



RIVERWALK PUBLIC FINANCE AUTHORITY MEMBERS OF THE BOARD

BOARD OF SUPERVISORS
200 WEST 4TH STREET, MADERA, CA 93637
559-675-7700 / FAX (559) 673-3302
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Brett Frazier
David Rogers
Robert L. Poythress
Jim Taubert
Davindar Mahil

**ANY INDIVIDUAL WITH A DISABILITY MAY
REQUEST SPECIAL ASSISTANCE BY CONTACTING THE CHIEF CLERK TO THE
BOARD OF SUPERVISORS**

AGENDA

for Regular Meeting of the Madera County
Riverwalk Public Finance Authority
Tuesday, January 19, 2021
1:30 PM

**THE AUDIO AND VIDEO FOR THIS MEETING MAY BE RECORDED WITHIN
THE BOARD OF SUPERVISORS MEETING OF THE SAME DATE**

Meetings of the Riverwalk Public Finance Authority shall convene in the Board of Supervisors Chambers, Madera County Government Center, 200 West 4th Street, Madera, California.

Supporting documents relating to the items on this agenda that are not listed as ‘Closed Session’ are available through the County of Madera website at www.maderacounty.com. Please note that some documents relating to the items on this agenda may be submitted after the posting of the agenda and are available for review at the Office of the Clerk of the Board of Supervisors, 200 West 4th Street, 4th Floor, Madera, CA 93637. Check with the Clerk of the Board for updates to agenda items.

CALL TO ORDER

1. **ADDITIONS TO THE AGENDA:** Items identified after the preparation of the agenda for which there is a need to take immediate action. Two-thirds vote required for consideration. (**Government Code Section 54954.2(b)(2)**).
2. **PUBLIC COMMENT:** Time is set aside for members of the public to comment on any item within the jurisdiction of the Board, but not appearing on the agenda. Any person addressing the Board will be limited to 3 minutes. The Board cannot discuss or act upon anything presented at this time and any handouts must be submitted to the Chief Clerk for distribution to the Board. Persons addressing the Board are asked to clearly print their name on the “Speaker” sheet at the podium. Also, all persons addressing the Board may state their name and county of residence for the record.
3. **ACTION ITEMS:**
 - a. Consideration of approval of the Regular Meeting Minutes for December 15, 2020.



**3.b. 6913: COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT/PLANNING DIVISION**

Third Hearing to consider the proposed Infrastructure Financing Plan (IFP) as per Government Code Section 53398.66.

Discussion and consideration of the following if there is no public protest:

1. Approve Notice of Exemption in compliance with the California Environmental Quality Act.
2. Adopt Resolution of the Riverwalk Public Financing Authority forming an enhanced infrastructure financing district and approving infrastructure financing plan No. 2020-01.
3. Adopt Ordinance of the Riverwalk Public Financing Authority approving the infrastructure financing plan for Enhanced Infrastructure Financing District No. 2020-01 to finance the construction and/or acquisition of capital improvements.

4. ADJOURNMENT



RIVERWALK PUBLIC FINANCING AUTHORITY

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3.b

Members of the Board

AGENDA ITEM SUBMITTAL

January 19, 2021

Chairman David Rogers

DEPARTMENT	DEPARTMENT CONTACT	AGENDA ITEM	
Community & Economic Development/Planning Division	Michelle Treckeme	3.b RIVERWALK EFD	
SUBJECT:	REQUIRED VOTE:	DOC. ID NUMBER	DATE REC'D
<u>For Clerk of the Board's Office Use Only</u>			
Previous Relevant Board Actions: On September 9, 2020 a public meeting was held per Government Code 53398.65(3)(b). The first hearing took place on November 10, 2020 and the second hearing on December 15, 2020. Other Supporting Documents: Resolution, Other	DOCUMENT NO(S).		

RECOMMENDED ACTIONS:

Third Hearing to consider the proposed Infrastructure Financing Plan (IFP) as per Government Code Section 53398.66.

Discussion and consideration of the following if there is no public protest:

1. Approve Notice of Exemption in compliance with the California Environmental Quality Act.
2. Adopt Resolution of the Riverwalk Public Financing Authority forming an enhanced infrastructure financing district and approving infrastructure financing plan No. 2020-01.
3. Adopt Ordinance of the Riverwalk Public Financing Authority approving the infrastructure financing plan for Enhanced Infrastructure Financing District No. 2020-01 to finance the construction and/or acquisition of capital improvements.

DISCUSSION / BACKUP / FISCAL IMPACT:

DISCUSSION:

On December 15, 2020, the Riverwalk Public Financing Authority held its second hearing to consider written and oral comments and take action to modify or reject the enhanced infrastructure financing plan. This is the third of the three hearings required which is to consider whether the landowners and residents within the enhanced infrastructure financing plan area wish to present oral or written protests against the



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adoption of IFP.

Comments received from the Authority at the second hearing were to include a proposed monument welcome sign for the County of Madera. The IFP has been amended to incorporate \$250,000.00 for the monument sign.

On July 7, 2020, the Riverwalk Public Financing Authority gave Staff direction to prepare an Enhanced Infrastructure Financing Plan. Per the EIFD Code, a series of hearings must be held prior to adoption of the IFP as follows:

- The public financing authority shall consider adoption of the enhanced infrastructure financing plan at three public hearings that shall take place at least 30 days apart. In addition to the notice given to landowners and affected taxing entities pursuant to Sections 53398.60 and 53398.61, the public financing authority shall give notice of each public hearing in accordance with subdivision (i).
- At the first public hearing, the public financing authority shall hear all written and oral comments, but take no action.
- At the second public hearing, the public financing authority shall consider any additional written and oral comments and take action to modify or reject the enhanced infrastructure financing plan. If the enhanced infrastructure financing plan is not rejected at the second public hearing, then the public financing authority shall conduct a protest proceeding at the third public hearing to consider whether the landowners and residents within the enhanced infrastructure financing plan area wish to present oral or written protests against the adoption of the enhanced infrastructure financing plan.
- The draft-enhanced infrastructure financing plan shall be made available to the public and to each landowner within the area at a meeting held at least 30 days before the notice given for the first public hearing. The purposes of the meeting shall be to allow the staff of the public financing authority to present the draft-enhanced infrastructure financing plan, answer questions about the enhanced infrastructure financing plan, and consider comments about the enhanced infrastructure financing plan.

FISCAL IMPACT:

There is no impact to the General Fund.



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ATTACHMENTS

1. PFA Reso Forming EIFD and Approving IFP 2020-01 (00836124x7AD00)
2. Riverwalk PFA Ordinance Approving IFP for EIFD 2020-01 (00836123x7AD00)
3. Notice of Exemption

BEFORE
THE RIVERWALK PUBLIC FINANCING AUTHORITY
OF THE COUNTY OF MADERA
STATE OF CALIFORNIA

In the Matter of

RIVERWALK
PUBLIC FINANCING AUTHORITY

-) Resolution No.: 2021 -
 -)
 -) A RESOLUTION OF THE RIVERWALK
 -) PUBLIC FINANCING AUTHORITY
 -) FORMING AN ENHANCED
 -) INFRASTRUCTURE FINANCING
 -) DISTRICT AND APPROVING
 -) INFRASTRUCTURE FINANCING PLAN
 -) #2020-01
-

WHEREAS, the Riverwalk Public Financing Authority was formed on May 19, 2020; and

WHEREAS, the Resolution of Intention was mailed to all land owners within the proposed district and to all affected taxing entities; and

WHEREAS, the Infrastructure Financing Plan for EIFD #2020-01 attached hereto as Exhibit "A" was prepared by County Staff as directed in the Resolution of Intention and said financing plan was sent to the Board of Supervisors, Planning Commission and, and to all land owners in the proposed district and to the County of Madera as the only affected taxing entity; and

WHEREAS, the Board of Supervisors has enacted and filed with the Authority a copy of Resolution No. _____ by which the Board approved the proposed Infrastructure Financing Plan #2020-01 including the commitment of a share of County of Madera tax increment pursuant to Article 3 (commencing with Section 53398.75) of the EIFD Law; and

WHEREAS, the Riverwalk Public Financing Authority will consider establishing an Enhanced Infrastructure Financing District; and

WHEREAS, the Riverwalk Public Financing Authority has reviewed the proposed Infrastructure Financing Plan #2020-01 (which was revised following the hearing on December 15, 2020) and desires to adopt a resolution approving Infrastructure Financing Plan #2020-01, as revised; and

WHEREAS, public hearings were conducted on November 10, 2020, December 20, 2020, and January 19, 2021, and no protests or objections were received.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Riverwalk Public Financing Authority as follows:

1. The formation of Enhanced Infrastructure Financing District #2020-01 is hereby approved, the boundaries of which are legally described in Exhibit "B".
2. A division of taxes is also approved, with the 2020-2021, as revised, tax year as the base year, with respect to the County share of ad valorum taxes, all as set forth in the Infrastructure Finance Plan for EIFD #2020-01.
3. The Infrastructure Financing Plan for EIFD #2020-01 attached hereto as Exhibit "A" is hereby adopted.
4. The Infrastructure Financing Plan for EIFD #2020-01 is exempt from the California Environmental Quality Act (CEQA Guidelines, Section 15378(b)(4)) provided, however, no project or public infrastructure identified in the IFP shall be commenced or constructed unless and until full compliance with CEQA has been completed.
5. The Chief of Development Services is authorized to file a Notice of Exemption as provided by the CEQA Guidelines and to take such other actions as are necessary to implement the Infrastructure Financing Plan for EIFD #2020-01.
6. This Resolution shall take effect upon adoption.

* * * * *

The foregoing Resolution was adopted this _____ day of _____, 2021, by the following vote:

Authority Board Member Frazier voted: _____

Authority Board Member Rogers voted: _____

Authority Board Member Poythress voted: _____

Authority Board Member Taubert voted: _____

Authority Board Member Mahil voted: _____

Chairman

ATTEST:

Clerk, Board of Supervisors/
Authority Secretary

Approved as to Legal Form:

COUNTY COUNSEL

Dale E.
By Bacigalupi

Digitally signed by: Dale E. Bacigalupi
DN: CN = Dale E. Bacigalupi email =
dbacigalupi@lozanosmith.com C =
US
Date: 2020.12.29 16:39:46 -08'00'

EXHIBIT “A”



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INFRASTRUCTURE FINANCING PLAN

COUNTY OF MADERA

ENHANCED INFRASTRUCTURE FINANCING DISTRICT
NO. 2020-1

(RIVERWALK PROJECT)

December 29, 2020

Public Finance
Public-Private Partnerships
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Newport Beach, CA 92660

COUNTY OF MADERA



INFRASTRUCTURE FINANCING PLAN ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 2020-1 (RIVERWALK PROJECT)

Prepared for:

County of Madera

200 West 4th Street

Madera, CA 93637

Attention: Matthew Treber, Chief of Development Services

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APPENDICES

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APPENDIX B	TAX INCREMENT REVENUE PROJECTIONS AND BONDING CAPACITY ANALYSIS
APPENDIX C	COUNTY FISCAL IMPACT ANALYSIS



SECTION I INTRODUCTION

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This Infrastructure Financing Plan ("IFP," or the "Plan") has been prepared by DTA, formally known David Taussig and Associates, Inc. ("DTA"), to facilitate the formation of the County of Madera ("County") Enhanced Infrastructure Financing District No. 2020-1 ("EIFD" or the "District"). The concept of an EIFD within California was originally authorized by the State Legislature in Fiscal Year ("FY") 2013-14 through the adoption of Senate Bill 628, as a method of reviving the use of property tax increment to fund public improvements with a useful life of 15 years or more that are of regional significance, as well as certain types of privately owned development. An EIFD may fund these facilities and development with the property tax increment and in-lieu Vehicle License Fee ("VLF") revenues from those taxing agencies (cities, counties, and special districts, but not schools or community college districts) that consent to participating in this type of district. This EIFD is being established specifically to assist in the financing of regional roadway improvements, as well as the construction of the proposed Madera County Regional Sports Center Park. No privately owned development is being financed by this EIFD.

