

DRAFT
FISCAL IMPACT ANALYSIS
FOR
WOODCREST RETAIL CENTER PROJECT

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Prepared for:

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I. INTRODUCTION

I-A. SCOPE OF THE ANALYSIS

This report evaluates the fiscal impacts that development of the proposed Woodcrest Retail Center Project ("Project") would have on the County of Riverside. The Project is located within the Lake Mathews-Woodcrest area of Riverside County.

The analysis considers potential cost and revenue impacts to the following County funds and special districts:

- Riverside County General Fund
- County Structural Fire Protection
- Riverside County Transportation Fund

The analysis focuses on annually-recurring impacts after buildout of the project. The analysis excludes one-time costs such as processing costs related to new development and capital costs for new infrastructure. It is assumed that these costs would be offset by related revenue sources such as development impact fees, Quimby Fees, plan check fees, developer reimbursements, etc.

I-B. ORGANIZATION OF THE REPORT

This introduction summarizes the project description and forecasts the project's resident population. Chapter 0 provides an Executive Summary of the study findings. Chapter III describes the methodology used for the analysis. Appendices A and B provide the detailed fiscal impact calculations.

I-C. PROJECT DESCRIPTION

The Project development concept is summarized in Table I-1 and Table I-2 (Parcel 1 Alternative scenario) on the following two pages. The tables show the Project's projected employee population and assessed valuation. Table I-1 shows that the Project would generate about 66 new employees and about \$33.1 million in new assessed valuation. Under the Parcel 1 Alternative scenario (Table I-2), the Project would generate about 76 jobs and \$33.4 million in new assessed valuation.

Table I-1. Project Land Use Assumptions, Woodcrest Retail Center

Land Use		Building Sq. Ft.	Employees/ 1,000 Sq. Ft.	Total Employees	Assessed Value	Assessed Value (\$000s)
Parcel 1	Convenience Store w/ Retail Gas Station	3,227	2.0	6	N/A	\$3,700
Parcel 2	Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 3	Drive-Through Restaurant	5,400	2.0	11	500 /SF	2,700
Parcel 4	Retail	5,000	2.0	10	500 /SF	2,500
Parcel 5	Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 6	Grocery Store incremental space ¹	14,283	2.0	29	500 /SF	7,142
Parcel 6	Grocery Store replacement space	29,120	N/A	N/A	500 /SF	14,560
Project Total		62,030		66		\$33,102
Stater Bros. Reuse		29,120	2.0	N/A	500 /SF	N/A
Grand Total		91,150		66		\$33,102
Total Population Equivalent (0.5 jobs equivalent to 1 resident)				33		

Source: Applied Planning, Woodcrest Retail Center Site Plan Concept, February 2025.

Notes:

1. The existing Stater Bros. store is located across the street from the Project. The new Stater Bros. store would add net increase of about 14,283 square feet of supermarket space, as the new store will be about 43,403 square feet and will replace the existing store (29,120 square feet).

Table I-2. Project Land Use Assumptions (Parcel 1 Alternative), Woodcrest Retail Center

Land Use		Building Sq. Ft.	Employees/ 1,000 Sq. Ft.	Total Employees	Assessed Value	Assessed Value (\$000s)
Parcel 1	Drive-Through Restaurant (Pad E)	2,500	2.0	5	\$500	1,250
Parcel 1	Retail/Sit-Down Restaurant (Pad F)	5,400	2.0	11	500	2,700
Parcel 2	Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 3	Drive-Through Restaurant	5,400	2.0	11	500 /SF	2,700
Parcel 4	Retail	5,000	2.0	10	500 /SF	2,500
Parcel 5	Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 6	Grocery Store incremental space ¹	14,283	2.0	29	500 /SF	7,142
Parcel 6	Grocery Store replacement space	29,120	N/A	N/A	500 /SF	14,560
Project Total		66,703		76		\$33,352
Stater Bros. Reuse		29,120	2.0	N/A	500 /SF	N/A
Grand Total		95,823		76		\$33,352
Total Population Equivalent (0.5 jobs equivalent to 1 resident)				38		

Source: Applied Planning, Woodcrest Retail Center Site Plan Concept, February 2025.

Notes:

1. The existing Stater Bros. store is located across the street from the Project. The new Stater Bros. store would add net increase of about 14,283 square feet of supermarket space, as the new store will be about 43,403 square feet and will replace the existing store (29,120 square feet).

II. EXECUTIVE SUMMARY

The following two tables provide a summary the Project's fiscal impacts by major fund and district.

General Fund Impacts. Table II-2 on page 8 details the Project's impacts on the County's General Fund. The Project would generate a net surplus of \$389,300 to \$432,400 to the County's General Fund.

Along with impacts to the General Fund, the analysis also evaluates impacts to the following districts/funds.

- **County Structural Fire Protection.** Fire Protection services for the proposed project would be provided by the County Structural Fire Protection district. Given the relatively limited size of the project, it is assumed that it would be serviced by existing fire station(s), and would therefore only generate new cost impacts on a per capita basis. As shown in Table II-1, the project would generate an annual net surplus of approximately 11,400 to \$12,400 to the County Structural Fire Protection district.
- **Transportation Fund Impacts.** As shown in Table II-1, the project would generate an annual net surplus of approximately \$752 to \$866 to the Transportation Fund.

Table II-1. Ongoing Revenues and Expenditures – All Funds, Woodcrest Retail Center
(2025 constant dollars)

County Fund	Parcel 1	
	Buildout	Alternative Buildout
<u>General Fund</u>		
Recurring Revenues	\$ 440,280	\$ 398,335
Recurring Costs	7,834	9,021
Net Annual Impact	\$ 432,446	\$ 389,314
<u>Fire Fund</u>		
Recurring Revenues	\$ 19,502	\$ 19,649
Recurring Costs	7,139	8,221
Net Annual Impact	\$ 12,362	\$ 11,428
<u>Transportation Fund</u>		
Recurring Revenues	\$ 1,324	\$ 1,525
Recurring Costs	572	659
Net Annual Impact	\$ 752	\$ 866
<u>All Funds Combined</u>		
Recurring Revenues	\$ 461,106	\$ 419,509
Recurring Costs	15,546	17,901
Net Annual Impact	\$ 445,560	\$ 401,608

Source: TNDG, Appendices A and B

Table II-2. Ongoing Revenues and Expenditures – General Fund Breakdown, Woodcrest Retail Center
(2025 constant dollars)

County Fund	Table Ref.			Parcel 1 Alternative	
		Buildout	Percent of Total	Buildout	Percent of Total
<u>General Fund Financing Sources</u>					
Property Tax	6	\$ 46,750	10.6%	\$ 47,103	11.8%
Property Transfer Tax	6	1,821	0.4%	1,834	0.5%
Property Tax In-Lieu of VLF	7	32,010	7.3%	32,251	8.1%
Sales and Use Tax	5	352,453	80.1%	310,458	77.9%
Interest Earnings	10	6,486	1.5%	5,812	1.5%
Franchises	8	543	0.1%	626	0.2%
Fines and Penalties	8	165	0.0%	190	0.0%
Misc. Federal & State	8	46	0.0%	53	0.0%
Misc. Revenue	8	6	0.0%	7	0.0%
Total Financing Sources		\$ 440,280	100.0%	\$ 398,335	100.0%
<u>General Fund Financing Requirements</u>					
General Government	13	\$ 1,013	12.9%	\$ 1,166	12.9%
Public Protection	13	6,770	86.4%	7,796	86.4%
Public Ways and Facilities	13	51	0.6%	58	0.6%
Health and Sanitation	13	0	0.0%	0	0.0%
Public Assistance	13	0	0.0%	0	0.0%
Education	13	0	0.0%	0	0.0%
Recreation and Cultural Services	13	0	0.0%	0	0.0%
Debt Service	13	0	0.0%	0	0.0%
Total Financing Requirements		\$ 7,834	100.0%	\$ 9,021	100.0%

Source: TNDG, Appendices A and B

III. STUDY METHODOLOGY

This chapter of the report describes the methodology used to forecast fiscal revenues and costs related to the proposed project.

III-A. SCOPE OF THE ANALYSIS

The analysis focuses on annually-recurring impacts to the County of Riverside. The analysis forecasts project-related revenues from the following sources:

General Fund

- Property Tax
- Property Transfer Tax
- Property Tax in lieu of VLF
- On-site and off-site Sales and Use Tax
- License and permit revenues
- Interest earnings
- Utility franchise fees
- Fines and penalties
- Intergovernmental revenues (Federal and State)
- Miscellaneous revenues

General Fund

- Property Tax

County Transportation Fund

- Property Tax
- Miscellaneous revenues

The analysis forecasts the following costs related to the proposed project:

General Fund

- General Government
- Public Protection (including judicial, Sheriff protection, detention and correction)
- Public Ways and Facilities
- Health and Sanitation
- Public Assistance
- Education
- Recreation and Cultural Services

County Structural Fire Protection

- County Structural Fire Protection

Transportation Fund

- Transportation Expense Account

III-B. OVERVIEW OF FORECASTING METHODOLOGY

The analysis is based primarily on per capita cost and revenue factors derived from the County's Fiscal Year 2024-2025 adopted budget. The basic methodology for developing these factors involves the following steps:

- Identify the budget line items that would be impacted on an annually-recurring basis due to the development of the proposed project.
- For each identified line item, determine the "relevant population" for purposes of calculating per capita cost and revenue factors. For costs and revenues that are countywide in nature (e.g., for services that the County provides to all county residents – in both incorporated and unincorporated areas), the relevant population is the total countywide population. For costs and revenues that relate to only a portion of the County, the relevant population is defined based on the service area for each affected County service. In addition, for costs and revenues that primarily relate to residential development, the relevant population is the service area's resident population. For line items affected by both residential and non-residential development, the combined resident and employee populations are considered. See Appendix A, Table A-3.
- The allocation of the County's budget between residential and non-residential development (measured in terms of residents and employees, respectively) is calculated as follows. For budget categories affected by residential development and non-residential development, the FIA assumes that one job is equivalent to 0.50 residents. See Appendix A/B, Table 2.
- For each affected cost item in the budget, identify the "net local cost" (total cost minus offsetting operating revenues) as the basis for the per capita cost calculations. See Appendix A/B, Table 8.
- Calculate per capita factors for each affected cost and revenue item based on the total "net local cost" in the County's current budget divided by the relevant population (as determined in the previous step for each line item). See Appendix A/B, Table 9.
- Apply these per capita factors to the projected resident population for the project in order to forecast the project's revenue/cost impacts.

The specific calculations for each line item are discussed below and provided in detail in Appendices A and B.

There are three revenue categories for which the analysis does not use the per capita factor methodology. These are as follows:

- Property taxes (as well as property taxes in lieu of sales tax) are projected based on the project's anticipated development values, which were estimated by TNDG based on region-specific market data provided by CoStar.
- Property transfer taxes are projected based on anticipated assessed values and property turnover rates (based on available data for the County of Riverside).
- Sales and Use tax revenue is projected based on anticipated taxable retail sales within the project's onsite retail commercial space.

III-C. GENERAL FUND REVENUE

The specific assumptions for each revenue line item are described below. The actual calculations are shown in Appendices A and B.

Property Taxes. Appendix A/B, Table 4, provides a forecast of annual property tax revenues to be generated by the proposed project. The property tax forecasts are based on projected assessed values by land use, derived from CoStar market data (see Appendix A/B, Table 2).

In addition to other charges imposed by various local agencies, land owners in the State of California are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. The tax is allocated to various local agencies based on each agency's share of the tax within the property's tax rate area ("TRA") (see Appendix A/B, Tables 12). In order to remain analytically conservative, assessed values for each phase have been frozen at their projected base year sales value. That is, they have not been inflated for potential value appreciation in future years.

Property Tax in Lieu of VLF. In addition to the standard property tax revenues, the County also receives separate property tax payments from the State in lieu of vehicle license fee (VLF) revenues. This separate property tax line item accrues to the County's General Fund. The amount the County receives from the State increases annually based on the percentage increase in the County's total assessed valuation. Appendix A/B, Table 5 provides a forecast of the Property Tax in Lieu of VLF revenue that the proposed project would generate to the County's General Fund.

Property Transfer Taxes. The County receives a property transfer tax based on the value of all real estate transactions occurring in the County. The County's property transfer tax rate is 0.11% of the value of sold properties (i.e., \$1.10 for every \$1,000 in transferred value).

TNDG projects an average holding period of 20 years for commercial properties. This equates to an annual turnover rate of 5%. Appendix A/B, Table 4 shows the calculation of the property transfer tax revenues that the proposed project would generate for the County General Fund.

On-Site Sales and Use Tax. The County will receive on-site sales tax from taxable purchases made within the retail commercial component of the project. For this space, TNDG assumes taxable sales of \$200 to \$500 per square foot (depending on the retail category). The County's share of the sales tax is 1.0% of taxable sales. In addition, TNDG projects that the County will receive Use Tax revenue equivalent to 14.6% of sales tax revenue. As shown in Appendix A/B, Table 5, the County would receive between \$310,000 and \$352,000 in annual on-site sales and use tax revenue at buildout.

Utility Franchise Fees. Utility Franchise Fee revenues are projected on a per capita basis, using the County's resident and daytime/employee populations to derive the per capita factor. As shown in Appendix A/B, Table 6, the project is anticipated to generate approximately \$543 to \$626 annually in Utility Franchise Fees.

