Less)											
Total Additional Financing Sources											
Financing Sources											
Transportation Fund											
General Fund Transfer											
Total Financing Sources											
Total Financing Requirements											
Net Annual Surplus (Deficit) After Additional Sources											

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



Development Year	10	11	12	13	14	15	16	17	18	19	20	21
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Fire Fund Tax	23,946,364	29,358,830	33,522,748	36,072,000	35,822,857	35,774,530	35,628,716	35,479,513	35,332,918	35,186,929	35,041,543	34,896,750
Total Fire Fund Tax	1,407,206	1,717,913	1,951,620	2,110,730	2,102,008	2,093,323	2,084,674	2,076,051	2,067,463	2,058,940	2,050,433	2,041,981
Total Financing Sources	24,353,570	31,076,743	35,474,368	38,182,730	37,924,865	37,867,853	37,713,388	37,545,562	37,370,381	37,195,869	37,021,976	36,848,731
Financing Requirements												
Stations Required for Project												
Staffing Level	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Cost per Fire Fighter	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Fire Cost	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
Total Financing Requirements	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
Net Annual Surplus (Deficit) Before Additional Sources	22,603,570	29,326,743	33,724,368	36,432,730	36,174,865	36,117,853	35,963,388	35,795,562	35,620,381	35,445,869	35,271,976	35,098,731
CSA/CFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources	2,098,794	1,782,087	1,593,360	1,395,270	1,397,862	1,406,877	1,413,328	1,420,329	1,427,517	1,434,867	1,442,359	1,449,939
Offset from General Fund Surplus	1,524,194	1,094,057	743,980	540,270	548,992	557,677	566,328	574,939	583,517	592,060	600,587	609,039
Amount Required for CSA/CFD Charge	574,600	688,030	794,400	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000
Allocation of CSA/CFD Changes for Fire Services												
Cumulative Residential Units	5,746	6,980	7,944	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
CSA/CFD Charge from Sold Units	574,600	698,000	794,400	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000
Total	574,600	698,000	794,400	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000
Additional Financing Sources												
General Fund Surplus	4,946,396	5,694,845	6,260,028	6,663,266	6,626,339	6,589,566	6,552,942	6,516,471	6,480,151	6,443,890	6,407,599	6,372,087
Minimum CSA/CFD Charge Required for Fire Services (4,948,398	5,696,845	6,262,028	6,665,266	6,628,339	6,590,566	6,553,942	6,517,471	6,481,151	6,444,890	6,408,599	6,373,087
Total Additional Financing Sources	4,946,396	5,694,845	6,260,028	6,663,266	6,626,339	6,589,566	6,552,942	6,516,471	6,480,151	6,443,890	6,407,599	6,372,087
Financing Sources												
Fire Fund	1,407,206	1,717,913	1,951,620	2,110,730	2,102,008	2,093,323	2,084,674	2,076,051	2,067,463	2,058,940	2,050,433	2,041,981
CSA Tax	574,600	688,030	794,400	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000	849,000
General Fund Transfer	1,524,194	1,094,057	743,980	540,270	548,992	557,677	566,328	574,939	583,517	592,060	600,587	609,039
Total Financing Sources	3,505,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources	3,505,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Financing Impact to Transportation Fund												
Financing Sources												
Intergovernmental Revenues	10,87	196,045	192,708	183,892	196,488	196,488	196,488	196,488	196,488	196,488	196,488	196,488
CA-MV User Fee 1004A (e)	0,66	8,301	9,927	11,218	11,888	11,888	11,888	11,888	11,888	11,888	11,888	11,888
CA-MV User Fee 2103 (b)												
Changes for Services												
Road Maint Expense Reimb	0,03	945	1,130	1,277	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365
Road Signal Maint Exp Reimb	0,48	6,036	7,218	8,157	8,717	8,717	8,717	8,717	8,717	8,717	8,717	8,717
Total Financing Sources	151,327	180,884	204,514	218,558	218,558	218,558	218,558	218,558	218,558	218,558	218,558	218,558
Financing Requirements												
Share of Residential Units	87,7%	82,2%	83,6%	83,6%	83,6%	83,6%	83,6%	83,6%	83,6%	83,6%	83,6%	83,6%
Total Project Lane Miles (b)	104,84	104,84	104,84	104,84	104,84	104,84	104,84	104,84	104,84	104,84	104,84	104,84
Estimated Annual Lane Miles to be Maintained (b)	71,0	86,2	96,1	104,8	104,8	104,8	104,8	104,8	104,8	104,8	104,8	104,8
Street Maintenance Cost per Lane Mile	6,885	6,885	6,885	6,885	6,885	6,885	6,885	6,885	6,885	6,885	6,885	6,885
Total Financing Requirements	488,534	593,451	675,412	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
Net Annual Surplus (Deficit) Before Additional Sources	(337,208)	(412,467)	(470,898)	(503,275)	(503,275)	(503,275)	(503,275)	(503,275)	(503,275)	(503,275)	(503,275)	(503,275)
Additional Financing Sources												
General Fund Surplus	3,016,237	4,946,396	5,694,845	6,260,028	6,663,266	6,626,339	6,589,566	6,552,942	6,516,471	6,480,151	6,443,890	6,407,599
General Fund Transfers to Fire Fund (Less)	1,659,785	1,524,194	1,094,057	743,980	540,270	548,992	557,677	566,328	574,939	583,517	592,060	600,587
Total Additional Financing Sources	1,356,452	3,422,202	4,600,788	5,516,048	6,122,996	6,077,346	6,035,269	6,016,614	6,016,614	6,016,614	6,016,614	6,016,614
Financing Sources												
Transportation Fund	151,327	180,884	204,514	218,558	218,558	218,558	218,558	218,558	218,558	218,558	218,558	218,558
General Fund Transfer	305,155	416,667	470,880	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
Total Financing Sources	456,482	597,551	675,394	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
Total Financing Requirements	488,534	593,451	675,412	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
Net Annual Surplus (Deficit) After Additional Sources	(31,852)	(95,899)	(99,018)	(99,018)	(99,018)	(99,018)	(99,018)	(99,018)	(99,018)	(99,018)	(99,018)	(99,018)

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

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Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
General Fund Financing Sources												
4	Property Tax	\$ 185,503	\$ 399,303	\$ 756,405	\$ 1,039,955	\$ 1,375,835	\$ 1,717,703	\$ 2,029,249	\$ 2,340,542	\$ 2,788,002	\$ 3,394,976	\$ 4,156,838
4	Property Tax-In-Lieu of Sales Tax	-	-	-	-	-	-	-	-	-	-	-
4	Documentary Transfer Tax	20,095	42,488	81,350	111,996	147,912	194,843	218,591	252,198	300,849	364,056	448,185
5	Property Tax In-Lieu of F	118,909	250,731	476,245	654,886	896,188	1,081,877	1,276,128	1,474,317	1,755,842	2,136,016	2,618,908
5	General and Use Tax	75,087	150,174	225,260	300,347	375,849	450,936	526,022	601,109	676,196	800,015	935,102
5	Off-Site Retail Sales and Use Tax	-	-	-	-	-	-	-	-	-	-	-
5	Transient Occupancy Tax	-	-	-	-	-	-	-	-	-	-	-
5	Interest Earnings	3,217	6,689	12,012	16,411	21,485	28,595	31,345	36,090	42,522	52,195	62,803
5	Other Discretionary Revenue	18,116	39,187	59,163	80,933	105,154	130,511	176,490	208,569	245,970	294,436	352,436
6	Total Financing Sources	\$ 424,925	\$ 882,551	\$ 1,610,436	\$ 2,204,629	\$ 3,076,867	\$ 3,776,058	\$ 4,421,507	\$ 5,065,929	\$ 5,853,164	\$ 6,805,872	\$ 8,088,616
General Fund Financing Requirements												
8	General Fund Financing Requirements	\$ 30,28	\$ 28,402	\$ 91,587	\$ 124,084	\$ 163,886	\$ 201,965	\$ 239,021	\$ 275,167	\$ 321,375	\$ 379,059	\$ 453,348
8	Police Protection	12,53	11,751	37,893	51,752	67,806	83,560	98,892	113,847	132,564	156,831	187,566
9	Judicial	85,381	162,714	363,437	511,999	684,467	854,377	1,016,159	1,179,380	1,389,985	1,635,322	1,986,521
9	Police Protection	28,72	28,941	48,009	86,876	116,949	191,575	226,524	261,011	304,941	358,558	430,025
8	Fire Protection (Transfers to the Fire Fund)	-	238,946	508,370	1,210,552	1,191,302	990,158	803,480	2,118,482	1,659,785	1,524,194	1,084,097
8	0.15	142	258	457	818	1,098	1,192	1,372	1,493	1,603	1,891	2,262
8	Protection/Inspection	8,652	16,103	28,544	38,984	51,077	62,945	74,484	85,756	100,160	116,138	141,291
12	Other Protection	-	-	-	-	-	-	-	-	-	-	-
8	Transfers to the Transportation Fund	-	-	-	-	-	-	-	-	-	-	-
8	Public Ways & Facilities	41,48	23,546	49,219	139,201	184,755	230,617	275,096	318,347	375,184	441,414	536,211
8	Health and Sanitation	1,296	2,780	5,590	7,791	10,416	13,001	15,508	17,607	21,152	24,885	30,229
8	Public Assistance	2,37	1,448	2,718	4,886	6,829	9,799	13,794	19,402	27,042	37,831	52,439
8	Education	18	38	75	106	142	177	211	244	288	338	411
8	Debt Services	-	-	-	-	-	-	-	-	-	-	-
8	Total Financing Requirements	\$ 424,925	\$ 882,551	\$ 1,610,436	\$ 2,204,629	\$ 3,076,867	\$ 3,776,058	\$ 4,421,507	\$ 5,065,929	\$ 5,853,164	\$ 6,805,872	\$ 8,088,616
General Fund Fiscal Impact												
10, Exhibit B	Ongoing Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10, Exhibit B	Surplus/(Deficit) per Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10, Exhibit B	Revenue/Cost Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fiscal Impact to Fire Fund												
11	Financing Sources	\$ 19,220	\$ 40,487	\$ 76,870	\$ 106,716	\$ 139,793	\$ 174,579	\$ 208,267	\$ 237,926	\$ 283,327	\$ 344,614	\$ 422,448
11	Financing Requirements	\$ 8,142	\$ 14,811	\$ 28,254	\$ 36,856	\$ 46,979	\$ 57,884	\$ 68,517	\$ 78,878	\$ 92,124	\$ 106,659	\$ 129,955
11	Net Annual Surplus / (Deficit)	\$ 11,078	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,815	\$ 116,695	\$ 137,751	\$ 159,048	\$ 191,203	\$ 235,954	\$ 292,494
Fiscal Impact to Transportation Fund												
12	Financing Sources	\$ 11,399	\$ 20,626	\$ 36,543	\$ 48,936	\$ 64,426	\$ 80,628	\$ 94,463	\$ 109,330	\$ 124,246	\$ 140,246	\$ 167,451
12	Financing Requirements	\$ 25,608	\$ 54,584	\$ 108,573	\$ 152,854	\$ 204,477	\$ 255,235	\$ 304,463	\$ 352,330	\$ 415,246	\$ 488,534	\$ 583,451
12	Net Annual Surplus / (Deficit)	\$ (14,168)	\$ (33,958)	\$ (72,030)	\$ (103,918)	\$ (139,051)	\$ (174,607)	\$ (209,999)	\$ (245,999)	\$ (295,999)	\$ (347,288)	\$ (415,999)
Net Fiscal Impact of Project												
11	Financing Sources	\$ 1,855,484	\$ 2,445,695	\$ 3,723,869	\$ 4,360,281	\$ 5,281,787	\$ 6,091,266	\$ 6,932,237	\$ 7,966,184	\$ 9,151,737	\$ 10,151,737	\$ 11,384,516
11	Financing Requirements	\$ 1,988,573	\$ 2,451,948	\$ 3,745,262	\$ 4,393,439	\$ 4,762,763	\$ 4,983,889	\$ 5,337,274	\$ 5,872,274	\$ 6,587,274	\$ 7,378,884	\$ 8,481,526
11	Net Annual Surplus / (Deficit)	\$ (132,089)	\$ (8,253)	\$ (21,393)	\$ (33,158)	\$ (48,076)	\$ (69,123)	\$ (91,637)	\$ (111,090)	\$ (130,537)	\$ (157,147)	\$ (197,010)

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RESIDENTIAL FINANCING SOURCES

Table Ref.

Residential/Absorption	1	2	3	4	5	6	7	8	9	10	11
TOWNS											
Stacked flats HHDR	50	42	50	50	11	50	50	50	50	13	
Stacked flats	50	50	50	50	50	50	50	50	50		
50'X100'	50	50	50	50	50	50	50	50	50		
50'X110'											
45'X80'	50	17	38								
45'X80'	50	33	26								
55'X100'	50	20	36								
60'X100'	50	20	36								
Village 2 (Town Center West)											
60'X100'		30	47								
50'X100'			50								
45'X80'			24		26	50	7				
50'X100'			50		50	50					
Duplex			50		50	50					
40'X62'			50		50	50					
Stacked flats			50		50	50					
Triplex-adult			50		50	50					
45'X100'			50		50	50					
Village 3 (Casa Active Adult)											
MIXED USE HHDR											
DUPLEX											
DUPLEX											
65'X110'											
65'X100'											
DUPLEX											
50'X80'											
DUPLEX											
40'X80'											
50'X80'											
75'X100'											
85'X115'											
85'X115'											
75'X100'											
Village 4 (North Village)											
Duplex-Adult					50	47					
Duplex-Adult											
40'X80'											
50'X100'											
Duplex-Family											
Standard Lot (60' X 100')											
Standard Lot (70' X 100')											
Duplex-Family											
Triplex-Adult											
45'X80'											
45'X80'											
Duplex-Family											
Duplex-Family											
Duplex-Family											
Duplex-Family											
40'X100'											
50'X110'											
50'X110'											
55'X100'											
60'X100'											
55'X100'											
55'X100'											
70'X100'											
50'X100'											
40'X90'											
70'X100'											
50'X70'											
40'X90'											
50'X90'											
40'X90'											
50'X90'											
40'X90'											
75'X100'											
75'X100'											
65'X110'											
duplexfamily											
85'X115'											
Total Residential Absorption	300	342	635	522	606	597	578	563	740	862	1,234
Cumulative Residential Absorption	300	642	1,277	1,799	2,405	3,002	3,581	4,144	4,884	5,746	6,980
Share of Residential Units	3.3%	7.6%	15.0%	21.2%	28.1%	35.4%	42.2%	48.8%	57.5%	67.1%	82.2%
Table Persons per Ref. Household											
3	556	633	1,176	967	1,122	1,106	1,072	1,043	1,371	1,596	2,285
Total Population	556	633	1,176	967	1,122	1,106	1,072	1,043	1,371	1,596	2,285
Cumulative Population	556	1,189	2,365	3,332	4,454	5,560	6,632	7,675	9,046	10,642	12,928

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Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Residential Property Tax												
4	1,000%	\$ 1,152,031	\$ 2,449,598	\$ 4,798,252	\$ 6,623,292	\$ 8,717,751	\$ 10,932,421	\$ 12,931,816	\$ 14,930,328	\$ 17,886,355	\$ 21,349,140	\$ 26,665,654
4	14.0253%	\$ 161,576	\$ 343,563	\$ 672,969	\$ 928,936	\$ 1,222,000	\$ 1,533,305	\$ 1,815,726	\$ 2,094,023	\$ 2,508,614	\$ 2,994,280	\$ 3,725,912
Residential Property Tax In Lieu of Sales Tax												
Off-Site Sales Tax, Redirected to Property Tax												
Property Tax From MVLF												
Cumulative Residential AV Adj. for Deflation Factor of 0.41%												
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%												
Total Assessed Valuation												
5	892	\$ 133	\$ 281	\$ 534	\$ 754	\$ 871	\$ 1,213	\$ 1,433	\$ 1,653	\$ 1,968	\$ 2,395	\$ 2,936
5	118,808	\$ 250,731	\$ 476,245	\$ 654,966	\$ 866,168	\$ 1,081,787	\$ 1,278,128	\$ 1,474,317	\$ 1,755,842	\$ 2,138,019	\$ 2,618,808	\$ 3,282,423
Residential Documentary Transfer Tax												
4	14.3%											
4	0.11%											
Total Residential Documentary Transfer Tax												
Off-Site Sales Tax												
5	25.00%	\$ 28,800,763	\$ 61,239,958	\$ 119,958,293	\$ 165,982,307	\$ 217,643,768	\$ 273,310,532	\$ 323,295,406	\$ 373,258,203	\$ 447,158,883	\$ 533,728,510	\$ 684,141,349
5	32.00%	\$ 9,218,244	\$ 19,596,787	\$ 38,366,014	\$ 52,886,338	\$ 66,742,008	\$ 87,453,370	\$ 103,454,530	\$ 119,444,825	\$ 143,090,843	\$ 170,793,123	\$ 212,525,232
5	0.00%											
5	1.00%											
5	10.50%											
5	0.00%											
Total Off-Site Sales Tax Passed Through to County												
NON-RESIDENTIAL FINANCING SOURCES												
Office												
3	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
3	per Sq. Ft.	103,921	89,280	103,921	103,921	103,921	103,921	103,921	103,921	103,921	103,921	103,921
3	per Sq. Ft.	175	376	584	752	940	1,128	1,316	1,504	1,692	1,880	2,069
Retail												
3	441,887	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976
3	per Sq. Ft.	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438	7,848,438
3	per Sq. Ft.	126	258	323	387	452	516	581	646	710	774	839
3	per Sq. Ft.	196,380	20,385,554	27,180,738	33,976,923	40,771,108	47,566,282	54,361,477	61,156,662	67,951,848	74,747,031	81,542,216
Light Industrial												
3	193											
3	per Sq. Ft.	3,288	13,298	13,298	13,298	13,298	13,298	13,298	13,298	13,298	13,298	13,298
3	per Sq. Ft.	600										
3	per Sq. Ft.											
Hotel - Business (Limited Service)												
3	100											
3	per room	95,000										
3	per room	0.35										
3	per room	37,549										
Hotel - Resort												
3	300											
3	per room	200,000										
3	per room	32,800										
Schools												
3												
3	per Sq. Ft.	487										
3	per Sq. Ft.	487										
3	per Sq. Ft.	487										
Other												
3												
3	per Sq. Ft.	15										
3	per Sq. Ft.	428										
3	per Sq. Ft.	15										
3	per Sq. Ft.	15										
3	per Sq. Ft.	15										
Total Non-Residential Assessed Value Additions												
Current Period Cumulative Assessed Value Additions												
		\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947
Previous Period Adjusted Assessed Value												
Deflation Factor												
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%												
		\$ 18,101,947	\$ 36,123,098	\$ 54,081,787	\$ 71,982,677	\$ 90,264,877	\$ 109,232,097	\$ 130,697,613	\$ 153,768,772	\$ 179,796,918	\$ 208,722,384	\$ 279,317,632
Total Non-Residential Cumulative												
50% of Cumulative Employees												
Equivalent Residents (Residents & 50% Employees)												
		765	1,035	1,319	1,588	1,916	2,220	2,523	2,825	3,138	3,453	3,769
		382	517	660	799	998	1,110	1,261	1,412	1,568	1,728	1,892
		988	1,706	3,025	4,131	6,670	7,894	9,087	10,614	12,518	14,972	17,972
		8,795,185	15,590,390	20,396,554	27,180,738	34,013,472	40,008,657	47,603,641	54,396,026	61,194,211	67,991,410	74,791,604
Total Taxable Sales												

Non-Residential Property Tax										
Table Ref.	Factor									
4	1.00%	\$ 161,019	\$ 540,818	\$ 719,603	\$ 982,649	\$ 1,195,231	\$ 1,396,976	\$ 1,597,888	\$ 1,797,969	\$ 2,597,224
4	10.00%	\$ 16,102	\$ 54,082	\$ 71,960	\$ 98,265	\$ 119,523	\$ 139,698	\$ 159,789	\$ 179,797	\$ 259,722
4	14.03%	\$ 27,927	\$ 85,739	\$ 111,018	\$ 153,444	\$ 184,398	\$ 215,623	\$ 246,518	\$ 277,368	\$ 400,695
		Total Non-Residential Property Tax								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Property Tax In-Lieu of Sales Tax										
On-Site Sales Tax Reducted to Property Tax										
Table Ref.	Factor									
4	10.00%									
4	0.11%	\$ 1,891	\$ 5,949	\$ 7,916	\$ 10,919	\$ 13,148	\$ 15,367	\$ 17,577	\$ 19,778	\$ 28,569
		Total Non-Residential Documentary Transfer Tax								
		\$ 1,891	\$ 5,949	\$ 7,916	\$ 10,919	\$ 13,148	\$ 15,367	\$ 17,577	\$ 19,778	\$ 28,569
On-Site Sales Tax										
Table Ref.	Factor									
5	1.00%	\$ 67,952	\$ 203,856	\$ 271,807	\$ 340,135	\$ 408,087	\$ 476,038	\$ 543,990	\$ 611,942	\$ 778,294
5	10.50%	\$ 7,135	\$ 21,405	\$ 28,540	\$ 35,714	\$ 42,849	\$ 49,994	\$ 57,119	\$ 64,254	\$ 81,721
5	0.00%	\$ 75,087	\$ 150,174	\$ 225,260	\$ 300,347	\$ 375,434	\$ 450,522	\$ 525,610	\$ 600,697	\$ 775,784
		Total On-Site Sales Tax Allocated to County Proposition 172 - Half Cent Sales Tax								
		\$ 32,028	\$ 64,051	\$ 96,077	\$ 128,103	\$ 160,129	\$ 224,357	\$ 288,585	\$ 362,812	\$ 466,015
Transient Occupancy Tax										
Table Ref.	Factor									
5	10.00%	\$ -	\$ -	\$ -	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184
5	10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Transient Occupancy Tax Allocated to County								
		\$ -	\$ -	\$ -	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184
Interest Earnings										
Table Ref.	Factor									
4		\$ 189,503	\$ 399,303	\$ 756,405	\$ 1,039,955	\$ 1,717,703	\$ 2,059,249	\$ 2,340,542	\$ 2,786,002	\$ 3,394,576
4		\$ 20,095	\$ 42,468	\$ 81,350	\$ 111,996	\$ 147,912	\$ 184,943	\$ 252,186	\$ 300,849	\$ 384,056
5		\$ 75,087	\$ 150,174	\$ 225,260	\$ 300,347	\$ 375,434	\$ 450,522	\$ 525,610	\$ 600,697	\$ 775,784
		Total Revenue Generating Interest Earnings								
		\$ 284,685	\$ 591,945	\$ 1,063,015	\$ 1,452,298	\$ 2,335,049	\$ 2,773,852	\$ 3,163,888	\$ 3,787,548	\$ 4,554,416
Total Interest Earnings										
Table Ref.	Factor									
5	1.13%	\$ 3,217	\$ 6,699	\$ 12,012	\$ 16,411	\$ 21,465	\$ 28,565	\$ 31,545	\$ 42,522	\$ 52,195
Other General Fund Discretionary Revenue										
Table Ref.	Factor									
6	\$	\$ 9,435	\$ 17,163	\$ 30,425	\$ 41,552	\$ 67,051	\$ 79,401	\$ 91,408	\$ 106,758	\$ 125,920
8	8.31	\$ 7,795	\$ 14,180	\$ 25,196	\$ 34,328	\$ 55,428	\$ 65,598	\$ 76,910	\$ 89,760	\$ 104,635
6	1.30	\$ 722	\$ 1,545	\$ 3,074	\$ 4,339	\$ 7,228	\$ 8,519	\$ 11,420	\$ 13,750	\$ 16,800
6	0.17	\$ 164	\$ 298	\$ 529	\$ 722	\$ 1,166	\$ 1,380	\$ 1,580	\$ 1,866	\$ 2,168
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Other General Fund Discretionary Revenue								
		\$ 18,116	\$ 33,187	\$ 59,163	\$ 80,833	\$ 130,911	\$ 154,996	\$ 176,490	\$ 208,569	\$ 245,870

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2 3 4 5 6 7 8 9 10 11

POLICE PHASING

Table Ref.	Factor											
9	1.20	556	1,189	2,385	3,332	4,454	5,560	6,832	7,875	9,046	10,642	12,528
		1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
		0.67	1.43	2.84	4.00	5.35	6.87	7.98	9.21	10.85	12.77	15.51
6	\$ 128,055	\$ 85,381	\$ 182,714	\$ 363,437	\$ 511,899	\$ 684,487	\$ 854,375	\$ 1,018,159	\$ 1,178,990	\$ 1,386,995	\$ 1,635,322	\$ 1,988,521

FISCAL IMPACT TO OTHER COUNTY FUNDS

Table Ref.	Factor											
11	1.43%	\$ 1,333,050	\$ 2,610,889	\$ 5,338,089	\$ 7,342,895	\$ 9,710,999	\$ 12,127,652	\$ 14,328,792	\$ 16,528,719	\$ 19,884,324	\$ 23,946,364	\$ 29,368,630
		\$ 19,079	\$ 40,231	\$ 76,415	\$ 105,095	\$ 138,690	\$ 173,577	\$ 205,081	\$ 236,560	\$ 281,732	\$ 342,732	\$ 420,188
11	\$ 0.14	\$ 135	\$ 245	\$ 434	\$ 592	\$ 776	\$ 957	\$ 1,132	\$ 1,303	\$ 1,522	\$ 1,795	\$ 2,147
11	\$ 0.01	\$ 6	\$ 12	\$ 21	\$ 28	\$ 37	\$ 46	\$ 54	\$ 62	\$ 73	\$ 86	\$ 103
		\$ 19,220	\$ 40,487	\$ 76,870	\$ 105,716	\$ 139,703	\$ 174,579	\$ 208,267	\$ 237,926	\$ 283,327	\$ 344,814	\$ 422,448
11	\$ 8.68	\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,894	\$ 68,517	\$ 78,878	\$ 92,124	\$ 108,659	\$ 129,955
		\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,894	\$ 68,517	\$ 78,878	\$ 92,124	\$ 108,659	\$ 129,955
		\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,890	\$ 92,815	\$ 118,685	\$ 137,751	\$ 159,048	\$ 191,203	\$ 235,854	\$ 292,494