The County Board of Supervisors ("County Board") initiated the formation of the EIFD by adopting a Resolution of Intention ("ROI") at its May 19, 2020 meeting. Prior to the adoption of the ROI, the County Board established the Public Financing Authority ("PFA") for the EIFD and appointed three Board members and two public representatives to act as members of the PFA. The PFA, whose purpose it is to establish and implement the EIFD, subsequently designated its staff to undertake the preparation of the Plan, which is required under Section 53398.63 of the California Government Code as a precursor to the formation of an EIFD. The PFA staff then requested that DTA prepare a draft Plan on its behalf for approval by the PFA at a future public hearing. The Plan to be approved by the PFA immediately after the public hearing must be consistent with the County General Plan, and is required to incorporate a series of components, including the following:

- (a) a map and legal description of the proposed EIFD;
- (b) a description of the public facilities required for the property located in the EIFD;
- (c) a finding that the improvements to be funded are of communitywide significance and provide significant benefits to an area larger than the EIFD;
- (d) a financing section containing a series of elements, including projected EIFD tax revenues and construction revenues, a limit on revenues collected and the period of time the EIFD will be in existence (not to exceed 45 years after the approval of a bond measure by the EIFD's qualified electors), and an analysis of the fiscal impacts of the EIFD on the local public agencies participating in the EIFD;
- (e) a plan for financing costs incurred for properties within the EIFD that qualify for the State's Transit Priority Project Program; and
- (f) the EIFD's goals for each public improvement financed by the EIFD.

A public hearing has been scheduled by the PFA for November 10, 2020, which is sixty (60) days after the distribution date of the draft Plan to the County and all of the EIFD property owners. The following sections of the Plan comply with the statutory requirements of an Infrastructure Financing Plan, as outlined above and described in greater detail in **Sections II through V of this Plan, as well as Appendices A through D**.



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SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

The EIFD will cover a mixed-use development commonly known as Riverwalk (“Riverwalk”) that is part of the greater Riverstone Specific Plan Area (“SP Area”) in Madera County. As detailed below in **Table 1**, it is anticipated that the mixed-use Riverwalk development, will include a total of approximately 800,000 square feet of retail development, 500,000 square feet of office development, and a 75-room hotel.

Construction in the proposed EIFD began in 2019 and is scheduled to be completed by 2037. It is anticipated that there will be a one-year lag between the date that each development reaches full absorption and the date that the assessed value is reflected on the County's tax roll.

Table 1: Riverwalk EIFD Private Development Within Boundaries of EIFD

Non-Residential Product Type	Total Valuation (2020\$)	Sq. Ft./Rooms
Retail	\$200,000,000	800,000
Office	\$75,000,000	500,000
Hotel	\$11,250,000	75

The EIFD will be funded solely from the portions of property tax increment that are distributed to the County as a result of new development occurring in the EIFD after FY 2021-22. As authorized under Section 53398.75 of the California Government Code, any increase in County property tax revenues that results from an enhancement of the ad valorem valuations of property within the EIFD, including increases in VLF revenues generated from these rising valuations, may be utilized by the EIFD for financing purposes. All sections of this IFP, as included below, are mandated by Government Code Section 53398.63 et seq., and must be approved at a public hearing by the PFA, as specifically authorized under Government Code Section 53398.69. As this Plan calls for the eventual sale of bonds by the EIFD, the PFA must schedule an election by the qualified electors within the EIFD, with the approval of 55% of the qualified electors required before bonds can be sold.

Listed below is detailed information on each of the statutorily required components of the Plan necessary for the establishment of the EIFD.



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SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

A A MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT, WHICH MAY INCLUDE ALL OR A PORTION OF THE DISTRICT DESIGNATED BY THE LEGISLATIVE BODY IN ITS RESOLUTION OF INTENTION. [GOVERNMENT CODE SECTION 53398.63(A)]

The map and legal description of the District are included herein as **Appendix A**. After formation of the District, the boundaries of the EIFD cannot be modified without approval of the PFA and the qualified electors within the EIFD.

B A DESCRIPTION OF THE PUBLIC FACILITIES AND OTHER FORMS OF DEVELOPMENT OR FINANCIAL ASSISTANCE THAT IS PROPOSED IN THE AREA OF THE DISTRICT, INCLUDING THOSE TO BE PROVIDED BY THE PRIVATE SECTOR, THOSE TO BE PROVIDED BY GOVERNMENTAL ENTITIES WITHOUT ASSISTANCE UNDER THIS CHAPTER, THOSE PUBLIC IMPROVEMENTS AND FACILITIES TO BE FINANCED WITH ASSISTANCE FROM THE PROPOSED DISTRICT, AND THOSE TO BE PROVIDED JOINTLY. THE DESCRIPTION SHALL INCLUDE THE PROPOSED LOCATION, TIMING, AND COSTS OF THE DEVELOPMENT AND FINANCIAL ASSISTANCE. [GOVERNMENT CODE SECTION 53398.63(B)]

1. Development and Facilities Financed from Sources Other than the EIFD

The proponent for the Project (which is part of the greater Riverstone Specific Plan) is Riverstone Development, LLC ("R.D."). As noted in the introduction to this Plan, approximately 800,000 square feet of retail development, 500,000 square feet of office development, and a 75-room hotel are all expected to be built within the proposed EIFD, all of which will be privately financed. In addition, R.D. anticipates that approximately \$215 million in public facilities will be constructed within the area of the District, which includes those to be provided by the private sector and those to be provided by various governmental entities without assistance from the EIFD. A breakdown of these costs by type of facility is listed below in **Table 2**. The infrastructure improvement costs listed in this table reflect certain assumptions and projections and are based on 2020 dollars, and as such, are estimates that are likely to increase over time due to inflation.

Table 2: Non-EIFD Public Facilities Costs¹

Item	Infrastructure Type	Cost (2020\$)
1	Road Improvements	\$30,000,000
2	Facilities – Schools and Water-Related Infrastructure	\$185,000,000
Total Cost		\$215,000,000

¹Costs to be funded from private sources, Community Facilities District financing and State grants, but not the EIFD.

Additional funding through State and Federal grants may be pursued from time to time as funding for public infrastructure becomes available through State and Federal grant programs.

2. Facilities Financed by the EIFD

The specific facilities to be financed by the EIFD, to the extent that funding is available, are (i) expansion of Highway 41 from Avenue 10 ½ to Avenue 12, (ii) expansion of Business Route 41,



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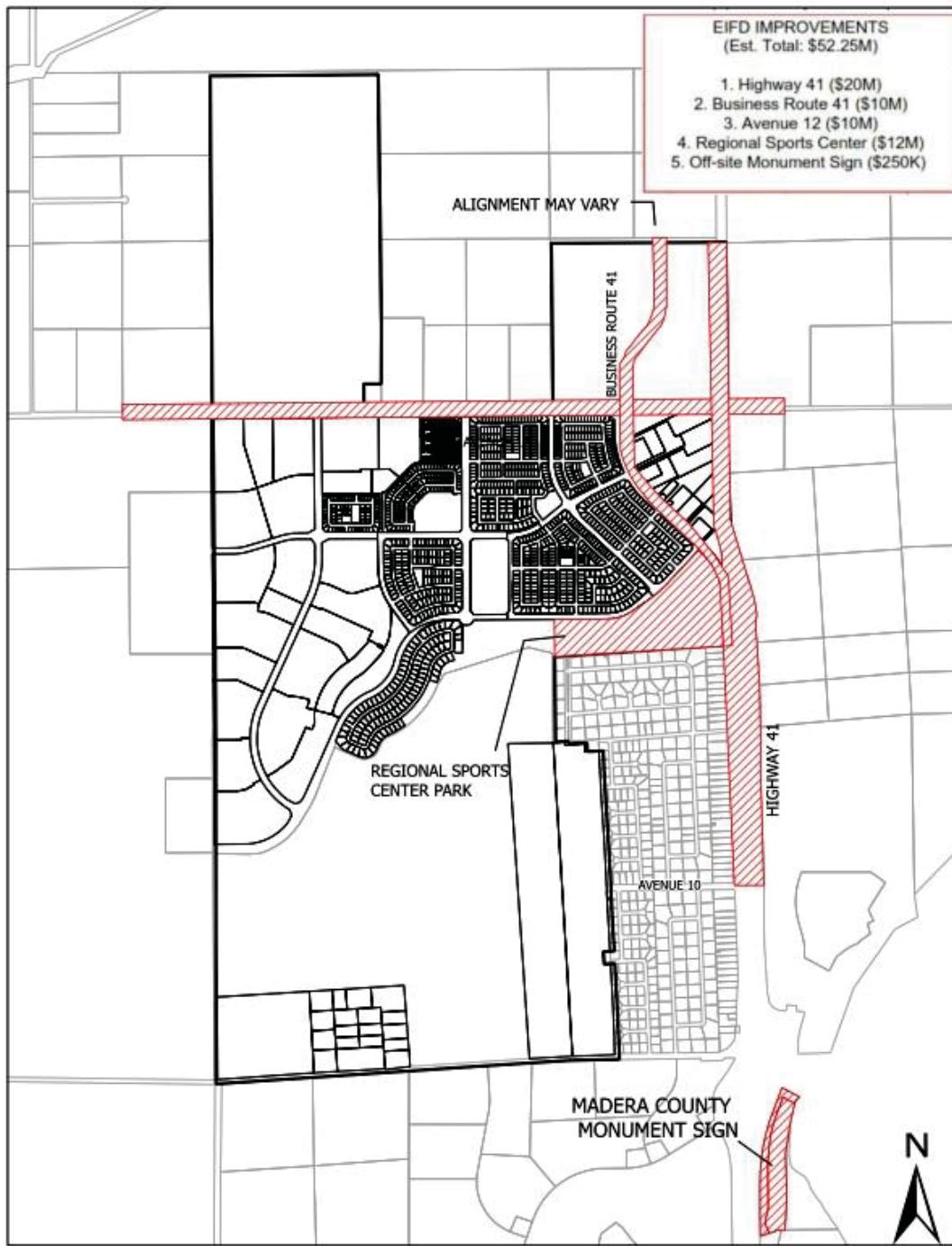
SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

which will encompass the region between the southern and northern edges of the EIFD's boundary, (iii) expansion of Avenue 12 to its ultimate width from Highway 41 to approximately 1,000 feet west of Road 40, (iv) construction of the Madera County Regional Sports Center Park, and (v) a Madera County Monument Sign. The costs and timing anticipated of the construction of these improvements are listed in **Table 3** below, and the locations of these improvements are identified on the following page in **Map 1**.