Fines and Penalties. Fine and Penalty revenues are projected on a per capita basis, using the County population to derive the per capita factor. As shown in Appendix A/B, Table 6, the project is anticipated to generate \$165 to \$190 annually in Fines and Penalties.

Other (minor) General Fund revenue sources attributable to the proposed project are calculated in Appendix A/B, Table 6.

III-D. GENERAL FUND COSTS

Fiscal costs are projected using a marginal per capita method (per resident and employee). Appendix A/B (Tables 9 and 10) details the General Fund cost calculations by major County function. The calculated per capita costs on Table 9 are applied to the project's estimated employee population, which are calculated in Table 2.

As shown on the table, the project is projected to generate between \$7,800 and 9,000 in annually recurring General Fund costs, distributed among the various General Fund categories.

III-E. IMPACTS TO OTHER COUNTY FUNDS

The detailed cost and revenue calculations for other County funds that would be impacted by the proposed project are provided as follows in Appendices A and B¹:

- Table 10: Transportation Fund
- Table 11: Fire Fund

¹ For projects that include residential components, the FIA would also evaluate impacts to the County's Library Fund and the Flood Control and Water Conservation District. However, since these funds are only expected to be impacted by residential development, cost impacts are not evaluated in this analysis.

APPENDIX A:
DETAILED FISCAL IMPACT CALCULATIONS

Exhibit A - Riverside County Fiscal Impact Analysis

Table 1
County of Riverside Fiscal Impact Analysis Summary
Woodcrest Retail Center

County Fund	Table Ref.	Buildout	Percent of Total
<u>General Fund Financing Sources</u>			
Property Tax	6	\$ 46,750	10.6%
Property Transfer Tax	6	1,821	0.4%
Property Tax In-Lieu of VLF	7	32,010	7.3%
Sales and Use Tax	5	352,453	80.1%
Interest Earnings	10	6,486	1.5%
Franchises	8	543	0.1%
Fines and Penalties	8	165	0.0%
Misc. Federal & State	8	46	0.0%
Misc. Revenue	8	6	0.0%
Total Financing Sources		\$ 440,280	100.0%
<u>General Fund Financing Requirements</u>			
General Government	13	\$ 1,013	12.9%
Public Protection			
Judicial	13	0	0.0%
Police Protection	13	4,836	61.7%
Detention and Correction	13	1,378	17.6%
Fire Protection ¹	13	0	0.0%
Other	13	556	7.1%
Public Ways and Facilities	13	51	0.6%
Health and Sanitation	13	0	0.0%
Public Assistance	13	0	0.0%
Education	13	0	0.0%
Recreation and Cultural Services	13	0	0.0%
Debt Service	13	0	0.0%
Total Financing Requirements		\$ 7,834	100.0%
Net Annual Surplus / (Deficit)		\$ 432,446	
Revenue/Cost Ratio		56.20	
<u>Fiscal Impacts to Fire Fund¹</u>			
Financing Sources	17	\$ 19,502	
Financing Requirements	17	7,139	
Net Annual Surplus / (Deficit)		\$ 12,362	
Revenue/Cost Ratio		2.73	
<u>Fiscal Impacts to Library Fund²</u>			
Financing Sources		N/A	
Financing Requirements		N/A	
Net Annual Surplus / (Deficit)		N/A	
Revenue/Cost Ratio		N/A	
<u>Fiscal Impacts to Transportation Fund</u>			
Financing Sources	15	\$ 1,324	
Financing Requirements	15	572	
Net Annual Surplus / (Deficit)		\$ 752	
Revenue/Cost Ratio		2.31	
<u>Net Fiscal Impact of Project</u>			
Financing Sources		\$ 461,106	
Financing Requirements		15,546	
Net Annual Surplus / (Deficit)		\$ 445,560	
Revenue/Cost Ratio		29.66	

Notes: 1. See projected fiscal impacts to Fire Fund in Table 17.

2. No fiscal impacts are projected to the County Library Fund given that the proposed project only includes commercial (non-residential) land uses.

Exhibit A - Riverside County Fiscal Impact Analysis

Table 2
Project Land Use Assumptions
Woodcrest Retail Center

Land Use	Building Sq. Ft.	Employees/ 1,000 Sq. Ft.	Total Employees	Assessed Value	Assessed Value (\$000s)
Parcel 1 Convenience Store w/ Retail Gas Station	3,227	2.0	6	N/A	\$3,700
Parcel 2 Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 3 Drive-Through Restaurant (Farmer Boys)	5,400	2.0	11	500 /SF	2,700
Parcel 4 Retail	5,000	2.0	10	500 /SF	2,500
Parcel 5 Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 6 Grocery Store (Stater Bros) incremental space ¹	14,283	2.0	29	500 /SF	7,142
Parcel 6 Grocery Store (Stater Bros) replacement space	29,120	N/A	N/A	500 /SF	14,560
Project Total	62,030		66		\$33,102
Stater Bros. Reuse	29,120	2.0	N/A	500 /SF	N/A
Grand Total	91,150		66		\$33,102
Total Population Equivalent (0.5 jobs equivalent to 1 resident)			33		

Source: Applied Planning, Woodcrest Retail Center Site Plan Concept, February 2025.

Notes: 1. The existing Stater Bros. store is located across the street from the Project. The new Stater Bros. store would add net increase of about 14,283 square feet of supermarket space, as the new store will be about 43,403 square feet and will replace the existing store (29,120 square feet).

Exhibit A - Riverside County Fiscal Impact Analysis

Table 3
Sales and Use Tax Projections
Woodcrest Retail Center

Land Use	Building Sq. Ft.	Taxable Sales / Sq. Ft.	Total Sales (\$000s)
Parcel 1 Convenience Store w/ Retail Gas Station ¹	3,227	N/A	\$7,344
Parcel 2 Drive-Through Restaurant	2,500	500	1,250
Parcel 3 Drive-Through Restaurant (Farmer Boys)	5,400	500	2,700
Parcel 4 Retail	5,000	450	2,250
Parcel 5 Drive-Through Restaurant	2,500	500	1,250
Parcel 6 Grocery Store (Stater Bros) ¹	14,283	200	2,857
<i>Project Total</i>	<i>32,910</i>	<i>\$536</i>	<i>\$17,651</i>
Stater Bros. Reuse	29,120	450	\$13,104
Grand Total	62,030		\$30,755
Sales Tax @ 1.0% of taxable sales	1.0%		\$307,551
Use Tax @ 14.6% of taxable sales ¹	14.6%		44,902
<i>Total Sales + Use Tax</i>			<i>\$352,453</i>

Source: TNDG, California Department of Tax and Fee Administration (CDTFA); BizMiner

- Notes:
1. Average taxable transactions per gas station in Riverside County in 2024, based on CDTFA data.
 2. Assumes store generates gross sales of \$700 per square foot with taxable sales accounting for about 28.6% of total.
 3. See Table 21 for derivation of Use Tax Factor

Exhibit A - Riverside County Fiscal Impact Analysis

Table 4
Estimated Property Tax and Property Transfer Tax Calculations
Woodcrest Retail Center

<u>I. Property Tax</u>		
Estimated Property Value (\$000s)	<i>A</i>	\$33,102
Base Property Tax Rate	<i>B</i>	1.0%
Total Property Tax Revenue	$C = A \times B$	\$331,015
General Fund Share		
County General Fund Post ERAF Share of Basic Tax (Table 18)	<i>D</i>	14.1%
Total County Gen. Fund Tax Share	$E = C \times D$	\$46,750
<u>II. Property Transfer Tax</u>		
Property Turnover Rate ¹	<i>H</i>	5%
Value of Annual Turnover (\$000s)	$I = H \times A$	\$1,655
Property Transfer Tax Rate ²	<i>J</i>	0.1100%
Total Property Transfer Tax	$K = J \times I$	\$1,821

Source: TNDG, Table 3

Notes: 1. Assumes average holding period of 20 years for commercial properties
2. The County transfer tax rate is \$0.55 per \$500 is assessed value.

Exhibit A - Riverside County Fiscal Impact Analysis

Table 5
Estimated Vehicle License Fee (VLF) / Property Tax Swap
Woodcrest Retail Center

			Total Amount
<u>Riverside County</u>			
VLF/Property Tax Swap	<i>A</i>		\$388,000,000
County Assessed Valuation (AV), FY 2023-24 (\$000s)	<i>B</i>		\$401,235,316
Net Incremental Assessed Value from Project (\$000s)	<i>C</i>		\$33,102
Percentage Increase over FY 2023-24 Base Assessed Value	$D = C / B$		0.01%
New VLF/Property Tax Swap	$E = D \times A$		\$32,010

Source: County of Riverside, Fiscal Year 2023/24 Adopted Budget Volume 2; Annual Comprehensive Financial Report (ACFR), 2024.

Exhibit A - Riverside County Fiscal Impact Analysis

Table 6
General Fund Discretionary Revenue Calculations
Woodcrest Retail Center

Description	Page Ref.	Budget FY 23/24	County Equivalent Units	Factor	Measurement	Project Equivalent Units	Financing Requirements
	[1]		[2]	[1]/[2] = [3]		[4]	[3]x[4]
General Fund Discretionary Revenue							
Property Tax							
Prop Tax Current Secured	59	346,500,000	-----		See Table 6 -----		
Prop Tax Current Unsecured	59	16,000,000	-----		See Table 6 -----		
Prop Tax Prior Unsecured	59	500,000	-----		See Table 6 -----		
Prop Tax Current Supplemental	59	3,000,000	-	- not used		-	-
Prop Tax Prior Supplemental	59	2,000,000	-	- not used		-	-
Total Property Tax		\$ 368,000,000		\$ -			-
Sales & Use Taxes	59	\$ 48,627,559	-----		See Table 5 -----		
Documentary Transfer Tax	59	16,575,913	-----		See Table 6 -----		
Franchises	60	\$ 7,443,279	451,950	\$ 16.47	per service population, unincorp only	33	\$ 543
Fines and Penalties							
Fine-POC Transaction	60	87,189	2,909,122	0.03	per service population, entire county	33	1
Fine-Traffic Motor Vehicle MC	60	745,064	451,950	1.65	per service population, unincorp only	33	54
Health Safety Fees	60	1,000	-	-	not used	-	-
Fine-Traffic School	61	954,338	451,950	2.11	per service population, unincorp only	33	70
AB233 Realignment	61	8,747,308	-	-	not used	-	-
Criminal-Co 25%	61	120,356	2,909,122	0.04	per service population, entire county	33	1
Penalties & Int On Del Taxes	62	3,371,103	2,909,122	1.16	per service population, entire county	33	38
Total Fines and Penalties		\$ 14,026,358		\$ 4.99			\$ 165
Teeter Overflow	62	\$ 27,500,000	-	-	not used	-	-
Interest							
Interest-Invested Funds	62	41,710,154	-----		See Table 10 -----		
Interest-Other	62	0	-----		See Table 10 -----		
Total Interest		\$ 41,710,154					
CA-Motor Vehicle In-Lieu Tax	63	\$ 388,000,000	-----		See Table 7 -----		
Misc Federal & State							
CA-Homeowners Tax Relief	64	2,325,000	-	-	not used	-	-
CA-Suppl Homeowners Tax Relief	64	23,000	-	-	not used	-	-
CA-Mandate Reimbrsmnt	64	2,500,000	-	-	not used	-	-
Federal In Lieu Taxes	67	3,500,000	2,491,037	1.41	per capita, entire county	33	46
In Lieu-Tax from So Cal Fair	76	35,000	-	-	not used	-	-
Total Federal and State		\$ 8,383,000		\$ 1.41			\$ 46
Tobacco Tax Settlement	77	\$ 11,537,208	-	-	not used	-	-
Miscellaneous Revenue							
Transient Occupancy	59	13,621,798	-	-	not used	-	-
Non Comm Aircraft	59	316,200	-	-	not used	-	-
Racehorse Tax	59	6,000	-	-	not used	-	-
Court Fees & Costs	70	431,500	2,909,122	0.15	per service population, entire county	33	5
Superior Court Fees	70	42,000	2,909,122	0.01	per service population, entire county	33	0
Unclaimed Money	76	418,214	-	-	not used	-	-
Cash Over-Short	76	33,295	-	-	not used	-	-
El Sobrante Land Fill	76	3,500,000	-	-	not used	-	-
Sale of Surplus Property	76	0	-	-	not used	-	-
Rebates & Refunds	76	84,180	2,909,122	0.03	per service population, entire county	33	1
Total Miscallenous Revenue		\$ 18,453,187		\$ 0.19			\$ 6
Total General Fund Discretionary Revenue		\$ 950,256,658		\$ 23.06			\$ 761

Source: County of Riverside, Fiscal Year 2023-24 Adopted Budget Volume 2

Exhibit A - Riverside County Fiscal Impact Analysis

Table 7

Estimated Interest Earnings

Woodcrest Retail Center

	Total Amount
<u>Riverside County</u>	
County Share of Property Tax	\$46,750
Transfer Tax	1,821
Sales & Use Tax	352,453
Total Revenue Generating Interest Earnings	\$401,024
Interest Earnings @ 1.62%	\$6,486

Source: County of Riverside, Fiscal Year 2023/24 Adopted Budget Volume 2; Annual Comprehensive Financial Report (ACFR), 2023.