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

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	28	31
General Fund Financing Sources													
4	Property Tax	\$ 4,743,717	\$ 5,103,843	\$ 5,082,755	\$ 5,061,754	\$ 5,040,539	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,938,391	\$ 4,737,298
4	Property Tax In-Lieu of Sales-Tax	612,714	551,842	549,562	547,291	545,030	542,778	540,525	538,272	536,019	533,766	532,924	512,210
4	Documentary Transfer Tax	2,070,000	3,217,232	3,204,328	3,191,089	3,177,983	3,164,773	3,151,563	3,138,353	3,125,143	3,111,933	3,098,723	2,886,541
5	Property Tax In-Lieu of MVL	1,810,189	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
5	On-Site Retail Sales and Use Tax	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
5	Hotel Occupancy Tax	70,813	76,713	75,909	75,646	75,384	75,123	74,861	74,599	74,337	74,075	73,813	71,883
5	Other Discretionary Revenue	332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
8	Total Financing Sources	\$ 11,013,247	\$ 11,743,110	\$ 11,706,183	\$ 11,669,409	\$ 11,632,706	\$ 11,596,315	\$ 11,559,985	\$ 11,523,824	\$ 11,487,663	\$ 11,451,501	\$ 11,415,340	\$ 11,101,282
General Fund Financing Requirements													
8	Public Protection	\$ 3028	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469
8	Police Protection	12,53	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507	228,507
8	Public Protection	28,72	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270
8	Debt and Correction	485,934	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304
8	Fire Protection (Transfers to the Fire Fund)	743,980	540,270	540,270	540,270	540,270	540,270	540,270	540,270	540,270	540,270	540,270	540,270
8	Protection/Inspection	2,566	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731
8	Other Protection	159,661	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625	170,625
12	Transfers to the Transportation Fund	470,888	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
8	Public Ways & Facilities	610,207	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211
8	Health and Sanitation	2,34	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769
8	Public Assistance	0,77	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183
8	Education	468	500	500	500	500	500	500	500	500	500	500	500
8	Recreation & Cultural Services	0,69	500	500	500	500	500	500	500	500	500	500	500
8	Debt Service	5,497,199	\$ 5,620,114	\$ 5,628,836	\$ 5,637,521	\$ 5,646,170	\$ 5,654,763	\$ 5,663,381	\$ 5,671,904	\$ 5,680,411	\$ 5,688,883	\$ 5,707,721	\$ 5,771,702
Total Financing Requirements													
8	General Fund Fiscal Impact	\$ 5,516,048	\$ 6,122,898	\$ 6,077,348	\$ 6,031,808	\$ 5,986,518	\$ 5,941,532	\$ 5,896,633	\$ 5,851,921	\$ 5,807,393	\$ 5,763,048	\$ 5,744,051	\$ 5,329,881
10, Exhibit B	Ongoing Surplus/(Deficit)	694	721	716	710	705	700	695	689	684	679	653	628
10, Exhibit B	Surplus/(Deficit) per Unit	2,00	2,09	2,08	2,07	2,06	2,05	2,04	2,03	2,02	2,01	1,97	1,82
Fiscal Impact to Fire Fund													
10, Exhibit B	Financing Sources	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
10, Exhibit B	Financing Requirements	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
10, Exhibit B	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Library Fund													
11	Financing Sources	\$ 492,351	\$ 518,998	\$ 518,865	\$ 514,740	\$ 512,825	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,248	\$ 502,177	\$ 491,944	\$ 481,920
11	Financing Requirements	148,850	158,935	158,935	158,935	158,935	158,935	158,935	158,935	158,935	158,935	158,935	158,935
11	Net Annual Surplus / (Deficit)	\$ 343,501	\$ 360,063	\$ 359,930	\$ 355,805	\$ 353,890	\$ 351,583	\$ 349,485	\$ 347,395	\$ 345,313	\$ 343,242	\$ 330,009	\$ 322,985
Fiscal Impact to Transportation Fund													
12	Financing Sources	\$ 675,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
12	Financing Requirements	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
12	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact of Project													
12	Financing Sources	\$ 15,871,010	\$ 16,483,842	\$ 16,444,861	\$ 16,405,983	\$ 16,367,245	\$ 16,328,667	\$ 16,290,248	\$ 16,251,888	\$ 16,213,687	\$ 16,175,542	\$ 16,137,452	\$ 15,988,580
12	Financing Requirements	9,819,461	9,998,893	10,007,604	10,016,289	10,024,938	10,033,552	10,042,130	10,050,672	10,059,179	10,067,652	10,076,099	10,100,270
12	Net Annual Surplus / (Deficit)	\$ 5,851,549	\$ 6,485,059	\$ 6,437,277	\$ 6,389,693	\$ 6,342,308	\$ 6,295,115	\$ 6,248,118	\$ 6,201,316	\$ 6,154,707	\$ 6,108,291	\$ 6,062,353	\$ 5,888,310

RESIDENTIAL FINANCING SOURCES

Table Ref.	12	13	14	15	16	17	18	19	20	21	26	31
Village 1 (Town Center)												
TOWNS	3											
Stacked flats HHDR	3											
Stacked flats	3											
50'X70'	3											
45'X80'	3											
55'X100'	3											
60'X100'	3											
Village 2 (Town Center West)												
60'X100'	3											
50x100	3											
45x80	3											
50x100	3											
40'X62'	3											
Stacked flats	3											
Triplex-adult	3											
Triplex-adult	3											
45'X100	3											
Village 3 (Class Active Adult)	43											
MIXED USE HHDR	3											
DUPLEX	3											
85x110	3											
75x100	3											
65x110	3											
DUPLEX	3	14										
50x70	3											
DUPLEX	3											
40X90	3											
50x90	3											
40x90	3											
75x100	3											
85x115	3											
85x115	3											
75x100	3	38										
Village 4 (North Village)												
Duplex-Adult	3											
Duplex-Adult	3											
40X90	3											
50x100 Family	3											
Duplex	3											
Standard Lot (60' X 100')	3											
Standard Lot (70' X 100')	3											
Duplex-Family	3											
Triplex Adult	3											
45x80	3											
45x80	3											
Duplex-Family	3											
Duplex-Family	3											
Village 5 (East Village)												
Duplex Family	3	41										
70' X 100	3											
70' X 100	3		34									
85'X115	3											
45'X100	3	50	22									
50X70	3	57										
50X90	3	59										
55'X100	3	21										
80'X100	3	12										
55'X100	3											
55'X100	3	50										
70'X100	3	6										
55'X100	3	56	40									
55'X100	3	40										
55'X100	3	36										
70'X100	3	40	36									
Village 6 (South Village)												
50'X70	3	50										
50x90	3	12										
40'X90	3	40										
40'X90	3	30	26									
50x90	3	39										
40'X90	3	40										
75x100	3	30	50									
75x100	3											
55x110	3											
Stacked-Family	3	40	25									
50'X100	3	50	43									
50'X100	3	44										
85'X115	3	30	28									
Total Residential Absorption	864	849	849	849	849	849	849	849	849	849	849	849
Cumulative Residential Absorption	7,844	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490	8,490
Share of Residential Units	93.81%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Table Ref.	3											
Household	1,765	1,011										
Total Population	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
Cumulative Population												

	12	13	14	15	16	17	18	19	20	21	28	31
Table Ref.												
Factor												
Non-Residential Property Tax												
4	1.00%	\$ 2,988,319	\$ 3,182,856	\$ 3,489,505	\$ 3,156,410	\$ 3,143,368	\$ 3,117,446	\$ 3,104,565	\$ 3,091,738	\$ 3,078,893	\$ 3,015,878	\$ 2,954,085
4	10.00%	298,832	318,286	318,951	315,641	314,337	313,038	311,745	309,174	307,696	301,588	295,409
4	14.03%	461,033	481,015	489,988	486,965	484,851	482,850	478,987	476,968	475,017	465,784	455,711
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Table Ref.												
Factor												
Non-Residential Property Tax in Lieu of Sales Tax												
4	10.00%											
4	0.11%	\$ 32,872	\$ 35,009	\$ 34,865	\$ 34,721	\$ 34,577	\$ 34,434	\$ 34,292	\$ 34,150	\$ 34,009	\$ 33,867	\$ 33,725
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Table Ref.												
Factor												
Non-Residential Documentary Transfer Tax												
4	10.00%	\$ 914,188	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150	\$ 982,150
5	10.00%	85,981	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126
5	0.00%	\$ 1,010,189	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275	\$ 1,085,275
		\$ 430,861	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887	\$ 482,887
Table Ref.												
Factor												
On-Site Sales Tax												
5	10.00%	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184	\$ 183,184
5	10.00%	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460	1,189,460
5	10.00%	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
		\$ 474,717	\$ 5,103,849	\$ 5,082,755	\$ 5,061,754	\$ 5,040,539	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,917,208
Table Ref.												
Factor												
Interest Earnings												
4		\$ 512,714	\$ 551,842	\$ 545,582	\$ 547,291	\$ 545,030	\$ 542,778	\$ 540,535	\$ 538,302	\$ 536,077	\$ 533,862	\$ 531,647
4		\$ 6,286,620	\$ 6,740,860	\$ 6,717,582	\$ 6,684,320	\$ 6,651,144	\$ 6,618,065	\$ 6,585,080	\$ 6,552,191	\$ 6,519,306	\$ 6,486,421	\$ 6,453,536
5		\$ 70,813	\$ 76,173	\$ 75,909	\$ 75,646	\$ 75,384	\$ 75,123	\$ 74,863	\$ 74,605	\$ 74,347	\$ 74,091	\$ 73,834
		\$ 4,745,717	\$ 5,103,849	\$ 5,082,755	\$ 5,061,754	\$ 5,040,539	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,917,208
Table Ref.												
Factor												
Other General Fund Discretionary Revenue												
6	\$ 10.06	\$ 170,178	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864	\$ 181,864
6	8.31	140,595	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250
6	1.30	19,121	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435
6	0.17	2,858	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161
6	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-
		\$ 332,852	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711	\$ 355,711

POLICE PHASING

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

	12	13	14	15	16	17	18	19	20	21	28	31
Table Ref.	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
Factor	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
9	17,656	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
9	\$ 2,860,877	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270	\$ 2,416,270

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund

Financing Sources
 Library Fund Ad Valorem Tax
 Basic Tax Adj. for Definition
 Total County Library Tax
 Fines, Forfeitures & Penalties
 Library Fines and Fees
 Revenue from Use of Itinerary and Property
 Rents

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	28	31
11	1.43%	\$ 33,523,748	\$ 36,072,000	\$ 35,929,957	\$ 35,774,530	\$ 35,626,716	\$ 35,479,513	\$ 35,332,518	\$ 35,186,929	\$ 35,041,543	\$ 34,896,758	\$ 34,751,756	\$ 33,481,403
11	0.14	\$ 479,808	\$ 516,280	\$ 514,147	\$ 512,023	\$ 509,897	\$ 507,640	\$ 505,702	\$ 503,613	\$ 501,552	\$ 499,460	\$ 489,226	\$ 479,202
11	0.01	\$ 2,426	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593	\$ 2,593
11	0.01	\$ 116	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124	\$ 124
		\$ 482,351	\$ 518,898	\$ 516,865	\$ 514,740	\$ 512,625	\$ 510,518	\$ 508,420	\$ 506,350	\$ 504,249	\$ 502,177	\$ 491,944	\$ 481,920
11	8.88	\$ 146,850	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935
		\$ 146,850	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935	\$ 156,935
		\$ 335,501	\$ 362,053	\$ 359,830	\$ 357,605	\$ 355,480	\$ 353,343	\$ 351,205	\$ 349,085	\$ 347,215	\$ 345,242	\$ 335,009	\$ 324,985

July 12, 2017

To: Russell Brady
Riverside County Planning Department

From: Derek Wong, AICP
Dino Serafini, PE

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

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

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

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

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

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

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

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

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

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

Context to the FIA

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

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

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

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

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

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

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

Findings

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

General Fund Costs

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

General Fund Revenues

Per Capita Revenues

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

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

Case-Study Revenues

The largest Project revenues will be derived from the secured and unsecured ad valorem property tax (\$4.9 million), the 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.

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

Sheriff Patrol Cost: Case-Study Method

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

Animal Control Case Study

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

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

Other County Funds

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

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

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

Transportation Fund

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

Structural Fire Protection Fund

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

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

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

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

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

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

Library Fund

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

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

Special District Impacts

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

Conclusion

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

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

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

Memorandum

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

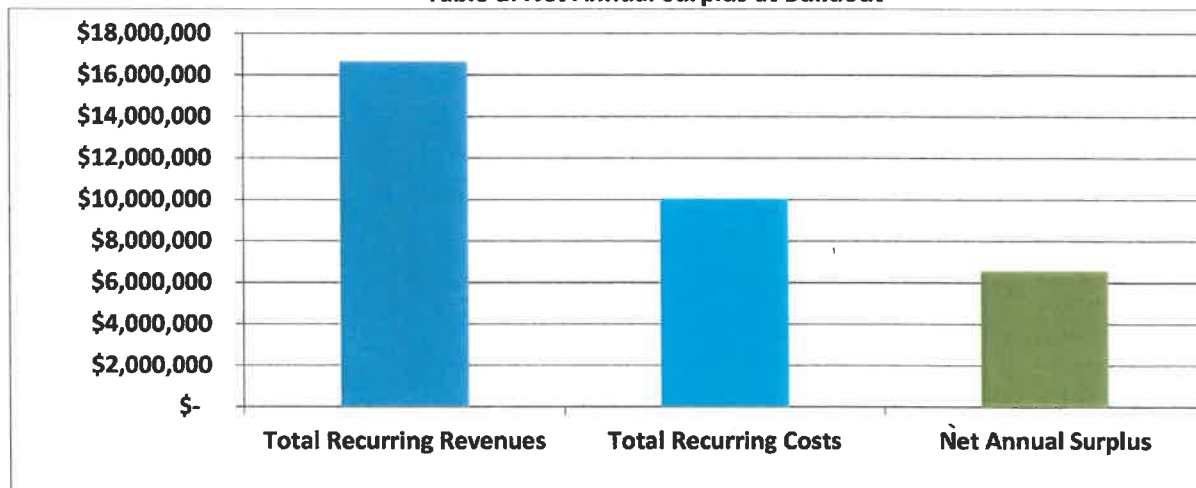
Introduction and Conclusions

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

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

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

Table 1: Net Annual Surplus at Buildout



The Draft FIA is based on the following key assumptions:

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

The FIA is organized as follows:

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



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

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

Footnotes:

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

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

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

Footnotes:

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

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

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

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

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

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

Description	PA	Base Price	Measure	Total Units/ Sq. Ft.	Absorption (Units/Sq. Ft.) (a)											
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
RESIDENTIAL LAND USE																
Village 1 (Town Center)																
TOWNS																
Stacked flats HHDR	1-1	\$	349,066 per Unit	92	50	42	50	50	50	11	50	50	50	50	13	
Stacked flats	1-3		271,999 per Unit	211	50	50	50	50	50	50	50	50	50	50	13	
55'x100'	1-4		305,999 per Unit	413	50	50	50	50	50	50	50	50	50	50	13	
50'x70'	1-6		504,332 per Unit	114	50	50	50	50	50	50	50	50	50	50	13	
45'x80'	1-7		362,666 per Unit	67	50	17	50	50	50	50	50	50	50	50	13	
45'x80'	1-7		362,666 per Unit	59	33	26	50	50	50	50	50	50	50	50	13	
55'x100'	1-8		504,332 per Unit	66	50	20	50	50	50	50	50	50	50	50	13	
60'x100'	1-8		509,999 per Unit	70	50	20	50	50	50	50	50	50	50	50	13	
Village 2 (Town Center West)																
60'x100'	2-1		509,999 per Unit	77	30	47	50	42	50	26	32	50	7	50	13	
50'x100'	2-2		473,732 per Unit	92	50	24	50	26	50	26	32	50	7	50	13	
45'x80'	2-2		362,666 per Unit	100	50	24	50	26	50	26	32	50	7	50	13	
50'x100'	2-2		473,732 per Unit	89	50	24	50	26	50	26	32	50	7	50	13	
50'x100'	2-4		473,732 per Unit	118	50	24	50	26	50	26	32	50	7	50	13	
Duplex	2-4		344,532 per Unit	129	50	24	50	26	50	26	32	50	7	50	13	
40'x62'	2-5		314,499 per Unit	122	50	24	50	26	50	26	32	50	7	50	13	
Stacked flats	2-6		226,666 per Unit	420	50	24	50	26	50	26	32	50	7	50	13	
Triplex-adult	2-7		301,466 per Unit	60	50	10	50	26	50	26	32	50	7	50	13	
Triplex-adult	2-7		301,466 per Unit	130	40	50	40	50	50	50	50	50	50	50	20	
45'x100'	2-9		387,599 per Unit	172	50	22	50	50	50	50	50	50	50	50	20	
Village 3 (Casa Active Adult)																
MIXED USE HHDR	3-1		271,999 per Unit	418	75	75	75	75	75	75	75	75	75	75	43	
DUPLEX	3-2		275,399 per Unit	46	46	46	46	46	46	46	46	46	46	46	46	
DUPLEX	3-2		275,399 per Unit	101	50	50	50	50	50	50	50	50	50	50	51	
65'x110'	3-3		456,165 per Unit	86	50	50	50	50	50	50	50	50	50	50	24	
75'x100'	3-3		515,665 per Unit	74	50	50	50	50	50	50	50	50	50	50	24	
65'x110'	3-3		456,165 per Unit	73	23	23	23	23	23	23	23	23	23	23	50	
DUPLEX	3-4		275,399 per Unit	114	50	50	50	50	50	50	50	50	50	50	14	
50'x90'	3-5		362,666 per Unit	90	50	40	40	40	40	40	40	40	40	40	47	
50'x70'	3-5		395,666 per Unit	97	50	40	40	40	40	40	40	40	40	40	47	
DUPLEX	3-5		275,399 per Unit	146	50	40	40	40	40	40	40	40	40	40	46	
40'x90'	3-5		335,466 per Unit	92	50	40	40	40	40	40	40	40	40	40	44	
50'x90'	3-5		362,666 per Unit	94	50	40	40	40	40	40	40	40	40	40	44	
40'x90'	3-5		335,466 per Unit	116	50	40	40	40	40	40	40	40	40	40	44	
75'x100'	3-6		515,665 per Unit	100	50	40	40	40	40	40	40	40	40	40	24	
85'x115'	3-6		632,398 per Unit	51	50	40	40	40	40	40	40	40	40	40	21	
85'x115'	3-7		632,398 per Unit	51	50	40	40	40	40	40	40	40	40	40	21	
75'x100'	3-7		515,665 per Unit	102	50	40	40	40	40	40	40	40	40	40	26	
Village 4 (North Village)																
Duplex-Adult	4-1		344,532 per Unit	97	50	47	50	47	50	47	50	47	50	47	36	
Duplex-Adult	4-1		344,532 per Unit	56	56	56	56	56	56	56	56	56	56	56	56	
40'x90'	4-2		356,999 per Unit	74	50	24	50	24	50	24	50	24	50	24	56	
50'x100'	4-2		473,732 per Unit	116	50	16	50	16	50	16	50	16	50	16	56	
Duplex-Family	4-3		335,466 per Unit	66	50	16	50	16	50	16	50	16	50	16	56	
Duplex	4-3		453,332 per Unit	51	51	51	51	51	51	51	51	51	51	51	56	
Standard Lot (60' X 100')	4-4		509,999 per Unit	107	40	40	40	40	40	40	40	40	40	40	27	
Standard Lot (70' X 100')	4-4		589,048 per Unit	66	40	26	40	26	40	26	40	26	40	26	56	
Duplex-Family	4-5		335,466 per Unit	38	38	38	38	38	38	38	38	38	38	38	56	
Triplex Adult	4-5		301,466 per Unit	84	40	44	40	44	40	44	40	44	40	44	56	
45'x80'	4-7		362,666 per Unit	40	40	40	40	40	40	40	40	40	40	40	56	
45'x80'	4-7		362,666 per Unit	56	56	56	56	56	56	56	56	56	56	56	56	
Duplex-Family	4-8		335,466 per Unit	51	34	34	34	34	34	34	34	34	34	34	17	
Duplex-Family	4-8		335,466 per Unit	41	30	30	30	30	30	30	30	30	30	30	11	

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

Description	PA	Base Price	Measure	Total Units/ Sq. Ft.	Absorption (Units/Sq. Ft.) (a)											
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Village 5 (East Village)																
Duplex Family	5-1	335,466	per Unit	191												
40 x 100	5-1	362,666	per Unit	134												
70X100	5-3	589,048	per Unit	81												
85X115	5-3	632,398	per Unit	46												
45X100	5-4	387,599	per Unit	172												
50X70	5-6	356,432	per Unit	207												
50X90	5-7	447,665	per Unit	109												
55X100	5-8	504,332	per Unit	121												
60X100	5-8	509,989	per Unit	162												
55X100	5-8	515,665	per Unit	98												
55X100	5-9	504,332	per Unit	139												
70X100	5-9	589,048	per Unit	88												
50X100	5-10	473,732	per Unit	140												
55X100	5-10	515,665	per Unit	56												
40X90	5-10	368,332	per Unit	88												
70X100	5-11	611,998	per Unit	156												
Village 6 (South Village)																
50X70	6-1	356,432	per Unit	156												
50X90	6-1	447,665	per Unit	62												
40X90	6-1	356,999	per Unit	90												
40X90	6-1	368,332	per Unit	55												
50X90	6-1	447,665	per Unit	97												
40X90	6-1	356,999	per Unit	70												
75X100	6-3	611,998	per Unit	87												
75X100	6-4	515,665	per Unit	30												
65X110	6-4	456,165	per Unit	36												
65X110	6-5	456,165	per Unit	65												
duplex-family	6-6	335,466	per Unit	143												
50X100	6-7	473,732	per Unit	44												
85X115	6-8	632,398	per Unit	86												
TOTAL RESIDENTIAL		\$ 385,121		8,490	300	342	522	606	697	579	563	740	862	862	1,234	964
Value																
per Sq. Ft.																
(a)																
Office		\$ 296	per Sq. Ft.	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
Retail		\$ 231	per Sq. Ft.	441,687	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976
Light Industrial		\$ 193	per Sq. Ft.	106,380	-	-	-	13,298	13,298	13,298	13,298	13,298	13,298	13,298	13,298	13,298
Subtotal Office/Retail		\$ 256	per Sq. Ft.	998,390	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100	-	-	-	100	-	-	-	-	-	-	-	-
Hotel - Resort	(e)	\$ 200,000	per room	300	-	-	-	-	-	-	-	-	-	-	-	-
Schools		-	per Sq. Ft.	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	(d)	-	per Sq. Ft.	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Hotel/School/Other		-	per Sq. Ft.	400	-	-	-	100	-	-	-	-	-	-	-	-
TOTAL NON-RESIDENTIAL				998,390	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616	68,616
LAND USE OVERVIEW																
Residents				15,724												
Employees:				3,634												
Office/Retail/Light Industrial			95%	(d)												
Occupancy Rate			3,452													
Subtotal			1,250													
Hotel/School/Other			4,712													
Total Employees			18,080													
Equivalent Residents (Residents & 50% Employees)			18,080													

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

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

Description	PA	Base Price	Measure	Sq. Ft.	Total Units/											Assessed Value	Persons per Household	Residents/ Employees
					(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)			
					Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21					
RESIDENTIAL LAND USE																		
Village 1 (Town Center)																		
TOWNS																		
Stacked flats HHDR	1-1	\$ 349,066	per Unit	92										\$ 32,114,072	1.85	170		
Stacked flats	1-3	271,999	per Unit	211										57,391,789	1.85	391		
55'x100'	1-4	305,999	per Unit	413										126,377,587	1.85	765		
50'x70'	1-6	504,332	per Unit	114										57,493,848	1.85	211		
45'x80'	1-7	356,432	per Unit	88										31,366,016	1.85	163		
45'x80'	1-7	362,666	per Unit	67										24,298,622	1.85	124		
45'x80'	1-7	362,666	per Unit	59										21,398,474	1.85	109		
55'x100'	1-8	504,332	per Unit	66										33,285,912	1.85	122		
60'x100'	1-8	509,999	per Unit	70										35,699,930	1.85	130		
Village 2 (Town Center West)																		
60'x100'	2-1	509,999	per Unit	77										39,269,923	1.85	143		
50'x100'	2-2	473,732	per Unit	92										43,583,344	1.85	170		
45'x80'	2-2	362,666	per Unit	100										36,268,600	1.85	185		
50'x100'	2-2	473,732	per Unit	89										42,162,148	1.85	165		
50'x100'	2-4	473,732	per Unit	118										55,900,376	1.85	219		
Duplex	2-4	344,532	per Unit	129										44,444,628	1.85	239		
40'x62'	2-5	314,489	per Unit	122										36,368,878	1.85	226		
Stacked flats	2-6	226,686	per Unit	420										95,208,120	1.85	778		
Triplex-adult	2-7	301,466	per Unit	60										18,087,960	1.85	111		
Triplex-adult	2-7	301,466	per Unit	130										39,190,580	1.85	241		
45'x100'	2-9	387,599	per Unit	172										66,687,028	1.85	319		
Village 3 (Casa Active Adult)																		
MIXED USE HHDR	3-1	271,999	per Unit	418										113,695,582	1.85	774		
DUPLEX	3-2	275,399	per Unit	46										12,668,354	1.85	85		
DUPLEX	3-2	275,399	per Unit	101										27,815,299	1.85	187		
65'x110'	3-3	456,165	per Unit	86										39,230,190	1.85	159		
75'x100'	3-3	515,665	per Unit	74										38,159,210	1.85	137		
65'x110'	3-3	456,165	per Unit	73										33,300,045	1.85	135		
DUPLEX	3-4	275,399	per Unit	114										31,395,486	1.85	211		
50'x90'	3-5	362,666	per Unit	90										32,639,940	1.85	167		
50'x70'	3-5	396,666	per Unit	97										38,476,602	1.85	180		
DUPLEX	3-5	275,399	per Unit	146										40,208,254	1.85	270		
40'x90'	3-5	335,466	per Unit	92										30,882,872	1.85	170		
50'x90'	3-5	362,666	per Unit	94										34,090,604	1.85	174		
40'x90'	3-5	335,466	per Unit	116										38,914,056	1.85	215		
75'x100'	3-6	515,665	per Unit	100										51,566,500	1.85	185		
85'x115'	3-6	632,398	per Unit	51										32,252,298	1.85	94		
85'x115'	3-7	632,398	per Unit	51										32,252,298	1.85	94		
75'x100'	3-7	515,665	per Unit	102										52,597,830	1.85	189		
Village 4 (North Village)																		
Duplex-Adult	4-1	344,532	per Unit	97										33,419,604	1.85	180		
Duplex-Adult	4-1	344,532	per Unit	56										19,293,792	1.85	104		
40'x90'	4-2	356,999	per Unit	74										26,417,926	1.85	137		
50'x100'	4-2	473,732	per Unit	116										54,952,912	1.85	215		
Duplex-Family	4-3	335,466	per Unit	66										22,140,756	1.85	122		
Duplex	4-3	453,332	per Unit	51										23,119,932	1.85	94		
Standard Lot (60' X 100')	4-4	509,999	per Unit	107										54,569,893	1.85	198		
Standard Lot (70' X 100')	4-4	589,048	per Unit	66										38,877,168	1.85	122		
Duplex-Family	4-5	335,466	per Unit	84										25,323,144	1.85	156		
Triplex-Adult	4-5	301,466	per Unit	84										14,508,640	1.85	74		
45'x80'	4-7	362,666	per Unit	40										20,309,296	1.85	104		
45'x80'	4-7	362,666	per Unit	56										17,108,766	1.85	94		
Duplex-Family	4-8	335,466	per Unit	51										13,754,106	1.85	76		
Duplex-Family	4-8	335,466	per Unit	41														