Table 3: EIFD Infrastructure Costs²

Item	EIFD-Funded Improvements	Cost Estimate (2020\$)	Proposed Timing
1	Expansion of Highway 41 (Avenue 10 ½ to Avenue 12)	\$20,000,000	TBD
2	Expansion of Business Route 41	\$10,000,000	TBD
3	Expansion of Avenue 12 from Highway 41 to approx. 1,000 feet west of Road 40	\$10,000,000	TBD
4	Madera County Regional Sports Center Park	\$12,000,000	TBD
5	Madera County Monument Sign	\$250,000	TBD
Total Cost		\$52,250,000	NA

²EIFD funding is unlikely to cover the full costs of the identified facilities. (See **Table 5** for projected financing capacity.)

**SECTION II
RIVERWALK PROJECT AND PUBLIC
FACILITIES DESCRIPTION**Map 1 – EIFD No. 2020-1 Improvements



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SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

As it is anticipated that the construction of many of these improvements is likely to occur prior to the build-out of Riverwalk, the funding necessary for much of their construction may need to be expended before some or all of the EIFD funding is available. As such, there are likely to be cases in which R.D., some other private party, the County, or another public agency may be required to fund the improvements upfront and then be reimbursed when bond proceeds or pay-as-you-go financing is made available through the EIFD. Prior to the initiation of construction of such improvements, it is the intention of the County to enter into one or more acquisition and funding agreements to formalize the future reimbursements to parties that provided the initial funding of these improvements. In summary, the improvements listed in Table 1 may be funded by the EIFD directly through construction proceeds generated through bonded indebtedness issued by the EIFD, or pay as you go property tax and VLF increment revenues collected by the EIFD, or reimbursements memorialized in acquisition agreements entered by the County and various property owners. All funds apportioned to the EIFD shall be segregated in a separate account dedicated to be used only for purposes specifically delineated in this IFP.

It is understood that the funding available through the EIFD will not be sufficient by itself to finance all of the public improvements listed in Table 3, so the PFA will need to choose the specific improvements in Table 3 that will receive EIFD funding. Notably, after formation of the EIFD, the list of public facilities that can be financed with assistance from the EIFD cannot be modified without approval of the PFA. Once the 45-year term of the EIFD has been completed, any unspent revenues held in the EIFD account shall be paid over to the County for deposit into the County General Fund.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

C IF FUNDING FROM AFFECTED TAXING ENTITIES IS INCORPORATED INTO THE FINANCING PLAN, A FINDING THAT THE DEVELOPMENT AND FINANCIAL ASSISTANCE ARE OF COMMUNITYWIDE SIGNIFICANCE AND PROVIDE SIGNIFICANT BENEFITS TO AN AREA LARGER THAN THE AREA OF THE DISTRICT [GOVERNMENT CODE SECTION 53398.63(C)]

The infrastructure to be financed by the EIFD is located within the northern corner and to the eastern edge of the EIFD near the interchange of Avenue 12 and State Route 41, as identified in Map 1, and will benefit both the surrounding area and a significant portion of the remainder of the County. Specifically, the expansion of Business Route 41 and the expansion of Avenue 12 to its ultimate width from Highway 41 to approximately 1,000 feet west of Road 40, will provide an alternative route to State Route 41 for residents and employees driving south to other locations within or beyond the boundaries of the County of Madera, or returning from those southerly locations. This will help reduce the significant Countywide existing and anticipated congestion on State Route 41 (“Highway 41”) south of Avenue 12, especially during morning and evening commute times, and improving safety accordingly.

The expansion of Business Route 41 also will facilitate traffic flow parallel to State Route 41, thus further reducing existing congestion on that highway and increasing safety.

The expansion of Avenue 12 will provide better access to Highway 41 for Madera County residents who live to the west (including in the City of Madera), most of whom use Avenue 12 as their primary access to Highway 41—and from there, south to Valley Children’s Hospital or Fresno, or north to Chukchansi, Oakhurst, Bass Lake, and Yosemite. All three road expansion projects will benefit development planned for the existing half of the Avenue 12 and Highway 41 interchange, including properties not located in the District.

Finally, the construction of the Monument Sign will formally welcome travelers driving into the County, while the recently proposed Madera County Regional Sports Center Park will provide significant benefit not only to the surrounding existing and planned neighborhoods, but also to the County as a whole, as it will provide a one-of-a-kind facility that will draw regional interaction and attendance to its hosted events from all corners of the County and beyond.

D A FINANCING SECTION, WHICH SHALL CONTAIN ALL OF THE FOLLOWING INFORMATION [GOVERNMENT CODE SECTION 53398.63(D)]:

The financing program delineated in this Plan is based on the best information currently available regarding the scope, timing, and value of future development within the EIFD. Please note, however, that given the time horizon for the entire Riverstone development that includes Riverwalk, and the conceptual nature of some of the planned developments, actual timing and values may differ from the projections contained herein.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

1. A specification of the maximum portion of the incremental tax revenue of the County and of each affected taxing entity proposed to be committed to the District for each year during which the District will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time.

The District will be funded solely from the County of Madera's portion of the annual ad valorem property tax increment revenue generated by increasing property values occurring within the District after FY 2021-22, which is the proposed base year for the EIFD, as well as the In-Lieu Vehicle License Fee ("VLF") revenues generated as a result of this increment. Property tax increment is calculated by applying the one percent (1%) base tax levy to the overall increase in future assessed property valuation within the EIFD. The future assessed property valuation includes the value of new development as well as increases in the assessed valuations for existing development, including the two percent (2%) annual ad valorem increase authorized in California by Proposition 13. Incremental assessed property value is the difference between the aggregate assessed value of the District during a given year and the aggregate assessed value of the District properties as shown upon the assessment roll used in connection with the taxation of the property by the County, last equalized prior to the effective date of the ordinance adopted to establish the District (the "Base Year"). The base year aggregate assessed value of the District properties in FY 2019-20 was \$687,838. The new development anticipated within the District is anticipated to be valued at \$286 million upon build-out (in 2020 dollars). After accounting for the base year assessed value noted above, the resulting incremental assessed value upon buildout is projected to be \$285 million (in 2020 dollars}.

The County's share of the property tax increment is equal to 30.80% of the 1% ad valorem property tax increment since the Base Year, as well as 100% of the VLF increase resulting from the increase in the valuation since the Base Year. The maximum incremental portion of the County property tax and VLF increment to be committed to the EIFD will be 25% for each year throughout the 45-year term of the EIFD, subject to a \$150 million cumulative limit on the amount of tax increment that can be allocated to the EIFD.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

2. A projection of the amount of tax revenues expected to be received by the EIFD in each year during which the EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year.

The anticipated incremental property tax and VLF increment accrued by the County each year, as well as the net property tax and VLF increment apportioned to the District each year, are summarized in **Table 4** below in nominal 2020 dollars.

As the approval of future bond issuances by the EIFD's voters is scheduled to occur in November of 2020, **Table 4** reflects allocation of the 25% of the property tax and VLF increment to the EIFD for a 45-year period. Total property tax increment to the County in Fiscal Year 2021-22, which is anticipated to be the third fiscal year after construction is initiated in 2018-19, is projected to be \$46,089, with 25%, or \$11,522, being made available to the EIFD. These annual revenues shall increase through build-out of Riverwalk (Fiscal Year 2036-37), when the annual property tax and VLF increment is projected to increase to \$879,530, with 25% of that amount (\$219,883) apportioned to the EIFD. These revenue projections are conservative because the property valuation projection of \$285 million is based solely on current values of development anticipated to occur within Riverwalk through build-out, and does not assume increases due to inflation, nor those due to increased values as developed properties turn over during the 45-year term of the EIFD.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

Table 4: Projected Tax and VLF Increment Revenues by Year

Year	Property Tax Revenue Received by the County	Property Tax Revenue Allocated to EIFD (25%)
2020	\$0	\$0
2021	\$0	\$0
2022	\$46,089	\$11,522
2023	\$92,178	\$23,045
2024	\$138,267	\$34,567
2025	\$218,923	\$54,731
2026	\$280,375	\$70,094
2027	\$341,827	\$85,457
2028	\$418,642	\$104,661
2029	\$495,457	\$123,864
2030	\$572,272	\$143,068
2031	\$649,087	\$162,272
2032	\$672,131	\$168,033
2033	\$695,175	\$173,794
2034	\$718,219	\$179,555
2035	\$779,671	\$194,918
2036	\$818,078	\$204,520
2037	\$879,530	\$219,883
2038	\$879,530	\$219,883
2039	\$879,530	\$219,883
2040	\$879,530	\$219,883
2041	\$879,530	\$219,883
2042	\$879,530	\$219,883
2043	\$879,530	\$219,883
2044	\$879,530	\$219,883
2045	\$879,530	\$219,883
2046	\$879,530	\$219,883
2047	\$879,530	\$219,883
2048	\$879,530	\$219,883
2049	\$879,530	\$219,883
2050	\$879,530	\$219,883
2051	\$879,530	\$219,883
2052	\$879,530	\$219,883
2053	\$879,530	\$219,883
2054	\$879,530	\$219,883
2055	\$879,530	\$219,883
2056	\$879,530	\$219,883
2057	\$879,530	\$219,883
2058	\$879,530	\$219,883
2059	\$879,530	\$219,883
2060	\$879,530	\$219,883
2061	\$879,530	\$219,883
2062	\$879,530	\$219,883
2063	\$879,530	\$219,883
2064	\$879,530	\$219,883
2065	\$879,530	\$219,883
Total	\$32,442,761	\$8,110,690



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

3. A plan for financing the public facilities to be assisted by the District, including a detailed description of any intention to incur debt.

At present, it is contemplated that the EIFD will utilize a combination of bond construction proceeds and pay-as-you-go property tax (i.e., funds allocated to the EIFD that have not yet been committed to pay bonded indebtedness) and VLF to fund the improvements listed in **Table 3**, above. **Table 5** reflects the combination of potential bond proceeds and pay-as-you-go revenues available to fund the improvements in constant 2020 dollars.