Exhibit A - Riverside County Fiscal Impact Analysis

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
General Government																
Legislative and Administrative																
Board of Supervisors	163	10000	15,587,227		7,443,279						866,170		218,370	7,059,408	50%	3,529,704
Assessment Appeals Board	164	10000	905,796								400,000			505,796	50%	252,898
Executive Office	165	10000	15,391,044				644,944				1,626,317	393,493	3,536,382	9,189,908	50%	4,594,954
EO-Non-EO Operations	170	10000	17,288,457				3,950,892	4,550,000		8,216,966		418,214	12,975,675	(12,823,290)	N/A	-
EO-Approp for Contingency-General	178	10000	5,000,000											5,000,000	N/A	-
Augmentation	171	10000	35,790											35,790	N/A	-
Riv County Exec Office	180	10000	7,734,940				7,734,940							0	N/A	-
Total Legislative and Administrative			\$ 61,943,254	\$ -	\$ 7,443,279	\$ -	\$ 12,330,776	\$ 4,550,000	\$ -	\$ 8,216,966	\$ 2,892,487	\$ 811,707	\$ 16,730,427	\$ 8,967,612		\$ 8,377,556
Finance																
Assessor	183	10000	34,018,402			1					20,947,016	145,937		12,925,448	50%	6,462,724
Auditor-Controller	183	10000	10,483,286	483,543,759			2,100,000	392,848,000	3,500,000		6,257,000	178,100,600		(572,322,314)	50%	(286,161,157)
ACO-Internal Audits	187	10000	3,219,413								17,280			3,202,133	50%	1,601,067
ACO-County Payroll	188	10000	1,556,117								1,389,097	167,020		0	50%	-
ACO-COWCAP Reimb	189	10000	(30,546,893)								11,017,459			(41,564,352)	N/A	-
Treasurer-Tax Collector	190	10000	19,891,151	14,127,798		7,759,149	40,000,000				14,452,844	768,959		(43,089,801)	50%	(21,544,901)
Purchasing	273	10000	5,375,166								3,151,596	3,500		2,220,070	50%	1,110,035
Total Finance			\$ 43,996,642	\$ 497,671,557	\$ -	\$ 7,759,150	\$ 42,100,000	\$ 392,848,000	\$ 3,500,000	\$ -	\$ 57,232,292	\$ 179,186,016	\$ -	\$ (638,628,816)		\$ (298,532,232)
Counsel																
County Counsel	191	10000	6,866,246					8,000			4,604,467	75,000		2,178,779	50%	1,089,390
Total Counsel			\$ 6,866,246	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ 4,604,467	\$ 75,000	\$ -	\$ 2,178,779		\$ 1,089,390
Personnel																
Human Resources	181	10000	28,517,036								28,377,036	140,000		0	50%	-
Total Personnel			\$ 28,517,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,377,036	\$ 140,000	\$ -	\$ -		\$ -
Elections																
Registrar of Voters	192	10000	26,451,429					60,000			11,202,150	20,000		15,169,279	50%	7,584,640
Total Elections			\$ 26,451,429	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 11,202,150	\$ 20,000	\$ -	\$ 15,169,279		\$ 7,584,640
Other General																
EO-Contrib to Other Funds	167	10000	75,067,478									11,537,208		63,530,270	100%	63,530,270
EO Subfund Operations	173	10000				27,500,000								(27,500,000)	N/A	-
Total Other General			\$ 75,067,478	\$ -	\$ -	\$ 27,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,537,208	\$ -	\$ 36,030,270		\$ 63,530,270
Property Management																
EO-Court Facilities	174	10000	8,891,360											8,891,360	50%	4,445,680
FM-Admin	268	10000	4,721,416								4,721,416			0	50%	-
FM-Project Mgmt Office	269	10000	4,854,200								4,849,976	4,224		0	50%	-
FM-Energy	270	10000	20,982,844								11,789,257	692,057		8,501,530	50%	4,250,765
Total Property Management			\$ 39,449,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,360,649	\$ 696,281	\$ -	\$ 17,392,890		\$ 8,696,445
Plant Acquisition																
EO-Court Reporting Transcripts	175	10000	1,333,368											1,333,368	N/A	-
Total Plant Acquisition			\$ 1,333,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333,368		\$ -
Public Protection																
Judicial																
EO-Contrib to Trial Court Funding	166	10000	26,495,758			10,655,255					42,000			15,798,503	25%	3,949,626
EO-Confidential Court Orders	172	10000	517,224											517,224	25%	129,306
EO-Grand Jury Admin	176	10000	580,708											580,708	25%	145,177
EO-Indigent Defense	179	10000	16,710,720					1,168,090			21,000			15,521,630	25%	3,880,408
County-Clerk-Recorder	184	10000	18,355,172	16,575,913			27,612				14,740,594	92,838		3,494,128	50%	1,747,064
District Attorney	195	10000	188,295,099			500		56,821,642	3,718,331		12,335,676	1,270,500		114,148,450	25%	28,537,113
District Attorney-Forensic	196	10000	300,000			300,000							5,250	(5,250)	25%	(1,313)
Dept of Child Support Services	197	10000	57,946,041				7,000	19,231,673	38,096,368			611,000		0	25%	-
Public Defender	198	10000	65,625,803					10,596,906			100,000		108,550	54,822,347	25%	13,705,587
Total Judicial			\$ 374,826,525	\$ 16,575,913	\$ -	\$ 10,955,755	\$ 34,612	\$ 87,818,311	\$ 41,814,699	\$ -	\$ 27,239,270	\$ 1,974,338	\$ 111,800	\$ 204,877,740		\$ 52,092,967
Police Protection																
Sheriff Admin	199	10000	28,065,029		1,600,000			1,291,788			2,327,046			22,846,195	50%	11,423,098
Sheriff Support	200	10000	62,566,286		3,123			22,554,892	74,080		21,582,703	61,000	700,000	17,590,488	100%	17,590,488

Exhibit A - Riverside County Fiscal Impact Analysis

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
Sheriff Patrol	201	10000	538,884,575		27,954	11,360		97,936,372	5,478,536		278,290,923	1,769,303		155,370,127	100%	155,370,127
Sheriff Court Services	203	10000	43,345,017				5,837	21,795,066			4,489,871	32,037		17,022,206	100%	17,022,206
Sheriff-CAC Security	204	10000	1,267,800					94,494						1,173,306	100%	1,173,306
Sheriff-Ben Clark Training Center	205	10000	35,448,498				661,591	5,935,015			2,566,155	840,000		25,445,737	100%	25,445,737
Sheriff-Public Administrator	207	10000	3,196,435				6,252	93,260			637,301	10,980		2,448,642	100%	2,448,642
Sheriff Court Services (AB 709)	274	11008	991,394											991,394	N/A	-
Sheriff Patrol (Auto Theft Interdiction)	276	11013	2,120,105					2,120,105						0	N/A	-
Federal Equity Share	283	11026	3,000,000			3,000,000								0		
Asset Forfeiture-Adjudicated	291	11042	300,000			300,000								0		
EO-Parimutuel In-Lieu Tax	335	11131	35,000							35,000				0		
Total Police Protection			\$ 715,885,139	\$ -	\$ 1,631,077	\$ 11,360	\$ 673,680	\$ 151,820,992	\$ 5,552,616	\$ -	\$ 309,893,999	\$ 2,713,320	\$ 700,000	\$ 242,888,095		\$ 230,473,604
Detention and Correction																
Sheriff Correction	202	10000	325,708,996				353,496	125,730,046	1,013,504		3,610,591	1,800		194,999,559	50%	97,499,780
Probation-Juvenile Hall	208	10000	67,271,223					51,909,146	356,025					15,006,052	50%	7,503,026
Probation	209	10000	91,514,173					71,428,001	2,798,641		1,974,839			15,312,692	50%	7,656,346
Probation-Administration & Support	212	10000	24,499,191					11,840,610			910,939			11,747,642	50%	5,873,821
RUHS-MH-Public Guardian	248	10000	11,628,196					4,986,852	30,000		660,480			5,950,864	50%	2,975,432
Total Detention and Correction			\$ 520,621,779	\$ -	\$ -	\$ -	\$ 353,496	\$ 265,894,655	\$ 4,198,170	\$ -	\$ 7,156,849	\$ 1,800	\$ -	\$ 243,016,809		\$ 121,508,405
Fire Protection																
Fire Protection	213	10000	56,209,406				1,009,000	25,572,360	2,026,000		107,871,795	525,000	716,000	(81,510,749)	N/A	-
Fire Protection Inventory	214	10000	6,983,411											6,983,411	0%	-
Fire Protection-Battalion 01	215	10000	201,150											201,150	0%	-
Fire Protection-Battalion 02	216	10000	21,544											21,544	0%	-
Fire Protection-Battalion 03	217	10000	25,852											25,852	0%	-
Fire Protection-Battalion 04	218	10000	36,813											36,813	0%	-
Fire Protection-Battalion 05	219	10000	64,004											64,004	0%	-
Fire Protection-Battalion 06	220	10000	23,603											23,603	0%	-
Fire Protection-Battalion 07	221	10000	5,000											5,000	0%	-
Fire Protection-Battalion 08	222	10000	36,822											36,822	0%	-
Fire Protection-Battalion 09	223	10000	5,000											5,000	0%	-
Fire Protection-Battalion 10	224	10000	21,870											21,870	0%	-
Fire Protection-Battalion 11	225	10000	64,206											64,206	0%	-
Fire Protection-Battalion 12	226	10000	62,600											62,600	0%	-
Fire Protection-Battalion 13	227	10000	4,976											4,976	0%	-
Fire Protection-Battalion 14	228	10000	33,900											33,900	0%	-
Fire Protection-Battalion 15	229	10000	48,666											48,666	0%	-
Emergency Command Center	230	10000	1,564,967											1,564,967	0%	-
Office of the Fire Marshall	231	10000	1,852,869											1,852,869	0%	-
EMS Admin Bureau	232	10000	2,350,835											2,350,835	0%	-
Hazmat Bureau Services	233	10000	186,000											186,000	0%	-
Communications/IT Svcs	234	10000	7,667,061											7,667,061	0%	-
Health & Safety Bureau	235	10000	382,910											382,910	0%	-
Administration	236	10000	140,944,011											140,944,011	0%	-
Public Information Office	237	10000	187,265											187,265	0%	-
Facility Maintenance Bureau	238	10000	3,015,275											3,015,275	0%	-
Volunteer Admin Bureau	239	10000	150,295											150,295	0%	-
Fire Prevention Bureau	240	10000	237,264											237,264	0%	-
Fleet Admin	241	10000	9,973,955											9,973,955	0%	-
Training Bureau	242	10000	1,235,175											1,235,175	0%	-
Technical Rescue	243	10000	175,000											175,000	0%	-
Contract Svc	244	10000	181,466,211								181,466,211			0	100%	-
Total Fire Protection			\$ 415,237,916	\$ -	\$ -	\$ -	\$ 1,009,000	\$ 25,572,360	\$ 2,026,000	\$ -	\$ 289,338,006	\$ 525,000	\$ 716,000	\$ 96,051,550		\$ -
Protective Inspection																
Agricultural Commissioner	245	10000	9,246,247		34,000	40,000		4,800,763			3,123,794			1,247,690	0%	-
Total Protective Inspection			\$ 9,246,247	\$ -	\$ 34,000	\$ 40,000	\$ -	\$ 4,800,763	\$ -	\$ -	\$ 3,123,794	\$ -	\$ -	\$ 1,247,690		\$ -
Other																
EO-Natl Pollutant Dschrg Elim Sys	177	10000	531,135							18,800				512,335	100%	512,335
Emergency Mgmt Dept	194	10000	24,244,796					6,507,790	9,473,537		2,799,298	5,464,171		0	100%	-
Sheriff Coroner	206	10000	19,199,685											19,199,685	100%	19,199,685
Planning	246	10000	10,748,830		14,800						6,005,242	250,500	200,000	4,278,288	0%	-
Code Enforcement	247	10000	18,475,749		1,003,940	1,848,015		1,848,015			3,248,463	587,775	1,120,000	8,819,541	100%	8,819,541