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

Description	PA	Base Price	Measure	Total Units/ Sq. Ft.	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Assessed Value	Persons per Household	Residents/ per Employee
Village 5 (East Village)																
Duplex Family	5-1	335,466	per Unit	191										64,074,006	1.85	354
40 x 100	5-1	362,666	per Unit	134	34									48,597,244	1.85	248
70X100	5-3	589,048	per Unit	81										47,712,888	1.85	150
85X115	5-3	632,398	per Unit	46										29,090,308	1.85	85
45X100	5-4	387,599	per Unit	172	22									66,667,028	1.85	319
50X70	5-6	356,432	per Unit	207										73,781,424	1.85	383
50X90	5-7	447,665	per Unit	109										48,795,485	1.85	202
55X100	5-8	504,332	per Unit	121										61,024,172	1.85	224
60X100	5-8	509,999	per Unit	162										82,619,838	1.85	300
55X100	5-8	515,665	per Unit	98										50,595,170	1.85	182
55X100	5-9	504,332	per Unit	139	50									70,102,148	1.85	257
70X100	5-9	589,048	per Unit	88										51,836,224	1.85	163
50X100	5-10	473,732	per Unit	140	40									66,322,480	1.85	259
55X100	5-10	515,665	per Unit	56										28,877,240	1.85	104
40X90	5-10	368,332	per Unit	86										31,676,552	1.85	159
70X100	5-11	611,998	per Unit	156	36									95,471,688	1.85	289
Village 6 (South Village)																
50X70	6-1	356,432	per Unit	156	56									55,603,392	1.85	289
50X90	6-1	447,665	per Unit	62										27,755,230	1.85	115
40X90	6-1	356,998	per Unit	90										32,129,910	1.85	167
40X90	6-1	366,332	per Unit	55	25									20,258,260	1.85	102
50X90	6-1	447,665	per Unit	97	58									43,423,505	1.85	180
40X90	6-1	356,999	per Unit	70	30									24,989,930	1.85	130
75X100	6-3	611,998	per Unit	87	27									53,243,826	1.85	161
75X100	6-4	515,665	per Unit	30	30									15,469,950	1.85	56
65X110	6-4	456,165	per Unit	36										16,421,940	1.85	67
65X110	6-5	456,165	per Unit	65	25									29,650,725	1.85	120
duplex-family	6-6	335,466	per Unit	143	43									47,971,638	1.85	265
50X100	6-7	473,732	per Unit	44	44									20,844,208	1.85	81
85X115	6-8	632,398	per Unit	86	26									54,386,228	1.85	159
TOTAL RESIDENTIAL		\$ 395,121		8,490	546									\$ 3,354,577,535		15,724
NON-RESIDENTIAL LAND USE																
Office		\$ 296	per Sq. Ft.	450,323	34,640									133,295,608	175	2,573
Retail		\$ 231	per Sq. Ft.	441,667	33,976									102,029,697	500	883
Light Industrial		\$ 193	per Sq. Ft.	108,380	13,298									20,531,340	600	177
Subtotal Office/Retail		256		998,390	81,914									255,856,645	275	3,634
Hotel - Business (Limited Service)	(e)	\$ 95,000	per room	100										9,500,000	0.35	35
Hotel - Resort	(e)	\$ 200,000	per room	300										60,000,000	1	300
Schools		-	per Sq. Ft.	-										(f)	-	497
Other	(d)	-	per Sq. Ft.	-										(f)	-	428
Subtotal Hotel/School/Other				400										69,500,000	1	1,260
TOTAL NON-RESIDENTIAL				998,390	81,914									\$ 325,356,645		4,894
LAND USE OVERVIEW																
Residents				15,724												
Employees:																
Office/Retail/Light Industrial				3,634												
Occupancy Rate			95%													
Subtotal				3,452												
Hotel/School/Other				1,260												
Total Employees				4,712												
Equivalent Residents (Residents & 50% Employees)				18,080												

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

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

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

Footnotes:

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

Exhibit A - Fiscal Impact Analysis
Table 5 (Page 1 of 2) - Riverside County Sales and Use Tax, Interest Earnings & MVLFF Calculations
Paradise Valley
February 15, 2017

I. On-Site Sales and Use Tax	Table Ref.	Sq. Ft.	Taxable Sales per Sq. Ft.	% of Sq. Ft./ Acres Generating Taxable Sales	Total Taxable Sales
Taxable Sales				(c)	
Office	3	450,323	-	0%	-
Retail	3	441,687	(b) 200	100%	88,337,400
Light Industrial	3	106,380	-	0%	-
Schools	3	-	-	0%	-
Other	3	-	-	0%	-
Non-Residential Direct Taxable Sales		998,390			88,337,400
	Available Rooms	Revenue per Room	Adjustment %	Adjusted Revenue per Room	Total Taxable Sales
	[1]			[2]	[1] x [2]
Hotel - Business (Limited Service) (p)					
Other Operated Departments Revenue (l)	100	383	74.95%	287	28,705
Rentals and Other Income (l)	100	118	74.95%	88	8,844
Subtotal		\$ 501		\$ 376	\$ 37,649
Hotel - Resort					
Food and Beverage Revenue (o)	300	\$ 39,095	60.02%	\$ 23,464	7,039,256
Other Operated Departments Revenue (o)	300	12,410	60.02%	7,448	2,234,485
Rentals and Other Income	300	3,145	60.02%	1,888	566,273
Subtotal		\$ 64,660		\$ 32,800	\$ 9,840,014
Total Direct Taxable Sales					\$ 98,214,964
Project On-Site Sales and Use Tax to County					
Sales Tax (@ 1.00% of Taxable Sales)				1.00%	\$ 982,150
Use Tax (@ 10.5% of Sales Tax)				10.50%	103,126
Total On-Site Sales and Use Tax					\$ 1,085,275
Less 0.25% Reclassified to Property Taxes (g)				0.00%	-
Net On-Site Sales and Use Tax					\$ 1,085,275
II. Off-Site Sales and Use Tax from Residential					
Total Residential AV Adj. for Deflation Factor of 0.41% (See Table 4 and Exhibit C)					\$ 3,181,779,482
Household Income (@ 25% of Assessed Valuation) (d)				25.0%	795,444,870
Retail Taxable Sales (@ 32% of Household Income) (e)				32.0%	254,542,359
Projected Off-Site Taxable Sales (@ 0% of Retail Taxable Sales) (f)				0.0%	-
Sales Tax (@ 1.00% of Taxable Sales)				1.00%	\$ -
Use Tax (@ 10.5% of Sales Tax)				10.50%	-
Total Off-Site Sales and Use Tax					\$ -
Less 0.25% Reclassified to Property Taxes (g)				0.00%	-
Net Off-Site Sales and Use Tax					\$ -
III. Transient Occupancy Tax ("TOT")	Available Rooms	Annual Rooms Available	Average Occupancy Rate	Average Room Rate	Hotel Rental Revenue
			(n)	(n)	
Hotel - Business					
Hotel - Business Rental Revenue Subject to TOT	100	36,500	58.0%	\$ 87	1,831,840
Transient Occupancy Tax Rate (m)					10.0%
					\$ 183,184
Hotel - Resort					
Hotel - Resort Revenue Subject to TOT	300	109,500	60.0%	\$ 178	11,694,600
Transient Occupancy Tax Rate (m)					10.0%
					\$ 1,169,460
Total/ Weighted Average	400	146,000	59.5%	\$ 156	
Total Transient Occupancy Tax Revenue					\$ 1,352,644

Footnotes:

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

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

IV. Interest Earnings

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

V. Motor Vehicle License Fee ("MVLFF")

A. Nominal Dollars

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

B. Property Tax In-Lieu of Vehicle License Fee

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

Footnotes:

- (a) Not used.
- (b) Source: 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.asrclicrec.com/QuickLinks/AnnualReports.aspx>).
- (l) Revenue per available room for limited service hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (m) Per the County of Riverside Tax Collector, Transient Occupancy Tax form.
- (n) Average occupancy rate and average room rate per Smith Travel Research ("STR") report.
- (o) Revenue per available room for resort hotels in the Mountain and Pacific region per the 2014 USA Edition of Trends in the Hotel Industry prepared by PKF Hospitality Research. Amounts have been adjusted based on information from the Smith Travel Research ("STR") report.
- (p) Per STR website, limited-service hotels have rooms-only operations, (i.e. without food and beverage service) or offer a bedroom and bathroom for the night, but very few other services and amenities. These hotels are often in the budget or economy group and do not report food and beverage revenue.
- (q) Per STR website, full-service hotels are generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space, and offer minimum service levels, often including bell service and room service. These hotels report food and beverage revenue.

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

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

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

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

FY 2015-16 Budget (a) Page Ref.	Description	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
	General Financing Requirements											
	Legislative and Administrative											
97	Board of Supervisors	10000	\$ 7,644,992	\$ -	\$ 842,609	\$ 3,368,908	\$ -	\$ -	\$ -	\$ 3,433,465	50%	\$ 1,716,733
97	Assessment Appeals Board	10000	-	-	-	-	-	-	-	-	50%	-
97	Executive Office	10000	4,821,397	-	2,110,370	-	-	911,910	-	1,799,117	50%	899,559
98	Health and Juvenile Services	22430	1,439,000	-	-	-	-	1,439,000	-	-	NA	-
98	Casa Blanca Clinic Pass-Thru	22850	226,215	-	-	-	-	226,215	(715,177)	-	NA	-
98	Cabazon CRA Infrastructure	30360	50	-	-	-	-	715,227	(227,586)	-	NA	-
99	Wine Country Infrastructure	30370	50	-	-	-	-	227,636	-	-	NA	-
99	AB 2766 Air Quality	22300	-	-	-	-	-	-	-	-	NA	-
99	RDA Capital Improvements	31540	26,547,752	-	-	-	-	28,247,188	(1,699,436)	-	NA	-
100	Contribution to Other Funds	10000	62,237,151	-	2,500	-	7,270,532	-	-	62,237,151	100%	62,237,151
101	Court Subfund	10000	9,174,165	-	50,000	-	-	-	-	1,901,134	100%	1,901,134
101	Legislative Litigation Services	10000	2,400,749	-	50,000	-	-	-	-	2,350,749	100%	2,350,749
102	EO Subfund Budgets	10000	10,760,659	-	56,643	-	-	1,754	-	7,893,864	100%	7,893,864
102	Solar Revenue Fund	22840	1,357,404	-	352,872	-	657,000	-	347,532	-	50%	-
10000	Legislative/Admin Services		-	-	-	-	-	-	-	-	50%	-
104	CFD/AD Administration	22050	790,000	-	740,000	-	-	50,000	-	-	NA	-
	Total Legislative and Administrative		\$ 127,399,575	\$ -	\$ 4,154,994	\$ 3,368,908	\$ 10,735,930	\$ 31,816,930	\$ (2,294,657)	\$ 79,615,460		\$ 76,989,189
	Finance											
104	Assessor	10000	\$ 26,908,893	\$ -	\$ 12,886,028	\$ -	\$ -	\$ 1,936,150	\$ -	\$ 12,086,714	50%	\$ 6,043,357
97	Assessment Appeals Board	10000	1,081,861	-	395,000	-	-	-	-	686,861	50%	348,431
105	Auditor-controller	10000	7,114,216	-	4,976,720	-	-	-	-	2,137,496	50%	1,068,748
105	Crest Property Tax Mgmt. System	33600	11,278,219	-	3,661,293	-	-	1,829,157	5,787,769	-	NA	-
106	Internal Audits	10000	1,684,568	-	-	-	-	-	-	1,684,568	50%	832,284
106	ACC: Payroll Services	10000	802,628	-	802,628	-	-	-	-	-	50%	-
106	Cowcap Reimbursement	10000	(13,776,847)	-	8,898,447	-	-	-	-	(22,673,294)	50%	(11,336,647)
107	Treasure-Tax Collector	10000	14,462,122	-	10,142,190	-	3,444,388	3,800	-	871,744	50%	435,872
113	Purchasing	10000	2,581,434	-	1,331,052	-	-	34,305	-	1,216,077	50%	608,039
	Total Finance		\$ 52,117,094	\$ -	\$ 43,081,358	\$ -	\$ 3,444,389	\$ 3,803,412	\$ 5,787,769	\$ (3,999,834)		\$ (1,999,917)
	Counsel											
103	Court Transcripts	10000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	25%	\$ 375,000
107	County Counsel	10000	8,206,052	35,000	3,052,000	-	-	2,119,052	-	2,119,052	50%	1,059,526
	Total Counsel		\$ 6,706,052	\$ 35,000	\$ 3,052,000	\$ -	\$ -	\$ 2,119,052	\$ -	\$ 3,619,052		\$ 1,434,526
	Personnel											
104	HR: Administration	10000	\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -	50%	\$ -
	Rideshare	22000	-	-	-	-	-	-	-	-	NA	-
	Total Personnel		\$ 10,144,231	\$ -	\$ 7,783,304	\$ -	\$ -	\$ 2,360,927	\$ -	\$ -		\$ -
	Elections											
107	Registrar of Voters	10000	\$ 9,598,525	105,000	1,114,150	-	-	40,000	-	8,339,375	50%	\$ 4,169,688
	Total Elections		\$ 9,598,525	\$ 105,000	\$ 1,114,150	\$ -	\$ -	\$ 40,000	\$ -	\$ 8,339,375		\$ 4,169,688
	Property Management											
111	Facil-Mgt: Administration	10000	\$ 4,532,582	\$ -	\$ 4,532,582	\$ -	\$ -	\$ -	\$ -	\$ -	50%	\$ -
111	Facil-Mgt: Design & Construct	10000	6,078,702	-	6,078,702	-	-	-	-	-	50%	-
112	Facil-Mgt: Project Management	10000	2,049,617	-	149,081	-	127,088	1,773,448	-	-	50%	-
112	Facil-Mgt: Parking	10000	15,860,247	-	7,929,427	-	-	237,742	-	7,693,078	50%	3,846,539
30100	Facil-Mgt: Energy Management		-	-	-	-	-	-	-	-	NA	-
	Total Property Management		\$ 28,521,148	\$ -	\$ 18,689,792	\$ -	\$ 127,088	\$ 2,011,190	\$ -	\$ 7,593,078		\$ 3,846,539

Exhibit A - Fiscal Impact Analysis
 Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources
 Paradise Valley
 February 16, 2017

FY 2015-16 Budget (a) Page Ref.	Fund	Description	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
99	30000	Plant Acquisition	\$ 1,495,550	\$ -	\$ -	\$ -	\$ -	\$ 1,495,550	\$ -	\$ -	NA	\$ -
103	30700	Accumulative Capital Outlay	-10,317,874	-	-	-	-	3,835,000	6,482,874	-	NA	-
103	30120	Capital Improvement Program	3,815,200	-	-	-	-	380,000	3,435,200	-	NA	-
	22350	EDA: Blythe Const & Land	-	-	-	-	-	-	-	-	NA	-
	22350	EDA: Thermal Const & Land	-	-	-	-	-	-	-	-	NA	-
	22350	EDA: Heimet-Ryan Const & Land	-	-	-	-	-	-	-	-	NA	-
	22350	EDA: French Val Const & Land	-	-	-	-	-	-	-	-	NA	-
112	30100	EDA: Capital Projects	148,327,833	-	147,720,430	-	-	607,503	1,165,502	-	NA	-
110	30300	EDA: Const & Land Acq	1,165,502	-	-	-	-	-	1,165,502	-	NA	-
		Total Plant Acquisition	\$ 165,122,059	\$ -	\$ 147,720,430	\$ -	\$ -	\$ 6,318,053	\$ 11,083,576	\$ -	NA	\$ -
108	21100	Promotion	\$ 4,590,034	\$ -	\$ 4,579,734	\$ -	\$ -	\$ 10,300	\$ -	\$ -	NA	\$ -
108	32710	EDA: Administration	10,000	-	5,000	-	-	5,000	-	-	NA	-
109	21100	EDA: Admin Subfunds	816,387	-	123,387	-	-	695,000	-	-	NA	-
109	21100	EDA: Economic Development Progr	5,180,124	-	398,423	-	-	4,781,701	-	-	NA	-
110	22200	EDA: Fair National Date Festival	4,179,628	-	2,500	-	-	4,177,128	-	-	NA	-
		Total Promotion	\$ 14,778,173	\$ -	\$ 5,108,044	\$ -	\$ -	\$ 9,669,129	\$ -	\$ -	NA	\$ -
		Other General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
	10000	Contribution to Other Funds	-	-	-	-	-	-	-	-	100%	-
	10000	Court Sub-Funds	-	-	-	-	-	-	-	-	100%	-
	25000	Successor Agency to the RDA	-	-	-	-	-	-	-	-	NA	-
	32700	Successor Agency to the RDA	-	-	-	-	-	-	-	-	NA	-
	37100	Successor Agency to the RDA	-	-	-	-	-	-	-	-	NA	-
	37250	Successor Agency to the RDA	-	-	-	-	-	-	-	-	NA	-
	30500	Mitigation Project Ops	645,100	-	200,000	-	-	1,500	443,600	-	NA	-
101	30500	Developer's Impact Fee Ops	28,005,000	-	4,110,600	-	-	275,000	23,620,400	-	NA	-
110	20260	Surveyor	4,952,402	-	4,753,059	-	-	199,343	-	-	NA	-
113	22570	Geographical Information Syst	1,892,601	-	1,728,601	-	-	164,000	-	-	NA	-
	10000	EO Subfund Budgets	-	-	-	-	-	-	-	-	100%	-
		Total Other General	\$ 35,495,103	\$ -	\$ 10,792,260	\$ -	\$ -	\$ 639,843	\$ 24,064,000	\$ -	100%	\$ -
		Total General Financing Requirements	\$ 449,992,960	\$ 140,000	\$ 241,497,332	\$ 3,368,908	\$ 14,307,407	\$ 56,661,484	\$ 39,640,678	\$ 95,267,151		\$ 84,450,025
		Public Protection	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
	10000	Judicial	\$ 29,482,850	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 29,482,840	25%	\$ 7,370,710
127	10000	Contribution to Trial Court	560,014	-	-	-	-	-	-	560,014	25%	140,004
127	10000	Court Facilities	4,895,120	-	-	-	-	-	-	4,895,120	25%	1,223,780
127	10000	Grant Jury Admin	567,471	-	-	-	-	-	-	567,471	25%	141,868
	10000	Court Transcripts	97,427,602	34,399,986	2,551,500	-	109,300	380,000	-	59,986,816	25%	14,996,704
129	10000	District Attorney, Criminal	600,000	-	-	-	600,000	-	-	-	25%	-
130	10000	Child Support Services	35,260,154	-	-	-	7,600	-	-	-	25%	-
130	10000	Alternate Public Defender	11,005,500	-	105,000	-	-	-	-	10,900,500	25%	2,725,125
128	10000	Capital Defense	35,434,540	1,859,959	207,326	-	-	-	-	33,367,255	25%	8,341,814
131	10000	Public Defender	215,240,851	71,520,099	2,863,826	-	709,300	387,610	-	139,760,016	25%	34,940,004
		Total Judicial	\$ 215,240,851	\$ 71,520,099	\$ 2,863,826	\$ -	\$ 709,300	\$ 387,610	\$ -	\$ 139,760,016	25%	\$ 34,940,004

Exhibit A - Fiscal Impact Analysis
Paradise Valley
February 15, 2017

Table 7 - Riverside County General Fund Financing Requirements Budget, Net of Revenue Sources

FY 2015-16 Budget (a) Page Ref.	Fund	Description	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
		Police Protection										
131	10000	Sheriff: Administration	\$ 12,140,591	\$ 7,000	\$ 1,820,249	\$ 84,000	-	-	-	\$ 10,229,342	50%	\$ 5,114,871
132	10000	Sheriff: Support	45,445,386	15,838,924	17,841,041	4,700	24	-	-	11,758,697	100%	11,758,697
133	10000	Sheriff: Patrol	317,472,233	56,414,775	172,661,937	36,273	88,700	-	-	88,235,048	100%	88,235,048
134	10000	Sheriff: Court Services	26,987,709	16,885,104	4,378,040	15,500	118	-	-	5,704,447	100%	5,704,447
134	10000	Sheriff: CAC Security	655,544	-	-	-	-	-	-	655,544	100%	655,544
134	10000	Sheriff: Training Center	12,741,938	1,112,104	775,841	-	1,247,164	-	-	9,608,829	100%	9,608,829
136	22250	Sheriff: Cal-ID	5,216,502	-	4,848,912	-	367,590	-	-	-	NA	-
136	22250	Sheriff: Cal-DNA	951,257	-	350,757	-	500	-	-	-	NA	-
137	22250	Sheriff: Cal-Photo	230,533	-	230,533	-	-	-	-	-	NA	-
		Total Police Protection	\$ 421,219,993	\$ 90,257,907	\$ 202,907,310	\$ 124,973	\$ 15,600	\$ 1,704,095	\$ -	\$ 126,205,907		\$ 121,095,236
		Detention and Correction										
133	10000	Sheriff: Corrections	\$ 214,485,243	\$ 81,955,055	\$ 2,646,599	-	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 122,742,069	50%	\$ 61,371,035
138	10000	Probation: Admin & Support	12,556,093	3,337,373	300,000	-	-	-	-	9,218,720	50%	4,609,360
137	10000	Probation: Juvenile Hall	44,324,374	26,126,472	1,906,811	-	-	-	-	17,897,902	50%	8,948,951
137	10000	Probation	69,431,851	57,172,924	1,906,811	-	-	-	-	10,352,116	50%	5,176,058
		Total Detention and Correction	\$ 340,800,361	\$ 168,591,824	\$ 4,853,410	\$ -	\$ 3,945,480	\$ 3,199,040	\$ -	\$ 160,210,807		\$ 80,105,404
		Fire Protection										
138	10000	Fire Protection: Forest	\$ 125,781,236	\$ 16,631,297	\$ 55,931,981	\$ -	\$ -	\$ 584,858	\$ -	\$ 52,633,100	0%	\$ -
139	21000	Fire: Non-Forest	53,652,952	487,885	-	-	-	53,075,067	-	-	NA	-
139	10000	Fire Protection: Contracts	83,694,608	-	83,694,608	-	-	-	-	-	100%	-
		Total Fire Protection	\$ 263,033,796	\$ 17,119,182	\$ 139,626,589	\$ -	\$ -	\$ 53,659,925	\$ -	\$ 52,633,100		\$ -
		Protection/Inspection										
140	10000	Agricultural Commissioner	\$ 5,748,722	\$ 2,157,000	\$ 2,680,100	\$ 34,000	\$ -	\$ -	\$ -	\$ 842,622	50%	\$ 421,311
141	10000	Building & Safety	6,605,423	3,567,370	4,600	2,810,037	4,600	-	-	223,416	0%	-
		Total Protection/Inspection	\$ 12,354,145	\$ 2,157,000	\$ 6,247,470	\$ 2,844,037	\$ 35,000	\$ 4,600	\$ -	\$ 1,066,038		\$ 421,311
		Other Protection										
128	10000	Nat. Pollut. Disorg Elm. Sys.	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	100%	\$ 1,000,000
128	22000	HR-Rideshare	603,800	571,000	32,800	-	-	-	-	-	50%	-
129	10000	County Clerk-Recorder	20,031,512	15,989,000	1,001	-	1,001	-	-	4,031,511	50%	2,015,756
135	10000	Sheriff: Public Administrator	1,841,228	582,400	9864	-	9,864	-	-	1,048,964	50%	524,482
140	22500	Range Improvement	16,948	-	-	-	-	16,948	-	-	NA	-
140	20200	Environmental Programs	950,195	-	-	-	-	952,776	-	-	NA	-
141	10000	TLMA: Planning	8,470,174	500,000	3,808,498	-	10,500	-	-	4,151,176	0%	-
141	22850	Planning: Airport LUC	-	-	-	-	-	-	-	-	0%	-
141	20000	TLMA: Crossing Guard	8,761,784	3,738,178	646,204	-	47,835	-	-	4,325,567	NA	-
135	10000	Sheriff: Coroner	13,333,777	945,000	2,189,438	37,590	310,730	-	-	9,355,289	100%	4,329,567
142	10000	Code Enforcement	4,577,991	3,522,281	457,224	-	3	-	-	698,483	100%	9,359,269
142	10000	Mental Health: Public Guardian	486,000	486,000	-	-	500	-	(500)	-	NA	-
143	22300	AB2768 Air Quality	-	-	-	-	-	-	-	-	NA	-
144	33500	PSEC 800MHz Radio Project	-	-	-	-	-	-	-	-	NA	-
		Total Other Protection	\$ 59,973,410	\$ 9,191,459	\$ 24,253,754	\$ 70,390	\$ 491,750	\$ 1,343,209	\$ 3,868	\$ 24,513,970		\$ 17,927,557
		Animal Services										
143	10000	Animal Services	\$ 18,373,890	-	\$ 8,837,596	\$ 924,000	-	\$ 220,000	-	\$ 8,392,294	100%	\$ 8,392,294
		Total Animal Services	\$ 18,373,890	\$ -	\$ 8,837,596	\$ 924,000	\$ -	\$ 220,000	\$ -	\$ 8,392,294		\$ 8,392,294
		Total Public Protection	\$ 1,331,001,346	\$ 356,837,471	\$ 389,589,955	\$ 3,963,400	\$ 5,197,030	\$ 60,518,480	\$ 3,868	\$ 512,891,132		\$ 262,881,905