Table 5: Projected Financing Schedule for the Bond Issue and Pay-As-You-Go Revenues (2020\$)

	<u>Grand Total (Buildout)</u>	<u>Total (2020-2025)</u>	<u>Total (2026-2031)</u>	<u>Total (2032-2037)</u>	<u>Total (2038-2043)</u>
County General Fund Revenues					
Secured Property Tax / Property Tax in-Lieu of VLF	100%	\$879,530	\$218,923	\$430,164	\$230,443
Unsecured Property Taxes		\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$218,923	\$430,164	\$230,443
EIFD Revenue Requirement					
Revenues Passed Through to EIFD	25%	\$219,883	\$54,731	\$107,541	\$57,611
LESS: Admin Expenses (1%)		(\$2,199)	(\$547)	(\$1,075)	(\$576)
Revenues Available for Debt Service		\$217,684	\$54,183	\$106,466	\$57,035
Maximum Annual Debt Service (125% Coverage)		\$174,147	\$43,347	\$85,172	\$45,628
Total Pay-As-You-Go Revenue (2020 - 2065)*		\$1,475,306	NA	NA	NA
Bond Term (Years)		30	30	30	30
Maximum Bonding Capacity (All Series)		\$2,505,000	\$620,000	\$1,230,000	\$655,000
LESS: Cost of Issuance/Discount (5%)		(\$125,250)	(\$31,000)	(\$61,500)	(\$32,750)
LESS: Reserve Fund (1 Year Debt Service)		(\$174,147)	(\$43,347)	(\$85,172)	(\$45,628)
Construction Proceeds		\$2,205,603	\$545,653	\$1,083,328	\$576,622

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065).

Under the terms of the EIFD, on an annual basis, all of the eligible ad valorem property tax increment and VLF increment will be deposited into the General Fund of the County. Thereafter, property tax and VLF increment portion committed to the EIFD under this IFP will be allocated by the Board of Supervisors to the EIFD and transferred for deposit into the District's special fund. In other words, the Board of Supervisors will be obligated to annually appropriate tax increment from the General Fund—subject to the annual limit and lifetime maximum cap of \$150 million—in an amount sufficient to allow the District to meet all of its bond-related obligations, including payment of debt service, funding of debt service coverage requirements, replenishment of any debt service reserve fund, and pay-as-you-go revenues. Bond debt service will be sized based on a 30-year term for each bond issue, not to exceed the remaining life of the EIFD, available funds in the District special fund, and the lifetime cap of \$150 million. All of this funding shall be committed exclusively to financing the improvements listed in **Table 1** during the 45-year life of the EIFD.

In terms of the breakdown between bond revenues and pay-as-you-go property tax increment, the bond markets generally require 125% debt service coverage when issuing revenue bonds backed by property tax increment. The excess 25% coverage is necessary in case assessed



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

valuations drop (as can occur during an economic recession) or there are massive property tax delinquencies in a given year. The assumption in **Table 5**, above, is that the excess 25% is not actually required in terms of making regular debt service payments on outstanding EIFD bonds, and that it will therefore be available to pay directly for the design and construction of eligible public improvements or to reimburse parties that have constructed these improvements in prior years.

Based on current development plans and absorption projections, a bond issuance in 2025 could be expected to generate an additional \$545,653 in bond proceeds, if there were no tax delinquencies or significant decreases in property valuations. Likewise, revenues as of 2031 would include an additional \$1,083,328 bond proceeds. Finally, revenue as of build-out for Riverwalk in 2037 would be an additional \$576,622 in bond proceeds. In total, bond proceeds by 2037 would equal **\$2,205,603**, while pay-as-you-go revenues through 2065 would equal an additional **\$1,475,306**.

4. A limit on the total number of dollars of taxes that may be allocated to the District pursuant to the plan.

After formation of the District, the maximum allocation limit set forth in this Plan (\$150 million) cannot be modified without approval of the PFA.

5. A date on which the District will cease to exist, by which time all tax allocation to the District will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87.

As the approval of the bond issuance by the EIFD is scheduled to occur sometime after the formation of the EIFD during the second half of 2020, and current plans are to approve the future sales of bonds through an election authorized by the PFA at that time, the final year during which tax increment may be made available to the EIFD shall be FY 2064-65. This date cannot be changed without approval of the PFA and 55% of the qualified electors in the District.



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SECTION IV EIFD NO. 2020-1 FISCAL IMPACTS

6. An analysis of the costs to the County of providing facilities and services to the area of the District while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the County as a result of expected development in the area of the District.

An assessment of the annual revenue and cost impacts of the EIFD properties on the County of Madera is presented herein as **Appendix C**.

As summarized in **Table 6**, Riverwalk is expected to generate a significant surplus to the County's General Fund (net of revenues to the EIFD) during each year through build-out and upon build-out. Therefore, the commitment of revenues to the EIFD, as described in this IFP, is not anticipated to impact the County's ability to provide services to the area. Upon build-out, the EIFD properties are anticipated to annually generate an average annual net surplus of \$2,051,991 to the County's General fund.

Table 6: Average Annual Net Fiscal Impact Summary

Category	Amount
Total Recurring Revenues	\$3,039,381
Total Recurring Expenditures	\$767,508
Annual Recurring Surplus/(Deficit)	\$2,271,873
Proposed EIFD Property Tax and VLF Increment Share (25% of Secured Property Tax Revenues)	(\$219,883)
Net Annual Recurring Surplus/(Deficit)	\$2,051,991

Notably, the costs associated with maintenance and operation of the required infrastructure noted in Exhibit A-10 of Appendix C have not been accounted for in the evaluation of the fiscal impact of Riverwalk, as the Plan assumes the assessments collected for CSA 22D will be sufficient to cover such costs. **Tables 7 and 8**, below, identify the annual assessment and the services that will be provided by the Madera County Public Works Department for CSA 22D as outlined in County Board Resolution No. 2017-168 and adopted on November 21, 2017. However, none of the operations and maintenance costs of public facilities to be financed through this EIFD, including road improvements, will be funded through CSA 22D, and all of those costs have therefore been included within the recurring expenditures of the County General Fund, as summarized above in **Table 6**.

Table 7: CSA 22D Annual Assessments

Annual Assessments for CSA 22, Zone of Benefit "D" *	
Single Family detached residential units	\$285.73/year
Multi-Family and/or attached residential units	\$197.72/year
Commercial Properties	\$0.40/sq.ft. of building/year

*Beginning July 1, 2017. Subject to automatic annual COLA based on the Consumer Price Index.

Table 8: CSA 22D Provided Services

CSA 22D Provided Services	Funding Source
Street Maintenance	Annual Assessment
Street Sweeping	Annual Assessment
Street Light Operation & Maintenance	Annual Assessment
Landscaping Maintenance (within street RW)	Annual Assessment

Again, the Plan has assumed that the annual assessments identified in **Table 7** will be sufficient to cover the annual costs of providing the services identified in **Table 8** above. As such, and as previously noted, the Fiscal Impact Analysis completed for the Plan has excluded the cost of providing these services.

7. An analysis of the projected fiscal impact of the District and the associated development upon each affected taxing entity.

As the County is the only taxing entity participating in the EIFD, it is the only taxing entity affected.

The expanded portion of Highway 41 will be maintained by Caltrans, so there is no anticipated fiscal impact on the County.

The expanded portion of Avenue 12 and of Business Route 41 will be maintained by the County under its maintained miles program.

The Madera County Regional Sports Center Park and the Madera County Monument Sign will be maintained through the County by way of a third-party lessee/operator and/or the County regional parks fees program.

The analysis described above and set forth in this Plan reflects certain assumptions and projections, and as such, are merely estimates. See **Appendix C**.



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SECTION V EIFD NO. 2020-1 GOALS AND RESIDENTIAL DEVELOPMENT

8. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that District and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the Project.

N/A. None of the development within the EIFD qualifies for the Transit Priority Project Program, so there are no potential costs to be financed in this category.

- E IF ANY DWELLING UNITS OCCUPIED BY PERSONS OR FAMILIES ARE PROPOSED TO BE REMOVED OR DESTROYED IN THE COURSE OF PRIVATE DEVELOPMENT OR PUBLIC WORKS CONSTRUCTION WITHIN THE AREA OF THE DISTRICT, A PLAN PROVIDING FOR REPLACEMENT OF THOSE UNITS AND RELOCATION OF THOSE PERSONS OR FAMILIES CONSISTENT WITH THE REQUIREMENTS OF SECTION 53398.56.

There will be no dwelling units requiring replacement and no households requiring relocation.

- F THE GOALS THE DISTRICT PROPOSES TO ACHIEVE FOR EACH PROJECT FINANCED PURSUANT TO SECTION 53398.52.

As previously noted, the infrastructure to be financed by the EIFD is located near the major interchange of State Route 41 and Avenue 12 and thus will benefit residents and employees living and working within and around the EIFD, as well as in other parts of the County and beyond. The primary goal of the Monument Sign will be to welcome travelers into the County, while the three road expansion projects—Avenue 12, Business Route 41, and State Route 41—are to help relieve the significant traffic congestion that has existed and has increased continuously near the Avenue 12 and State Route 41 for many years; an increase which is expected to continue as development occurs north of that intersection and at all four quadrants of the intersection. In particular, the expansions of Business Route 41 and Avenue 12 to its ultimate width from Highway 41 will not only serve the regional commercial centers and mixed-use core of Riverwalk, and future development at the southeast quadrant of that intersection, but will also provide an alternative route to State Route 41 for residents and employees driving south or to other locations within or beyond the boundaries of the County of Madera, and returning from those locations.

Meanwhile, the primary goal of the construction of the Madera County Regional Sports Center Park is to provide significant recreational opportunities to the surrounding communities and to the County as a whole, as it will provide a one-of-a-kind complex permitting the hosting of events that will draw regional attendance and collaboration among the County residents and their counterparts. Once the 45-year term of the EIFD has been completed, any unspent revenues held in the EIFD account shall be paid over to the County for deposit into the County General Fund.

APPENDIX A

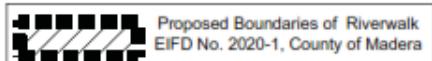
County of Madera
Enhanced Infrastructure Financing District No. 2020-1
Infrastructure Financing Plan



LEGAL DESCRIPTION AND MAP

PROPOSED BOUNDARIES OF
RIVERWALK ENHANCED INFRASTRUCTURE
FINANCING DISTRICT (EIFD) No. 2020-1
COUNTY OF MADERA, STATE OF CALIFORNIA

LEGEND



Assessor Parcel Numbers within the
Boundaries of Riverwalk E.I.F.D. No. 2020-1:
049-053-007
080-010-008

AVENUE 12



AVENUE 41
BAY

I hereby certify that the within map showing the proposed boundaries of Enhanced Infrastructure Financing District No. 2020-1 (Riverwalk), County of Madera, State of California, was approved by the Board of Supervisors of the County of Madera at a regular meeting thereof, held on this _____ day of _____, 2020, by its Resolution No. _____.

Clerk of the Board of Supervisors,
County of Madera

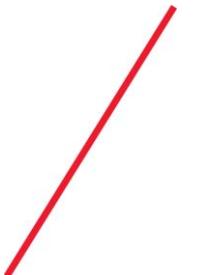
Filed in the office of the Clerk of the Board of Supervisors of the County of Madera this _____ day of _____, 2020.