Exhibit A - Riverside County Fiscal Impact Analysis

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
Animal Control Services	258	10000	34,393,460		984,400						12,913,139	36,899		20,459,022	100%	20,459,022
Total Other			\$ 107,593,655	\$ -	\$ 2,003,140	\$ 1,848,015	\$ -	\$ 8,355,805	\$ 9,473,537	\$ 18,800	\$ 24,966,142	\$ 6,339,345	\$ 1,320,000	\$ 53,268,871		\$ 48,990,583
Public Ways and Facilities																
Parking Facilities																
FM-Parking	271	10000	2,238,839			88,784	1,322,349				114,930	17,485		695,291	100%	695,291
Total Parking Facilities			\$ 2,238,839	\$ -	\$ -	\$ 88,784	\$ 1,322,349	\$ -	\$ -	\$ -	\$ 114,930	\$ 17,485	\$ -	\$ 695,291		\$ 695,291
Health and Sanitation																
Public Health																
EO-County Contrib to Hlth and MH	168	10000	37,785,656					28,906,889						8,878,767	25%	2,219,692
Public Health	253	10000	121,797,587					32,486,063	73,099,863		3,922,850	3,321,142		8,967,669	100%	8,967,669
CA Childrens Svcs	254	10000	47,723,733					31,420,612				7,245,721		9,057,400	100%	9,057,400
Environmental Health	255	10000	8,661,926											8,661,926	100%	8,661,926
Environmental Resource Mgmt	256	10000	12,573,851		9,791,475						6,314,989	100		(3,532,713)	100%	(3,532,713)
District Environmental Svcs	257	10000	13,760,852		2,133,235			66,000			16,690,830			(5,129,213)	100%	(5,129,213)
RUHS-Med Indigent Svcs Program	261	10000	7,042,754					5,079,074			166,835			1,796,845	100%	1,796,845
RUHS-Correctional Health Systems	262	10000	64,403,079					10,424,221					3,307,910	50,670,948	100%	50,670,948
Public Health			\$ 313,749,438	\$ -	\$ 11,924,710	\$ -	\$ -	\$ 108,382,859	\$ 73,099,863	\$ -	\$ 27,095,504	\$ 10,566,963	\$ 3,307,910	\$ 79,371,629		\$ 72,712,554
Mental Health																
RUHS-Mental Health Treatment	249	10000	717,833,103	392,000			2,502,684	371,766,230	275,927,223		63,531,256	225,629	215	3,879,866	100%	3,879,866
RUHS-MH-Detention	250	10000	33,878,850					18,928,419	907,896		286,614		321,000	13,434,921	100%	13,434,921
RUHS-MH-Admin	251	10000	21,379,115				57,000	9,064,817	10,757,298		1,500,000			0	50%	-
Total Mental Health			\$ 773,091,068	\$ 392,000	\$ -	\$ -	\$ 2,559,684	\$ 399,759,466	\$ 287,592,417	\$ -	\$ 65,317,870	\$ 225,629	\$ 321,215	\$ 17,314,787		\$ 17,314,787
Drug and Alcohol Abuse Services																
RUHS-MH-Mental Health Substance Abuse	252	10000	138,431,685			1,850,000		38,281,570	93,197,168		5,102,947			0	100%	-
Total Drug and Alcohol Abuse Services			\$ 138,431,685	\$ -	\$ -	\$ 1,850,000	\$ -	\$ 38,281,570	\$ 93,197,168	\$ -	\$ 5,102,947	\$ -	\$ -	\$ -		\$ -
Public Assistance																
Care of Court Wards																
Probation-Court Placement Care	211	10000	1,420,000											1,420,000	100%	1,420,000
Total Care of Court Wards			\$ 1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000		\$ 1,420,000
Welfare																
Administration DPSS	263	10000	838,351,588					361,248,212	411,379,983		470,485	3,124,761	3,000,000	59,128,147	10%	5,912,815
DPSS-Mandated Client Services	264	10000	179,703,584					98,614,962	38,444,203					42,644,419	10%	4,264,442
DPSS-Categorical Aid	265	10000	525,694,746					353,229,213	163,270,940			970,384		8,224,209	10%	822,421
DPSS-Other Aid	266	10000	26,269,401		313,532	386,468		1,031,974	295,340					24,242,087	10%	2,424,209
Total Welfare			\$ 1,570,019,319	\$ -	\$ 313,532	\$ 386,468	\$ -	\$ 814,124,361	\$ 613,390,466	\$ -	\$ 470,485	\$ 4,095,145	\$ 3,000,000	\$ 134,238,862		\$ 13,423,886
Veterans Services																
Veterans Services	267	10000	3,678,100					823,554			148,272			2,706,274	100%	2,706,274
Total Veterans Services			\$ 3,678,100	\$ -	\$ -	\$ -	\$ -	\$ 823,554	\$ -	\$ -	\$ 148,272	\$ -	\$ -	\$ 2,706,274		\$ 2,706,274
Education																
Agricultural Education																
Cooperative Extension	259	10000	785,784											785,784	100%	785,784
Total Agricultural Education			\$ 785,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785,784		\$ 785,784
Recreation and Cultural Services																
Recreational Facilities																
FM-Community & Rec. Centers	272	10000	3,092,567				1,144,700							1,947,867	N/A	-
Total Recreational Facilities			\$ 3,092,567	\$ -	\$ -	\$ -	\$ 1,144,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,947,867		\$ -

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
Debt Service																
Int. Payments of Long-Term Debt			16,687,137									10,067,137	6,620,000	0	N/A	-
EO - Interest on Trans & Teeter	169	10000														
Total Int. Payments of Long-Term Debt			\$ 16,687,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,067,137	\$ 6,620,000	\$ -		\$ -
Total Financing Requirements			\$ 5,250,230,471	\$ 514,639,470	\$ 23,349,738	\$ 50,439,532	\$ 61,528,297	\$ 2,303,100,696	\$ 1,133,844,936	\$ 8,235,766	\$ 885,637,149	\$ 228,992,374	\$ 32,827,352	\$ 522,274,631		\$ 352,870,202

Source: County of Riverside, Fiscal Year 2024-25 Adopted Budget Volume 2.

Notes: 1. Net General Fund contribution does not include deduction of Taxes revenue source.

Exhibit A - Riverside County Fiscal Impact Analysis

Table 9
General Fund Financing Requirements Calculations
Woodcrest Retail Center

Description	Budget FY 23/24	Net General Fund Amount	County Equivalent Units	Factor	Measurement	Project Equivalent Units	Financing Requirements
		[1]	[2]	[1]/[2] = [3]		[4]	[3]x[4]
General Government							
Legislative and Administrative	61,943,254	8,377,556	2,909,122	2.88	per service population, entire county	33	\$ 95
Finance	43,996,642	(298,532,232)	2,909,122	(102.62)	per service population, entire county	33	-
Counsel	6,866,246	1,089,390	2,909,122	0.37	per service population, entire county	33	12
Personnel	28,517,036	0	2,909,122	-	per service population, entire county	33	-
Elections	26,451,429	7,584,640	2,909,122	2.61	per service population, entire county	33	86
Other General	75,067,478	63,530,270	2,909,122	21.84	per service population, entire county	33	721
Property Management	39,449,820	8,696,445	2,909,122	2.99	per service population, entire county	33	99
Plant Acquisition	1,333,368	0	2,909,122	-	per service population, entire county	33	-
Total General Government	283,625,273	(209,253,932)		\$ (71.93)			1,013
Public Protection							
Judicial	374,826,525	52,092,967	2,491,037	20.91	per capita, entire county		-
Police Protection	715,885,139	230,473,604	1,572,650	146.55	per service population, entire county	33	4,836
Detention and Correction	520,621,779	121,508,405	2,909,122	41.77	per service population, entire county	33	1,378
Fire Protection	415,237,916	0	2,909,122	-	per service population, entire county	33	-
Other	107,593,655	48,990,583	2,909,122	16.84	per service population, entire county	33	556
Total Public Protection	2,134,165,014	453,065,558		\$ 226.07			6,770
Public Ways and Facilities							
Parking Facilities	2,238,839	695,291	451,950	1.54	per service population, unincorporated only	33	51
Total Public Ways and Facilities	2,238,839	695,291		\$ 1.54			51
Health and Sanitation							
Public Health	313,749,438	72,712,554	2,491,037	29.19	per capita, entire county		-
Mental Health	773,091,068	17,314,787	2,491,037	6.95	per capita, entire county		-
Drug and Alcohol Abuse Services	138,431,685	0	2,491,037	-	per capita, entire county		-
Total Health and Sanitation	1,225,272,191	90,027,341		\$ 36.14			-
Public Assistance							
Care of Court Wards	1,420,000	1,420,000	2,491,037	0.57	per capita, entire county		-
Welfare	1,570,019,319	13,423,886	2,491,037	5.39	per capita, entire county		-
Veterans Services	3,678,100	2,706,274	2,491,037	1.09	per capita, entire county		-
Total Public Assistance	1,575,117,419	17,550,160		\$ 7.05			-
Education							
Agricultural Education	785,784	785,784	2,491,037	0.32	per capita, entire county		-
Total Education	785,784	785,784		\$ 0.32			-
Recreation and Cultural Services							
Recreational Facilities	3,092,567	0	2,491,037	-	per capita, entire county		-
Total Recreation and Cultural Services	3,092,567	0		\$ -			-
Debt Service							
Int. Payments of Long-Term Debt	16,687,137	0	2,491,037	-	not used	-	-
Total Int. Payments of Long-Term Debt	16,687,137	0		\$ -			-
Total Financing Requirements	\$ 5,240,984,224	\$ 352,870,202		\$ 199.18			\$ 7,834

Source: County of Riverside, Fiscal Year 2023-24 Adopted Budget Volume 2.

Table 10
Fiscal Impact to Transportation Fund
Woodcrest Retail Center

Fiscal Impact to Transportation Fund							Net Amount	Marginal Increase	Project Impact
Financing Sources									
Measure A Sales Tax ¹									
Taxable Sales (Table 4)							\$2,856,600		
Half Cent Transportation Sales Tax							0.500%		
Total Measure A Sales Tax							\$14,283	0%	\$0
	Budget Page Ref.	Budget Amount	Marginal Increase	Net Amount	County Equivalent Units	Factor	Measure	Project Equivalent Units	Project Impact
Taxes									
Local Transportation Act ²	78	432,000	0%	\$ -	-	\$ -	not used	-	\$ -
Licenses & Permits									
Permit-Road Privileges	78	116,300	0%	-	-	-	not used	-	-
Revenue from the Use of Money & Property									
Interest-Invested Funds	78	3,722,768	0%	-	-	-	not used	-	-
Intergovernmental									
CA-Hwy-Users/Gas Tax Sec. 2104A ³	78	35,200,500	100%	35,200,500	2,491,037	14.13	per capita, entire county	33	466
CA-Hwy-Users/Gas Tax Sec. 2103 ¹	78	16,351,744	100%	16,351,744	2,491,037	6.56	per capita, entire county	33	217
CA-Hwy-Users/Gas SB 1 Sec. 2103 ³	79	47,126,163	100%	47,126,163	2,491,037	18.92	per capita, entire county	33	624
CA-Misc State Reimbursements	79	17,799,000	0%	-	-	-	not used	-	-
CA-Other Operating Grants	79	1,267,000	0%	-	-	-	not used	-	-
Fed-Aid For Disaster	79	4,500,000	0%	-	-	-	not used	-	-
Fed-Forest Reserve	79	213,800	0%	-	-	-	not used	-	-
Fed-Misc Reimbursement	79	41,212,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Sale of Plans-Specifications	79	100	0%	-	-	-	not used	-	-
Deposit Based Fee Draws	79	9,324,671	0%	-	-	-	not used	-	-
Subdivision Inspection Fees	79	17,700	0%	-	-	-	not used	-	-
Encroachment Permit Fees	79	1,514,800	0%	-	-	-	not used	-	-
Road Const Expense Reimb	79	25,525,857	0%	-	-	-	not used	-	-
Road Maint Expense Reimb	79	110,500	100%	110,500	2,909,122	0.04	per service population, entire county	33	1
Road Signal Maint Exp Reimb	79	1,389,306	100%	1,389,306	2,909,122	0.48	per service population, entire county	33	16
Disposal Fees	79	24,100	0%	-	-	-	not used	-	-
Fuel Sales	79	138,049	0%	-	-	-	not used	-	-
Development Fees	79	250	0%	-	-	-	not used	-	-
Fleet Daily Rentals	80	0	0%	-	-	-	not used	-	-
Maintenance	80	13,530	0%	-	-	-	not used	-	-
Reimbursement for Services	80	2,913,400	0%	-	-	-	not used	-	-
Turn Revenue-Developer Fees	80	9,745,757	0%	-	-	-	not used	-	-
Subpoena Fees	80	15	0%	-	-	-	not used	-	-
Interfnd-CDBG	80	0	0%	-	-	-	not used	-	-
Interfnd-CSA Intra-county	80	445,400	0%	-	-	-	not used	-	-
Interfnd- Maintenance	80	10,721	0%	-	-	-	not used	-	-
Interfnd- Reimb for Service	80	3,922,600	0%	-	-	-	not used	-	-
Interfnd- Salary Reimburmt	80	754,100	0%	-	-	-	not used	-	-
Interfnd- Equipment Usage	80	39,002	0%	-	-	-	not used	-	-
Interfnd- Project Costs	80	35,637,383	0%	-	-	-	not used	-	-
Interfnd- Fuel Sales	80	313,827	0%	-	-	-	not used	-	-
Other In-Lieu and Other Governmental Revenue									
CVAG	80	32,107,000	0%	-	-	-	not used	-	-
Other Revenue									
Sale of Surplus Property	80	9,809	0%	-	-	-	not used	-	-
Rebates & Refunds	80	41,452	0%	-	-	-	not used	-	-
Contributions & Donations	80	2,341,000	0%	-	-	-	not used	-	-
Insurance Claims	80	855	0%	-	-	-	not used	-	-
Other Mis Revenue	81	48,220	0%	-	-	-	not used	-	-
Witness Jury Fees-Employees	81	275	0%	-	-	-	not used	-	-
Program Revenue	81	(5,800)	0%	-	-	-	not used	-	-
Special District Income	81	1,344,000	0%	-	-	-	not used	-	-
Sale of Automotive Equipment	81	123,000	0%	-	-	-	not used	-	-
Operating Transfer-In	81	75,000	0%	-	-	-	not used	-	-
Contrib Fr Other County Funds	81	2,689,560	0%	-	-	-	not used	-	-
Total Financing Sources									\$1,324
Financing Requirements									
Transportation	374	67,284,837	75%	50,463,628	2,909,122	17.35	per service, population entire county	33	572
Transportation-Const Projects	375	230,717,966	0%	-	-	-	not used	-	-
Transportation-Equipment	376	2,626,358	0%	-	-	-	not used	-	-
Total Financing Requirements									\$572
Net Annual Surplus / (Deficit)									\$752
Per Development Unit									#DIV/0!