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

FY 2015-16 Budget (e) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Public Ways & Facilities											
Public Ways											
149	22450	\$ 4,200,000	\$ -	\$ 4,200,000	\$ -	\$ -	\$ 12,000	\$ (12,000)	\$ -	NA	\$ -
	22100	-	-	-	-	-	-	-	-	NA	-
	20200	-	-	-	-	-	-	-	-	NA	-
152	20200	11,405,318	-	11,004,543	-	-	775	400,000	-	NA	-
	20200	4,924,327	-	1,439,535	50	-	884,742	2,500,000	-	NA	-
153	20200	42,659,579	32,656,534	9,328,312	205,118	21,000	448,615	-	-	NA	-
	20000	1,369,671	-	497,682	-	-	588,693	303,296	-	NA	-
154	10000	1,139,482	7,778	-	-	-	656,331	475,373	-	NA	-
154	20000	143,861,460	61,345,522	48,737,218	-	-	32,578,720	2,161,006	-	NA	-
155	31600	1,120,635	-	2,000	-	-	1,994	705,067	-	NA	-
156	31630	11,750,710	-	-	-	-	12,403	11,738,307	-	NA	-
156	31640	3,067,956	-	-	-	-	3,057,974	600,550	-	NA	-
157	31680	601,000	-	-	-	-	450	809,028	-	NA	-
157	31690	3,235,477	-	-	-	-	3,235,489	-	-	NA	-
157	31693	810,000	-	-	-	-	972	806,642	-	NA	-
158	20000	1,539,025	94,009,834	76,717,640	215,115	9,947	213,086	20,487,229	-	NA	-
		\$ 233,668,640	\$ 94,009,834	\$ 76,717,640	\$ 215,115	\$ 21,000	\$ 42,217,822	\$ 20,487,229	\$ -		
Total Public Ways											
Transportation Terminals											
149	22350	\$ 995,000	\$ 945,250	\$ 100	\$ -	\$ -	\$ 49,650	\$ -	\$ -	NA	\$ -
149	22350	209,379	198,910	100	-	-	10,369	-	-	NA	-
150	22350	621,532	590,458	100	-	-	30,976	-	-	NA	-
150	22350	500,000	499,500	500	-	-	500	-	-	NA	-
151	22350	203,164	500	-	-	-	8,600	194,064	-	NA	-
151	22350	2,091,375	1,986,806	100	-	-	104,469	-	-	NA	-
152	22100	2,978,510	50,000	142,494	500	-	2,651,284	234,232	-	NA	-
152	22650	732,402	197,444	207,446	-	-	253,031	64,481	-	NA	-
		\$ 8,331,382	\$ 4,468,866	\$ 350,340	\$ 500	\$ -	\$ 3,018,879	\$ 492,777	\$ -		
		\$ 242,000,002	\$ 99,478,700	\$ 77,087,890	\$ 215,615	\$ 21,000	\$ 45,236,701	\$ 20,980,006	\$ -		
Total Public Ways and Facilities											

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

FY 2015-16 Budget (a) Page Ref.	Fund	Total	Intergovernmental	Charges for Services	Licenses and Permits	Fines, Forfeitures & Penalties	Other	Retained Earnings Contribution	General Fund Contribution	Marginal Increase	Net General Fund Contribution
Health and Sanitation											
Health											
165	10000	\$ 280,384,323	\$	4,161,108	\$	\$	3,421,704	\$	3,993,251	100%	\$ 3,993,251
165	10000	43,878,775							43,878,775	100%	43,878,775
165	10000	10,697,023					3		5,325,831	100%	5,325,831
167	10000	14,388,968		73,235			406,003			50%	205,093
167	10000	27,060,196		24,379,440			1,725,893			100%	2,224,068
167	10000	57,907,051		13,071,723			2,598,003			100%	6,854,396
168	21750	2,990,971								NA	
168	21750	684,230								NA	
170	10000	26,736,787		15,471,377	8,544,050		656,610			100%	
170	10000									100%	
170	10000									100%	
		\$ 464,318,334	\$ 351,835,015	\$ 33,517,212	\$ 8,544,050	\$ 3,082,384	\$ 7,082,327	\$	\$ 60,257,346	100%	\$ 60,257,346
Hospital Care											
170	10000	\$ 41,919,274	\$ 2,022,497	\$ 39,637,649	\$	\$	258,938	\$		100%	
171	21790	4,534,357					4,534,357			100%	
171	10000	26,888,022							26,888,022	100%	26,888,022
171	10000	7,783,810		76,482					2,224,068	100%	2,224,068
		\$ 81,125,463	\$ 7,505,767	\$ 39,714,331	\$	\$	\$ 4,793,285	\$	\$ 28,112,080	100%	\$ 28,112,080
California Children's Services											
169	10000	\$ 21,086,397	\$ 14,706,032	\$	\$	\$		\$		100%	\$ 6,380,365
		\$ 21,086,397	\$ 14,706,032	\$	\$	\$		\$		100%	\$ 6,380,365
Sanitation											
172	23000	\$ 800,000	\$	800,000	\$	\$	50	\$ (50)		NA	
		\$ 800,000	\$	800,000	\$	\$	50	\$ (50)		NA	
		\$ 557,930,194	\$ 374,046,814	\$ 74,031,543	\$ 8,544,050	\$ 3,082,384	\$ 11,875,662	\$ (50)	\$ 95,749,791	10%	\$ 1,112,431
		\$ 557,661,457	\$ 543,347,658	\$ 1,944,369	\$	\$	1,235,125	\$	11,124,305	10%	\$ 1,112,431
		\$ 557,651,457	\$ 543,347,658	\$ 1,944,369	\$	\$	1,235,125	\$	11,124,305	10%	\$ 1,112,431
Public Assistance											
Administration											
181	10000	\$ 66,182,443	\$ 56,660,432	\$	\$	\$		\$		10%	\$ 9,522,011
181	10000	367,564,396	345,480,958				8,300,265		13,783,163	10%	1,378,316
182	10000	2,347,379	40,000						1,977,378	10%	197,738
182	21300	8,254,443	8,254,443							NA	
		\$ 444,348,651	\$ 410,435,833	\$	\$ 231,000	\$ 99,000	\$ 8,300,265	\$	\$ 25,282,553	10%	\$ 2,528,255
Care of Court Wards											
180	10000	\$ 600,489	\$	\$	\$	\$		\$		100%	\$ 600,489
		\$ 600,489	\$	\$	\$	\$		\$		100%	\$ 600,489
Veteran's Services											
185	10000	\$ 1,473,758	\$ 192,000	\$ 125,000	\$	\$		\$	1,156,758	100%	\$ 1,156,758
		\$ 1,473,758	\$ 192,000	\$ 125,000	\$	\$		\$	1,156,758	100%	\$ 1,156,758

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

FY 2015-16 Budget (a)		Total		Intergovernmental		Charges for Services		Licenses and Permits		Fines, Forfeitures & Penalties		Other		Retained Earnings Contribution		General Fund Contribution		Marginal Increase		Net General Fund Contribution			
Description	Fund																						
Other Assistance																							
EDA: Community Dev - HUD	21350	\$	8,815,893	\$	8,735,286	\$	-	\$	-	\$	-	\$	90,597	\$	-	-	-	-	NA	\$	-	-	
Neighborhood Stabilization NSP	21550		3,751,637		2,136,101		-		-		-		1,615,536		-	-	-	-	NA		-	-	
EDA: Work Force Development	21550		26,894,691		25,300,910		625,990		-		-		1,067,791		-	-	-	-	NA		-	-	
HUD	21250																		NA		-	-	
Home Program Fund	21250		3,504,872		2,856,738		-		-		-		648,134		-	-	-	-	NA		-	-	
DPSS: Homeless	182		3,635,950		561,437		-		-		-		2,806,401		-	-	-	-	NA		-	-	
Cap of Riv. County	21050		2,805,205		2,750,000		55,205		-		-		100,000		-	-	-	-	NA		-	-	
Cap of Riv. County: Local Initiative	183		7,056,240		6,921,240		35,000		-		-		467,718		-	-	-	-	NA		-	-	
Cap of Riv. County: Other Programs	21050		537,718		70,000		-		-		-		1,712,186		-	-	-	-	NA		-	-	
Office on Aging Title III	184		12,533,489		9,769,218		1,052,085		-		-		8,498,363		-	-	-	-	NA		-	-	
Office on Aging Title III	21450				59,100,940		1,665,280		-		-				268,142								
Total Other Assistance		\$	69,535,725	\$	59,100,940	\$	1,665,280	\$	-	\$	-	\$	8,498,363	\$	268,142	\$	-	\$	-	\$	-	\$	-
Total Public Assistance		\$	1,073,610,080	\$	1,013,075,431	\$	3,737,649	\$	231,000	\$	99,000	\$	13,033,753	\$	268,142	\$	38,154,105	\$	-	\$	-	\$	5,397,933
Education, Recreation & Cultural Services																							
Library Services																							
County Free Library	21200		24,208,027		252,303		213,756		-		400,000		20,025,181		3,316,777		-	-	NA		\$	-	
Total Library Services		\$	24,208,027	\$	252,303	\$	213,756	\$	-	\$	400,000	\$	20,025,181	\$	3,316,777	\$	-	\$	-	\$	-	\$	-
Other Education																							
Cooperative Extension	10000		614,064		-		-		-		-		-		-		-	-	100%		\$	614,064	
Total Other Education		\$	614,064	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	614,064
Recreation & Cultural Services																							
EDA: Edward Dean Museum	10000		320,588		-		-		-		-		247,207		-		-	-	100%		\$	73,381	
EDA: Community Centers	21140		320,588		-		-		-		-		247,207		-		-	-	NA		\$	73,381	
Total Recreation & Cultural Services		\$	320,588	\$	-	\$	-	\$	-	\$	-	\$	247,207	\$	-	\$	-	\$	-	\$	-	\$	73,381
Total Education, Recreation & Cultural Services		\$	25,142,679	\$	252,303	\$	213,756	\$	-	\$	400,000	\$	20,272,388	\$	3,316,777	\$	687,445	\$	-	\$	-	\$	687,445
Debt Service																							
Other General																							
Appropriation for Contingency	10000		20,000,000		-		-		-		-		3,106,405		-		-	-	0%		\$	16,893,595	
Total Other General		\$	20,000,000	\$	-	\$	-	\$	-	\$	-	\$	3,106,405	\$	-	\$	-	\$	-	\$	-	\$	16,893,595
Retirement of Long-Term Debt																							
Pension Obligation Bonds	35000		36,639,366		-		-		-		-		-		-		-	-	NA		\$	-	
Total Retirement of Long-Term Debt		\$	36,639,366	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Debt Service - Principal																							
Teeter Debt Service	37050		2,832,398		-		-		-		-		2,832,398		-		-	-	NA		\$	-	
Total Debt Service - Principal		\$	2,832,398	\$	-	\$	-	\$	-	\$	-	\$	2,832,398	\$	-	\$	-	\$	-	\$	-	\$	-
Interest on Short-Term Debt																							
Interest on Trans	10000		4,703,673		-		-		-		-		3,447,500		-		-	-	0%		\$	1,256,073	
Total Interest on Short-Term Debt		\$	4,703,673	\$	-	\$	-	\$	-	\$	-	\$	3,447,500	\$	-	\$	-	\$	-	\$	-	\$	1,256,073
Total Debt Service		\$	64,175,337	\$	-	\$	-	\$	-	\$	-	\$	9,386,303	\$	-	\$	-	\$	-	\$	-	\$	18,149,668
Total Financing Requirements		\$	3,753,142,598	\$	1,844,831,719	\$	822,777,591	\$	16,322,973	\$	23,106,821	\$	221,984,761	\$	63,209,421	\$	760,909,292	\$	-	\$	-	\$	449,166,998

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

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

Description	Table Ref.	FY 15/16 Budget (a)	Net Amount (b)	County Equivalent Units (c)		Factor	Measurement (c)	Project Equivalent Units (d)	Financing Requirements
				[1]	[2]				
General Financing Requirements									
Legislative and Administrative	7	\$ 127,399,575	\$ 76,999,189	2,788,991		\$ 27.61	per capita & 50% employee, entire county	18,080	\$ 499,167
Finance	7	52,117,094	(1,999,917)	2,788,991		(0.72)	per capita & 50% employee, entire county	18,080	(12,965)
Counsel	7	6,706,052	1,434,526	2,788,991		0.51	per capita & 50% employee, entire county	18,080	9,300
Personnel	7	10,144,231	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Elections	7	9,598,525	4,169,688	2,788,991		1.50	per capita & 50% employee, entire county	18,080	27,031
Property Management	7	28,521,148	3,846,539	2,788,991		1.38	per capita & 50% employee, entire county	18,080	24,936
Plant Acquisition	7	165,122,059	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Promotion	7	14,778,173	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Other General	7	35,496,103	-	2,788,991		-	per capita & 50% employee, entire county	18,080	-
Total General Financing Requirements		\$ 449,882,960	\$ 84,450,025			\$ 30.28			\$ 547,469
Public Protection									
Judicial	7	\$ 215,240,851	\$ 34,940,004	2,788,991		\$ 12.53	per capita & 50% employee, entire county	18,080	\$ 226,507
Police Protection	7	421,219,693	121,095,236				Case Study: See Table 9		2,416,270
Detention and Correction	7	340,800,561	80,105,404	2,788,991		28.72	per capita & 50% employee, entire county	18,080	519,304
Fire Protection (Transfers to the Fire Fund)	7	263,038,796	-				Case Study: See Table 11		609,039
Protection/Inspection	7	12,354,145	421,311	2,788,991		0.15	per capita & 50% employee, entire county	18,080	2,731
Other Protection	7	59,973,410	17,927,557	2,788,991		6.43	per capita & 50% employee, entire county	18,080	118,220
Total Public Protection		\$ 1,312,627,456	\$ 254,489,511			\$ 47.83			\$ 3,890,071
Animal Services									
Animal Services	7	\$ 18,373,890	\$ 8,392,294	1,197,949		\$ 7.01	per capita, unincorporated & contract cities	15,724	\$ 110,157
Total Animal Services		\$ 18,373,890	\$ 8,392,294			\$ 7.01			\$ 110,157
Public Ways & Facilities									
Public Ways	7	\$ 233,668,640	\$ -	412,123		\$ -	per capita & 50% employee, unincorporated only	18,080	\$ -
Transportation Terminals	7	8,331,362	-	412,123		-	per capita & 50% employee, unincorporated only	18,080	-
Total Public Ways and Facilities		\$ 242,000,002	\$ -						\$ -
Health and Sanitation									
Health	7	\$ 464,318,334	\$ 60,257,346	2,308,441		\$ 26.10	per capita, entire county	15,724	\$ 410,450
Hospital Care	7	81,125,463	29,112,080	2,308,441		12.61	per capita, entire county	15,724	198,300
California Children's Services	7	21,086,397	6,380,365	2,308,441		2.76	per capita, entire county	15,724	43,461
Sanitation	7	800,000	-	2,308,441		-	per capita, entire county	15,724	-
Total Health and Sanitation		\$ 567,330,194	\$ 95,749,791			\$ 41.48			\$ 652,211
Public Assistance									
Administration	7	\$ 557,651,457	\$ 1,112,431	2,308,441		\$ 0.48	per capita, entire county	15,724	\$ 7,577
Aid Programs	7	444,348,651	2,528,255	2,308,441		1.10	per capita, entire county	15,724	17,222
Care of Court Ward's	7	600,489	600,489	2,308,441		0.26	per capita, entire county	15,724	4,090
Veteran's Services	7	1,473,758	1,156,758	2,308,441		0.50	per capita, entire county	15,724	7,879
Other Assistance	7	69,535,725	-	2,308,441		-	per capita, entire county	15,724	-
Total Public Assistance		\$ 1,073,610,080	\$ 5,397,932.80			\$ 2.34			\$ 36,769
Education									
Library Services	7	\$ 24,208,027	\$ -	2,308,441		\$ -	per capita, entire county	15,724	\$ -
Agricultural Extension	7	614,064	614,064	2,308,441		0.27	per capita, entire county	15,724	4,183
Total Education		\$ 24,822,091	\$ 614,064			\$ 0.27			\$ 4,183
Recreation & Cultural Services									
Total Cultural Services	7	\$ 320,588	\$ 73,381	2,308,441		\$ 0.03	per capita, entire county	15,724	\$ 500
Total Recreation & Cultural Services		\$ 320,588	\$ 73,381			\$ 0.03			\$ 500
Debt Service									
Appropriation for Contingency	7	\$ 20,000,000	\$ -	-		\$ -	not used	-	\$ -
Debt Service - Principal	7	2,832,398	-	-		-	not used	-	-
Retirement of Long-Term Debt	7	36,639,366	-	-		-	not used	-	-
Interest on Long-Term Debt	7	4,703,573	-	-		-	not used	-	-
Total Debt Service		\$ 64,175,337	\$ -			\$ -			\$ -
Total General Fund Financing Requirements		\$ 3,734,768,708	\$ 440,774,704.30			\$ 122.22			\$ 5,131,202

Footnotes:

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

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

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

Footnotes:

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

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

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

Footnotes:

(a) See Exhibit B for Fire phasing.

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

Fiscal Impact to Library Fund

Financing Sources	Table Ref.	Project Impact	Marginal Increase	Project Impact
County Library Ad Valorem Tax				
Assessed Value Adjusted for Deflation				
Residential Basic Tax Adj. for Deflation	4	\$ 31,817,795		
Non-Residential Basic Tax Adj. for Deflation	4	3,078,963		
Total Assessed Value Adjusted for Deflation		\$ 34,896,758		
County Library Post-ERAF Share of Basic Tax	2	1.431%		
Total County Library Ad Valorem Tax		\$ 499,460	100%	\$ 499,460

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

Footnotes:

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

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

(c) See Table 3.

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

Fiscal Impact to Transportation Fund

Financing Sources

Measure A Sales Tax (d)

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

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

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

Financing Requirements

Street Maintenance Cost

Total Project Lane Miles (f)

[1] (h) 104.84

Street Maintenance Cost per Lane Mile (g)

[2] \$ 6,885

Total Project Street Maintenance Cost per Lane Mile

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

Total Financing Requirements

\$ 721,834

Net Annual Surplus/ (Deficit)

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

Net Annual Surplus/ (Deficit) Before Additional Financing Sources

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

Use General Fund Surplus

Yes

Surplus Available

Yes

\$ 5,817,454

Surplus Used

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

Financing Sources

Transportation Fund

[1] \$ 218,558

General Fund Transfer

[6] 503,275

Total Sources

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

Total Financing Requirements

[3] 721,834

Net Annual Surplus/ (Deficit) After Additional Financing Sources

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

Footnotes:

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

(b) Based on (1) 2,308,441 total Riverside County residents and 368,823 residents in the unincorporated sections of Riverside County per the California Department of Finance, January 1, 2015, (2) 961,100 total Riverside County employees and 66,600 employees in the unincorporated sections of Riverside County per the California Employment Development Department, October 2015, and (3) for service population calculation, employment was reduced by 50% to account for the estimated less frequent use of county public services by employees than residents.

(c) See Table 3.

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

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

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

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

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

Development Year	-2	-1	0	1	2	3	4	5	6	7	8	9
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Deflation												
Total Fire Fund Tax	10	5,851K										
Total Financing Sources		0	0	0	0	0	0	0	0	0	0	0
Financing Requirements												
Stations Required for Project	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00
Cost per Fire Fighter		500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Fire Cost	10	3,500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	3,500,000
Total Financing Requirements		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	3,500,000
Net Annual Surplus (Deficit) Before Additional Sources												
CSA/CFD Charge per Unit at Buildout												
Net Annual Deficit Before Additional Sources												
Offset from General Fund												
Amount Required for CSA/CFD Charge												
Allocation of CSA/CFD Charge for Fire Services												
Cumulative Residential Units				300	642	1,277	1,769	2,405	3,002	3,581	4,144	4,884
CSA/CFD Charge from Sold Units												
Dissealer Subsidy/Undeveloped Land Tax												
Total												
Additional Financing Sources												
General Fund Surplus												
Minimum CSA/CFD Charge Required for Fire Services (
Total Additional Financing Sources												
Financing Sources												
Fire Fund												
CSA Tax												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												
Fiscal Impact to Transportation Fund												
Financing Sources												
Intergovernmental Revenues	12	10.87										
CA-HWY User/Gas Tax Sec 210(A) (e)	12	0.66										
CA-HWY User/Gas Tax Sec 2103 (e)												
Charges for Services	12	0.08										
Road Maint Expense Reimb	12	0.48										
Road Signal Maint Exp Reimb	12	0.48										
Total Financing Sources												
Financing Requirements												
Share of Residential Units												
Total Project Lane Miles (b)												
Estimated Annual Lane Miles to be Maintained (b)												
Street Maintenance Cost per Lane Mile	12	6.885										
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
Additional Financing Sources												
General Fund Surplus												
General Fund Transfers to Fire Fund (Less)												
Total Additional Financing Sources												
Financing Sources												
Transportation Fund												
General Fund Transfer												
Total Financing Sources												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												

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

	10	11	12	13	14	15	16	17	18	19	20	21
Development Year												
Fiscal Impact to Fire Fund												
Financing Sources												
Fire Fund Ad Valorem Tax												
Basic Tax Adj. for Delation												
Total Fire Fund Tax												
Total Financing Sources												
Financing Requirements												
Stations Required for Project												
Staffing Level												
Cost per Fire Fighter												
Fire Cost												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
CSA/CFD Charge per Unit at Bulldozt												
Net Annual Deficit Before Additional Sources												
Offset from General Fund Surplus												
Amount Required for CSA/CFD Charge												
Allocation of CSA/CFD Charge for Fire Services												
Cumulative Residential Units												
Developer Subsidy/Undeveloped Land Tax												
Additional Financing Sources												
General Fund Surplus												
Minimum CSA/CFD Charge Required for Fire Services (6,130,179)												
Total Additional Financing Sources												
Financing Sources												
Fire Fund												
Intergovernmental Revenues												
CA-Hwy Tax Sec 2104A (b)												
CA-Hwy User/Gas Tax Sec 2103 (c)												
Charges for Services												
Road Maint Expense Reimb												
Road Signal Maint Exp Reimb												
Total Financing Sources												
Financing Requirements												
Share of Residential Units												
Total Project Lane Miles (b)												
Estimated Annual Lane Miles to be Maintained (b)												
Street Maintenance Cost per Lane Mile												
Total Financing Requirements												
Net Annual Surplus (Deficit) Before Additional Sources												
Additional Financing Sources												
General Fund Surplus												
Total Additional Financing Sources												
Financing Sources												
Transportation Fund												
General Fund Transfer												
Total Financing Sources												
Financing Requirements												
Total Financing Requirements												
Net Annual Surplus (Deficit) After Additional Sources												

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

Table

Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
General Fund Financing Sources												
4	Property Tax	\$ 189,503	\$ 389,303	\$ 756,405	\$ 1,039,955	\$ 1,375,635	\$ 1,717,703	\$ 2,029,249	\$ 2,340,542	\$ 2,786,002	\$ 3,394,578	\$ 4,158,838
4	Property Tax (In Lieu of Sales Tax)	-	-	-	-	-	-	-	-	-	-	-
4	Dues/Initiation/Transfer Tax	20,095	42,468	81,350	111,996	147,912	184,943	218,581	252,196	300,849	364,058	448,185
5	Property Tax (In Lieu of MVLF)	118,908	250,731	476,245	654,886	868,168	1,081,767	1,278,128	1,474,317	1,785,842	2,138,018	2,618,808
5	On-Site Retail Sales and Use Tax	75,057	150,174	225,280	300,347	375,649	450,936	526,022	601,109	676,196	760,015	855,102
5	Off-Site Retail Sales and Use Tax	-	-	-	-	-	-	-	-	-	-	-
5	Transient Occupancy Tax	-	-	-	-	-	-	-	-	-	-	-
5	Interest Earnings	3,217	6,899	12,012	16,411	183,184	183,184	183,184	183,184	183,184	183,184	183,184
5	Other Discretionary Revenue	18,116	33,167	59,163	80,933	109,154	130,911	154,980	178,450	208,522	245,970	284,438
6	Total Financing Sources	\$ 424,825	\$ 882,851	\$ 1,610,436	\$ 2,204,629	\$ 3,076,367	\$ 3,718,088	\$ 4,421,507	\$ 5,085,929	\$ 5,951,184	\$ 6,849,972	\$ 7,988,616
General Fund Financing Requirements												
8	Public Protection	\$ 28,402	\$ 51,687	\$ 91,567	\$ 125,084	\$ 163,886	\$ 201,965	\$ 239,021	\$ 275,167	\$ 321,375	\$ 379,059	\$ 453,348
8	Judicial	11,751	21,377	37,893	51,752	67,906	83,560	98,882	113,847	132,984	156,831	186,568
9	Police Protection	85,391	162,714	283,457	383,437	501,159	634,375	783,390	948,667	1,132,995	1,336,322	1,559,521
8	Detention and Correction	28,772	49,009	88,076	118,649	158,465	191,175	228,724	261,011	304,841	353,988	400,029
8	Fire Protection (Transfers to the Fire Fund)	-	241,769	514,105	906,409	1,191,302	990,198	803,962	2,113,922	1,639,165	1,524,184	1,094,067
8	Protection/Inspection	142	238	437	684	1,018	1,479	2,111	2,944	4,066	5,581	7,622
8	Other	6,433	10,966	19,443	26,554	34,791	42,374	50,741	58,414	68,223	80,663	96,239
12	Transfers to the Transportation Fund	-	-	-	-	-	-	209,042	242,479	286,948	337,108	412,467
8	Public Works Facilities	-	-	-	-	-	-	-	-	-	-	-
8	Public Facilities	23,046	49,319	98,101	138,201	184,755	230,617	275,098	318,347	375,194	441,414	538,211
8	Public Sanitation	2,34	2,760	5,530	7,791	10,416	13,001	15,509	17,947	21,152	24,885	30,229
8	Public Assistance	148	316	628	886	1,185	1,479	1,784	2,042	2,406	2,831	3,439
8	Education	0,27	18	38	75	142	177	211	244	288	338	411
8	Recreation & Cultural Services	-	-	-	-	-	-	-	-	-	-	-
8	Debt Service	-	-	-	-	-	-	-	-	-	-	-
6	Total Financing Requirements	\$ 424,928	\$ 882,851	\$ 1,610,436	\$ 2,204,629	\$ 2,895,021	\$ 2,810,769	\$ 2,940,811	\$ 4,586,722	\$ 4,764,775	\$ 4,944,001	\$ 5,222,806
General Fund Fiscal Impact												
Ongoing Surplus/(Deficit)												
Surplus/(Deficit) per Unit												
Revenue/Cost Ratio												
Fiscal Impact to Fire Fund												
Financing Sources												
Financing Requirements												
Net Annual Surplus / (Deficit)												
Fiscal Impact to Library Fund												
Financing Sources												
Financing Requirements												
Net Annual Surplus / (Deficit)												
Fiscal Impact to Transportation Fund												
Financing Sources												
Financing Requirements												
Net Annual Surplus / (Deficit)												
Net Fiscal Impact of Project												
Financing Sources												
Financing Requirements												
Net Annual Surplus / (Deficit)												