Clerk of the Board of Supervisors,
County of Madera

Prepared by DTA

APPENDIX B

County of Madera
Enhanced Infrastructure Financing District No. 2020-1
Infrastructure Financing Plan



TAX INCREMENT REVENUE PROJECTIONS AND BONDING CAPACITY ANALYSIS

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Grand Total</u> <u>(Buildout)</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Total (2020-2025)</u>
County General Fund Incremental Revenues									
Secured Property Tax / Property Tax In-Lieu of VLF	<u>100%</u>	\$879,530	\$0	\$0	\$46,089	\$46,089	\$46,089	\$80,656	\$218,923
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$0	\$0	\$46,089	\$46,089	\$46,089	\$80,656	\$218,923
 EIFD Revenue Requirement									
Revenues Passed Through to EIFD	<u>25%</u>	\$219,883	\$0	\$0	\$11,522	\$11,522	\$11,522	\$20,164	\$54,731
LESS: Admin Expenses (1%)		(\$2,199)	\$0	\$0	(\$115)	(\$115)	(\$115)	(\$202)	(\$547)
Revenues Available for Debt Service		\$217,684	\$0	\$0	\$11,407	\$11,407	\$11,407	\$19,962	\$54,183
 Maximum Debt Service (125% Coverage)									
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$1,475,306	NA	NA	\$9,126	\$9,126	\$9,126	\$15,970	\$43,347
 Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	NA
Bond Term (Years)		30	30	30	30	30	30	30	NA
 Maximum Bonding Capacity (All Series)									
LESS: Cost of Issuance/Discount (5%)		\$2,505,000	\$0	\$0	\$130,000	\$130,000	\$130,000	\$230,000	\$620,000
LESS: Reserve Fund (1 Year Debt Service)		(\$125,250)	\$0	\$0	(\$6,500)	(\$6,500)	(\$6,500)	(\$11,500)	(\$31,000)
Construction Proceeds		(\$174,147)	\$0	\$0	(\$9,126)	(\$9,126)	(\$9,126)	(\$15,970)	(\$43,347)
		\$2,205,603	\$0	\$0	\$114,374	\$114,374	\$114,374	\$202,530	\$545,653

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Grand Total</u> <u>(Buildout)</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u> <u>(2026-2031)</u>
County General Fund Incremental Revenues	[100%]	\$879,530	\$61,452	\$61,452	\$76,815	\$76,815	\$76,815	\$76,815	\$430,164
Secured Property Tax / Property Tax in-Lieu of VLF		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$61,452	\$61,452	\$76,815	\$76,815	\$76,815	\$76,815	\$430,164
 EIFD Revenue Requirement	 25%								
Revenues Passed Through to EIFD		\$219,883	\$15,363	\$15,363	\$19,204	\$19,204	\$19,204	\$19,204	\$107,541
LESS: Admin Expenses (1%)		(\$2,199)	(\$154)	(\$154)	(\$192)	(\$192)	(\$192)	(\$192)	(\$1,075)
Revenues Available for Debt Service		\$217,684	\$15,209	\$15,209	\$19,012	\$19,012	\$19,012	\$19,012	\$106,466
 Maximum Debt Service (125% Coverage)									
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*									
 Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	NA
Bond Term (Years)		30	30	30	30	30	30	30	NA
 Maximum Bonding Capacity (All Series)									
LESS: Cost of Issuance/Discount (5%)		\$2,505,000	\$175,000	\$175,000	\$220,000	\$220,000	\$220,000	\$220,000	\$1,230,000
LESS: Reserve Fund (1 Year Debt Service)		(\$125,250)	(\$8,750)	(\$8,750)	(\$11,000)	(\$11,000)	(\$11,000)	(\$11,000)	(\$61,500)
Construction Proceeds		\$2,205,603	\$154,083	\$154,083	\$193,791	\$193,791	\$193,791	\$193,791	\$1,083,328

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Total</u>					<u>(2032-2037)</u>		
		<u>Grand Total</u>	<u>Buildout</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>
County General Fund Incremental Revenues									
Secured Property Tax / Property Tax in-Lieu of VLF	<u>100%</u>	\$23,044	\$23,044	\$23,044	\$23,044	\$23,044	\$61,452	\$38,407	\$61,452
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$23,044	\$23,044	\$23,044	\$23,044	\$61,452	\$38,407	\$61,452
EIFD Revenue Requirement									
Revenues Passed Through to EIFD	<u>25%</u>	\$219,883	\$5,761	\$5,761	\$5,761	\$15,363	\$9,602	\$15,363	\$57,611
LESS: Admin Expenses (1%)		(\$2,199)	(\$58)	(\$58)	(\$58)	(\$154)	(\$96)	(\$154)	(\$576)
Revenues Available for Debt Service		\$217,684	\$5,703	\$5,703	\$5,703	\$15,209	\$9,506	\$15,209	\$57,035
Maximum Debt Service (125% Coverage)		\$174,147	\$4,563	\$4,563	\$4,563	\$12,167	\$7,605	\$12,167	\$45,628
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$1,475,306	NA	NA	NA	NA	NA	NA	NA
Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Bond Term (Years)		30	30	30	30	30	30	30	30
Maximum Bonding Capacity (All Series)		\$2,505,000	\$65,000	\$65,000	\$65,000	\$175,000	\$110,000	\$175,000	\$655,000
LESS: Cost of Issuance/Discount (5%)		(\$125,250)	(\$3,250)	(\$3,250)	(\$3,250)	(\$8,750)	(\$5,500)	(\$8,750)	(\$32,750)
LESS: Reserve Fund (1 Year Debt Service)		(\$174,147)	(\$4,563)	(\$4,563)	(\$4,563)	(\$12,167)	(\$7,605)	(\$12,167)	(\$45,628)
Construction Proceeds		\$2,205,603	\$57,187	\$57,187	\$57,187	\$154,083	\$96,895	\$154,083	\$576,622

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Grand Total</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2043</u>	<u>Total (2038-2043)</u>
County General Fund Incremental Revenues									
Secured Property Tax / Property Tax in-Lieu of VLF	100%	<u>\$879,530</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$0						
 EIFD Revenue Requirement									
Revenues Passed Through to EIFD	25%	\$219,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LESS: Admin Expenses (1%)		(\$2,199)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues Available for Debt Service		\$217,684	\$0						
 Maximum Debt Service (125% Coverage)									
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$174,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0
 Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	NA
Bond Term (Years)		30	30	30	30	30	30	30	NA
 Maximum Bonding Capacity (All Series)									
LESS: Cost of Issuance/Discount (5%)		\$2,505,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LESS: Reserve Fund (1 Year Debt Service)		(\$125,250)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Proceeds		\$174,147	\$0						
		\$2,205,603	\$0						

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

APPENDIX C

County of Madera
Enhanced Infrastructure Financing District No. 2020-1
Infrastructure Financing Plan



COUNTY FISCAL IMPACT ANALYSIS



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DRAFT FISCAL IMPACT
REPORT REFLECTING THE
IMPACTS OF EIFD NO. 2020-1

COUNTY OF MADERA
RIVERWALK

May 27, 2020

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Newport Beach | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa

COUNTY OF MADERA**DRAFT FISCAL IMPACT REPORT
REFLECTING THE IMPACTS OF EIFD NO. 2020-1
RIVERWALK**

Prepared for:

County of Madera

200 West 4th Street

Madera, CA 93637

Attention: Matthew Treber, Chief of Development Services

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APPENDIX A FISCAL IMPACT MODEL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

A Purpose of the Report

This Fiscal Impact Report (the "Report") has been prepared by DTA, formerly David Taussig and Associates, Inc., to fulfill the requirements of Government Code Section 53398.63 et seq. (the "EIFD Law") related to the formation of the County of Madera ("County") Enhanced Infrastructure Financing District No. 2020-1 (Riverwalk) ("EIFD" or the "District"). Specifically, the objective of this Report is to analyze the recurring fiscal impacts of the mixed-use project commonly known as Riverwalk ("Riverwalk"), which is part of the greater Riverstone development in Madera County, and the loss of revenues to the EIFD on the County General Fund.

B Description of Riverwalk

Riverwalk is a mixed-use development located within central Madera County covering an area of approximately 52.21 acres of the total 1,343 acres for the Riverstone development. At buildout, Riverwalk will be comprised of approximately 1,375,000 square feet of commercial, industrial, and hotel development. At this time, construction of the first phase has been completed and Phase 2 is currently underway, with buildout of Riverstone expected to occur in 2036. Notably, Riverstone will not be annexed into a city, and thus will remain as part of unincorporated Madera County.

C Conclusions of the Fiscal Impact Analysis ("FIA") Related to Riverwalk

As reflected in **Table 1** and **Figure 1** below, the positive net fiscal impact of Riverwalk, given the approval of the EIFD, is estimated to be \$2,271,873 annually, based on \$3,039,381 in fiscal revenues, \$767,508 in fiscal costs, and the proposed EIFD property tax and in-lieu Vehicle Licensing Fee ("VLF") share equal to \$219,883 (reflecting 25% of the net incremental secured property tax and VLF revenues of \$2,051,991). The fiscal surplus results primarily from Direct Sales Tax (47.4%), Secured Property Tax (29.0%), and Hotel and Motel (5.6%), together constituting approximately 82.0% of total recurring revenues to the County General Fund. A majority of the County expenditures would be associated with Police Protection Services (26.7%), Fire Prevention Services (25.2%), and Detention and Correction Services (24.1%), together comprising roughly 76.1% of total recurring County General Fund expenditures.