Source: County of Riverside, Fiscal Year 2022-23 Adopted Budget Volume 2; Skyline Heights Fiscal Impact Analysis, April 24, 2014 (LAFCO example)

Notes: 1. Measure A Sales Tax is assumed to earmarked for non-recurring capital projects.
2. Local Transportation Act revenue is used solely for capital projects.
3. All Gas Tax is earmarked for recurring street maintenance costs.

Table 11
Fiscal Impact to County Fire Fund
Woodcrest Retail Center

Fiscal Impact to Fire Fund							Project Impact	Marginal Increase	Project Impact
Financing Sources									
Ad Valorem Tax									
Basic Property Tax Paid (Table 6)							\$331,015		
Structural Fire Fund Post-ERAF Share of Basic Tax (Table 18)							5.891%		
Total Structural Fire Tax							\$19,502	100%	\$19,502
	Budget Page Ref.	Budget Amount	Marginal Increase	Net Amount	County Equivalent Units	Factor	Measure	Project Equivalent Units	Project Impact
CA-Homeowners Tax Relief	88	441,918	0%	\$0	--	-- not used		--	--
Contractual Revenue	88	15,756,360	0%	\$0	--	-- not used		--	--
Total Financing Sources									\$19,502
Financing Requirements									
Fire Protection Costs	387	97,777,738	100%	\$97,777,738	451,950	216.35	per service population, unincorp. county	33	\$7,139
Total Financing Requirements									\$7,139
Net Annual Surplus / (Deficit)									\$12,362
Per Development Unit									N/A

Source: County of Riverside, Fiscal Year 2024-25 Adopted Budget Volume 2

Exhibit A - Riverside County Fiscal Impact Analysis

Table 12
Post-ERAF Share of Basic 1.0% Property Tax Calculation
Woodcrest Retail Center

District	District Name	Tax Rate Area (TRA)
		088-007
01-1001	GENERAL FUND	0.141231
01-1121	COUNTY FREE LIBRARY	0.014412
01-1123	COUNTY STRUCTURE FIRE PROTECTION	0.058915
03-5801	RIVERSIDE UNIFIED SCHOOL	0.419364
03-9101	RIVERSIDE CITY COMMUNITY COLLEGE	0.051143
03-9896	RIV. CO. OFFICE OF EDUCATION	0.028868
04-1110	RIV CO REGIONAL PARK & OPEN SP	0.003486
04-1351	FLOOD CONTROL ADMIN	0.002358
04-1362	FLOOD CONTROL ZN 2	0.041716
04-4571	N.W. MOSQUITO & VECTOR CONT DIST	0.005501
04-5701	WESTERN MUNICIPAL WATER	0.013633
04-5751	WMWD IMP DIST 1	0.051668
28-4736	RIV CORONA RESOURCE CONSERVATION	0.002299
88-7109	ERAF Fund	0.165406
Total		1.000000

Source: Riverside County Auditor-Controller's Office

Exhibit A - Riverside County Fiscal Impact Analysis

Table 13
Summary of Service Area Population-Related Assumptions
Woodcrest Retail Center

Variable	
<u><i>Population</i></u> ¹	
Total County Resident Population	2,491,037
Total County - Average HH Size	3.09
Unincorporated County Resident Population	411,597
Unincorporated County - Average HH Size	3.14
Sheriff Service Area Population ³	1,362,062
<u><i>Employment</i></u> ²	
Total County Employment	836,171
Unincorporated County Employment	80,707
Sheriff Service Area Employment ³	421,176
Employee Weighting Factor	0.50
Effective Employee Population-Total County	418,085
Effective Employee Population-Unincorporated County	40,353
Effective Employee Population-Sheriff Service Area	210,588
<u><i>Total Service Population</i></u>	
Total County Service Population	2,909,122
Total Unincorporated County Service Population	451,950
Total Sheriff Service Area Population	1,572,650

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2021-2023, Sacramento, California, May 2023; Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages (QCEW), All Employees in Total Covered Total, 2022. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed at <https://onthemap.ces.census.gov>.

Notes: 1. As of January 1, 2024
 2. Annual Average, 2024
 3. See Table 20

Exhibit A - Riverside County Fiscal Impact Analysis

Table 14
Sheriff Service Population Estimate - Resident Population and Employees
Woodcrest Retail Center

Sheriff Service Area ¹	Cities	Population	Employees
	Banning	32,068	5,788
	Beaumont	58,665	9,351
	Blythe	17,447	5,493
X	Calimesa	11,082	2,374
X	Canyon Lake	11,086	1,531
	Cathedral City	51,995	11,184
X	Coachella	44,050	8,574
	Corona	159,667	82,838
	Desert Hot Springs	33,255	4,743
X	Eastvale	70,274	23,444
	Hemet	91,751	21,695
X	Indian Wells	4,859	3,554
	Indio	92,693	22,360
X	Jurupa Valley	106,888	38,218
X	Lake Elsinore	73,079	17,500
X	La Quinta	39,148	13,125
	Menifee	113,837	17,701
X	Moreno Valley	211,389	65,309
	Murrieta	111,299	34,126
X	Norco	25,581	16,450
X	Palm Desert	51,961	30,902
	Palm Springs	44,760	29,974
X	Perris	80,947	30,412
X	Rancho Mirage	17,227	15,465
	Riverside	321,538	169,742
X	San Jacinto	54,936	8,682
X	Temecula	110,898	58,576
X	Wildomar	37,060	6,354
X	Unincorporated	411,597	80,707
	County Total	2,491,037	836,171
	Sherrif Total	1,362,062	421,176

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1,2021-2025, Sacramento, California, May 2025; Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages (QCEW), All Employees in Total Covered Total, 2022. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed at <https://onthemap.ces.census.gov>.

Notes: 1. X = indicates Sheriff contract city.

Exhibit A - Riverside County Fiscal Impact Analysis

Table 15
Calculation of Use Tax Factor
Woodcrest Retail Center

Unincorp. Riverside County	Amount
<u>Use Tax</u>	
County Pool	1,067,108
State Pool	3,140
Total Use Tax	1,070,248
<i>divided by</i>	
<u>Point-of-Sale</u>	7,306,210
<i>equals</i>	
Use Tax Rate	14.6%

Source: The HdL Companies, Sales Tax Allocation Totals, 2Q Comparison, 2019

Exhibit A - Riverside County Fiscal Impact Analysis

Table 16
90-day Treasury Bill Rate - 10-Year Annual Average
Woodcrest Retail Center

Year	Annual Interest Rate
2014	0.03
2015	0.05
2016	0.32
2017	0.93
2018	1.94
2019	2.06
2020	0.35
2021	0.05
2022	2.02
2023	5.07
2022	4.97
10-yr Avg	1.62

Source: Board of Governors of the Federal Reserve System (US), 3-Month Treasury Bill Secondary Market Rate.Discount Basis [DTB3], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/DTB3>, May 22, 2025.

APPENDIX B:
DETAILED FISCAL IMPACT CALCULATIONS
(PARCEL 1 ALTERNATIVE SCENARIO)

Table 1
County of Riverside Fiscal Impact Analysis Summary
Woodcrest Retail Center

County Fund	Table Ref.	Buildout	Percent of Total
<u>General Fund Financing Sources</u>			
Property Tax	6	\$ 47,103	11.8%
Property Transfer Tax	6	1,834	0.5%
Property Tax In-Lieu of VLF	7	32,251	8.1%
Sales and Use Tax	5	310,458	77.9%
Interest Earnings	10	5,812	1.5%
Franchises	8	626	0.2%
Fines and Penalties	8	190	0.0%
Misc. Federal & State	8	53	0.0%
Misc. Revenue	8	7	0.0%
Total Financing Sources		\$ 398,335	100.0%
<u>General Fund Financing Requirements</u>			
General Government	13	\$ 1,166	12.9%
Public Protection			
Judicial	13	0	0.0%
Police Protection	13	5,569	61.7%
Detention and Correction	13	1,587	17.6%
Fire Protection ¹	13	0	0.0%
Other	13	640	7.1%
Public Ways and Facilities	13	58	0.6%
Health and Sanitation	13	0	0.0%
Public Assistance	13	0	0.0%
Education	13	0	0.0%
Recreation and Cultural Services	13	0	0.0%
Debt Service	13	0	0.0%
Total Financing Requirements		\$ 9,021	100.0%
Net Annual Surplus / (Deficit)		\$ 389,314	
Revenue/Cost Ratio		44.16	
<u>Fiscal Impacts to Fire Fund¹</u>			
Financing Sources	17	\$ 19,649	
Financing Requirements	17	8,221	
Net Annual Surplus / (Deficit)		\$ 11,428	
Revenue/Cost Ratio		2.39	
<u>Fiscal Impacts to Library Fund²</u>			
Financing Sources		N/A	
Financing Requirements		N/A	
Net Annual Surplus / (Deficit)		N/A	
Revenue/Cost Ratio		N/A	
<u>Fiscal Impacts to Transportation Fund</u>			
Financing Sources	15	\$ 1,525	
Financing Requirements	15	659	
Net Annual Surplus / (Deficit)		\$ 866	
Revenue/Cost Ratio		2.31	
<u>Net Fiscal Impact of Project</u>			
Financing Sources		\$ 419,509	
Financing Requirements		17,901	
Net Annual Surplus / (Deficit)		\$ 401,608	
Revenue/Cost Ratio		23.43	

Notes: 1. See projected fiscal impacts to Fire Fund in Table 17.

2. No fiscal impacts are projected to the County Library Fund given that the proposed project only includes commercial (non-residential) land uses.

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 2
Project Land Use Assumptions
Woodcrest Retail Center

Land Use	Building Sq. Ft.	Employees/ 1,000 Sq. Ft.	Total Employees	Assessed Value	Assessed Value (\$000s)
Parcel 1 Drive-Through Restaurant (Pad E)	2,500	2.0	5	\$500 /SF	\$1,250
Parcel 1 Retail/Sit-Down Restaurant (Pad F)	5,400	2.0	11	500 /SF	2,700
Parcel 2 Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 3 Drive-Through Restaurant (Farmer Boys)	5,400	2.0	11	500 /SF	2,700
Parcel 4 Retail	5,000	2.0	10	500 /SF	2,500
Parcel 5 Drive-Through Restaurant	2,500	2.0	5	500 /SF	1,250
Parcel 6 Grocery Store (Stater Bros) ¹	14,283	2.0	29	500 /SF	7,142
Parcel 6 Grocery Store (Stater Bros) replacement space	29,120	N/A	N/A	500 /SF	14,560
Project Total	66,703		76		\$33,352
Stater Bros. Reuse	29,120	2.0	N/A	500 /SF	N/A
Grand Total	95,823		76		\$33,352
Total Population Equivalent (0.5 jobs equivalent to 1 resident)			38		

Source: Applied Planning, Woodcrest Retail Center Site Plan Concept, February 2025.

Notes: 1. The existing Stater Bros. store is located across the street from the Project. The new Stater Bros. store would add net increase of about 14,283 square feet of supermarket space, as the new store will be about 43,403 square feet and will replace the existing store (29,120 square feet).

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 3
Sales and Use Tax Projections
Woodcrest Retail Center

Land Use	Building Sq. Ft.	Taxable Sales / Sq. Ft.	Total Sales (\$000s)
Parcel 1 Drive-Through Restaurant (Pad E)	2,500	\$500	\$1,250
Parcel 1 Retail/Sit-Down Restaurant (Pad F)	5,400	450	2,430
Parcel 2 Drive-Through Restaurant	2,500	500	1,250
Parcel 3 Drive-Through Restaurant (Farmer Boys)	5,400	500	2,700
Parcel 4 Retail	5,000	450	2,250
Parcel 5 Drive-Through Restaurant	2,500	500	1,250
Parcel 6 Grocery Store (Stater Bros) ¹	14,283	200	2,857
<i>Project Total</i>	<i>37,583</i>	<i>\$372</i>	<i>\$13,987</i>
Stater Bros. Reuse	29,120	450	\$13,104
Grand Total	66,703		\$27,091
Sales Tax @ 1.0% of taxable sales	1.0%		\$270,906
Use Tax @ 14.6% of taxable sales ²	14.6%		39,552
<i>Total Sales + Use Tax</i>			<i>\$310,458</i>

Source: TNDG, BizMiner

Notes: 1. Assumes store generates gross sales of \$700 per square foot with taxables sales accounting for about 28.6% of total.
2. See Table 21 for derivation of Use Tax Factor

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 4
Estimated Property Tax and Property Transfer Tax Calculations
Woodcrest Retail Center

<u>I. Property Tax</u>		
Estimated Property Value (\$000s)	<i>A</i>	\$33,352
Base Property Tax Rate	<i>B</i>	1.0%
Total Property Tax Revenue	$C = A \times B$	\$333,515
General Fund Share		
County General Fund Post ERAF Share of Basic Tax (Table 18)	<i>D</i>	14.1%
Total County Gen. Fund Tax Share	$E = C \times D$	\$47,103
<u>II. Property Transfer Tax</u>		
Property Turnover Rate ¹	<i>H</i>	5%
Value of Annual Turnover (\$000s)	$I = H \times A$	\$1,668
Property Transfer Tax Rate ²	<i>J</i>	0.1100%
Total Property Transfer Tax	$K = J \times I$	\$1,834

Source: TNDG, Table 3

Notes: 1. Assumes average holding period of 20 years for commercial properties
2. The County transfer tax rate is \$0.55 per \$500 is assessed value.