RESIDENTIAL FINANCING SOURCES

Table Ref.	1	2	3	4	5	6	7	8	9	10	11
Residential Absorption											
Village 1 (Town Center)											
TOWNS	50	42			11						
Stacked flats HHDR	50	50	50	50	50	50	50	50	50	13	
Stacked flats	50	50	14								
55'x100'	50	50	38								
50'X70'	50	17	26								
45'X80'	50	33	36								
45'X80'	50	20	36								
60'X100'	50										
Village 2 (Town Center West)											
55'X100'	30										
45'X80'	30										
50'X100'	30										
45'X80'	30										
50'X100'	30										
50'X100'	30										
50'X100'	30										
Duplex	30										
40'X62'	30										
Stacked flats	30										
Triplex-adult	30										
Triplex-adult	30										
45'X100'	30										
Village 3 (Casa Active Adult)											
MIXED USE HHDR											
DUPLEX											
DUPLEX											
65'X110											
75'X100											
65'X110											
DUPLEX											
50'X80											
50'X70											
DUPLEX											
40'X90											
50'X80											
40'X80											
75'X100											
85'X115											
75'X100											
Village 4 (North Village)											
Duplex-Adult											
Duplex-Adult											
40'X80											
50'X100											
Duplex-Family											
Duplex											
Standard Lot (60' X 100')											
Standard Lot (70' X 100')											
Duplex-Family											
Triplex-Adult											
45'X80											
45'X80											
Duplex-Family											
Duplex-Family											
Village 5 (East Village)											
Duplex Family											
40' x 100											
70'X100											
85'X115											
45'X100											
50'X70											
50'X80											
55'X100											
60'X100											
55'X110											
70'X100											
50'X100											
55'X100											
40'X90											
70'X100											
Village 6 (South Village)											
50'X70											
50'X80											
40'X80											
40'X90											
50'X80											
75'X100											
75'X100											
85'X110											
duplex-family											
50'X100											
85'X115											
Total Residential Absorption	300	342	635	522	606	587	579	583	740	662	1,234
Cumulative Residential Absorption	300	642	1,277	1,799	2,405	3,092	3,671	4,144	4,884	5,746	6,980
Share of Residential Units	3.5%	7.8%	15.0%	21.2%	28.3%	35.4%	42.2%	48.0%	57.5%	67.7%	82.2%
Table Persons per Rst. Household	1.85	1.78	1.76	1.72	1.72	1.68	1.67	1.64	1.63	1.59	1.56
Total Population	568	633	1,178	967	1,122	1,108	1,072	1,043	1,371	1,596	2,285
Cumulative Population	568	1,189	2,363	3,332	4,454	5,560	6,632	7,675	9,046	10,642	12,928

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

Table		Average															
Table Ref.	Value																
Residential Assessed Value																	
Development Area A																	
TOWNS	3	\$	17,453,300	\$	14,660,772	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Stacked flats HHDR	3		13,599,950		13,599,950		2,891,969										
Stacked flats	3		15,299,950		15,299,950		15,299,950										
55X100'	3		25,216,600		7,060,648		-										
50X70'	3		356,432		17,821,600		-										
45X70'	3		362,688		6,165,322		-										
45X60'	3		362,688		11,968,638		-										
55X100'	3		504,332		18,155,952		-										
60X100'	3		509,999		10,199,880		-										
Village 2 (Town Center West)																	
60X100'	3		509,999		15,298,970		-										
50X100'	3		475,732		19,886,744		-										
45X80'	3		475,732		8,704,464		-										
50X100'	3		475,732		23,686,600		-										
Duplex	3		475,732		8,527,176		-										
Duplex	3		344,532		17,226,600		-										
40X62'	3		314,489		15,724,950		-										
Stacked flats	3		228,666		11,334,300		-										
Tripole-adult	3		301,466		3,014,680		-										
Tripole-adult	3		301,466		12,068,640		-										
45X100'	3		387,589		19,379,950		-										
Village 3 (Casa Active Adult)																	
MIXED USE HHDR	3		271,999		-		-										
DUPLEX	3		275,399		-		-										
DUPLEX	3		275,398		-		-										
85X110	3		515,665		-		-										
75X100	3		458,165		-		-										
DUPLEX	3		275,399		-		-										
50x80	3		395,666		-		-										
50x70	3		395,666		-		-										
DUPLEX	3		276,389		-		-										
40X50	3		335,488		-		-										
50x80	3		395,666		-		-										
40x80	3		335,466		-		-										
75X100	3		515,665		-		-										
85X115	3		632,398		-		-										
85X115	3		632,398		-		-										
75X100	3		515,665		-		-										
Village 4 (North Village)																	
Duplex-Adult	3		344,532		-		-										
Duplex-Adult	3		344,532		-		-										
Duplex-Adult	3		359,989		-		-										
50X100	3		473,732		-		-										
Duplex-Family	3		335,466		-		-										
Duplex	3		453,332		-		-										
Standard Lot (60' X 100')	3		509,999		-		-										
Standard Lot (70' X 100')	3		598,048		-		-										
Duplex-Family	3		335,466		-		-										
Tripole-Adult	3		301,466		-		-										
45x80	3		382,666		-		-										
Duplex-Family	3		345,488		-		-										
335,466	3		335,466		-		-										
Village 5 (East Village)																	
Duplex-Family	3		335,466		-		-										
Duplex-Family	3		335,466		-		-										
40X100'	3		392,666		-		-										
70X100	3		599,048		-		-										
85X115	3		632,398		-		-										
45X100	3		387,589		-		-										
50X70	3		356,432		-		-										
50X50	3		447,665		-		-										
55X100	3		504,332		-		-										
80X100	3		509,999		-		-										
55X100	3		515,665		-		-										
55X100	3		515,665		-		-										
70X100	3		473,732		-		-										
55X100	3		515,665		-		-										
40X80	3		398,332		-		-										
70X100	3		611,938		-		-										
Village 6 (South Village)																	
50X70	3		356,432		-		-										
50X90	3		447,665		-		-										
40X50	3		359,989		-		-										
40X50	3		395,332		-		-										
50x80	3		345,999		-		-										
40X60	3		611,938		-		-										
75X100	3		515,665		-		-										
85X110	3		456,165		-		-										
Duplex-family	3		335,468		-		-										
50X100	3		473,732		-		-										
632,398	3		632,398		-		-										
Total Residential Assessed Value																	
		\$ 115,203,050		\$ 130,232,782		\$ 235,877,469		\$ 184,488,604		\$ 212,182,469		\$ 225,089,072		\$ 204,456,573		\$ 205,164,381	
		\$ 115,203,050		\$ 130,232,782		\$ 235,877,469		\$ 184,488,604		\$ 212,182,469		\$ 225,089,072		\$ 204,456,573		\$ 205,164,381	
		\$ 115,203,050		\$ 245,435,832		\$ 481,313,301		\$ 885,798,905		\$ 877,882,374		\$ 1,104,051,115		\$ 1,387,417,698		\$ 1,633,416,532	
				\$ 115,203,050		\$ 244,859,884		\$ 479,625,179		\$ 662,292,956		\$ 871,717,072		\$ 1,093,240,128		\$ 1,293,181,923	
				\$ 0.996		\$ 0.996		\$ 0.996		\$ 0.996		\$ 0.996		\$ 0.996		\$ 0.996	
		\$ 115,203,050		\$ 244,859,884		\$ 479,625,179		\$ 692,329,227		\$ 871,717,072		\$ 1,093,242,128		\$ 1,293,181,923		\$ 1,493,032,813	
				\$ 301,466		\$ 5,700,922		\$ 3,680,126		\$ 11,405,844		\$ 20,398,286		\$ 15,469,950		\$ 23,561,920	
				\$ 16,193,004		\$ 17,226,600		\$ 17,845,950		\$ 19,283,792		\$ 19,886,744		\$ 20,398,925		\$ 20,398,925	
				\$ 8,567,676		\$ 23,686,600		\$ 16,773,300		\$ 7,578,712		\$ 22,808,250		\$ 14,045,348		\$ 14,045,348	
				\$ 5,367,456		\$ 20,398,960		\$ 23,118,952		\$ 20,398,960		\$ 18,773,300		\$ 16,773,300		\$ 16,773,300	
				\$ 13,284,504		\$ 12,427,708		\$ 23,561,920		\$ 15,315,246		\$ 18,773,300		\$ 13,407,280		\$ 12,375,960	
				\$ 20,398,286		\$ 14,506,640		\$ 11,405,844		\$ 5,700,922		\$ 18,133,300		\$ 14,506,640		\$ 10,491,795	
				\$ 11,405,844		\$ 16,643,302		\$ 14,089,572		\$ 14,089,572		\$ 13,769,950		\$ 13,769,950		\$ 13,769,950	
				\$ 3,680,126		\$ 15,799,300		\$ 5,367,456		\$ 18,971,940		\$ 15,873,300		\$ 15,873,300		\$ 15,873,300	
				\$ 16,773,300		\$ 14,506,640		\$ 11,405,844		\$ 5,700,922		\$ 18,133,300		\$ 14,506,640		\$ 10,491,795	
				\$ 20,398,925		\$ 18,643,302		\$ 14,089,572		\$ 14,089,572		\$ 13,769,950		\$ 13,769,950		\$ 13,769,950	
				\$ 14,045,348		\$ 14,089,572		\$ 5,367,456		\$ 18,971,940		\$ 15,873,300		\$ 15,873,300		\$ 15,873,300	
				\$ 12,375,960		\$ 13,407,280		\$ 1									

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Residential Property Tax												
Basic Tax Paid	1.000%	\$ 1,152,031	\$ 2,449,698	\$ 4,798,252	\$ 6,623,292	\$ 8,717,751	\$ 10,932,421	\$ 12,931,816	\$ 14,930,328	\$ 17,886,355	\$ 21,348,140	\$ 26,665,654
Total Residential Property Tax	14.0263%	\$ 161,576	\$ 343,553	\$ 672,969	\$ 928,935	\$ 1,272,680	\$ 1,533,305	\$ 1,813,728	\$ 2,094,023	\$ 2,508,614	\$ 2,984,280	\$ 3,725,912

Residential Property Tax In-Lieu of Sales Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Off-Site Sales Tax Reduced to Property Tax												
Property Tax From MWLF												
Cumulative Residential AV Adj. for Deflation Factor of 0.41%		\$ 115,203,050	\$ 244,959,834	\$ 479,828,173	\$ 662,329,227	\$ 871,775,072	\$ 1,093,242,128	\$ 1,293,181,623	\$ 1,493,032,813	\$ 1,786,935,532	\$ 2,134,814,038	\$ 2,666,565,394
Cumulative Non-Residential AV Adj. for Deflation Factor of 0.41%		\$ 18,101,947	\$ 38,129,099	\$ 54,081,787	\$ 71,980,257	\$ 92,867,977	\$ 119,523,087	\$ 138,697,813	\$ 159,788,772	\$ 179,788,918	\$ 259,722,394	\$ 279,317,652
Total Assessed Valuation		\$ 133,304,997	\$ 283,088,933	\$ 533,909,960	\$ 734,309,484	\$ 964,643,049	\$ 1,212,765,215	\$ 1,431,879,436	\$ 1,652,821,585	\$ 1,966,724,450	\$ 2,394,536,432	\$ 2,945,883,046
Assessed Valuation / 1,000,000		133.3	283.1	534.0	734.3	964.6	1,212.8	1,431.9	1,652.8	1,966.7	2,394.5	2,945.9
Property Tax From MWLF		\$ 118,908	\$ 250,731	\$ 478,245	\$ 654,986	\$ 869,168	\$ 1,081,767	\$ 1,278,128	\$ 1,474,317	\$ 1,755,842	\$ 2,136,016	\$ 2,616,808

Residential Documentary Transfer Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Residential Property Turnover Rate	14.3%											
Transfer Tax as % of Price	0.11%											
Total Residential Documentary Transfer Tax		\$ 16,103	\$ 38,484	\$ 75,401	\$ 104,080	\$ 136,893	\$ 171,765	\$ 203,214	\$ 234,619	\$ 281,071	\$ 335,466	\$ 417,460

Off-Site Sales Tax

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Household Income (@ 25% of Assessed Valuation) (d)	25.00%	\$ 28,800,783	\$ 61,239,959	\$ 119,958,293	\$ 165,582,307	\$ 217,943,768	\$ 273,310,532	\$ 323,295,406	\$ 373,255,203	\$ 447,158,883	\$ 533,728,510	\$ 664,141,349
Retail Taxable Sales (@ 32% of Household Income) (e)	32.00%	\$ 9,216,244	\$ 19,596,787	\$ 38,388,014	\$ 52,986,338	\$ 69,742,006	\$ 87,468,370	\$ 103,454,530	\$ 119,442,625	\$ 143,080,843	\$ 170,763,233	\$ 212,525,232
Projected Off-Site Sales (@ 0% of Retail Taxable Sales) (f)	0.00%											
Use Tax (@ 0.5% of Sales Tax)	10.50%											
Less: 0.25% Reclassified to Property Tax	0.00%											
Total Off-Site Sales Tax Passed Through to County		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NON-RESIDENTIAL FINANCING SOURCES

Measure	Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
Offices													
Square Feet	3	450,323	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640	34,640
Assessed Value	3	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640	\$ 34,640
Assessed Value Additions	3	per Sq. Ft. 175	per Sq. Ft. 188	per Sq. Ft. 376	per Sq. Ft. 564	per Sq. Ft. 940	per Sq. Ft. 1,128	per Sq. Ft. 1,316	per Sq. Ft. 1,504	per Sq. Ft. 1,880	per Sq. Ft. 2,268	per Sq. Ft. 2,656	per Sq. Ft. 3,044
Cumulative Employees	3												
Light Industrial													
Square Feet	3	441,897	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976	33,976
Assessed Value	3	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976	\$ 33,976
Assessed Value Additions	3	per Sq. Ft. 231	per Sq. Ft. 244	per Sq. Ft. 488	per Sq. Ft. 732	per Sq. Ft. 1,168	per Sq. Ft. 1,604	per Sq. Ft. 1,992	per Sq. Ft. 2,380	per Sq. Ft. 2,768	per Sq. Ft. 3,156	per Sq. Ft. 3,544	per Sq. Ft. 3,932
Cumulative Employees	3												
Hotel - Business (Limited Service)													
Number of Rooms	3	100	100	100	100	100	100	100	100	100	100	100	100
Assessed Value	3	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000
Assessed Value Additions	3	per room 0.35	per room 0.35	per room 0.70	per room 1.05	per room 1.40	per room 1.75	per room 2.10	per room 2.45	per room 2.80	per room 3.15	per room 3.50	per room 3.85
Cumulative Employees	3												
Hotel - Resort													
Number of Rooms	3	300	300	300	300	300	300	300	300	300	300	300	300
Assessed Value	3	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Assessed Value Additions	3	per room 1.00	per room 1.00	per room 2.00	per room 3.00	per room 4.00	per room 5.00	per room 6.00	per room 7.00	per room 8.00	per room 9.00	per room 10.00	per room 11.00
Cumulative Employees	3												
Schools													
Square Feet	3	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900
Assessed Value	3	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900	\$ 32,900
Assessed Value Additions	3	per Sq. Ft. 497	per Sq. Ft. 497	per Sq. Ft. 994	per Sq. Ft. 1,491	per Sq. Ft. 1,988	per Sq. Ft. 2,485	per Sq. Ft. 2,982	per Sq. Ft. 3,479	per Sq. Ft. 3,976	per Sq. Ft. 4,473	per Sq. Ft. 4,970	per Sq. Ft. 5,467
Cumulative Employees	3												
Other													
Square Feet	3												
Assessed Value	3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessed Value Additions	3	per Sq. Ft. 15	per Sq. Ft. 15	per Sq. Ft. 30	per Sq. Ft. 45	per Sq. Ft. 60	per Sq. Ft. 75	per Sq. Ft. 90	per Sq. Ft. 105	per Sq. Ft. 120	per Sq. Ft. 135	per Sq. Ft. 150	per Sq. Ft. 165
Cumulative Employees	3												
Total Non-Residential Assessed Value Additions		\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947	\$ 18,101,947
Total Non-Residential Assessed Value		\$ 18,101,947	\$ 36,203,893	\$ 54,305,840	\$ 72,407,786	\$ 90,509,733	\$ 108,611,680	\$ 126,713,627	\$ 144,815,574	\$ 162,919,521	\$ 181,023,468	\$ 199,127,415	\$ 217,231,362
Previous Period Adjusted Assessed Value		0.998	0.998	0.998	0.998	0.998	0.998	0.998	0.998	0.998	0.998	0.998	0.998
Total Non-Residential Assessed Value (Adj. for Deflation Factor of 0.41%)		\$ 18,101,947	\$ 36,129,099	\$ 54,081,787	\$ 71,980,257	\$ 90,264,877	\$ 108,223,097	\$ 126,355,128	\$ 144,385,638	\$ 162,414,825	\$ 180,444,012	\$ 198,473,200	\$ 216,502,388
50% of Cumulative Employees		382	517	650	781	911	1,040	1,169	1,298	1,427	1,556	1,685	1,814
Equivalent Residents (Residents @ 50% Employees)		938	1,292	1,625	1,956	2,289	2,621	2,954	3,286	3,619	3,952	4,285	4,618
Total Taxable Sales		\$ 6,795,185	\$ 13,590,369	\$ 20,385,554	\$ 27,180,738	\$ 34,013,472	\$ 40,808,657	\$ 47,603,841	\$ 54,398,025	\$ 61,192,210	\$ 67,987,394	\$ 74,782,578	\$ 81,577,762

Table Ref.	Factor																		
4	1.00%	\$ 181,019	\$ 361,291	\$ 540,818	\$ 719,603	\$ 992,648	\$ 1,195,231	\$ 1,398,978	\$ 1,597,898	\$ 1,797,969	\$ 1,997,969	\$ 2,197,969	\$ 2,397,969	\$ 2,597,969	\$ 2,797,969	\$ 2,997,969	\$ 3,197,969	\$ 3,397,969	
4	10.00%	\$ 18,102	\$ 361,291	\$ 540,818	\$ 719,603	\$ 992,648	\$ 1,195,231	\$ 1,398,978	\$ 1,597,898	\$ 1,797,969	\$ 1,997,969	\$ 2,197,969	\$ 2,397,969	\$ 2,597,969	\$ 2,797,969	\$ 2,997,969	\$ 3,197,969	\$ 3,397,969	
4	14.03%	\$ 27,927	\$ 55,739	\$ 83,436	\$ 111,019	\$ 153,144	\$ 184,398	\$ 215,623	\$ 246,819	\$ 277,988	\$ 309,147	\$ 340,296	\$ 371,434	\$ 402,562	\$ 433,690	\$ 464,818	\$ 495,946	\$ 527,074	\$ 558,202
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ 1,991	\$ 3,974	\$ 5,949	\$ 7,816	\$ 10,619	\$ 13,148	\$ 15,387	\$ 17,577	\$ 18,778	\$ 19,978	\$ 21,179	\$ 22,379	\$ 23,579	\$ 24,779	\$ 25,979	\$ 27,179	\$ 28,379	
		\$ 1,991	\$ 3,974	\$ 5,949	\$ 7,816	\$ 10,619	\$ 13,148	\$ 15,387	\$ 17,577	\$ 18,778	\$ 19,978	\$ 21,179	\$ 22,379	\$ 23,579	\$ 24,779	\$ 25,979	\$ 27,179	\$ 28,379	
Table Ref.	Factor																		
4	10.00%	\$ 67,952	\$ 135,904	\$ 203,856	\$ 271,807	\$ 340,135	\$ 408,087	\$ 476,039	\$ 543,990	\$ 611,942	\$ 679,894	\$ 747,846	\$ 815,798	\$ 883,750	\$ 951,702	\$ 1,019,654	\$ 1,087,606	\$ 1,155,558	
5	10.50%	\$ 7,135	\$ 14,270	\$ 21,405	\$ 28,540	\$ 35,714	\$ 42,849	\$ 49,984	\$ 57,119	\$ 64,254	\$ 71,389	\$ 78,524	\$ 85,659	\$ 92,794	\$ 99,929	\$ 107,064	\$ 114,199	\$ 121,334	
5	0.00%	\$ 75,087	\$ 150,174	\$ 225,260	\$ 300,347	\$ 375,849	\$ 450,936	\$ 526,022	\$ 601,109	\$ 676,196	\$ 751,282	\$ 826,369	\$ 901,456	\$ 976,543	\$ 1,051,630	\$ 1,126,717	\$ 1,201,804	\$ 1,276,891	
5		\$ 32,026	\$ 64,051	\$ 96,077	\$ 128,103	\$ 160,305	\$ 192,331	\$ 224,357	\$ 256,383	\$ 288,408	\$ 320,434	\$ 352,460	\$ 384,486	\$ 416,512	\$ 448,538	\$ 480,564	\$ 512,590	\$ 544,616	
Table Ref.	Factor																		
5	10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	10.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Table Ref.	Factor																		
4		\$ 189,503	\$ 399,303	\$ 759,405	\$ 1,039,955	\$ 1,375,835	\$ 1,717,703	\$ 2,029,249	\$ 2,340,542	\$ 2,786,002	\$ 3,394,976	\$ 4,156,838	\$ 4,990,000	\$ 5,866,185	\$ 6,786,370	\$ 7,750,555	\$ 8,760,740	\$ 9,816,925	
4		\$ 20,095	\$ 42,688	\$ 81,350	\$ 111,986	\$ 147,912	\$ 184,943	\$ 218,581	\$ 252,195	\$ 286,002	\$ 320,448	\$ 354,894	\$ 389,340	\$ 423,786	\$ 458,232	\$ 492,678	\$ 527,124	\$ 561,570	
5		\$ 75,087	\$ 150,174	\$ 225,260	\$ 300,347	\$ 375,849	\$ 450,936	\$ 526,022	\$ 601,109	\$ 676,196	\$ 751,282	\$ 826,369	\$ 901,456	\$ 976,543	\$ 1,051,630	\$ 1,126,717	\$ 1,201,804	\$ 1,276,891	
5		\$ 284,654	\$ 591,944	\$ 1,063,016	\$ 1,452,259	\$ 1,899,588	\$ 2,353,581	\$ 2,773,552	\$ 3,163,848	\$ 3,763,047	\$ 4,619,048	\$ 5,540,125	\$ 6,529,849	\$ 7,588,145	\$ 8,716,141	\$ 9,914,137	\$ 11,182,133	\$ 12,520,129	
	1.13%	\$ 3,217	\$ 6,889	\$ 12,012	\$ 16,411	\$ 21,485	\$ 26,585	\$ 31,345	\$ 36,090	\$ 42,522	\$ 52,195	\$ 62,603	\$ 73,379	\$ 84,455	\$ 95,831	\$ 107,507	\$ 119,483	\$ 131,759	
Table Ref.	Factor																		
6	10.06%	\$ 9,435	\$ 17,163	\$ 30,425	\$ 41,552	\$ 54,442	\$ 70,001	\$ 79,401	\$ 91,408	\$ 108,758	\$ 124,920	\$ 150,588	\$ 172,419	\$ 200,031	\$ 228,419	\$ 257,619	\$ 287,619	\$ 317,619	
6	8.31%	\$ 7,795	\$ 14,180	\$ 25,138	\$ 34,329	\$ 44,978	\$ 58,998	\$ 66,599	\$ 75,518	\$ 88,200	\$ 104,031	\$ 124,419	\$ 148,800	\$ 176,800	\$ 208,000	\$ 242,400	\$ 280,000	\$ 320,000	
6	1.30%	\$ 722	\$ 1,545	\$ 3,074	\$ 4,330	\$ 5,789	\$ 7,228	\$ 8,519	\$ 9,874	\$ 11,755	\$ 13,800	\$ 16,000	\$ 18,300	\$ 21,180	\$ 24,660	\$ 28,860	\$ 33,780	\$ 39,420	
6	0.17%	\$ 164	\$ 296	\$ 529	\$ 722	\$ 946	\$ 1,166	\$ 1,380	\$ 1,588	\$ 1,856	\$ 2,189	\$ 2,518	\$ 2,890	\$ 3,310	\$ 3,780	\$ 4,300	\$ 4,880	\$ 5,520	
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ 18,116	\$ 33,187	\$ 59,163	\$ 80,933	\$ 106,154	\$ 130,911	\$ 154,898	\$ 176,490	\$ 208,959	\$ 246,970	\$ 294,436	\$ 352,925	\$ 421,925	\$ 493,425	\$ 568,425	\$ 646,925	\$ 728,925	

Non-Residential Property Tax

Basis 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 Turnover Rate

Transfer Tax as a % of Price

Total Non-Residential Documentary Transfer Tax

On-Site Sales Tax

Sales Tax (@ 1.00% of Taxable Sales)

Use Tax (@ 10.5% of Sales Tax)

Less: 0.25% Reallocated to Property Tax

Total On-Site Sales Tax Allocated to County

Proposition 172 - Half Cent Sales Tax

Transient Occupancy Tax

Hotel - Business Rental Revenue Subject to TOT

Hotel - Resort Revenue Subject to TOT

Total Transient Occupancy Tax Allocated to County

Interest Earnings

County Share of Residential and Non-Residential Property Tax

Transfer Earnings

Net On-Site Sales and Use Tax

Net Revenue Generating Interest Earnings

Total Interest Earnings

Other General Fund Discretionary Revenue

Franchises

Fines and Penalties

Miscellaneous Federal and State

Miscellaneous Revenue

Criminal-Co. 25%

Penalties & Int On Del Taxes

Court Fees & Costs

Supervisor Court Fees

Recess & Helms

Total Other General Fund Discretionary Revenue

POLICE PHASING

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

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
9	1.20	598	1,188	2,385	3,932	4,454	5,560	6,632	7,675	9,046	10,842	12,928
	0.87	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
9	\$ 128,065	\$ 85,381	\$ 182,718	\$ 393,437	\$ 511,998	\$ 654,487	\$ 854,375	\$ 1,019,159	\$ 1,179,390	\$ 1,389,995	\$ 1,635,922	\$ 1,986,521

FISCAL IMPACT TO OTHER COUNTY FUNDS

Fiscal Impact to Library Fund
 Financing Sources
 Library Fund Ad Valorem Tax
 Basic Tax Adj. for Deflation
 Total County Library Tax
 Fines, Forfeitures & Penalties
 Library Fines and Fees
 Revenue from Use of Money and Property
 Rents

Table Ref.	Factor	1	2	3	4	5	6	7	8	9	10	11
11	1.43%	\$ 1,335,050	\$ 2,810,989	\$ 5,538,069	\$ 7,342,855	\$ 9,710,399	\$ 12,127,852	\$ 14,328,702	\$ 16,528,216	\$ 19,684,324	\$ 23,946,384	\$ 29,359,830
		\$ 19,079	\$ 40,231	\$ 79,415	\$ 105,655	\$ 139,980	\$ 173,577	\$ 205,081	\$ 235,590	\$ 281,752	\$ 342,732	\$ 420,158
11	\$ 0.14	\$ 135	\$ 245	\$ 434	\$ 592	\$ 776	\$ 957	\$ 1,132	\$ 1,303	\$ 1,522	\$ 1,795	\$ 2,147
11	\$ 0.01	\$ 6	\$ 12	\$ 21	\$ 28	\$ 37	\$ 46	\$ 54	\$ 62	\$ 73	\$ 86	\$ 103
		\$ 19,220	\$ 40,487	\$ 76,870	\$ 105,716	\$ 139,793	\$ 174,579	\$ 205,267	\$ 237,926	\$ 283,327	\$ 344,614	\$ 422,448