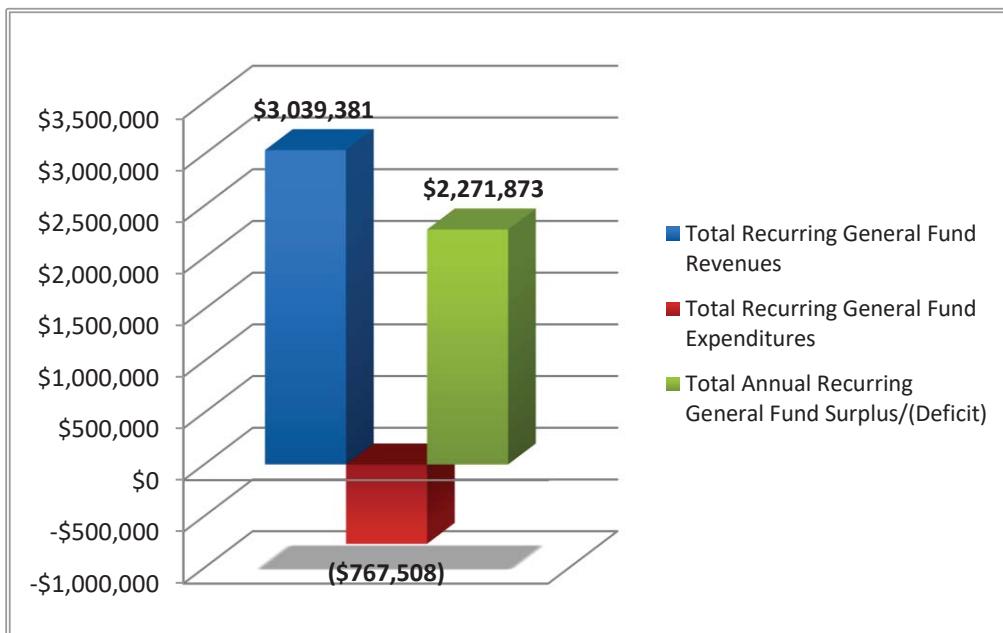
EXECUTIVE SUMMARY



Table 1: Net Fiscal Impact (County General Fund)

Category	Amount
Total Recurring Revenues	\$3,039,381
Total Recurring Expenditures	\$767,508
Annual Recurring Surplus/(Deficit)	\$2,271,873
Proposed EIFD Property Tax Share (25% of Secured Property Tax Revenues)	(\$219,883)
Net Annual Recurring Surplus/(Deficit)	\$2,051,991

Figure 1: Net Fiscal Impact (County General Fund)



In summary, the Report demonstrates that the proposed diversion of revenues to the EIFD is not anticipated to impact the County's ability to provide services to Riverwalk on a local or Countywide basis.



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SECTION I INTRODUCTION

I INTRODUCTION

DTA has been engaged by the County of Madera ("the County") to prepare an Infrastructure Financing Plan (the "Plan") in order to facilitate the formation of the County Enhanced Infrastructure Financing District No. 2020-1 (Riverwalk) ("EIFD" or the "District"). Government Code Section 53398.63 et seq. (the "EIFD Law") requires that an infrastructure financing plan include an analysis of the projected fiscal impact of the District and the associated development upon each affected taxing entity. Pursuant to the EIFD Law, DTA has prepared a Fiscal Impact Report (the "Report") that evaluates the likely fiscal impacts of the proposed mixed-use development commonly known as Riverwalk ("Riverwalk") and the District on the County's General Fund.

A Scope and Methodology – Recurring Fiscal Impacts

Fiscal impacts arising from a land development plan can be broadly categorized as one of two types: one-time impacts or recurring impacts. Each of these broad types may, in turn, be divided into a revenue component and a cost component. For purposes of this Report, it has been assumed that one-time revenues would directly offset one-time costs; thus, the fiscal impacts considered in this Report focus on ongoing, or recurring, fiscal impacts of Riverwalk on the County General Fund. To the extent that revenues are generated outside of the County's General Fund (e.g., special district revenues) or costs are incurred by the County outside of the General Fund (e.g., costs financed through a special district), they are not included within this fiscal analysis.

The fiscal impacts projected for the Report are based generally on the *Multiplier Methodology*. The primary *Multiplier Methodology* used to project the fiscal impacts in this Report was the *Per Capita-Employee ("Persons Served") Methodology*. The *Persons Served Methodology* considers the fact that the exact relationship of service demands and revenue-generating potential between residents and employees is difficult to measure. Thus, utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees is common fiscal practice, and suggests that a resident generally has twice the fiscal impact of an employee. This methodology involves calculating the average Countywide revenues/costs per Persons Served, utilizing the fiscal year ("FY") 2019-20 County budget, and applying these revenue/cost factors to the specific number of Persons Served projected for Riverwalk.

In addition to Persons Served, the *Per Capita Methodology* was used for categories where revenue was considered to be directly linked to the growth in the County's population of residents, e.g., certain types of licenses and fees. DTA also used a *Per Employee Methodology* in the Report to project recurring fiscal factors based on employment only, such as business license revenues. Similar to the *Persons Served Methodology* discussed above, the *Per Employee Methodology* involves calculating the average Countywide revenues/costs per employee, utilizing the FY 2019-20 County budget, and applying these factors to the specific number of employees projected under the given scenario.

Notably, certain revenues and expenditures for which the *Multiplier Methodology* was utilized, were not expected to increase one-to-one with new development. Thus, a discount rate was applied to such revenues or expenditures to reflect the expected impact of Riverwalk on that revenue or expenditure. Generally, a discount rate of 25% was applied to revenues or expenditures to exclude an administrative/overhead component of the revenue or expenditure that would not increase one-to-one with population or employment growth. Additionally, based on a thorough review of the FY 2019-20 County budget and discussions with County staff, discount rates of 50%, 75%, or 100%, were applied to certain revenues that were partially or fully committed to specific expenditures within the County budget (i.e., non-discretionary revenues). Likewise, discount rates of 50%, 75%, or 100% were applied to expenditures for which specific General Fund revenues were committed to offset all or a portion of such expenditures.

While most recurring revenues analyzed in the Report are projected using the *Multiplier Methodology*, some major revenue sources, including property taxes and sales taxes, are calculated using a *Case Study Methodology* that involves calculating the *marginal* revenues to be specifically generated by a particular land use, instead of applying an *average Countywide* revenue factor. For purposes of the Report, all recurring revenues and costs are stated in constant (un-inflated) 2020 dollars, based on the assumption that the relative impacts of inflation in future years will be the same for both of these fiscal impact categories.

B Limitations – Accuracy of Information

The fiscal model in the Report contains an analysis of revenues, costs, and impacts to the County resulting from Riverwalk. This model is based on information provided to DTA by County staff, information provided to DTA by Riverwalk's proponent, and certain DTA assumptions taken from DTA's municipal cost database, as compiled by DTA from previous fiscal impact studies prepared by the firm. The sources of information and basis of the estimates calculated in the Report are stated herein. While DTA is confident that the sources of information are reliable, DTA does not express an opinion or any other form of assurance on the accuracy of such information. The analysis of fiscal impacts contained in this report is not considered to be a "financial forecast" or a "financial projection" as technically defined by the American Institute of Certified Public Accountants. The word "projection" used within this report relates to broad expectations of future events or market conditions. Since the analysis contained herein is based on estimates and assumptions that are inherently subject to uncertainty and variation depending on evolving events, DTA cannot represent that such estimates will definitely be achieved. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from these projections stated throughout the Report.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

The following section presents the recurring revenue and cost impacts of Riverwalk and the EIFD to the County General Fund and the methodology and assumptions utilized in the Report to project these impacts. Detailed numerical analyses of the revenue and cost impacts subsequently discussed in this section are contained in Appendix A.

A Analysis of Recurring Revenues, Case Study Method

A.1 *Property Taxes – Secured and Unsecured*

Property tax revenues are conservatively projected based on the County's estimated share of the general 1% property tax levy. Total secured property tax revenues received by the County from Riverwalk land uses, including VLF revenues (which are further described in Section A.3, below), will equal approximately 30.80% of the basic 1% property tax levy from the Tax Rate Areas ("TRAs") encompassing Riverwalk, based on data provided by the County of Madera Auditor-Controller's Office in July 2016. The tax increment portion of those revenues generated by Riverwalk will then be reduced to 75% due to the apportionment of the other 25% of these revenues to the EIFD.

Unsecured property taxes are levied on tangible personal property that is not secured by real estate. Examples of unsecured property includes trade fixtures (e.g., manufacturing equipment and computers), as well as airplanes, boats, and mobile homes on leased land. In generating the fiscal impact models for this Report, DTA has assumed that unsecured property values average 2.75% of the secured value for residential land uses and 10.00% of the secured value for non-residential land uses after the loss of 25% of these revenues to the EIFD.

Please refer to **Table 2** below and **Attachment 4 of Appendix A** for detailed information regarding the secured and unsecured property tax assumptions utilized in the FIA.

A.2 *Property Transfer Tax*

Under California Revenue & Taxation Code §11901, et seq. and Madera County Code §3.12.020, sales of real property are taxed by the County at a rate of \$1.10 per \$1,000 of property value. The fiscal analysis assumes that 100% of the property transfer tax passed through to the County is retained by the County. Per typical baseline assumptions, DTA assumes that non-residential development changes ownership at an average rate of 5% per year and that continuing liens and encumbrances are insignificant.

A.3 *Property Taxes in Lieu of Vehicle License Fees ("VLF")*

The passage of Proposition 1A in California in 2004 enacted a constitutional amendment that introduced a new methodology to calculate VLF revenues.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Per California Revenue and Taxation Code §97.70, the VLF amount now grows in proportion to the growth rate of gross assessed valuation in a city or county. VLF revenues are projected to grow with the change in the Countywide gross assessed valuation of taxable property from the prior FY. Property tax in lieu of VLF revenues were included in the secured property tax revenue estimate of 30.80% of the basic 1% property tax levy from the TRAs encompassing Riverwalk (see **Section A.1** above). Please refer to **Table 2** below and **Attachment 4** of Appendix A for details regarding the property tax assumptions utilized in the FIA.

Table 2: Property Tax Assumptions

Property Tax	
Residential Land Uses	
Single-Family Units	
Single-Family Units	0
Multi-Family Units	0
Single-Family Detached Unit Sales Price	\$0
Multi-Family Unit Sales Price	\$0
Non-Residential Land Uses	
Retail	800,000 Sq. Ft.
Office	500,000 Sq. Ft.
Hotel	75,000 Sq. Ft.
Estimated Valuation per Sq. Ft. (Retail)	\$250
Estimated Valuation per Sq. Ft. (Office/Hotel)	\$150
Secured Property Tax	
Net Apportionment Factor to the County of Madera as a Fraction of 1.0% Property Tax Rate	30.80% ¹
Unsecured Property Tax	
Unsecured Taxes as a % of Secured Property Value	2.75% (Residential) 10% (Non-Residential)
Property Transfer Tax	
Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Price	0.11%
Property Transfer Tax Passed Through to the County	100.00%

Note:

1. Source: County of Madera, Riverstone & Riverwalk proponent.

¹ Data provided by the County of Madera Auditor-Controller's Office on July 23, 2016. Includes property tax in lieu of VLF revenues.

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

A.4 Sales and Use Taxes

Direct sales tax revenues are generated by retail sales from businesses within County limits, with 1% of taxable sales receipts passed through to the County. Please refer to **Table 3** below and **Attachment 5 of Appendix A** for detailed information regarding the sales tax assumptions utilized in the FIA.

Attachment 5 of Appendix A reflects taxable sales receipts per square foot for each on-site non-residential land use type, based on data from the Urban Land Institute's *Dollars & Cents of Shopping Centers (2008)* publication and total taxable sales receipts for Riverwalk, based on information provided by the County.

Table 3: Sales Tax Assumptions

% Sales Tax Passed Through to County of Madera	1.0%
Local Employee Spending (Annual)	\$5,279
Capture Rate of Retail Spending (within County of Madera)	75%
Displacement Rate (of Existing Taxable Sales within the County)	20%
Taxable Sales per Square Foot – Retail	\$225

A.5 Transient Occupancy Tax

The Transient Occupancy Tax ("TOT") is a levy on room rate receipts from hotels, motels, and short-term boarding houses. Based on information collected through research of hotels in the surrounding area by DTA in April 2020, an average nightly rate of \$90 per room and an occupancy rate of 80% have been assumed in the TOT analysis. Given that Riverwalk includes 75 hotel rooms, approximately \$1,971,000 in TOT revenues are anticipated to be generated for the County General Fund at buildout.