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 5
Estimated Vehicle License Fee (VLF) / Property Tax Swap
Woodcrest Retail Center

		Total Amount
<u>Riverside County</u>		
VLF/Property Tax Swap	<i>A</i>	\$388,000,000
County Assessed Valuation (AV), FY 2023-24 (\$000s)	<i>B</i>	\$401,235,316
Net Incremental Assessed Value from Project (\$000s)	<i>C</i>	\$33,352
Percentage Increase over FY 2023-24 Base Assessed Value	$D = C / B$	0.01%
New VLF/Property Tax Swap	$E = D \times A$	\$32,251

Source: County of Riverside, Fiscal Year 2023/24 Adopted Budget Volume 2; Annual Comprehensive Financial Report (ACFR), 2024.

Table 6
General Fund Discretionary Revenue Calculations
Woodcrest Retail Center

Description	Page Ref.	Budget FY 23/24	County Equivalent Units	Factor	Measurement	Project Equivalent Units	Financing Requirements
	[1]		[2]	[1]/[2] = [3]		[4]	[3]x[4]
General Fund Discretionary Revenue							
Property Tax							
Prop Tax Current Secured	59	346,500,000	-----	See Table 6	-----		
Prop Tax Current Unsecured	59	16,000,000	-----	See Table 6	-----		
Prop Tax Prior Unsecured	59	500,000	-----	See Table 6	-----		
Prop Tax Current Supplemental	59	3,000,000	-	- not used		-	-
Prop Tax Prior Supplemental	59	2,000,000	-	- not used		-	-
Total Property Tax		\$ 368,000,000		\$ -			-
Sales & Use Taxes	59	\$ 48,627,559	-----	See Table 5	-----		
Documentary Transfer Tax	59	16,575,913	-----	See Table 6	-----		
Franchises	60	\$ 7,443,279	451,950	\$ 16.47	per service population, unincorp only	38	\$ 626
Fines and Penalties							
Fine-POC Transaction	60	87,189	2,909,122	0.03	per service population, entire county	38	1
Fine-Traffic Motor Vehicle MC	60	745,064	451,950	1.65	per service population, unincorp only	38	63
Health Safety Fees	60	1,000	-	-	not used	-	-
Fine-Traffic School	61	954,338	451,950	2.11	per service population, unincorp only	38	80
AB233 Realignment	61	8,747,308	-	-	not used	-	-
Criminal-Co 25%	61	120,356	2,909,122	0.04	per service population, entire county	38	2
Penalties & Int On Del Taxes	62	3,371,103	2,909,122	1.16	per service population, entire county	38	44
Total Fines and Penalties		\$ 14,026,358		\$ 4.99			\$ 190
Teeter Overflow	62	\$ 27,500,000	-	-	not used	-	-
Interest							
Interest-Invested Funds	62	41,710,154	-----	See Table 10	-----		
Interest-Other	62	0	-----	See Table 10	-----		
Total Interest		\$ 41,710,154					
CA-Motor Vehicle In-Lieu Tax	63	\$ 388,000,000	-----	See Table 7	-----		
Misc Federal & State							
CA-Homeowners Tax Relief	64	2,325,000	-	-	not used	-	-
CA-Suppl Homeowners Tax Relief	64	23,000	-	-	not used	-	-
CA-Mandate Reimbrsmnt	64	2,500,000	-	-	not used	-	-
Federal In Lieu Taxes	67	3,500,000	2,491,037	1.41	per capita, entire county	38	53
In Lieu-Tax from So Cal Fair	76	35,000	-	-	not used	-	-
Total Federal and State		\$ 8,383,000		\$ 1.41			\$ 53
Tobacco Tax Settlement	77	\$ 11,537,208	-	-	not used	-	-
Miscellaneous Revenue							
Transient Occupancy	59	13,621,798	-	-	not used	-	-
Non Comm Aircraft	59	316,200	-	-	not used	-	-
Racehorse Tax	59	6,000	-	-	not used	-	-
Court Fees & Costs	70	431,500	2,909,122	0.15	per service population, entire county	38	6
Superior Court Fees	70	42,000	2,909,122	0.01	per service population, entire county	38	1
Unclaimed Money	76	418,214	-	-	not used	-	-
Cash Over-Short	76	33,295	-	-	not used	-	-
El Sobrante Land Fill	76	3,500,000	-	-	not used	-	-
Sale of Surplus Property	76	0	-	-	not used	-	-
Rebates & Refunds	76	84,180	2,909,122	0.03	per service population, entire county	38	1
Total Miscallenous Revenue		\$ 18,453,187		\$ 0.19			\$ 7
Total General Fund Discretionary Revenue		\$ 950,256,658		\$ 23.06			\$ 876

Source: County of Riverside, Fiscal Year 2023-24 Adopted Budget Volume 2

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 7

Estimated Interest Earnings

Woodcrest Retail Center

	Total Amount
<u>Riverside County</u>	
County Share of Property Tax	\$47,103
Transfer Tax	1,834
Sales & Use Tax	310,458
Total Revenue Generating Interest Earnings	\$359,395
Interest Earnings @ 1.62%	\$5,812

Source: County of Riverside, Fiscal Year 2023/24 Adopted Budget Volume 2; Annual Comprehensive Financial Report (ACFR), 2023.

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
General Government																
Legislative and Administrative																
Board of Supervisors	163	10000	15,587,227		7,443,279						866,170		218,370	7,059,408	50%	3,529,704
Assessment Appeals Board	164	10000	905,796								400,000			505,796	50%	252,898
Executive Office	165	10000	15,391,044				644,944				1,626,317	393,493	3,536,382	9,189,908	50%	4,594,954
EO-Non-EO Operations	170	10000	17,288,457				3,950,892	4,550,000		8,216,966		418,214	12,975,675	(12,823,290)	N/A	-
EO-Approp for Contingency-General	178	10000	5,000,000											5,000,000	N/A	-
Augmentation	171	10000	35,790											35,790	N/A	-
Riv County Exec Office	180	10000	7,734,940				7,734,940							0	N/A	-
Total Legislative and Administrative			\$ 61,943,254	\$ -	\$ 7,443,279	\$ -	\$ 12,330,776	\$ 4,550,000	\$ -	\$ 8,216,966	\$ 2,892,487	\$ 811,707	\$ 16,730,427	\$ 8,967,612		\$ 8,377,556
Finance																
Assessor	183	10000	34,018,402			1					20,947,016	145,937		12,925,448	50%	6,462,724
Auditor-Controller	183	10000	10,483,286	483,543,759			2,100,000	392,848,000	3,500,000		6,257,000	178,100,600		(572,322,314)	50%	(286,161,157)
ACO-Internal Audits	187	10000	3,219,413								17,280			3,202,133	50%	1,601,067
ACO-County Payroll	188	10000	1,556,117								1,389,097	167,020		0	50%	-
ACO-COWCAP Reimb	189	10000	(30,546,893)								11,017,459			(41,564,352)	N/A	-
Treasurer-Tax Collector	190	10000	19,891,151	14,127,798		7,759,149	40,000,000				14,452,844	768,959		(43,089,801)	50%	(21,544,901)
Purchasing	273	10000	5,375,166								3,151,596	3,500		2,220,070	50%	1,110,035
Total Finance			\$ 43,996,642	\$ 497,671,557	\$ -	\$ 7,759,150	\$ 42,100,000	\$ 392,848,000	\$ 3,500,000	\$ -	\$ 57,232,292	\$ 179,186,016	\$ -	\$ (638,628,816)		\$ (298,532,232)
Counsel																
County Counsel	191	10000	6,866,246					8,000			4,604,467	75,000		2,178,779	50%	1,089,390
Total Counsel			\$ 6,866,246	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ 4,604,467	\$ 75,000	\$ -	\$ 2,178,779		\$ 1,089,390
Personnel																
Human Resources	181	10000	28,517,036								28,377,036	140,000		0	50%	-
Total Personnel			\$ 28,517,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,377,036	\$ 140,000	\$ -	\$ -		\$ -
Elections																
Registrar of Voters	192	10000	26,451,429					60,000			11,202,150	20,000		15,169,279	50%	7,584,640
Total Elections			\$ 26,451,429	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 11,202,150	\$ 20,000	\$ -	\$ 15,169,279		\$ 7,584,640
Other General																
EO-Contrib to Other Funds	167	10000	75,067,478									11,537,208		63,530,270	100%	63,530,270
EO Subfund Operations	173	10000				27,500,000								(27,500,000)	N/A	-
Total Other General			\$ 75,067,478	\$ -	\$ -	\$ 27,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,537,208	\$ -	\$ 36,030,270		\$ 63,530,270
Property Management																
EO-Court Facilities	174	10000	8,891,360											8,891,360	50%	4,445,680
FM-Admin	268	10000	4,721,416								4,721,416			0	50%	-
FM-Project Mgmt Office	269	10000	4,854,200								4,849,976	4,224		0	50%	-
FM-Energy	270	10000	20,982,844								11,789,257	692,057		8,501,530	50%	4,250,765
Total Property Management			\$ 39,449,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,360,649	\$ 696,281	\$ -	\$ 17,392,890		\$ 8,696,445
Plant Acquisition																
EO-Court Reporting Transcripts	175	10000	1,333,368											1,333,368	N/A	-
Total Plant Acquisition			\$ 1,333,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333,368		\$ -
Public Protection																
Judicial																
EO-Contrib to Trial Court Funding	166	10000	26,495,758			10,655,255					42,000			15,798,503	25%	3,949,626
EO-Confidential Court Orders	172	10000	517,224											517,224	25%	129,306
EO-Grand Jury Admin	176	10000	580,708											580,708	25%	145,177
EO-Indigent Defense	179	10000	16,710,720					1,168,090			21,000			15,521,630	25%	3,880,408
County-Clerk-Recorder	184	10000	18,355,172	16,575,913			27,612				14,740,594	92,838		3,494,128	50%	1,747,064
District Attorney	195	10000	188,295,099			500		56,821,642	3,718,331		12,335,676	1,270,500		114,148,450	25%	28,537,113
District Attorney-Forensic	196	10000	300,000			300,000							5,250	(5,250)	25%	(1,313)
Dept of Child Support Services	197	10000	57,946,041				7,000	19,231,673	38,096,368			611,000		0	25%	-
Public Defender	198	10000	65,625,803					10,596,906			100,000		108,550	54,822,347	25%	13,705,587
Total Judicial			\$ 374,826,525	\$ 16,575,913	\$ -	\$ 10,955,755	\$ 34,612	\$ 87,818,311	\$ 41,814,699	\$ -	\$ 27,239,270	\$ 1,974,338	\$ 111,800	\$ 204,877,740		\$ 52,092,967
Police Protection																
Sheriff Admin	199	10000	28,065,029		1,600,000			1,291,788			2,327,046			22,846,195	50%	11,423,098
Sheriff Support	200	10000	62,566,286		3,123			22,554,892	74,080		21,582,703	61,000	700,000	17,590,488	100%	17,590,488