Financing Requirements
 Library Services

11	\$ 8.88	\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,694	\$ 68,517	\$ 76,878	\$ 82,124	\$ 108,659	\$ 128,965
		\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,694	\$ 68,517	\$ 76,878	\$ 82,124	\$ 108,659	\$ 128,965
		\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,815	\$ 116,685	\$ 137,751	\$ 156,048	\$ 181,203	\$ 235,854	\$ 282,484

Total Financing Requirements

		\$ 8,142	\$ 14,811	\$ 26,254	\$ 35,856	\$ 46,979	\$ 57,694	\$ 68,517	\$ 76,878	\$ 82,124	\$ 108,659	\$ 128,965
--	--	----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	------------	------------

Net Annual Surplus/ (Deficit)

		\$ 11,079	\$ 25,677	\$ 50,616	\$ 69,860	\$ 92,815	\$ 116,685	\$ 137,751	\$ 156,048	\$ 181,203	\$ 235,854	\$ 282,484
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Exhibit C - Phasing Analysis, Constant Dollars
Paradise Valley
February 15, 2017

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	22	31
General Fund Financing Sources													
4	Property Tax	\$ 4,743,717	\$ 5,103,843	\$ 5,082,755	\$ 5,061,754	\$ 5,040,939	\$ 5,020,012	\$ 4,999,270	\$ 4,978,614	\$ 4,958,043	\$ 4,937,557	\$ 4,916,986	\$ 4,737,288
4	Property Tax In-Lieu of Sales-Tax												
4	Documentary Transfer Tax	519,714	551,842	549,562	547,201	545,030	542,778	540,535	538,302	536,077	533,853	531,629	512,210
5	Property Tax In-Lieu of IMVLF	2,890,318	3,217,622	3,204,328	3,191,088	3,177,803	3,164,773	3,151,696	3,138,674	3,125,708	3,112,791	3,100,013	2,896,541
5	On-Site Retail Sales and Use Tax	1,010,188	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
5	On-Site Retail Sales and Use Tax												
5	Hotel Occupancy Tax	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
5	Hotel Occupancy Tax	70,813	76,173	75,009	75,646	75,384	75,123	74,863	74,605	74,347	74,091	73,834	71,983
5	Other Discretionary Revenue	332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
6	Total Financing Sources	\$ 11,013,287	\$ 11,743,110	\$ 11,706,183	\$ 11,669,409	\$ 11,632,760	\$ 11,596,315	\$ 11,559,895	\$ 11,523,824	\$ 11,487,803	\$ 11,451,831	\$ 11,416,162	\$ 11,013,287
General Fund Financing Requirements													
8	Public Protection	\$ 30.28	\$ 512,289	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469	\$ 547,469
8	Police Protection	211,952	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507	226,507
9	Police Protection	2,260,877	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270
8	Detention and Correction	485,934	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304	519,304
8	Fire Protection (Transfers to the Fire Fund)	743,939	540,270	548,992	557,677	566,326	574,999	583,577	592,090	600,589	609,089	617,589	691,888
8	Other Protection	2,559	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731
8	Other Protection	106,752	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220	116,220
12	Transfers to the Transportation Fund	470,898	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275	503,275
8	Public Works & Facilities	810,267	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211	652,211
8	Health and Sanitation	34,404	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769	36,769
8	Public Assistance	3,914	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183	4,183
8	Education	468	500	500	500	500	500	500	500	500	500	500	500
8	Recreation & Cultural Services												
8	Total Financing Requirements	\$ 5,446,289	\$ 5,565,709	\$ 5,574,530	\$ 5,583,116	\$ 5,591,765	\$ 5,600,378	\$ 5,608,956	\$ 5,617,589	\$ 5,626,208	\$ 5,634,776	\$ 5,643,316	\$ 5,717,289
General Fund Fiscal Impact													
10, Exhibit B	Ongoing Surplus/(Deficit)	\$ 5,568,957	\$ 6,177,401	\$ 6,124,653	\$ 6,086,293	\$ 6,048,822	\$ 6,011,937	\$ 5,975,939	\$ 5,940,928	\$ 5,906,928	\$ 5,872,928	\$ 5,838,928	\$ 5,583,928
10, Exhibit B	Surplus/(Deficit) per Unit	701	728	722	717	712	706	701	696	690	685	679	634
10, Exhibit B	Revenue/Cost Ratio	2.02	2.11	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	1.99	1.84
Fiscal Impact to Fire Fund													
11	Financing Sources	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
11	Financing Requirements	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
11	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impact to Library Fund													
11	Financing Sources	\$ 482,351	\$ 518,998	\$ 518,998	\$ 514,740	\$ 512,625	\$ 510,518	\$ 508,420	\$ 506,330	\$ 504,249	\$ 502,177	\$ 500,117	\$ 481,920
11	Financing Requirements	148,650	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
11	Net Annual Surplus / (Deficit)	\$ 333,701	\$ 362,063	\$ 362,063	\$ 357,805	\$ 355,690	\$ 353,583	\$ 351,485	\$ 349,395	\$ 347,315	\$ 345,242	\$ 343,177	\$ 324,985
Fiscal Impact to Transportation Fund													
12	Financing Sources	\$ 875,412	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834	\$ 721,834
12	Financing Requirements	875,412	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834	721,834
12	Net Annual Surplus / (Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact of Project													
11	Financing Sources	\$ 15,671,010	\$ 16,483,942	\$ 16,444,881	\$ 16,405,983	\$ 16,367,245	\$ 16,328,697	\$ 16,290,248	\$ 16,251,888	\$ 16,213,617	\$ 16,175,422	\$ 16,137,301	\$ 15,898,590
11	Financing Requirements	9,766,552	9,944,478	9,953,199	9,961,804	9,970,533	9,979,262	9,988,000	9,996,747	10,005,504	10,014,261	10,023,018	10,088,085
11	Net Annual Surplus / (Deficit)	\$ 5,904,458	\$ 6,539,464	\$ 6,491,682	\$ 6,444,179	\$ 6,396,712	\$ 6,349,435	\$ 6,302,248	\$ 6,255,143	\$ 6,208,113	\$ 6,161,161	\$ 6,114,283	\$ 5,810,505

RESIDENTIAL FINANCING SOURCES

Table Ref.	12	13	14	15	16	17	18	19	20	21	28	31
Residential Absorption												
Village 1 (Town Center)												
TOWNS												
Stacked flats HDR												
55x100'												
50x70'												
45x60'												
55x100'												
80x100'												
Village 2 (Town Center West)												
60x160'												
50x100'												
45x80'												
50x100'												
Duplex												
40x62'												
Stacked flats												
Triplex-adult												
Triplex-adult												
45x100'												
Village 3 (Casa Active Adult)												
MIXED USE HDR		43										
DUPLEX												
DUPLEX												
85x110												
75x100												
85x110		14										
DUPLEX												
50x80												
50x70		46										
DUPLEX												
40x60												
50x80												
75x100												
85x115												
85x115												
75x100		38										
Village 4 (North Village)												
Duplex-Adult												
Duplex-Adult												
40x80												
50x100												
Duplex-Family												
Duplex												
Standard Lot (60' X 100')												
Standard Lot (70' X 100')												
Duplex-Family												
Triplex-Adult												
45x80												
45x80												
Duplex-Family												
Duplex-Family												
Village 5 (East Village)												
Duplex Family		41										
40 x 100		34										
70x100												
85x115												
45x100												
50x80		50										
50x90		57										
55x100		21										
60x100		12										
55x100												
55x100		50										
70x100		8										
50x100		50										
55x100		40										
40x90		46										
70x100		40										
Village 6 (South Village)												
50x70		50										
40x80		12										
40x80		40										
40x80		30										
50x90		39										
40x90		30										
75x100		30										
75x100		30										
85x110												
duplex-family		50										
duplex-family		43										
duplex-family		50										
duplex-family		44										
duplex-family		26										
85x115		664										
50x100		7,944										
Cumulative Residential Absorption		93.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Share of Residential Units												
Table Persons per Household		1,785	1,011	1,574	1,574	1,574	1,574	1,574	1,574	1,574	1,574	1,574
Ref. Household		3	1.85									
Total Population		14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
Cumulative Population												

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

Table with columns for Measure, Ref., Factor, and values for years 12 through 21. Rows are organized by category: Residential Property Tax, Off-Site Sales Tax, Property Tax From MVLF, Cumulative Residential AV Adj., Total Off-Site Taxable Sales, Total Assessed Valuation, Residential Documentary Transfer Tax, Off-Site Sales Tax, Total Off-Site Taxable Sales, Total Off-Site Sales Tax, Non-Residential Financing Sources, Office, Retail, Square Foot, Assessed Value, and Taxable Value. Each row includes a measure name, a reference number, a factor, and a series of values corresponding to the years 12-21.

	12	13	14	15	16	17	18	19	20	21	26	31
Table Ref.												
Factor												
Non-Residential Property Tax												
4	1.00%	2,988,819	3,182,666	3,189,605	3,156,410	3,143,988	3,130,880	3,117,448	3,104,665	3,091,798	3,078,963	3,066,085
4	10.00%	288,832	315,286	316,951	315,641	314,337	313,033	311,729	310,425	309,121	307,817	306,513
4	14.03%	461,033	491,015	488,986	486,965	484,943	482,921	480,900	478,879	476,858	474,837	472,816
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Non-Residential Property Tax In-Lieu of Sales Tax												
On-Site Sales Tax Redelegated to Property Tax												
4	10.00%											
4	0.11%											
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Non-Residential Documentary Transfer Tax												
4	10.00%											
4	0.11%											
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
On-Site Sales Tax												
5	1.00%	914,188	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150	982,150
5	10.50%	95,891	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126	103,126
5	0.00%	1,010,189	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Transient Occupancy Tax												
5	10.00%	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184	183,184
5	10.00%	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480	1,189,480
5	10.00%	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644	1,352,644
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Interest Earnings												
4		4,743,717	5,103,843	5,082,755	5,061,754	5,040,899	5,020,012	4,999,270	4,978,614	4,958,043	4,937,557	4,917,160
4		512,714	551,842	548,562	547,291	545,030	542,778	540,535	538,302	536,077	533,863	531,650
5		1,010,189	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275	1,085,275
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Interest Earnings												
5	1.13%	70,813	76,173	75,809	75,646	75,384	75,123	74,863	74,605	74,347	74,091	73,834
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Other General Fund Discretionary Revenue												
6	10.06%	170,178	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864	181,864
6	8.31%	140,935	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250	150,250
6	1.37%	19,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435	20,435
6	0.17%	2,850	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161	3,161
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Rebates & Refunds												
6												
6												
6												
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total Other General Fund Discretionary Revenue												
6		332,852	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711	355,711
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Total												
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

POLICE PHASING

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
9	1.20	14,713	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724	15,724
9	128.055	2,280,877	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270	2,416,270

FISCAL IMPACT TO OTHER COUNTY FUNDS

Table Ref.	Factor	12	13	14	15	16	17	18	19	20	21	26	31
11	1.43%	33,523,748	38,072,000	35,922,957	35,774,530	35,626,716	35,479,513	35,332,818	35,186,929	35,041,543	34,896,756	34,751,758	33,481,403
11	0.14	478,808	516,280	514,147	512,023	509,907	507,800	505,702	503,613	501,532	499,460	497,388	479,202
11	0.01	2,426	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593
11	0.01	116	124	124	124	124	124	124	124	124	124	124	124
		482,351	516,958	516,865	514,740	512,825	510,518	508,420	506,330	504,269	502,177	499,944	481,620
11	8.88	146,850	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
		148,850	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935	156,935
		335,501	362,053	359,930	357,805	355,680	353,563	351,465	349,385	347,315	345,242	343,169	324,985



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.



**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
Supervisory District:	Fifth District		
Project Planner:	Jay Olivas		
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:

ADOPT 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,

APPROVE **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:	
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:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
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:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
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.

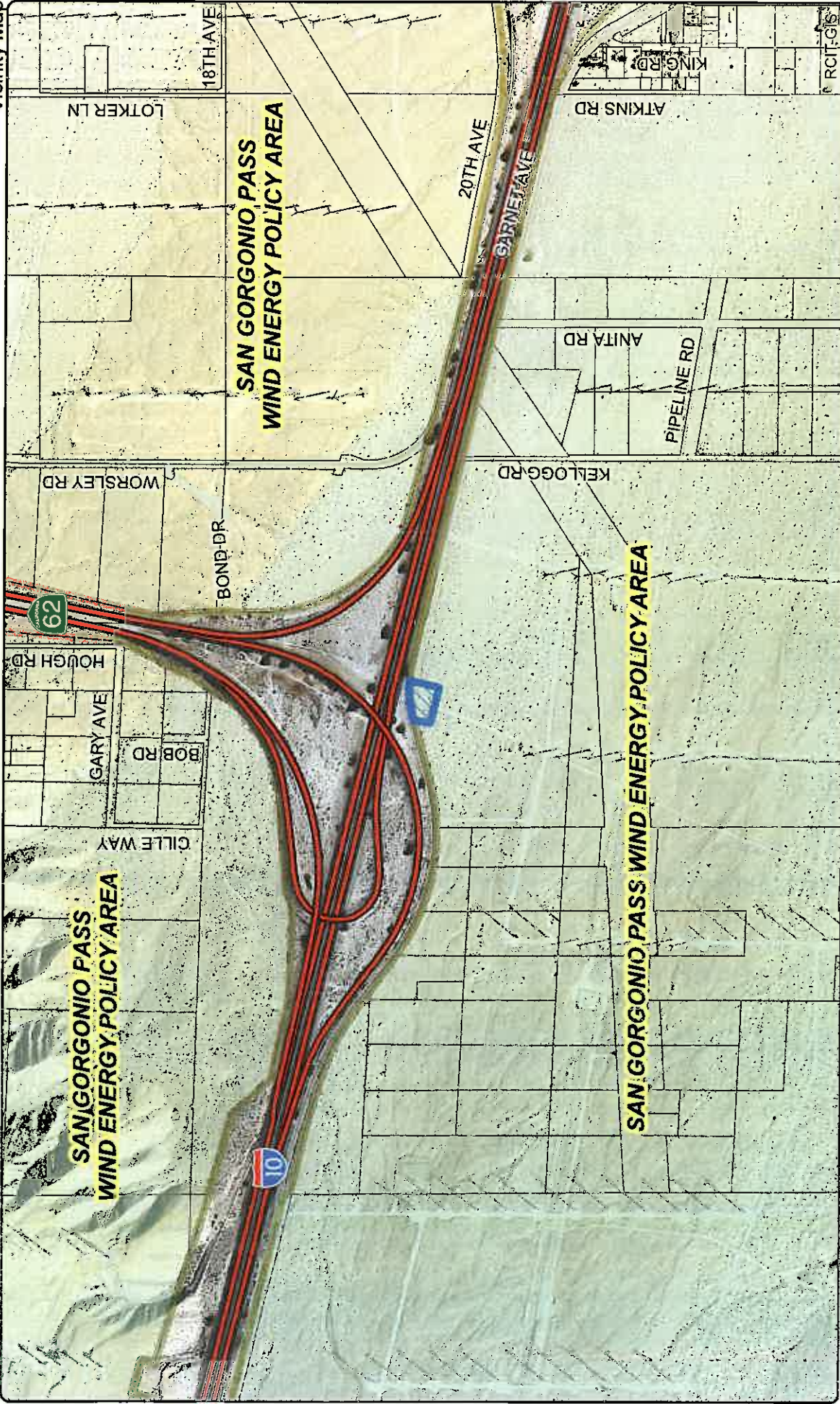
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03786

VICINITY/POLICY AREAS

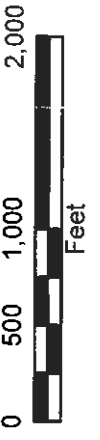
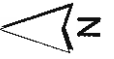
Supervisor: Hewitt
District 5

Date Drawn: 04/22/2019
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new Official General Plan for the County of Riverside. The new General Plan may contain different types of land use designations than the existing General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)883-6477 (Eastern County) or (951)883-3333 (Western County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

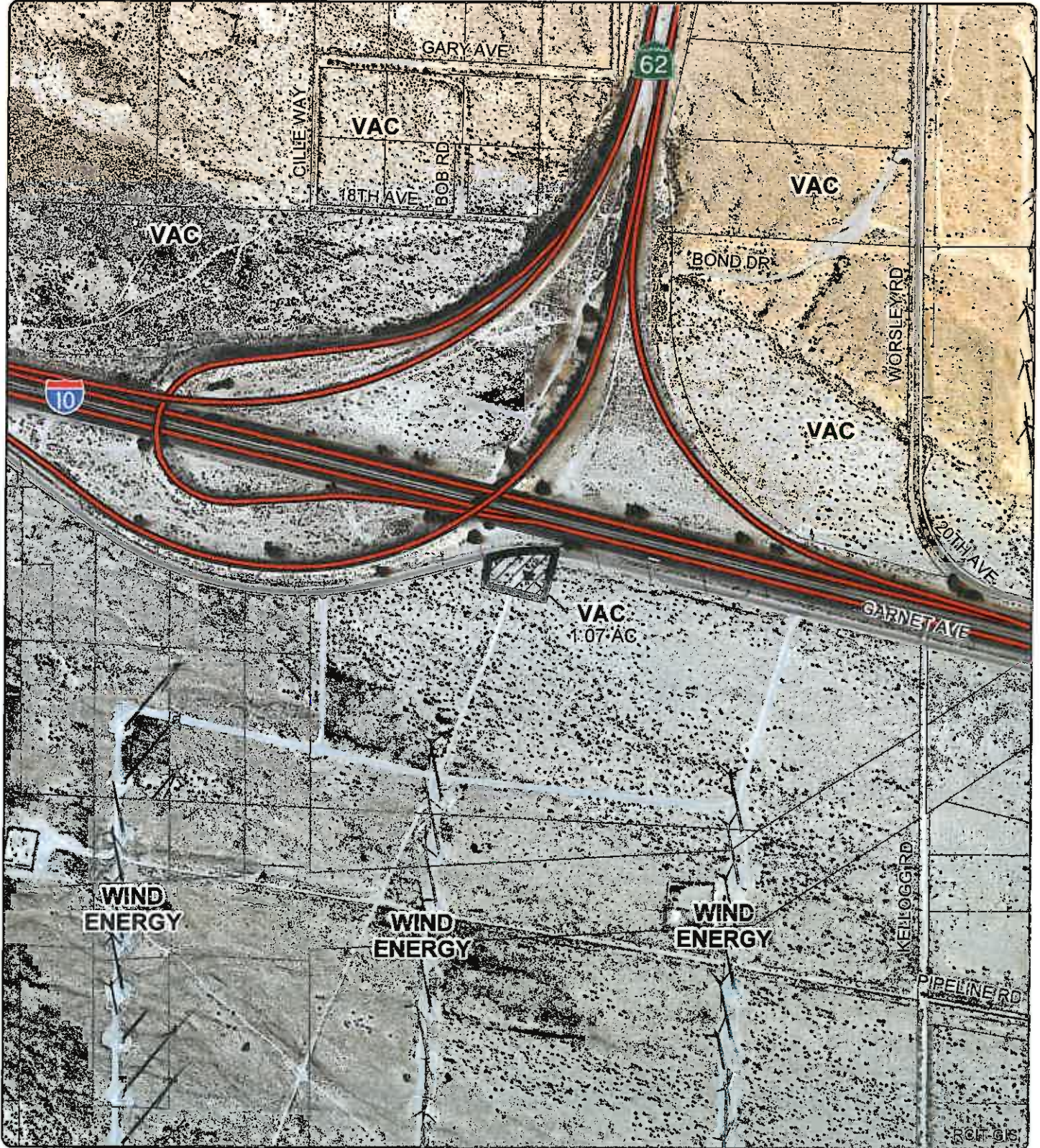
CUP03786

LAND USE

Supervisor: Hewitt
District 5

Date Drawn: 04/22/2019

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

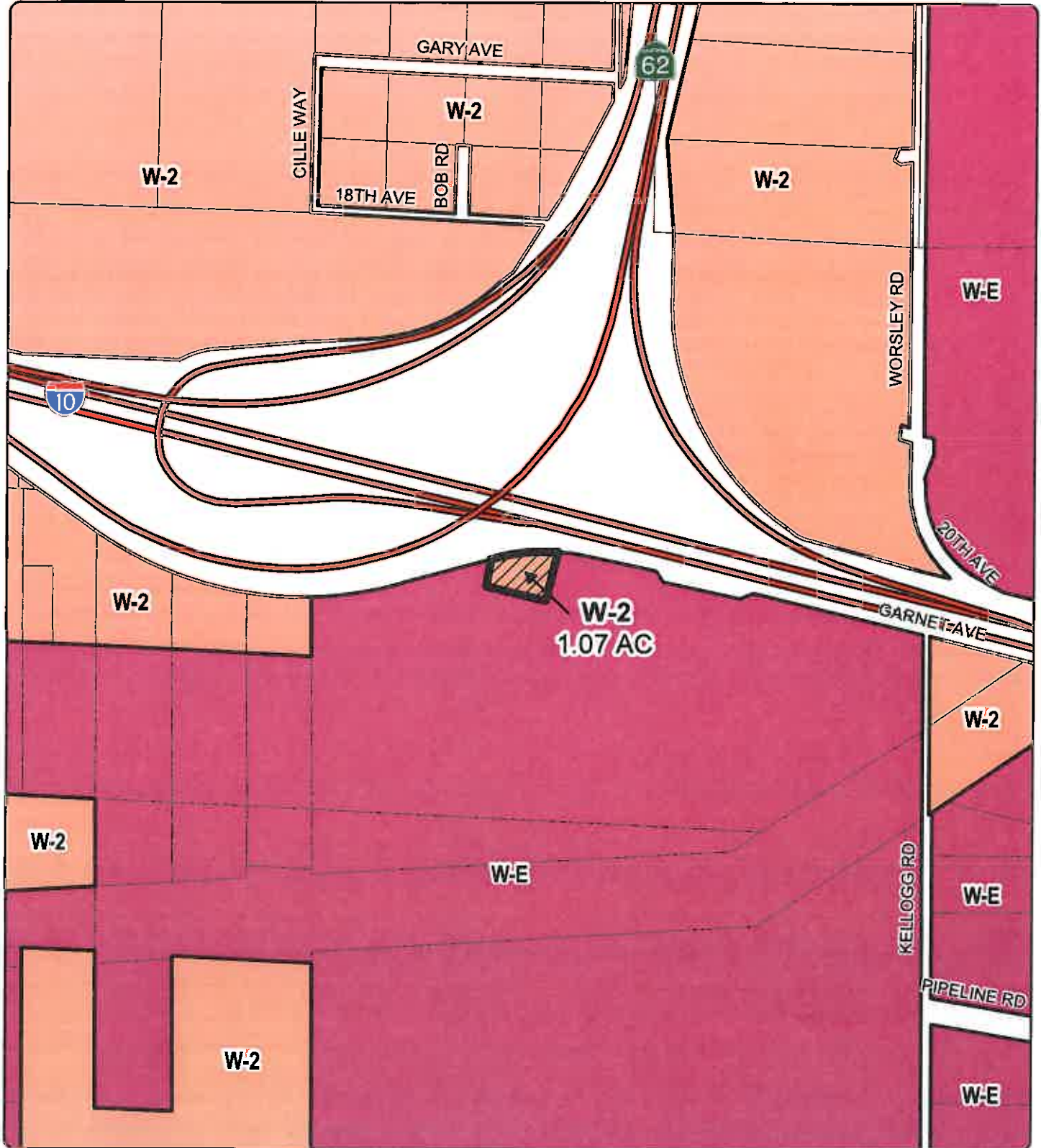
CUP03786

EXISTING ZONING

Supervisor: Hewitt
District 5

Date Drawn: 04/22/2019

Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

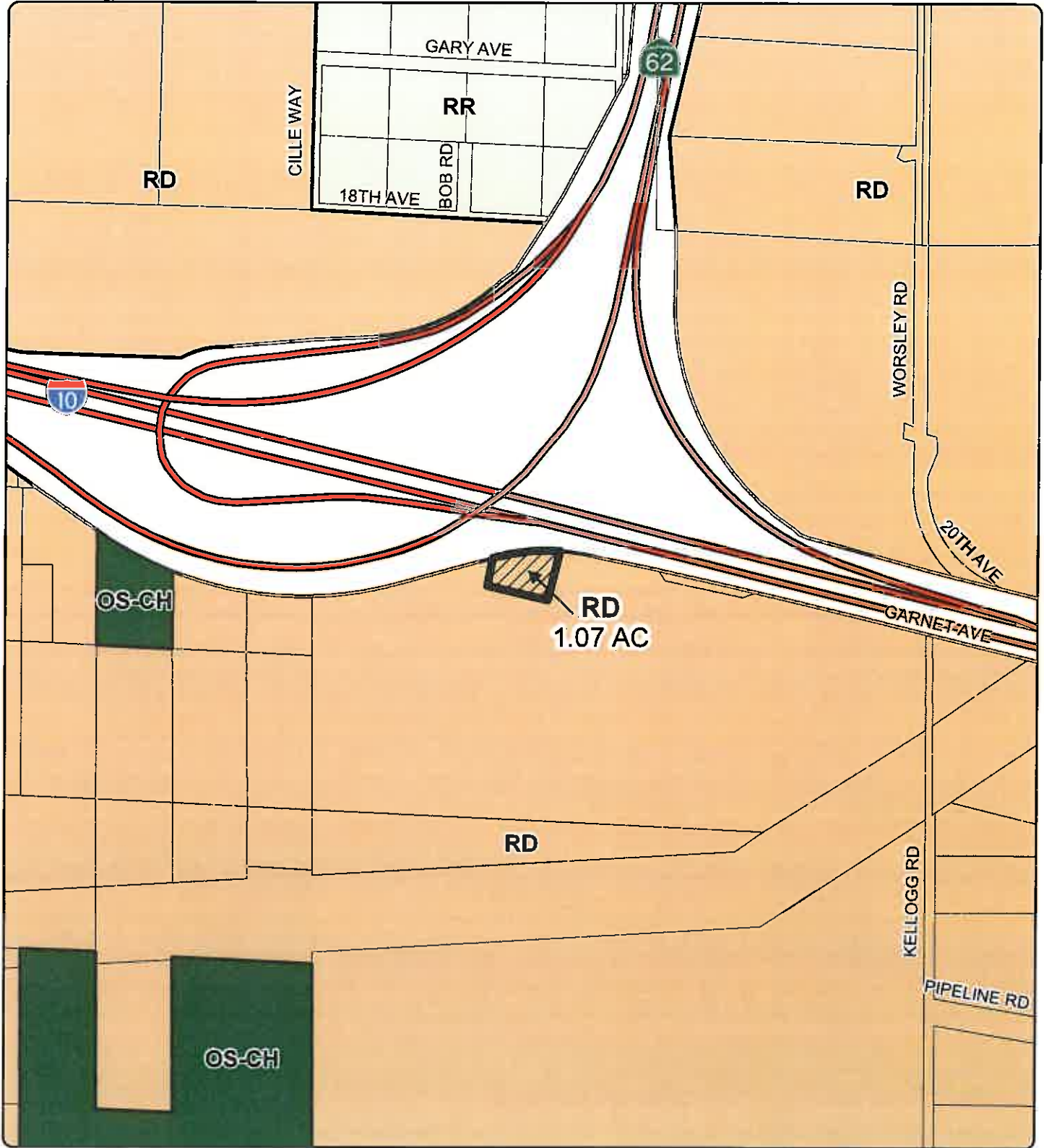
CUP03786

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

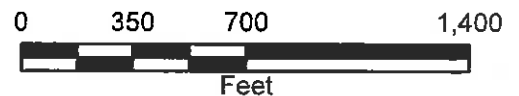
Date Drawn: 04/22/2019

Exhibit 5



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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MILLWIND