Please refer to **Table 4** below and **Attachment 6 of Appendix A** for details regarding the TOT revenue assumptions utilized in the FIA.

Table 4: TOT Assumptions

Average Room Rate (Per Night)	\$90
Average Occupancy Rate (%)	80%
TOT (County of Madera)	9.0%
Extended Stay Loss (% of Total Stays)	3.5%

A.6 Investment Income Revenues

Investment Income revenues are generated by the increase in General Fund Revenues resulting from Riverwalk. This increase reflects growth in the following revenue categories: property taxes, sales taxes, and multiplier revenues (as discussed below).

Revenues from this source are estimated by multiplying the Projected Recurring

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

General Fund Revenues Available for Investment of \$3,033,314 by the Local Agency Investment Fund ("LAIF") investment fund rate of return of 0.40% by the LAIF Percentage of Earnings Cost factor of 50%. This calculation results in estimated Investment Income (less Earnings Cost) of \$6,067 (which when added to \$3,033,314 equals \$3,039,381). LAIF factors are determined quarterly by the California State Treasurer, whose office governs the investment of revenues by municipalities.

Please refer to **Table 5** below and **Attachment 7** of Appendix A for details regarding the investment income assumptions utilized in the FIA.

Table 5: Investment Income Assumptions	
Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return	0.40%
Local Agency Investment Fund (LAIF) Percentage of Earnings	50%
Projected Recurring General Fund Revenues Available for Investment	\$3,039,381

B Analysis of Recurring Revenues, Multiplier Method

B.1 Other Tax Revenues

In addition to property taxes and sales and use taxes, the County budget includes the following sources of tax revenues: Documentary Stamp; Timber Yield Tax; Aircraft; and Other Taxes. While these revenue sources were initially forecasted using the *Per Capita-Employee Multiplier Method*, they were reduced by 100% because all such revenues are fully committed to offset specific General Fund costs.

B.2 Licenses, Permits, and Franchises

Business License revenues related to issuance, renewals, and delinquent penalties are anticipated to grow due to employment growth only. Therefore, Business Licenses revenues were projected at \$5.79 per Employee using the *Per Employee Multiplier Method*.

Animal Licenses (\$1.72), Burial Permits-Indigent (\$0.01), and EH Permit Automation Fees (\$0.04) were projected using the *Per Capita Multiplier Method*, since these categories are expected to grow with the residential population.

The remainder of the recurring impact categories [i.e., Franchises, Garbage, Utilities and Cable TV (\$13.27), Other Licenses and Permits (\$2.45), and Boat Licenses (\$0.93)] were forecasted using the *Per Capita-Employee Multiplier Method*.

In total, the multiplier impact of the category of Licenses, Permits, and Franchises was projected at \$24.21. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the Licenses, Permits, and Franchises revenues that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and/or employee growth in the County.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

B.3 Fines, Forfeitures, and Penalties

This revenue category represents fines and penalties collected by the County for various infractions, including Criminal/Juvenile Penalties, Code Enforcement, and Tax Collection. Fines and Forfeitures were forecasted at \$6.06 per Persons Served using the *Per Capita-Employee Multiplier Method*. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the Fines, Forfeitures, and Penalties revenues that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and employee growth in the County.

B.4 Revenue from the Use of Money and Property (Non-Interest Revenues)

Use of Money and Property Revenues, including Rents and Concessions, Building/Improvement Rentals, and Royalties, were forecasted at \$0.27 per Persons Served using the *Per Capita-Employee Multiplier Method*.

B.5 Intergovernmental Revenues

Intergovernmental Revenues, both State and Federal, were initially projected using the *Per Capita Multiplier Method* since these categories are generally expected to grow with the residential population. These revenue sources, however, were then reduced by 100% because all such revenues are fully committed to offset specific General Fund costs.

B.6 Charges for Services

Current Services, including property tax administration, engineering services, health fees, and court fees, to name a few, were initially projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. These revenue sources, however, were then reduced by 100% because all such revenues are fully committed to offset specific General Fund costs.

B.7 Miscellaneous Revenue

Recurring revenues associated with Welfare/Assistance programs [i.e., Welfare Miscellaneous Revenue (\$0.83) and Welfare-Cancelled Warrants (\$0.01)] were projected using the *Per Capita Multiplier Method* since these categories are expected to grow with the residential population.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

The remainder of the recurring impact categories [such as Intrafund Revenue (\$30.76), Other Sales (\$0.01), Misc. - Other (\$3.56), Contributions and Donations (\$0.05), Other Miscellaneous (\$0.01), Miscellaneous Reimbursement (\$0.42), Miscellaneous Reimbursement – Insurance (\$0.01), and Miscellaneous Reimbursement – Legal Fees (\$0.08)] were forecasted using the *Per Capita-Employee Multiplier Method*.

In total, the multiplier impact of the category of Miscellaneous Revenue was projected at \$35.72. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the Miscellaneous revenues that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and/or employee growth in the County.

B.8 Other Financing Sources

Certain types of recurring revenues [i.e., Sale of Capital Assets (\$0.01) and OSHA Training Institute ("OTI") Labor Code ("LC") 4850 (\$0.39)] were projected using the *Per Capita Multiplier Method* since these categories are expected to grow with the residential population.

The remainder of the recurring impact categories [i.e., Operating Transfers In (\$72.20) and Criminal Justice Facilities Trust (\$0.42)] were forecasted using the *Per Capita-Employee Multiplier Method*.

In total, the multiplier impact of the category of Other Financing Sources was projected at \$73.01. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the revenues from Other Financing Sources that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and/or employee growth in the County.

Table 6, below, sets forth the *Multiplier Methodology* and amounts associated with each General Fund Revenue category.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Table 2: Other General Fund Revenues (Multiplier Method)

Category	Multiplier	Classification	Methodology
Other Tax Revenues	\$0.00	Fully Committed (100% Discount)	Persons Served
Licenses, Permits, and Franchises	\$24.21	Partially Committed (50% Discount)	Per Employee/Per Capita/Persons Served
Fines, Forfeitures, and Penalties	\$6.06	Partially Committed (50% Discount)	Persons Served
Revenue from the Use of Money and Property (Non-Interest Revenues)	\$0.27	Discretionary	Persons Served
Intergovernmental Revenues - State	\$0.00	Fully Committed (100% Discount)	Per Capita
Intergovernmental Revenues - Federal	\$0.00	Fully Committed (100% Discount)	Per Capita
Charges for Current Services	\$0.00	Fully Committed (100% Discount)	Persons Served
Miscellaneous Revenue	\$35.72	Partially Committed (50% Discount)	Per Capita/Persons Served
Other Financing Sources	\$73.01	Partially Committed (50% Discount)	Per Capita/Persons Served

Please refer to **Attachment 8 of Appendix A** for additional information on the revenue multipliers utilized in the Report.

C Analysis of Recurring Costs, Case Study Method

C.1 Infrastructure Maintenance and Other Services

Riverwalk will not be annexed into a city or incorporated as its own city, but instead will remain part of the unincorporated County. As a result, all public operations and maintenance services provided to Riverwalk will be the responsibility of the County. Since the County currently does not have the ability to provide "urban services," its plan is to utilize County Service Area No. 22, Zone of Benefit "D" ("CSA 22D") to provide such services. Table 7 below lists the services identified in the CSA 22D plan of service.

Table 3: CSA 22D Provided Services

CSA 22D Provided Services	Funding Source
Street Maintenance	Annual Assessment
Street Sweeping	Annual Assessment
Streetlight Operation and Maintenance	Annual Assessment
Landscaping Maintenance (within Street RW)	Annual Assessment

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Notably, the Report assumes the assessments collected for CSA 22D will be sufficient to cover the costs identified above. The table below identifies the CSA 22D annual assessment that is anticipated to fund such services, as outlined in Resolution No. 2017-168 and adopted on November 21, 2017.

Table 4: CSA 22D Annual Assessment*

Annual Assessment	
Single-Family Detached Residential Units	\$285.73/Year
Multi-Family and/or Attached Residential Units	\$197.72/Year
Commercial Properties	\$0.40/Sq. Ft. of Building/Year

*Note: Beginning July 1, 2017. Subject to automatic annual COLA based on the Consumer Price Index.

Therefore, all County General Fund expenditures associated with CSA 22D services have been excluded from this Report.

C.2 General Government Costs

General Government costs are projected at a marginal rate of 50.00% of the County General Fund recurring costs, based on the assumption that the FY 2019-20 General Government expenditures, equaling approximately \$43.3 million, will remain at the same relative proportion of the FY 2019-20 County General Fund non-governmental expenditures of approximately \$289.2 million in future years. The current percentage of General Government expenditures to County General Fund non-governmental expenditures is approximately 14.97%; these General Government costs, however, are not expected to increase on a one-for-one basis as a result of the land use development depicted in this Report. Therefore, this Report assumes that General Government costs increase at an estimated marginal rate of 50%, or 7.48%, of the existing General Government cost overhead rate. This approach results in annual General Government costs of \$53,444.

D Analysis of Recurring Costs, Multiplier Method

D.1 Judicial

Judicial expenditures, such as District Attorney costs, Public Defender costs, and Trial Court Operations, were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. The estimated impact of each category was then reduced by 25% or 50% to account for Judicial costs that are either partially offset by specific General Fund revenues or are not expected to be variable with population and/or employee growth in the County. The exception to this methodology is the category of Child Support Services, which was projected based on the *Per Capita Multiplier Method* and then reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Judicial expenditures was projected at \$44.69.

D.2 Police Protection

Police Protection expenditures, such as Sheriff Operations costs, were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. No discount was applied to Coroner costs. Multiplier expenditures for the categories of Tree Mortality, Civil Division, and Court Security have been reduced by 25%, 50%, or 75% to account for the portion of these costs that is either offset by specific General Fund revenues or is not expected to be variable with population and/or employee growth in the County. The remaining Police Protection costs were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Police Protection expenditures was projected at \$104.03.

D.3 Detention and Correction

Detention and Correction expenditures were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. Costs related to the Department of Corrections and Juvenile Hall services were reduced by 25% to account for the portion of these costs that is not expected to be variable with population and/or employee growth in the County. By contrast, Probation costs were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Detention and Correction expenditures was projected at \$93.87.

D.4 Fire Prevention

Fire Prevention expenditures were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. Costs associated with Fire Prevention services provided to Riverstone, Tesoro Viejo, and the Chukchansi Indian Casino were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Fire Prevention expenditures was projected at \$97.98.