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
Sheriff Patrol	201	10000	538,884,575		27,954	11,360		97,936,372	5,478,536		278,290,923	1,769,303		155,370,127	100%	155,370,127
Sheriff Court Services	203	10000	43,345,017				5,837	21,795,066			4,489,871	32,037		17,022,206	100%	17,022,206
Sheriff-CAC Security	204	10000	1,267,800					94,494						1,173,306	100%	1,173,306
Sheriff-Ben Clark Training Center	205	10000	35,448,498				661,591	5,935,015			2,566,155	840,000		25,445,737	100%	25,445,737
Sheriff-Public Administrator	207	10000	3,196,435				6,252	93,260			637,301	10,980		2,448,642	100%	2,448,642
Sheriff Court Services (AB 709)	274	11008	991,394											991,394	N/A	-
Sheriff Patrol (Auto Theft Interdiction)	276	11013	2,120,105					2,120,105						0	N/A	-
Federal Equity Share	283	11026	3,000,000			3,000,000								0		
Asset Forfeiture-Adjudicated	291	11042	300,000			300,000								0		
EO-Parimutuel In-Lieu Tax	335	11131	35,000							35,000				0		
Total Police Protection			\$ 715,885,139	\$ -	\$ 1,631,077	\$ 11,360	\$ 673,680	\$ 151,820,992	\$ 5,552,616	\$ -	\$ 309,893,999	\$ 2,713,320	\$ 700,000	\$ 242,888,095		\$ 230,473,604
Detention and Correction																
Sheriff Correction	202	10000	325,708,996				353,496	125,730,046	1,013,504		3,610,591	1,800		194,999,559	50%	97,499,780
Probation-Juvenile Hall	208	10000	67,271,223					51,909,146	356,025					15,006,052	50%	7,503,026
Probation	209	10000	91,514,173					71,428,001	2,798,641		1,974,839			15,312,692	50%	7,656,346
Probation-Administration & Support	212	10000	24,499,191					11,840,610			910,939			11,747,642	50%	5,873,821
RUHS-MH-Public Guardian	248	10000	11,628,196					4,986,852	30,000		660,480			5,950,864	50%	2,975,432
Total Detention and Correction			\$ 520,621,779	\$ -	\$ -	\$ -	\$ 353,496	\$ 265,894,655	\$ 4,198,170	\$ -	\$ 7,156,849	\$ 1,800	\$ -	\$ 243,016,809		\$ 121,508,405
Fire Protection																
Fire Protection	213	10000	56,209,406				1,009,000	25,572,360	2,026,000		107,871,795	525,000	716,000	(81,510,749)	N/A	-
Fire Protection Inventory	214	10000	6,983,411											6,983,411	0%	-
Fire Protection-Battalion 01	215	10000	201,150											201,150	0%	-
Fire Protection-Battalion 02	216	10000	21,544											21,544	0%	-
Fire Protection-Battalion 03	217	10000	25,852											25,852	0%	-
Fire Protection-Battalion 04	218	10000	36,813											36,813	0%	-
Fire Protection-Battalion 05	219	10000	64,004											64,004	0%	-
Fire Protection-Battalion 06	220	10000	23,603											23,603	0%	-
Fire Protection-Battalion 07	221	10000	5,000											5,000	0%	-
Fire Protection-Battalion 08	222	10000	36,822											36,822	0%	-
Fire Protection-Battalion 09	223	10000	5,000											5,000	0%	-
Fire Protection-Battalion 10	224	10000	21,870											21,870	0%	-
Fire Protection-Battalion 11	225	10000	64,206											64,206	0%	-
Fire Protection-Battalion 12	226	10000	62,600											62,600	0%	-
Fire Protection-Battalion 13	227	10000	4,976											4,976	0%	-
Fire Protection-Battalion 14	228	10000	33,900											33,900	0%	-
Fire Protection-Battalion 15	229	10000	48,666											48,666	0%	-
Emergency Command Center	230	10000	1,564,967											1,564,967	0%	-
Office of the Fire Marshall	231	10000	1,852,869											1,852,869	0%	-
EMS Admin Bureau	232	10000	2,350,835											2,350,835	0%	-
Hazmat Bureau Services	233	10000	186,000											186,000	0%	-
Communications/IT Svcs	234	10000	7,667,061											7,667,061	0%	-
Health & Safety Bureau	235	10000	382,910											382,910	0%	-
Administration	236	10000	140,944,011											140,944,011	0%	-
Public Information Office	237	10000	187,265											187,265	0%	-
Facility Maintenance Bureau	238	10000	3,015,275											3,015,275	0%	-
Volunteer Admin Bureau	239	10000	150,295											150,295	0%	-
Fire Prevention Bureau	240	10000	237,264											237,264	0%	-
Fleet Admin	241	10000	9,973,955											9,973,955	0%	-
Training Bureau	242	10000	1,235,175											1,235,175	0%	-
Technical Rescue	243	10000	175,000											175,000	0%	-
Contract Svc	244	10000	181,466,211								181,466,211			0	100%	-
Total Fire Protection			\$ 415,237,916	\$ -	\$ -	\$ -	\$ 1,009,000	\$ 25,572,360	\$ 2,026,000	\$ -	\$ 289,338,006	\$ 525,000	\$ 716,000	\$ 96,051,550		\$ -
Protective Inspection																
Agricultural Commissioner	245	10000	9,246,247		34,000	40,000		4,800,763			3,123,794			1,247,690	0%	-
Total Protective Inspection			\$ 9,246,247	\$ -	\$ 34,000	\$ 40,000	\$ -	\$ 4,800,763	\$ -	\$ -	\$ 3,123,794	\$ -	\$ -	\$ 1,247,690		\$ -
Other																
EO-Natl Pollutant Dschrg Elim Sys	177	10000	531,135							18,800				512,335	100%	512,335
Emergency Mgmt Dept	194	10000	24,244,796					6,507,790	9,473,537		2,799,298	5,464,171		0	100%	-
Sheriff Coroner	206	10000	19,199,685											19,199,685	100%	19,199,685
Planning	246	10000	10,748,830		14,800						6,005,242	250,500	200,000	4,278,288	0%	-
Code Enforcement	247	10000	18,475,749		1,003,940	1,848,015		1,848,015			3,248,463	587,775	1,120,000	8,819,541	100%	8,819,541

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
Animal Control Services	258	10000	34,393,460		984,400						12,913,139	36,899		20,459,022	100%	20,459,022
Total Other			\$ 107,593,655	\$ -	\$ 2,003,140	\$ 1,848,015	\$ -	\$ 8,355,805	\$ 9,473,537	\$ 18,800	\$ 24,966,142	\$ 6,339,345	\$ 1,320,000	\$ 53,268,871		\$ 48,990,583
Public Ways and Facilities																
Parking Facilities																
FM-Parking	271	10000	2,238,839			88,784	1,322,349				114,930	17,485		695,291	100%	695,291
Total Parking Facilities			\$ 2,238,839	\$ -	\$ -	\$ 88,784	\$ 1,322,349	\$ -	\$ -	\$ -	\$ 114,930	\$ 17,485	\$ -	\$ 695,291		\$ 695,291
Health and Sanitation																
Public Health																
EO-County Contrib to Hlth and MH	168	10000	37,785,656					28,906,889						8,878,767	25%	2,219,692
Public Health	253	10000	121,797,587					32,486,063	73,099,863		3,922,850	3,321,142		8,967,669	100%	8,967,669
CA Childrens Svcs	254	10000	47,723,733					31,420,612				7,245,721		9,057,400	100%	9,057,400
Environmental Health	255	10000	8,661,926											8,661,926	100%	8,661,926
Environmental Resource Mgmt	256	10000	12,573,851		9,791,475						6,314,989	100		(3,532,713)	100%	(3,532,713)
District Environmental Svcs	257	10000	13,760,852		2,133,235			66,000			16,690,830			(5,129,213)	100%	(5,129,213)
RUHS-Med Indigent Svcs Program	261	10000	7,042,754					5,079,074			166,835			1,796,845	100%	1,796,845
RUHS-Correctional Health Systems	262	10000	64,403,079					10,424,221					3,307,910	50,670,948	100%	50,670,948
Public Health			\$ 313,749,438	\$ -	\$ 11,924,710	\$ -	\$ -	\$ 108,382,859	\$ 73,099,863	\$ -	\$ 27,095,504	\$ 10,566,963	\$ 3,307,910	\$ 79,371,629		\$ 72,712,554
Mental Health																
RUHS-Mental Health Treatment	249	10000	717,833,103	392,000			2,502,684	371,766,230	275,927,223		63,531,256	225,629	215	3,879,866	100%	3,879,866
RUHS-MH-Detention	250	10000	33,878,850					18,928,419	907,896		286,614		321,000	13,434,921	100%	13,434,921
RUHS-MH-Admin	251	10000	21,379,115				57,000	9,064,817	10,757,298		1,500,000			0	50%	-
Total Mental Health			\$ 773,091,068	\$ 392,000	\$ -	\$ -	\$ 2,559,684	\$ 399,759,466	\$ 287,592,417	\$ -	\$ 65,317,870	\$ 225,629	\$ 321,215	\$ 17,314,787		\$ 17,314,787
Drug and Alcohol Abuse Services																
RUHS-MH-Mental Health Substance Abuse	252	10000	138,431,685			1,850,000		38,281,570	93,197,168		5,102,947			0	100%	-
Total Drug and Alcohol Abuse Services			\$ 138,431,685	\$ -	\$ -	\$ 1,850,000	\$ -	\$ 38,281,570	\$ 93,197,168	\$ -	\$ 5,102,947	\$ -	\$ -	\$ -		\$ -
Public Assistance																
Care of Court Wards																
Probation-Court Placement Care	211	10000	1,420,000											1,420,000	100%	1,420,000
Total Care of Court Wards			\$ 1,420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,420,000		\$ 1,420,000
Welfare																
Administration DPSS	263	10000	838,351,588					361,248,212	411,379,983		470,485	3,124,761	3,000,000	59,128,147	10%	5,912,815
DPSS-Mandated Client Services	264	10000	179,703,584					98,614,962	38,444,203					42,644,419	10%	4,264,442
DPSS-Categorical Aid	265	10000	525,694,746					353,229,213	163,270,940			970,384		8,224,209	10%	822,421
DPSS-Other Aid	266	10000	26,269,401		313,532	386,468		1,031,974	295,340					24,242,087	10%	2,424,209
Total Welfare			\$ 1,570,019,319	\$ -	\$ 313,532	\$ 386,468	\$ -	\$ 814,124,361	\$ 613,390,466	\$ -	\$ 470,485	\$ 4,095,145	\$ 3,000,000	\$ 134,238,862		\$ 13,423,886
Veterans Services																
Veterans Services	267	10000	3,678,100					823,554			148,272			2,706,274	100%	2,706,274
Total Veterans Services			\$ 3,678,100	\$ -	\$ -	\$ -	\$ -	\$ 823,554	\$ -	\$ -	\$ 148,272	\$ -	\$ -	\$ 2,706,274		\$ 2,706,274
Education																
Agricultural Education																
Cooperative Extension	259	10000	785,784											785,784	100%	785,784
Total Agricultural Education			\$ 785,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785,784		\$ 785,784
Recreation and Cultural Services																
Recreational Facilities																
FM-Community & Rec. Centers	272	10000	3,092,567				1,144,700							1,947,867	N/A	-
Total Recreational Facilities			\$ 3,092,567	\$ -	\$ -	\$ -	\$ 1,144,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,947,867		\$ -

Table 8
General Fund Financing Requirements, Net of Revenue Sources
Woodcrest Retail Center

Description	Budget Page Ref.	Fund	Total	Taxes	Licenses, Permits & Franchises	Fines, Forfeitures & Penalties	Revenue from Use of Money & Property	Intergov- State	Intergov- Federal	Intergov- Other	Charges for Current Services	Misc. Revenue	Other Financing Sources	General Fund Contribution	Marginal Increase	Net General Fund Contribution ¹
Debt Service																
Int. Payments of Long-Term Debt			16,687,137									10,067,137	6,620,000	0		
EO - Interest on Trans & Teeter	169	10000														N/A
Total Int. Payments of Long-Term Debt			\$ 16,687,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,067,137	\$ 6,620,000	\$ -		\$ -
Total Financing Requirements			\$ 5,250,230,471	\$ 514,639,470	\$ 23,349,738	\$ 50,439,532	\$ 61,528,297	\$ 2,303,100,696	\$ 1,133,844,936	\$ 8,235,766	\$ 885,637,149	\$ 228,992,374	\$ 32,827,352	\$ 522,274,631		\$ 352,870,202

Source: County of Riverside, Fiscal Year 2024-25 Adopted Budget Volume 2.

Notes: 1. Net General Fund contribution does not include deduction of Taxes revenue source.

Table 9
General Fund Financing Requirements Calculations
Woodcrest Retail Center

Description	Budget FY 23/24	Net General Fund Amount	County Equivalent Units	Factor	Measurement	Project Equivalent Units	Financing Requirements
		[1]	[2]	[1]/[2] = [3]		[4]	[3]x[4]
General Government							
Legislative and Administrative	61,943,254	8,377,556	2,909,122	2.88	per service population, entire county	38	\$ 109
Finance	43,996,642	(298,532,232)	2,909,122	(102.62)	per service population, entire county	38	-
Counsel	6,866,246	1,089,390	2,909,122	0.37	per service population, entire county	38	14
Personnel	28,517,036	0	2,909,122	-	per service population, entire county	38	-
Elections	26,451,429	7,584,640	2,909,122	2.61	per service population, entire county	38	99
Other General	75,067,478	63,530,270	2,909,122	21.84	per service population, entire county	38	830
Property Management	39,449,820	8,696,445	2,909,122	2.99	per service population, entire county	38	114
Plant Acquisition	1,333,368	0	2,909,122	-	per service population, entire county	38	-
Total General Government	283,625,273	(209,253,932)		\$ (71.93)			1,166
Public Protection							
Judicial	374,826,525	52,092,967	2,491,037	20.91	per capita, entire county		-
Police Protection	715,885,139	230,473,604	1,572,650	146.55	per service population, entire county	38	5,569
Detention and Correction	520,621,779	121,508,405	2,909,122	41.77	per service population, entire county	38	1,587
Fire Protection	415,237,916	0	2,909,122	-	per service population, entire county	38	-
Other	107,593,655	48,990,583	2,909,122	16.84	per service population, entire county	38	640
Total Public Protection	2,134,165,014	453,065,558		\$ 226.07			7,796
Public Ways and Facilities							
Parking Facilities	2,238,839	695,291	451,950	1.54	per service population, unincorporated only	38	58
Total Public Ways and Facilities	2,238,839	695,291		\$ 1.54			58
Health and Sanitation							
Public Health	313,749,438	72,712,554	2,491,037	29.19	per capita, entire county		-
Mental Health	773,091,068	17,314,787	2,491,037	6.95	per capita, entire county		-
Drug and Alcohol Abuse Services	138,431,685	0	2,491,037	-	per capita, entire county		-
Total Health and Sanitation	1,225,272,191	90,027,341		\$ 36.14			-
Public Assistance							
Care of Court Wards	1,420,000	1,420,000	2,491,037	0.57	per capita, entire county		-
Welfare	1,570,019,319	13,423,886	2,491,037	5.39	per capita, entire county		-
Veterans Services	3,678,100	2,706,274	2,491,037	1.09	per capita, entire county		-
Total Public Assistance	1,575,117,419	17,550,160		\$ 7.05			-
Education							
Agricultural Education	785,784	785,784	2,491,037	0.32	per capita, entire county		-
Total Education	785,784	785,784		\$ 0.32			-
Recreation and Cultural Services							
Recreational Facilities	3,092,567	0	2,491,037	-	per capita, entire county		-
Total Recreation and Cultural Services	3,092,567	0		\$ -			-
Debt Service							
Int. Payments of Long-Term Debt	16,687,137	0	2,491,037	-	not used	-	-
Total Int. Payments of Long-Term Debt	16,687,137	0		\$ -			-
Total Financing Requirements	\$ 5,240,984,224	\$ 352,870,202		\$ 199.18			\$ 9,021

Source: County of Riverside, Fiscal Year 2023-24 Adopted Budget Volume 2.