NEAR GARNET ROAD PALM SPRINGS CA 92240



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MILLWIND

NEAR GARNET ROAD PALM SPRINGS CA 92240



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MILLWIND

NEAR GARNET ROAD PALM SPRINGS CA 92240



VIEW 2



PROPOSED: LOOKING SOUTHEAST FROM I-10

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



MILLWIND

4X5 MCE DESIGN

APN: 668-290-004

NEAR GARNET ROAD

PALM SPRINGS, CA 92240

PROJECT TEAM

SITE ACQUISITION
SMARTLINK
2845 MANO PAVY, SOUTH
PALM SPRINGS, CA 92240
CONTACT: DANESON WILDER
danesonw@verizon.com

PLANNING
SMARTLINK, LLC
2845 MANO PAVY, SOUTH
PALM SPRINGS, CA 92240
CONTACT: JAMES A. ROGERS
james.rogers@smartlink.com

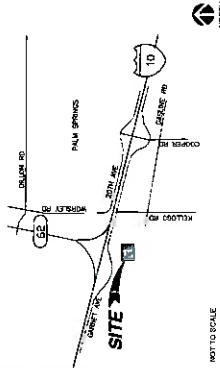
PROFESSIONAL ENGINEER:
ADVIS ENGINEERING
2845 MANO PAVY, SOUTH
PALM SPRINGS, CA 92240
CONTACT: DAN CONNELL
dconnell@advise.com

PROPERTY OWNER:
MILLWIND
1595 SAND CANYON ROAD, D1
IRVINE, CA 92618

PROJECT DESCRIPTION

- INSTALLATION OF POWER TELECOM CABINETS AND UTILITY POWERED DEVELOPMENT WITH CALIFORNIA FIBER OPTIC CABLE AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT
- INSTALLATION OF 150' TALL MAST AND 10 GIGABIT ETHERNET EQUIPMENT

VICINITY MAP



DRIVING DIRECTIONS

- FROM VERIZON OFFICE
- STARTING FROM VERIZON (PINE OFFICE)
- TURN LEFT AT THE 1ST CROSS STREET (OVAL BARRIQUADE ROAD)
- TURN RIGHT ONTO GARNET ROAD
- TURN LEFT ON GARNET ROAD
- TURN LEFT ON GARNET ROAD
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- TURN LEFT ON GARNET ROAD
- TURN LEFT ON GARNET ROAD

PROJECT SUMMARY

APPLICANT/LESSEE: VERIZON WIRELESS ANTENNA FACILITY, INC. 1595 SAND CANYON ROAD, D1 IRVINE, CA 92618
PARCEL ACRES: 1.07 AC
APPLICANTS REPRESENTATIVE: SMARTLINK, LLC
PROPERTY OWNER: MILLWIND
UTILITY COMPANY: PALM SPRINGS WATER AGENCY
GENERAL CONTRACTOR NOTES: CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM SPRINGS ZONING ORDINANCES WITH THE EXCEPTION OF BEING RESPONSIBLE FOR THE SAME.

GENERAL CONTRACTOR NOTES

CODE COMPLIANCE
 • 2014 CALIFORNIA ELECTRICAL CODE
 • 2014 CALIFORNIA MECHANICAL CODE
 • 2014 CALIFORNIA STRUCTURAL CODE
 • 2014 CALIFORNIA FIRE SAFETY CODE
 • 2014 CALIFORNIA GREEN BUILDING CODE
 • 2014 CALIFORNIA LOCAL INSPECTION

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
A-1	SITE SURVEY, GENERAL INFORMATION	0
A-2	OVERALL SITE PLAN	0
A-3	SITE PLAN & ENCLOSED SITE PLAN	0
A-4	EQUIPMENT & ANTENNA LAYOUTS	0
A-5	MONTHLY WEST ELEVATIONS	0

ZONING DRAWINGS

TO OBTAIN CURRENT ZONING ORDINANCES, VISIT THE PALM SPRINGS WEBSITE: www.psparks.ca.gov
 OR CONTACT THE PALM SPRINGS PLANNING DEPARTMENT: (951) 245-3300
 OR VISIT THE PALM SPRINGS PLANNING DEPARTMENT: 200 N. GARNET ROAD, PALM SPRINGS, CA 92240

Know what's below.
 Call before you dig.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	03/01/17	ISSUE FOR PERMITS	HK
2	04/10/17	ISSUE FOR PERMITS	HK
3	05/01/17	ISSUE FOR PERMITS	HK
4	05/01/17	ISSUE FOR PERMITS	HK
5	05/01/17	ISSUE FOR PERMITS	HK
6	05/01/17	ISSUE FOR PERMITS	HK
7	05/01/17	ISSUE FOR PERMITS	HK

INFINIGY8

2845 MANO PAVY, SOUTH
PALM SPRINGS, CA 92240
TEL: (951) 245-3300
WWW.INFINIGY8.COM

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1595 SAND CANYON ROAD, D1
IRVINE, CA 92618

MILLWIND
 APN: 668-290-004
 NEAR GARNET ROAD
 PALM SPRINGS, CA 92240

SHEET TITLE:
TITLE SHEET

T-1

REV.	DATE	DESCRIPTION	BY
1	08/28/17	ISSUE FOR PERMITS	JL
2	09/15/17	ISSUE FOR PERMITS	JL
3	09/15/17	ISSUE FOR PERMITS	JL
4	09/28/17	ISSUE FOR PERMITS	JL
5	10/13/17	ISSUE FOR PERMITS	JL
6	10/13/17	ISSUE FOR PERMITS	JL
7	10/13/17	ISSUE FOR PERMITS	JL
8	10/13/17	ISSUE FOR PERMITS	JL
9	10/13/17	ISSUE FOR PERMITS	JL
10	10/13/17	ISSUE FOR PERMITS	JL

INFINIGYS
 2665 BANCROFT BOULEVARD, SUITE 200
 PALM SPRINGS, CA 92240
 TEL: 951.435.1100
 WWW.INFINIGYS.COM

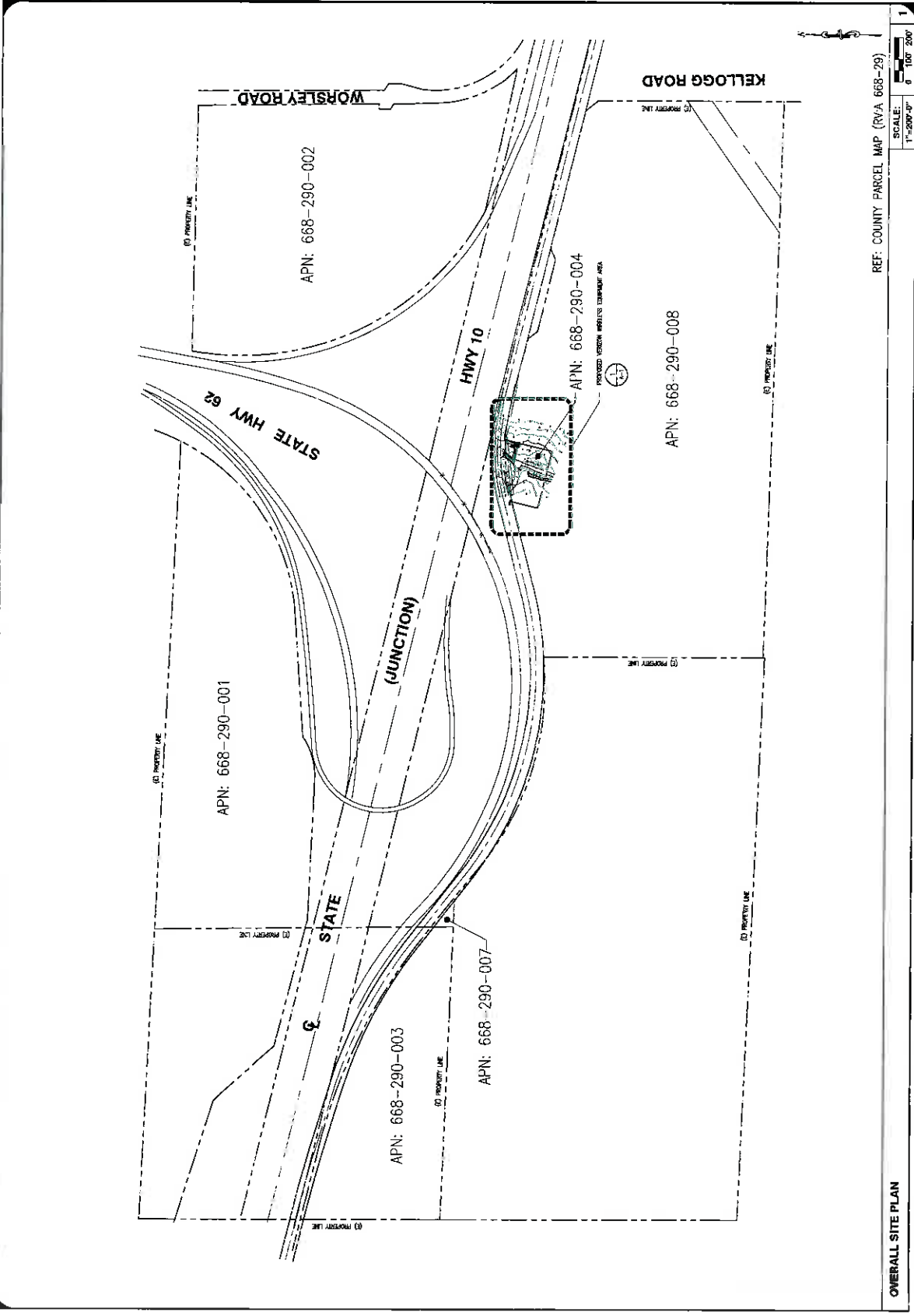
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MILLWIND
 APN: 668-290-004
 NEAR GARNET ROAD
 PALM SPRINGS, CA 92240

SHEET TITLE:
OVERALL SITE PLAN

A-0



OVERALL SITE PLAN
 REF: COUNTY PARCEL MAP (RVA 668-29)
 SCALE: 1" = 200' 0"
 0 100' 200'

REV.	DATE	DESCRIPTION	BY
1	02/28/17	ISSUE FOR PERMITS	HL
2	02/28/17	ISSUE FOR PERMITS	HL
3	02/28/17	ISSUE FOR PERMITS	HL
4	02/28/17	ISSUE FOR PERMITS	HL
5	02/28/17	ISSUE FOR PERMITS	HL
6	02/28/17	ISSUE FOR PERMITS	HL
7	02/28/17	ISSUE FOR PERMITS	HL
8	02/28/17	ISSUE FOR PERMITS	HL
9	02/28/17	ISSUE FOR PERMITS	HL
10	02/28/17	ISSUE FOR PERMITS	HL

INFINIGY8
 2665 BRANCO FERRY, SOUTH
 PALM SPRINGS, CA 92264
 FAX: (951) 761-0811

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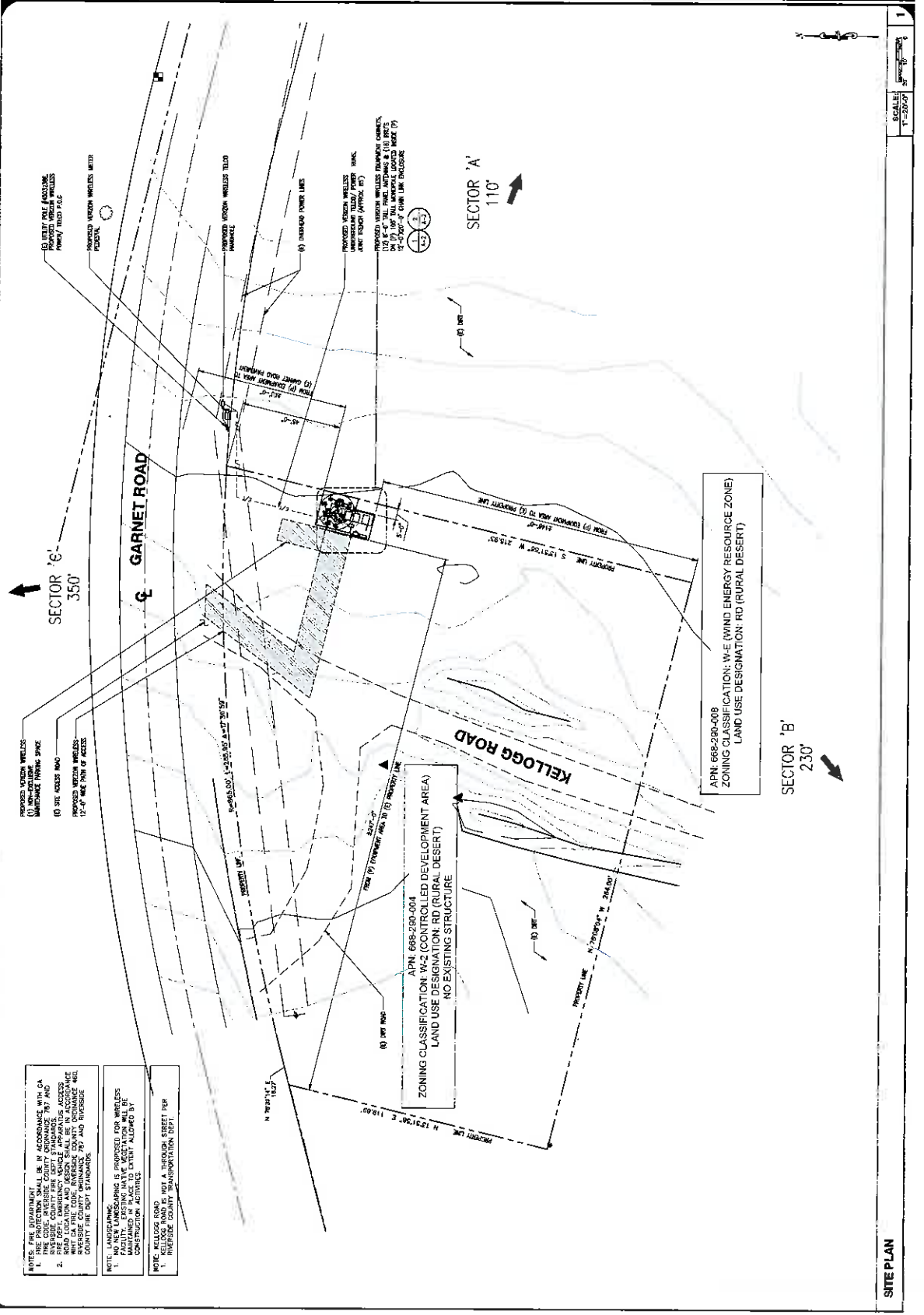


15905 SAND CANYON ROAD, D1
 IRVINE, CA 92618

MILLWIND
 APN: 668-290-004
 NEAR GARNET ROAD
 PALM SPRINGS, CA 92240

SHEET TITLE:
SITE PLAN

A-1



NOTES:

1. FIRE DEPARTMENT: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALIFORNIA FIRE CODE, RIVERSIDE COUNTY ORDINANCES AND CALIFORNIA COUNTY FIRE CODE STANDARDS.
2. COUNTY FIRE CODE STANDARDS: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALIFORNIA COUNTY ORDINANCES AND RIVERSIDE COUNTY FIRE CODE STANDARDS.

NOTE: LANDSCAPING:

1. NO NEW LANDSCAPING IS PROPOSED FOR WIRELESS FACILITIES.
2. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED IN PLACE TO EXTENT ALLOWED BY RIVERSIDE COUNTY PLANNING DEPARTMENT PER RIVERSIDE COUNTY PLANNING DEPARTMENT.

SITE PLAN

REV.	DATE	DESCRIPTION	BY
1	10/28/17	ISSUE FOR PERMITS	HL
2	11/01/17	REVISED ANTENNA RFP NOT PART OF THE STUDY	HL
3	11/13/17	REVISED PERMITS	HL
4	11/27/17	REVISED PERMITS	HL
5	12/11/17	REVISED PERMITS	HL
6	12/19/17	REVISED PERMITS	HL
7	1/5/18	REVISED PERMITS	HL
8	1/15/18	REVISED PERMITS	HL
9	1/25/18	REVISED PERMITS	HL
10	2/12/18	REVISED PERMITS	HL
11	2/21/18	REVISED PERMITS	HL
12	3/1/18	REVISED PERMITS	HL
13	3/15/18	REVISED PERMITS	HL
14	3/29/18	REVISED PERMITS	HL
15	4/12/18	REVISED PERMITS	HL
16	4/26/18	REVISED PERMITS	HL
17	5/10/18	REVISED PERMITS	HL
18	5/24/18	REVISED PERMITS	HL
19	6/7/18	REVISED PERMITS	HL
20	6/21/18	REVISED PERMITS	HL
21	7/5/18	REVISED PERMITS	HL
22	7/19/18	REVISED PERMITS	HL
23	8/2/18	REVISED PERMITS	HL
24	8/16/18	REVISED PERMITS	HL
25	8/30/18	REVISED PERMITS	HL
26	9/13/18	REVISED PERMITS	HL
27	9/27/18	REVISED PERMITS	HL
28	10/11/18	REVISED PERMITS	HL
29	10/25/18	REVISED PERMITS	HL
30	11/8/18	REVISED PERMITS	HL
31	11/22/18	REVISED PERMITS	HL
32	12/6/18	REVISED PERMITS	HL
33	12/20/18	REVISED PERMITS	HL
34	1/3/19	REVISED PERMITS	HL
35	1/17/19	REVISED PERMITS	HL
36	1/31/19	REVISED PERMITS	HL
37	2/14/19	REVISED PERMITS	HL
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40	3/27/19	REVISED PERMITS	HL
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100	7/22/21	REVISED PERMITS	HL

INFINIGYS
3485 BANCHERO AVENUE SOUTH
SUITE 100
CITY OF PALM SPRINGS
PALM SPRINGS, CA 92262

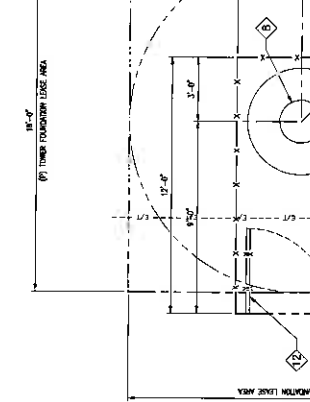
VERIZON
15595 SAND CANYON ROAD, D1
IRVINE, CA 92618

MILLWIND
APN: 688-290-004
NEAR GARFET ROAD
PALM SPRINGS, CA 92240

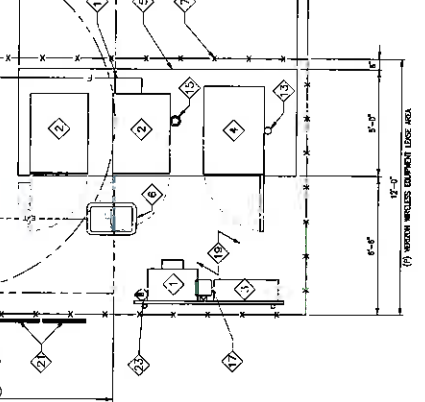
SHEET TITLE:
**EQUIPMENT &
ANTENNA LAYOUTS**

A-2

NOTE:
IMPROVED ANTENNA RFP NOT PART OF THE STUDY.



NOTE:
ANTENNA RFP NOT PART OF THE STUDY.



KEYNOTES:
1 - (P) VERIZON WIRELESS (1) TOWER EQUIPMENT
2 - (P) VERIZON WIRELESS (2) NOT IDENTIFIED
3 - (P) VERIZON WIRELESS (1) AC (MOUNTED ON
4 - (P) VERIZON WIRELESS (1) AC (MOUNTED ON
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24 - (P) VERIZON WIRELESS (1) AC (MOUNTED ON

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24 - (P) VERIZON WIRELESS (1) AC (MOUNTED ON

SCALE: 3/8" = 1'-0"

SCALE: 1/2" = 1'-0"

PROPOSED EQUIPMENT LAYOUT

PROPOSED ANTENNA LAYOUT

PROPOSED ANTENNA LAYOUT

PROPOSED ANTENNA LAYOUT

PROPOSED ANTENNA LAYOUT

NO.	DATE	DESCRIPTION	REV.
1	02/01/17	ISSUE FOR PERMITS	1
2	02/01/17	ISSUE FOR PERMITS	2
3	02/01/17	ISSUE FOR PERMITS	3
4	02/01/17	ISSUE FOR PERMITS	4
5	02/01/17	ISSUE FOR PERMITS	5
6	02/01/17	ISSUE FOR PERMITS	6
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INFINIGYS
2636 BRANCO DRIVE, SOUTH
GARDEN CITY, CA 92345
TEL: 951-765-7800

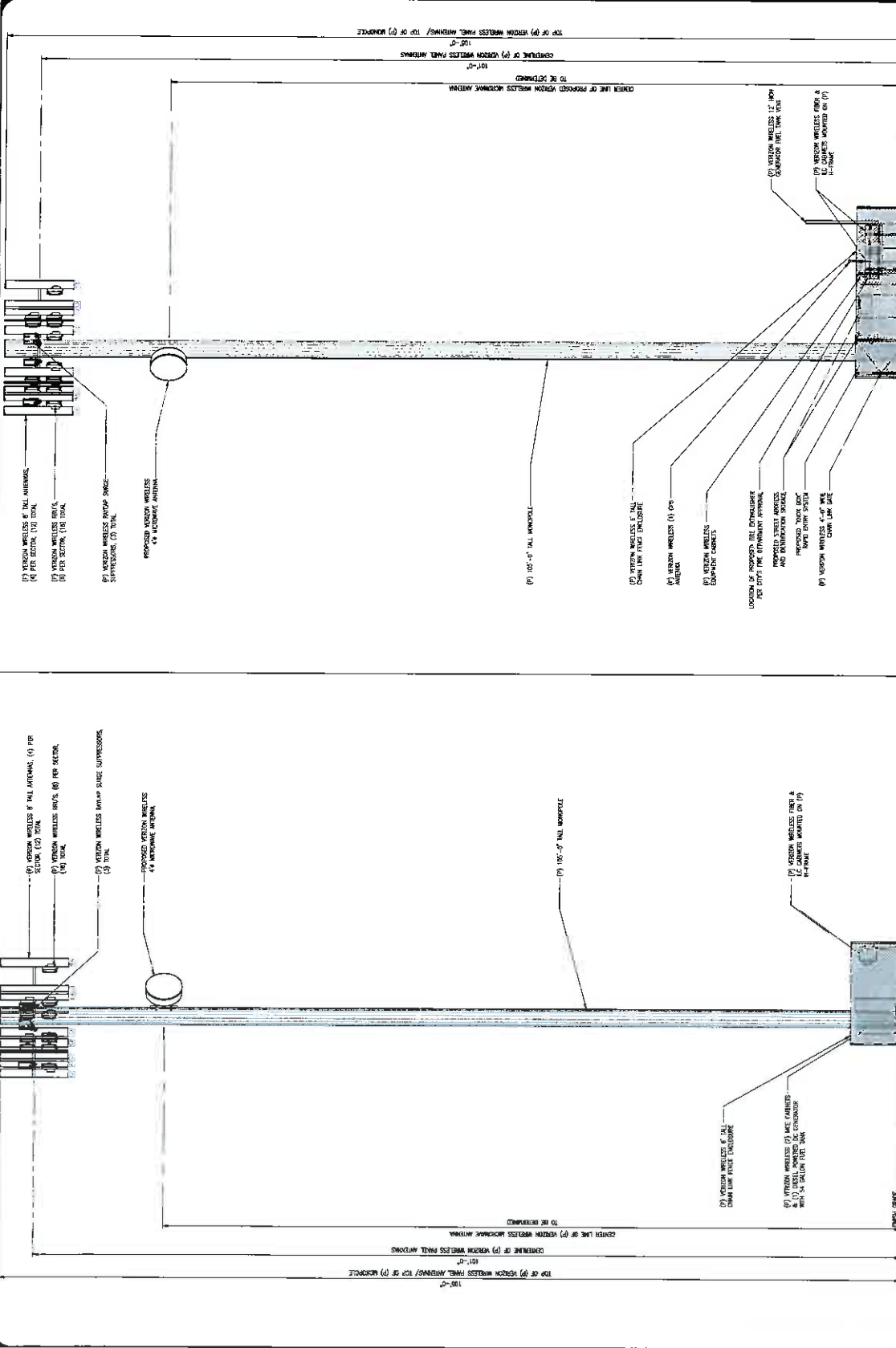
PROPRIETARY INFORMATION
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15205 SAND CANYON ROAD, D1
IRVINE, CA 92618

MILLWIND
APN: 608-290-004
NEAR GARNET ROAD
PALM SPRINGS, CA 92240

SHEET TITLE:
NORTH & WEST
ELEVATIONS
A-3



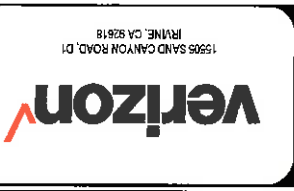
PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"
0 2' 4' 6'

PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"
0 2' 4' 6'

ISSUE STATUS	REV.	DATE	DESCRIPTION	BY
	1	02/05/17	ISSUE FOR CONSTRUCTION - ONLY	DL
	2	06/01/17	ISSUE FOR CONSTRUCTION - ONLY	DL
	3	06/01/17	ISSUE FOR CONSTRUCTION - ONLY	DL
	4	10/02/17	ISSUE FOR CONSTRUCTION - ONLY	DL
	5	11/16/17	ISSUE FOR CONSTRUCTION - ONLY	DL
	6	02/01/18	ISSUE FOR CONSTRUCTION - ONLY	DL