Table 10
Fiscal Impact to Transportation Fund
Woodcrest Retail Center

Fiscal Impact to Transportation Fund							Net Amount	Marginal Increase	Project Impact
Financing Sources									
Measure A Sales Tax ¹									
Taxable Sales (Table 4)							\$2,856,600		
Half Cent Transportation Sales Tax							0.500%		
Total Measure A Sales Tax							\$14,283	0%	\$0
	Budget Page Ref.	Budget Amount	Marginal Increase	Net Amount	County Equivalent Units	Factor	Measure	Project Equivalent Units	Project Impact
Taxes									
Local Transportation Act ²	78	432,000	0%	\$ -	-	\$ -	not used	-	\$ -
Licenses & Permits									
Permit-Road Privileges	78	116,300	0%	-	-	-	not used	-	-
Revenue from the Use of Money & Property									
Interest-Invested Funds	78	3,722,768	0%	-	-	-	not used	-	-
Intergovernmental									
CA-Hwy-Users/Gas Tax Sec. 2104A ³	78	35,200,500	100%	35,200,500	2,491,037	14.13	per capita, entire county	38	537
CA-Hwy-Users/Gas Tax Sec. 2103 ¹	78	16,351,744	100%	16,351,744	2,491,037	6.56	per capita, entire county	38	249
CA-Hwy-Users/Gas SB 1 Sec. 2103 ³	79	47,126,163	100%	47,126,163	2,491,037	18.92	per capita, entire county	38	719
CA-Misc State Reimbursements	79	17,799,000	0%	-	-	-	not used	-	-
CA-Other Operating Grants	79	1,267,000	0%	-	-	-	not used	-	-
Fed-Aid For Disaster	79	4,500,000	0%	-	-	-	not used	-	-
Fed-Forest Reserve	79	213,800	0%	-	-	-	not used	-	-
Fed-Misc Reimbursement	79	41,212,000	0%	-	-	-	not used	-	-
Charges for Current Services									
Sale of Plans-Specifications	79	100	0%	-	-	-	not used	-	-
Deposit Based Fee Draws	79	9,324,671	0%	-	-	-	not used	-	-
Subdivision Inspection Fees	79	17,700	0%	-	-	-	not used	-	-
Encroachment Permit Fees	79	1,514,800	0%	-	-	-	not used	-	-
Road Const Expense Reimb	79	25,525,857	0%	-	-	-	not used	-	-
Road Maint Expense Reimb	79	110,500	100%	110,500	2,909,122	0.04	per service population, entire county	38	1
Road Signal Maint Exp Reimb	79	1,389,306	100%	1,389,306	2,909,122	0.48	per service population, entire county	38	18
Disposal Fees	79	24,100	0%	-	-	-	not used	-	-
Fuel Sales	79	138,049	0%	-	-	-	not used	-	-
Development Fees	79	250	0%	-	-	-	not used	-	-
Fleet Daily Rentals	80	0	0%	-	-	-	not used	-	-
Maintenance	80	13,530	0%	-	-	-	not used	-	-
Reimbursement for Services	80	2,913,400	0%	-	-	-	not used	-	-
Turnf Revenue-Developer Fees	80	9,745,757	0%	-	-	-	not used	-	-
Subpoena Fees	80	15	0%	-	-	-	not used	-	-
Interfnd-CDBG	80	0	0%	-	-	-	not used	-	-
Interfnd-CSA Intracounty	80	445,400	0%	-	-	-	not used	-	-
Interfnd- Maintenance	80	10,721	0%	-	-	-	not used	-	-
Interfnd- Reimb for Service	80	3,922,600	0%	-	-	-	not used	-	-
Interfnd- Salary Reimburt	80	754,100	0%	-	-	-	not used	-	-
Interfnd- Equipment Usage	80	39,002	0%	-	-	-	not used	-	-
Interfnd- Project Costs	80	35,637,383	0%	-	-	-	not used	-	-
Interfnd- Fuel Sales	80	313,827	0%	-	-	-	not used	-	-
Other In-Lieu and Other Governmental Revenue									
CVAG	80	32,107,000	0%	-	-	-	not used	-	-
Other Revenue									
Sale of Surplus Property	80	9,809	0%	-	-	-	not used	-	-
Rebates & Refunds	80	41,452	0%	-	-	-	not used	-	-
Contributions & Donations	80	2,341,000	0%	-	-	-	not used	-	-
Insurance Claims	80	855	0%	-	-	-	not used	-	-
Other Mis Revenue	81	48,220	0%	-	-	-	not used	-	-
Witness Jury Fees-Employees	81	275	0%	-	-	-	not used	-	-
Program Revenue	81	(5,800)	0%	-	-	-	not used	-	-
Special District Income	81	1,344,000	0%	-	-	-	not used	-	-
Sale of Automotive Equipment	81	123,000	0%	-	-	-	not used	-	-
Operating Transfer-In	81	75,000	0%	-	-	-	not used	-	-
Contrib Fr Other County Funds	81	2,689,560	0%	-	-	-	not used	-	-
Total Financing Sources									\$1,525
Financing Requirements									
Transportation	374	67,284,837	75%	50,463,628	2,909,122	17.35	per service, population entire county	38	659
Transportation-Const Projects	375	230,717,966	0%	-	-	-	not used	-	-
Transportation-Equipment	376	2,626,358	0%	-	-	-	not used	-	-
Total Financing Requirements									\$659
Net Annual Surplus / (Deficit)									\$866
Per Development Unit									#DIV/0!

Source: County of Riverside, Fiscal Year 2022-23 Adopted Budget Volume 2; Skyline Heights Fiscal Impact Analysis, April 24, 2014 (LAFCO example)

Notes: 1. Measure A Sales Tax is assumed to earmarked for non-recurring capital projects.
2. Local Transportation Act revenue is used solely for capital projects.
3. All Gas Tax is earmarked for recurring street maintenance costs.

Table 11
Fiscal Impact to County Fire Fund
Woodcrest Retail Center

Fiscal Impact to Fire Fund							Project Impact	Marginal Increase	Project Impact
Financing Sources									
Ad Valorem Tax									
Basic Property Tax Paid (Table 6)							\$333,515		
Structural Fire Fund Post-ERAF Share of Basic Tax (Table 18)							5.891%		
Total Structural Fire Tax							\$19,649	100%	\$19,649
	Budget Page Ref.	Budget Amount	Marginal Increase	Net Amount	County Equivalent Units	Factor	Measure	Project Equivalent Units	Project Impact
CA-Homeowners Tax Relief	88	441,918	0%	\$0	--	-- not used		--	--
Contractual Revenue	88	15,756,360	0%	\$0	--	-- not used		--	--
Total Financing Sources									\$19,649
Financing Requirements									
Fire Protection Costs	387	97,777,738	100%	\$97,777,738	451,950	216.35	per service population, unincorp. county	38	\$8,221
Total Financing Requirements									\$8,221
Net Annual Surplus / (Deficit)									\$11,428
Per Development Unit									N/A

Source: County of Riverside, Fiscal Year 2024-25 Adopted Budget Volume 2

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 12
Post-ERAF Share of Basic 1.0% Property Tax Calculation
Woodcrest Retail Center

District	District Name	Tax Rate Area (TRA)
		088-007
01-1001	GENERAL FUND	0.141231
01-1121	COUNTY FREE LIBRARY	0.014412
01-1123	COUNTY STRUCTURE FIRE PROTECTION	0.058915
03-5801	RIVERSIDE UNIFIED SCHOOL	0.419364
03-9101	RIVERSIDE CITY COMMUNITY COLLEGE	0.051143
03-9896	RIV. CO. OFFICE OF EDUCATION	0.028868
04-1110	RIV CO REGIONAL PARK & OPEN SP	0.003486
04-1351	FLOOD CONTROL ADMIN	0.002358
04-1362	FLOOD CONTROL ZN 2	0.041716
04-4571	N.W. MOSQUITO & VECTOR CONT DIST	0.005501
04-5701	WESTERN MUNICIPAL WATER	0.013633
04-5751	WMWD IMP DIST 1	0.051668
28-4736	RIV CORONA RESOURCE CONSERVATION	0.002299
88-7109	ERAF Fund	0.165406
Total		1.000000

Source: Riverside County Auditor-Controller's Office

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 13
Summary of Service Area Population-Related Assumptions
Woodcrest Retail Center

Variable	
<u>Population¹</u>	
Total County Resident Population	2,491,037
Total County - Average HH Size	3.09
Unincorporated County Resident Population	411,597
Unincorporated County - Average HH Size	3.14
Sheriff Service Area Population ³	1,362,062
<u>Employment²</u>	
Total County Employment	836,171
Unincorporated County Employment	80,707
Sheriff Service Area Employment ³	421,176
Employee Weighting Factor	0.50
Effective Employee Population-Total County	418,085
Effective Employee Population-Unincorporated County	40,353
Effective Employee Population-Sheriff Service Area	210,588
<u>Total Service Population</u>	
Total County Service Population	2,909,122
Total Unincorporated County Service Population	451,950
Total Sheriff Service Area Population	1,572,650

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2021-2023, Sacramento, California, May 2023; Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages (QCEW), All Employees in Total Covered Total, 2022. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed at <https://onthemap.ces.census.gov>.

Notes: 1. As of January 1, 2024
2. Annual Average, 2024
3. See Table 20

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 14
Sheriff Service Population Estimate - Resident Population and Employees
Woodcrest Retail Center

Sheriff Service Area¹	Cities	Population	Employees
	Banning	32,068	5,788
	Beaumont	58,665	9,351
	Blythe	17,447	5,493
X	Calimesa	11,082	2,374
X	Canyon Lake	11,086	1,531
	Cathedral City	51,995	11,184
X	Coachella	44,050	8,574
	Corona	159,667	82,838
	Desert Hot Springs	33,255	4,743
X	Eastvale	70,274	23,444
	Hemet	91,751	21,695
X	Indian Wells	4,859	3,554
	Indio	92,693	22,360
X	Jurupa Valley	106,888	38,218
X	Lake Elsinore	73,079	17,500
X	La Quinta	39,148	13,125
	Menifee	113,837	17,701
X	Moreno Valley	211,389	65,309
	Murrieta	111,299	34,126
X	Norco	25,581	16,450
X	Palm Desert	51,961	30,902
	Palm Springs	44,760	29,974
X	Perris	80,947	30,412
X	Rancho Mirage	17,227	15,465
	Riverside	321,538	169,742
X	San Jacinto	54,936	8,682
X	Temecula	110,898	58,576
X	Wildomar	37,060	6,354
X	Unincorporated	411,597	80,707
	County Total	2,491,037	836,171
	Sherrif Total	1,362,062	421,176

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1,2021-2025, Sacramento, California, May 2025; Bureau of Labor Statistics (BLS), Quarterly Census of Employment and Wages (QCEW), All Employees in Total Covered Total, 2022. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed at <https://onthemap.ces.census.gov>.

Notes: 1. X = indicates Sheriff contract city.

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 15
Calculation of Use Tax Factor
Woodcrest Retail Center

Unincorp. Riverside County		Amount
<u>Use Tax</u>		
County Pool		1,067,108
State Pool		3,140
Total Use Tax		1,070,248
		<i>divided by</i>
<u>Point-of-Sale</u>		7,306,210
		<i>equals</i>
Use Tax Rate		14.6%

Source: The HdL Companies, Sales Tax Allocation Totals, 2Q Comparison, 2019

Exhibit B - Woodcrest Retail Center Fiscal Impact Analysis (Parcel 1 Alternative Scenario)

Table 16
90-day Treasury Bill Rate - 10-Year Annual Average
Woodcrest Retail Center

Year	Annual Interest Rate
2014	0.03
2015	0.05
2016	0.32
2017	0.93
2018	1.94
2019	2.06
2020	0.35
2021	0.05
2022	2.02
2023	5.07
2022	4.97
10-yr Avg	1.62

Source: Board of Governors of the Federal Reserve System (US), 3-Month Treasury Bill Secondary Market Rate.Discount Basis [DTB3], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/DTB3>, May 22, 2025.