INFINIGY8
 2665 HANCOCK DR. Y. SOUTH
 SPRING GARDEN FL 34135
 TEL: 813-988-1800

FOR PRESET ONLY INFORMATION
 PRESET INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE PRESET INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PRESET INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. THE PRESET INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

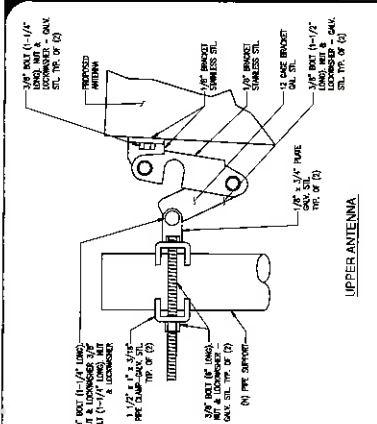


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 IRVINE, CA 92618

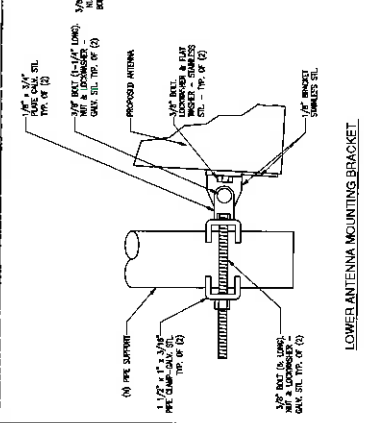
MILLWIND
 APN: 668-290-004
 NEAR GARNET ROAD
 PALM SPRINGS, CA 92240

SHEET TITLE
DETAILS

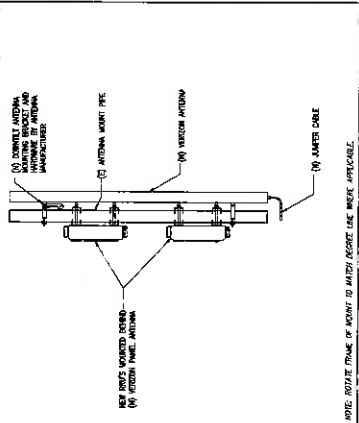
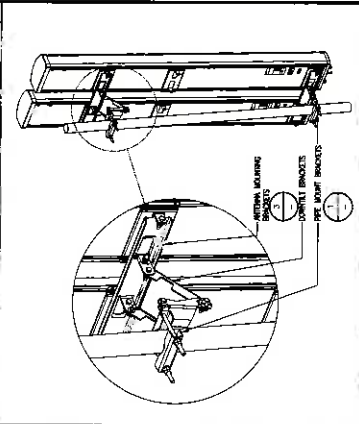
D-1



1 UPPER ANTENNA
 SCALE: 1/2\"/>

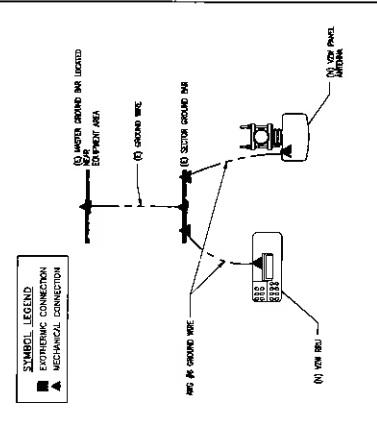


2 LOWER ANTENNA MOUNTING BRACKET
 SCALE: 1/2\"/>

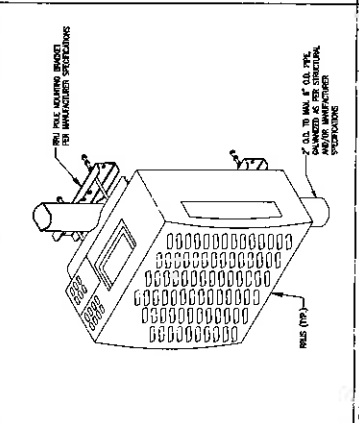


3 LOWER/UPPER ANTENNA MOUNTING BRACKET
 SCALE: 1/2\"/>

4 ANTENNA / RRU MOUNTING DETAIL
 SCALE: 1/2\"/>



5 ANTENNA / RRU GROUNDING
 SCALE: 1/2\"/>



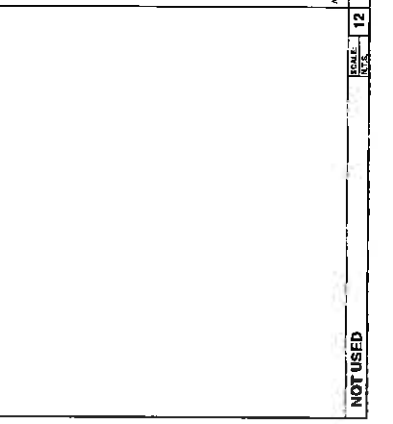
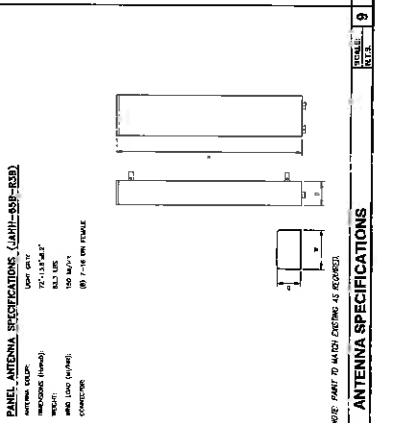
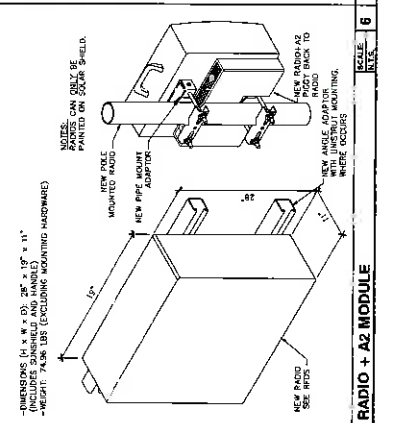
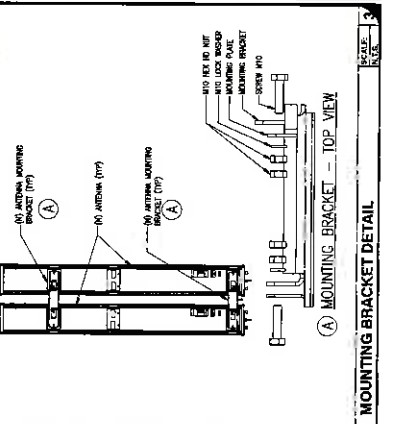
6 RRU MOUNTING DETAIL
 SCALE: 1/2\"/>



7 ANTENNA MOUNTING BRACKET - TOP VIEW
 SCALE: 1/2\"/>



8 RADIO + A2 MODULE
 SCALE: 1/2\"/>



9 ANTENNA SPECIFICATIONS
 SCALE: 1/2\"/>

10 ANTENNA SPECIFICATIONS
 SCALE: 1/2\"/>

11 ANTENNA SPECIFICATIONS
 SCALE: 1/2\"/>

12 ANTENNA SPECIFICATIONS
 SCALE: 1/2\"/>

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 ; Countywide ; Community ; Policy .

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

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 0.50	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

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.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

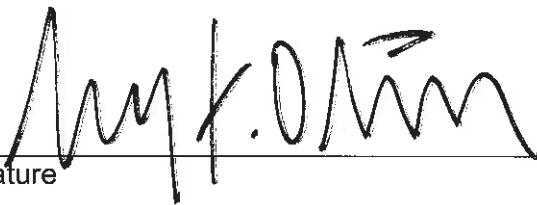
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed 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.



Signature

4/23/19
Date

Jay Olivas

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To reduce this potential impact, the project has been designed to be a monopole for the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by chain link fencing. With the incorporation of these measures, the project will have a less than significant impact to scenic resources.

c) The project is located in a non-urbanized area with land use designation of Rural Desert in the unincorporated community of Garnet. Due to proposed 105-foot high monopole immediately adjacent to other utility related monopoles, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Surrounding land uses include vacant land and existing wind turbines to the south and west, and scattered dwellings to the north and east. The project is not anticipated to expose residential property to unacceptable light levels since lighting is prohibited other than for temporary maintenance purposes and nearest dwellings are located approximately 2,800 feet to the north and 4,700 feet to the east. Other lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.
- b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 1.07 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.
- c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.
- d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands with proposed 105-foot monopole. Therefore no impact is expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 impacts resulting from the proposed Project would not exceed emissions projected by the 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.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 180020, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) According to the County Geologic Report No. 180020 and review by the County Geologist, the potential for liquefaction is moderate at this site. No fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to be in compliance with California Building Code as applicable, impacts from liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to strong seismic ground shaking?				

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

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

a) According to GEO180020, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. California Building Code (CBC) requirements pertaining to utility related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all utility related development they are not considered mitigation for CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

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.

Monitoring: No monitoring is required.

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

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 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.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a slight potential for spill of fuel used for the generator. The Department of Environmental Health has required a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Garnet Road. There are no impacts.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

e) The project is not 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. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 1,368 square feet of minor disturbance for site preparation, access driveway, and installation of the monopole. Therefore, the impact is considered less than significant.
- b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since no water service is proposed or required with proposed wireless communication site. Therefore, no impacts are expected.
- c) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces since the site project is limited to 1,368 square foot area in non-flood hazard area and would contain gravel driveway. Impacts would be less than significant.
- d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with partially improved 1,368 square feet for the monopole and driveway with unpaved areas containing existing vacant land with no other structures. Impacts are less than significant.
- e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of 1,368 square foot area including gravel driveway. Impacts are less than significant.
- f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 1,380 square foot partially disturbed area. Therefore impacts are less than significant.
- g) The project is located in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.
- h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.
- i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project:

25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): 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.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.3) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. As an unmanned wireless facility, it is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.3) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Source(s): Riverside County General Plan

Findings of Fact: 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.

Monitoring: No monitoring is required.

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

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Garnet Road and 12-foot on-site gravel driveway to the monopole lease area.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Garnet Road. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since the project consists of a proposed unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

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

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE	Does the Project:			
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: This small project is limited to the addition of a 105-foot monopole on approximate 1,368 square foot portion of a 1.07 acre site, and, for all of the above reasons, its implementation would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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

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

VII. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/08/19, 2:35 pm

CUP03786

ADVISORY NOTIFICATION DOCUMENT

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

Advisory Notification

Advisory Notification. 1 AND - Preamble

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

Advisory Notification. 2 AND - Project Description & Operational Limits

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

Advisory Notification. 3 AND - Exhibits

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

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

ADVISORY NOTIFICATION DOCUMENT

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 DOCUMENT

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

ADVISORY NOTIFICATION DOCUMENT

Fire

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.

ADVISORY NOTIFICATION DOCUMENT

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. The 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; placed 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 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

ADVISORY NOTIFICATION DOCUMENT

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 request 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

ADVISORY NOTIFICATION DOCUMENT

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 Gen - Mt. Palomar Lighting Ord. 655 (cont.)
shields or cutoff luminaires, 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 in the 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

ADVISORY NOTIFICATION DOCUMENT

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

ADVISORY NOTIFICATION DOCUMENT

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 recompact.

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

ADVISORY NOTIFICATION DOCUMENT

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.

Plan: CUP03786

Parcel: 668290004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

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.

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 Not Satisfied

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

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

Plan: CUP03786

Parcel: 668290004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-USE*- SCHOOL MITIGATION (cont.) Not Satisfied
State law.

080 - Planning. 4 Gen - Certificate of Compliance Required Not Satisfied

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Transportation Department - Survey Office. Proof of recordation shall be presented to the Department of Building and Safety.

Transportation

080 - Transportation. 1 CVAG TUMF Not Satisfied

Prior to the issuance of a building permit, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 2 Evidence of Legal Access Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3 Utility Plan for Cell Tower Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT CONTACT/REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 2 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with the APPROVED EXHIBIT with fencing plan.

090 - Planning. 3 Gen - Ord. No. 659 (DIF) Not Satisfied

Plan: CUP03786

Parcel: 668290004

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Gen - Ord. No. 659 (DIF) (cont.) Not Satisfied

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 cumulative 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 Not Satisfied

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. If a co-located facility (additional 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 Not Satisfied

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 8, 2017

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, 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 hthomson@rivco.org and email cc to fsierra@rivco.org. 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

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

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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RIVERSIDE COUNTY PLANNING DEPARTMENT

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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

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)

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 hthomson@rivco.org and email cc to fsierra@rivco.org. 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

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 8, 2017

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

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 8, 2017

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

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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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CUP03786



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

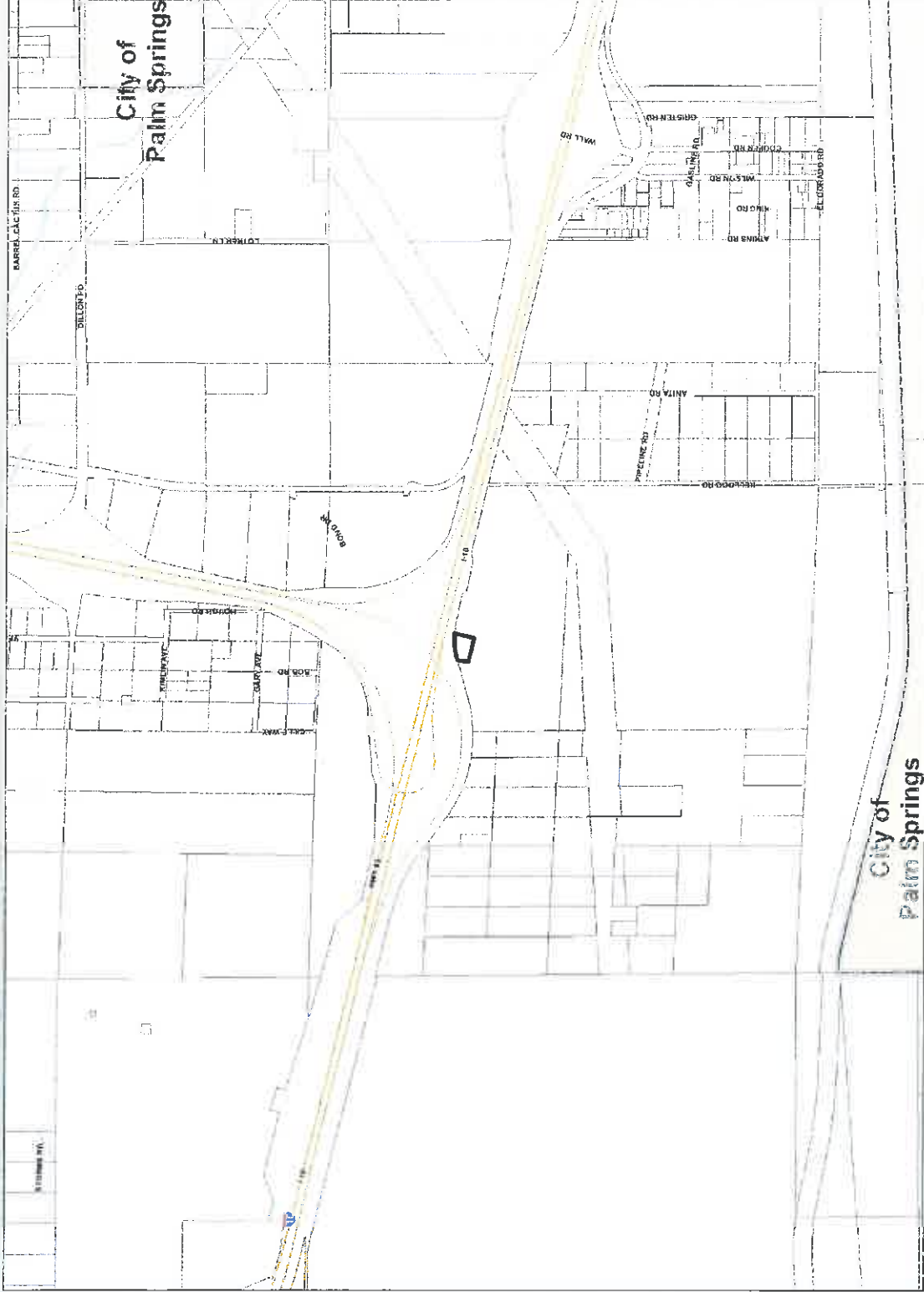
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 189 377 Feet

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CUP03786



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
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0 2,000 4,000 Feet



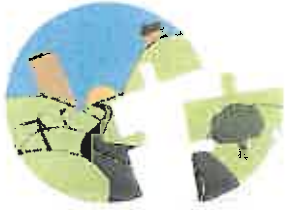
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W P 00184
EA 415081
CFG 06450



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Verizon Wireless

Contact Person: Robert Howell, Project Manager E-Mail: robert.howell3@verizonwireless

Mailing Address: 15505 Sand Canyon Avenue, Building D-1
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 524-0027 Fax No: ()

Engineer/Representative Name: Smartlink LLC

Contact Person: James A. Rogers E-Mail: james.rogers@smartlinkllc.com

Mailing Address: 18401 Von Karman, Suite 400
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 295-9031 Fax No: ()

Property Owner Name: Desert Solitaire, LLC

Contact Person: Robert Roark E-Mail: _____

Mailing Address: 73111 El Paseo, Suite 205
Palm Desert CA 92260
City State ZIP

Daytime Phone No: () Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

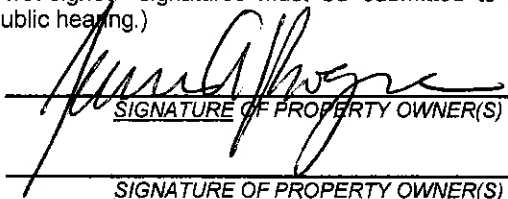
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; 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)
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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 cross streets): North of Pipeline Road, South of Garnet Road, East of Kellogg Road, West of Anita Road.

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

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1		105'		Unmanned Wireless Communication Tower
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	192	Equipment Cabinets & Utility Connections
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

NA

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

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 No

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 No

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 [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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 [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Not Applicable

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

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

Regulatory Identification number: _____

Date of list: _____

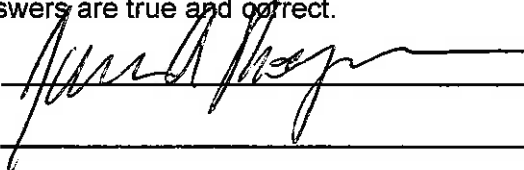
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) 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

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date October 23, 2017

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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 within 15 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, Manager

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 from property owner)

15505 Sand Canyon Avenue

Irvine, CA 92618

4. SIGNATURES:

Signature of Applicant: _____

Date: 10/30/17

Print Name and Title: James A. Rogers/Smartlink LLC, Authorized Representative

Signature of Property Owner: _____

Date: 10/30/17

Print Name and Title: James A. Rogers/Smartlink LLC, Authorized Representative

Signature of the County of Riverside, by _____

Date: 10/30/17

Print Name and Title: DENISE CUENAS

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#:

CWP 03786

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 LLC
Address: 18401 Von Karman, Suite 400 Irvine, CA 92612
Contact Information: 949-295-9031

Verizon Wireless Contact

Name: Robert Howell, Project Manager
Address: 15505 Sand Canyon Avenue, Bldg. D-1, Irvine, CA 92618
Contact 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 – I-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 of Garnet Road.

Project Objectives and Search Ring

Verizon Wireless has determined that a radio signal strength of greater than 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, collocation 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,


James A. Rogers
Land Use Specialist
Smartlink LLC
Authorized Agent for Verizon Wireless



RIVERSIDE COUNTY 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 California 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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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 Riverside County GIS,

APN (s) or case numbers CUP03786 for

Company or Individual's Name RCIT - 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

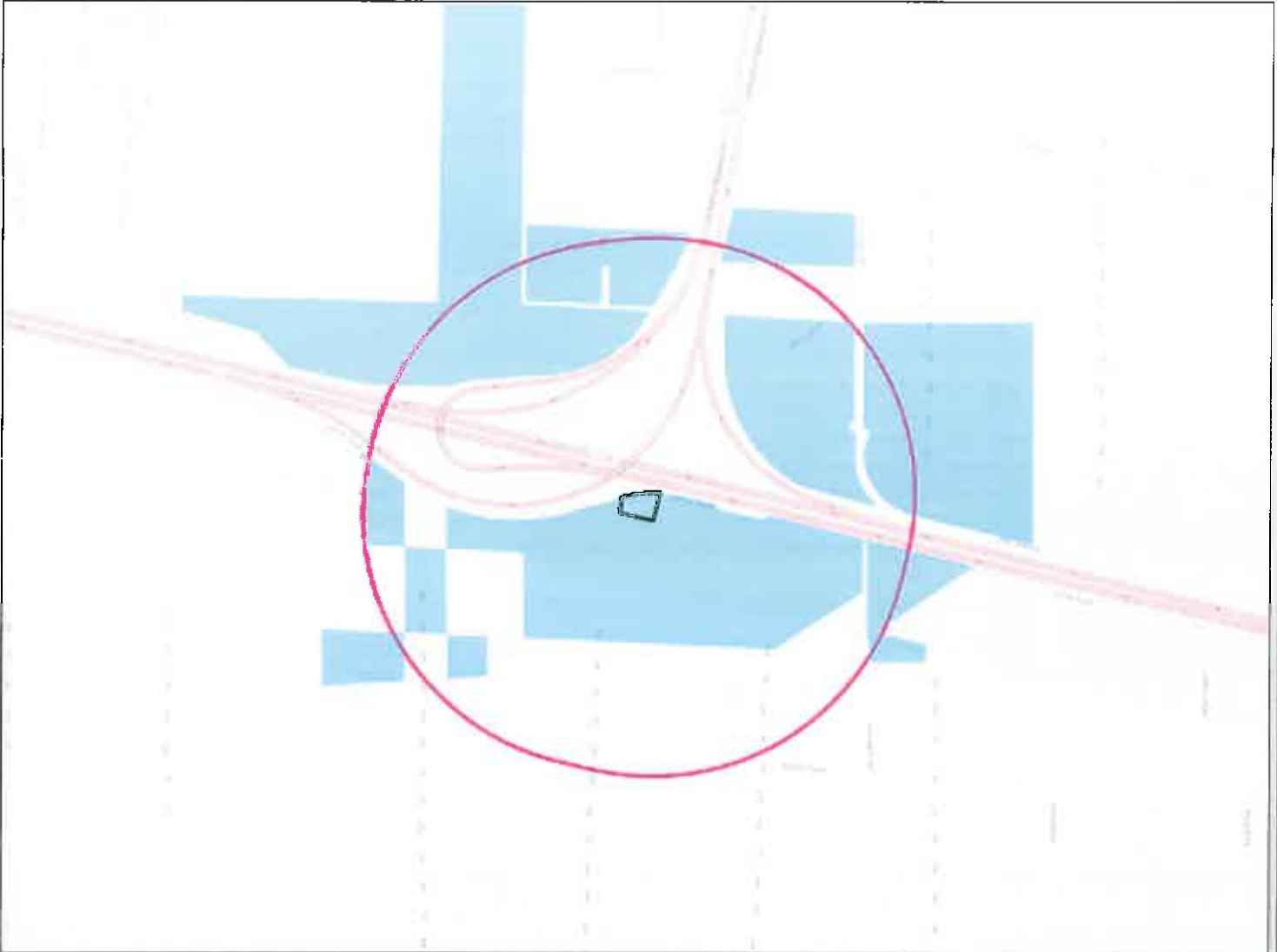
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP3786 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 4/22/2019 9:48:33 AM

© Riverside County RCIT

668173006
LOAN K DO
1064 VILLAGE CT
OCEANSIDE CA 92057

668332010
MOUNTAIN VIEW POWER PARTNERS III
1125 NW COUCH NO 700
PORTLAND OR 97209

668200009
DANIEL V HEADLEY
JOHN MELISSA
DEBRA LEE

13020 WOODCREST LN
CHESTERLAND OH 44026

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

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

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

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

668300007
SHILLING RYWKA ESTATE OF
24177 TANGO DR
VALENCIA CA 91354

668332012
KAREN M WERNER
2711 CARMELITA AVE
BELMONT CA 94002

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

668290001
WILLBRO PARTNERSHIP
3151 PACHAPPA HILL
RIVERSIDE CA 92506

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

668300006
ARSALAN DARMAL
38 WINFIELD DR
LADERA RANCH CA 92694

668310028
VENTURE PACIFIC INC
4542 RUFFNER ST 200
SAN DIEGO CA 92111

668173008
LANDA WILLIAMS
4711 S MULLEN AVE
VIEW PARK CA 90043

668173005
ROBERT G GALLOP
SUPORN GALLOP
57 GOREVALE DR
BRAMPTON ON L6P2H2 0

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

668290002
RUBY D VALENZUELA
C ROSE VALENZUELA
PETER A ZARENEJAD

68385 VERANO RD
CATHEDRAL CY CA 92234

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

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

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

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

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

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

668300005
SEAWEST PROP
PO BOX 2190
PALM SPRINGS CA 92263

668290007
USA 668
US DEPT OF INTERIOR
WASHINGTON DC 21401

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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: 4/23/19

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 10/30/2017

ADOPTED BY: Planning Commission

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

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

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

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

Revised: 03/07/18

Y:\Planning Case Files-Riverside office\CUP03786\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA43081 ZCFG06456

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DECISION

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

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

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

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

Conditional Use Permit No. 3786 / EA43081

Project Title/Case Numbers

Jay Olivas, Project Planner

County Contact Person

760-863-8271

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Smartlink on behalf Verizon Wireless

Project Applicant

18401 Von Karman Avenue Irvine, CA 92612

Address

South of Garnet Avenue, east of Kellogg Road, west of Anita Road.

Project Location

The plot plan proposes a wireless communication facility, for Verizon Wireless, as a 105-foot high monopole with equipment shelter.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 05/15/2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency (County of Riverside).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Ste. H, Palm Desert, CA 92211

_____ Urban Regional Planner _____ 5/15/19 _____
Signature *Title* *Date*

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

Verizon Wireless
15505 E Sand Canyon Ave
Irvine, Ca 92618

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00051569	07/17/2018	07/17/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06456	0451 - CF&W Trust 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

Credit Card Payments By Phone:

760-863-7735

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

**INVOICE (PLAN-CFG06456)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Verizon Wireless
15505 E Sand Canyon Ave
Irvine, Ca 92618

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06456	10/30/2017	10/30/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06456	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL **\$50.00**

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

Credit Card Payments By Phone:
760-863-7735

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Palm Desert, CA 92211