D.5 Protective Inspection

Protective Inspection expenditures (comprised of Agricultural Commissioner/Sealer of Weights and Measures, CED – Fire Prevention Land Development, and CED – Building Inspection costs) were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. In total, the multiplier impact of the Protective Inspection expenditures was projected at \$12.79. Please note that this expenditure multiplier has been reduced by 50% to account for the portion of the Protective Inspection costs that is either offset by specific General Fund revenues or is not expected to be variable with population and/or employee growth in the County.

D.6 Other Protection

"Other Protection" includes items such as Planning, Fish and Game, and Water and Natural Resources. Costs associated with Animal Services and Predatory Animal Control were projected based on the *Per Capita Multiplier Method*, and no discount was applied to these multiplier expenditures. The remaining costs were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*; these costs were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Other Protection expenditures was projected at \$9.45.

D.7 Public Ways

Expenditures on Public Ways and Facilities, including costs of maintaining Transit facilities, Roads, and Bridges, were initially projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. These costs, however, were then reduced by 100% because all such costs would be offset by specific General Fund revenues.

D.8 Health and Sanitation

Expenditures on Health and Sanitation (including Behavioral Health Services, Health, CED – Environmental Health, and the Refuse Disposal Liner Fund) were initially projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. They were then reduced by 100% to account for the fact that all such costs would be offset by specific General Fund revenues.

D.9 Administration, General Relief, and Assistance Programs

Costs related to Administration, General Relief, and Assistance Programs were initially projected based on the *Per Capita Multiplier Method*. Again, these costs were then reduced by 100% to account for the fact that all such costs would be offset by specific General Fund revenues.

D.10 Veterans Service/Public Guardian

Costs related to the Veterans Service and Public Guardian were projected based on the *Per Capita Multiplier Method*. In total, the multiplier impact of these expenditures was projected at \$2.53. Please note that this expenditure multiplier has been reduced by 50% to account for the portion of the Veterans Service/Public Guardian costs that is either offset by specific General Fund revenues or is not expected to be variable with population growth in the County.

D.11 Other Assistance

Expenditures on "Other Assistance," [i.e., Community Action Partnership and IHSS Public Authority costs], were projected based on the *Per Capita Multiplier Method*. The multiplier impact of these costs was projected at \$1.41. This expenditure multiplier has also been reduced by 50% to account for the portion of Other Assistance costs that is either offset by specific General Fund revenues or is not expected to be variable with population growth in the County.

D.12 Education

Costs related to Education, i.e., Library services, were projected based on the *Per Capita Multiplier Method*. The multiplier impact of Education expenditures was projected at \$10.91.

D.13 Property Management

Certain expenditures on Property Management (namely Special Districts Services and Utilities costs) were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. In total, the multiplier impact of the aforementioned Property Management expenditures was projected at \$8.53. The impact of the remaining expenditure items under Property Management (i.e., Public Works, General Services, Building Operations, Building Maintenance, and Grounds Maintenance) was modeled using the *Case Study Methodology* as these costs were considered General Government Overhead (see **Section C.2**, above, and **Attachment 11 of Appendix A**).

Table 9, below, sets forth the *Multiplier Methodology* and amounts associated with each General Fund Expenditure category.

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Table 5: Other General Fund Costs (Multiplier Method)

Category	Multiplier	Classification	Methodology
Judicial	\$44.69	Partially Offset (25%-100% Discount)	Per Capita/Persons Served
Police Protection	\$104.03	Partially/Fully Offset (25%-100% Discount)	Persons Served
Detention and Correction	\$93.87	Partially/Fully Offset (25%-100% Discount)	Persons Served
Fire Prevention	\$97.98	Partially/Fully Offset (0%-100% Discount)	Persons Served
Protective Inspection	\$12.79	Partially Offset (50% Discount)	Persons Served
Other Protection	\$9.45	Partially/Fully Offset (0%-100% Discount)	Per Capita/Persons Served
Public Ways	\$0.00	Fully Offset (100% Discount)	Persons Served
Health	\$0.00	Fully Offset (100% Discount)	Persons Served
Sanitation	\$0.00	Fully Offset (100% Discount)	Persons Served
Administration	\$0.00	Fully Offset (100% Discount)	Per Capita
General Relief	\$0.00	Fully Offset (100% Discount)	Per Capita
Assistance Programs	\$0.00	Fully Offset (100% Discount)	Per Capita
Veterans Service/Public Guardian	\$2.53	Partially Offset (50% Discount)	Per Capita
Other Assistance	\$1.41	Partially Offset (50% Discount)	Per Capita
Education	\$10.91	Not Offset (0% Discount)	Per Capita
Property Management	\$8.53	Partially Offset (25%-100% Discount)	Persons Served

III FISCAL IMPACTS

A Total Recurring Revenues to the County of Madera

Total recurring revenues to the County equal approximately **\$3,039,381** per year. As illustrated in **Table 10** below, the largest percentage of revenue is attributed to Direct Sales Taxes (47.4%), Secured Property Taxes (29.0%), and Hotel and Motel (5.6%), together constituting approximately 82.0% of total recurring revenues to the County General Fund. **Attachments 1, and 4-8 of Appendix A** provide additional details about all recurring revenues and the assumptions used in their derivation.

Table 6: Recurring Fiscal Revenues (County General Fund)

Category	Amount	Percent*
Secured Property Tax	\$881,650	29.0%
Unsecured Property Tax	\$88,165	2.9%
Property Transfer Tax	\$15,744	0.5%
Direct Sales Tax	\$1,440,000	47.4%
Indirect Sales Tax	\$156,261	5.1%
Hotel and Motel	\$171,181	5.6%
Licenses, Permits, and Franchises	\$55,702	1.8%
Fines, Forfeitures, and Penalties	\$11,957	0.4%
Revenue from the Use of Money and Property	\$537	0.0%
Miscellaneous Revenue	\$68,842	2.3%
Other Financing Sources	\$143,275	4.7%
Investment Income	\$6,067	0.2%
Total Revenues	\$3,039,381	100.0%

*Note: Numbers may not sum due to rounding.

B Total Recurring Services Costs to the County of Madera

As illustrated in **Table 11** below, total annual recurring costs to the County are estimated at **\$767,508** per year. A majority of the costs are estimated to result from Police Protection Services (26.7%), Fire Prevention Services (25.2%), followed by Detention and Correction Service costs (24.1%), which together constitute approximately 76.1% of total recurring County General Fund expenditures. **Attachments 2, and 9-11 of Appendix A** provide additional details about all recurring costs and the assumptions used in their derivation.

Table 7: Recurring Fiscal Costs (County General Fund)

Category	Amount	Percent*
Judicial	\$88,173	11.5%
Police Protection	\$205,272	26.7%
Detention and Correction	\$185,224	24.1%
Fire Prevention	\$193,326	25.2%
Protective Inspection	\$25,229	3.3%
Property Management	\$16,840	2.2%
General Government	\$53,444	7.0%
Infrastructure Maintenance	\$0	0.0%
Total Costs	\$767,508	100.0%

*Note: Numbers may not sum due to rounding.

C Overall Net Fiscal Impact to the County of Madera

As shown in **Table 12** below, the overall fiscal impact to the County as a result of revenues generated by Riverwalk is a net surplus of \$2,051,991 annually, based on \$3,039,381 in fiscal revenues, \$767,508 in fiscal costs, and the proposed EIFD property tax share of \$219,883 (reflecting 25% of the net incremental secured property tax and VLF revenues of \$879,530). A summary of the overall fiscal impacts to the County is provided in **Attachment 12** of **Appendix A**. In summary, this Report demonstrates that the proposed diversion of revenues to the EIFD is not anticipated to impact the County's ability to provide services to Riverwalk on a local or Countywide basis.

Table 8: Net Fiscal Impact (County General Fund)

Category	Amount
Total Recurring Revenues	\$3,039,381
Total Recurring Expenditures	\$767,508
Annual Recurring Surplus/(Deficit)	\$2,271,873
Proposed EIFD Property Tax Share (25% of Secured Property Tax Revenues)	(\$219,883)
Net Annual Recurring Surplus/(Deficit)	\$2,051,991

APPENDIX A

County of Madera
Riverwalk
Fiscal Impact Report Reflecting the Impacts of EIFD No. 2020-1



FISCAL IMPACT MODEL

ATTACHMENT A-1
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NAICS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenues
Taxes	\$67,219,059					\$0.00	\$0
Property Taxes - Current Secured	\$22,233,426	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Current Secured RDA SA Other Dist	\$170,126	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Current Secured	\$719,316	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Prior Secured	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Prior Unsecured	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Current Secured - VLF Swap	\$20,962,752	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - In-Lieu VLF-Supplemental	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Supplemental Current	\$599,307	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Supplemental Prior	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Sales & Use Tax	\$7,527,630	Recurring	Case Study	NA	NA	See Att. A-5	
Other Taxes	\$915,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Hotel and Motel	\$3,954,000	Recurring	Countywide	Case Study	100%	NA	See Att. A-6
Documentary Stamp	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Timber Yield Tax	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Aircraft	\$136,902	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Licenses, Permits and Franchises	\$8,000,569					\$24,421	\$55,702
Animal Licenses	\$119,066	Recurring	Unincorporated	Per Capita	0%	\$1.72	\$0
Business Licenses	\$132,000	Recurring	Unincorporated	Per Employee	0%	\$5.79	\$22,838
Construction Permits	\$4,680,000	One Time	NA	NA	NA	NA	\$0
Zoning Permits	\$102,000	One Time	NA	NA	NA	NA	\$0
Franchises, Garbage, Utilities & Cable TV	\$2,143,744	Recurring	Unincorporated	Persons Served	50%	\$13.27	\$26,193
Other Licenses and Permits	\$396,000	Recurring	Unincorporated	Persons Served	50%	\$2.45	\$4,838
Boat Licenses	\$150,000	Recurring	Unincorporated	Persons Served	50%	\$0.93	\$1,833
Environmental Health Permits	\$1,210,000	One Time	NA	NA	NA	NA	\$0
Burial Permits/Indigent	\$1,759	Recurring	Countywide	Per Capita	50%	\$0.01	\$0
Auto Theft Deterrent Fees (DUI)	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Grading Permits	\$47,000	One Time	NA	NA	NA	NA	\$0
EH Permit Automation Fee	\$14,000	Recurring	Countywide	Per Capita	50%	\$0.04	\$0
Fines, Forfeitures and Penalties	\$2,180,799					\$0.00	\$11,937
Vehicle Code Fines	\$49,326	Recurring	Countywide	Persons Served	50%	\$0.14	\$269
County Share of State Fines	\$1,704,050	Recurring	Countywide	Persons Served	50%	\$4.72	\$9,306
Other Court Fines	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Criminal Fines	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
PC 1203.4 Drug Analysis Fine	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
State-County Share of Penalty PC 1464	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
PC 1203.4 Change Plea	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
AG - Admin Penalties	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
RMA Code Enforcement Fines/Fees	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Detention Services Fee	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Boot Camp W&I 903/904	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Probation Supervision W&I 602	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Record Seal W&I 761	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Forfeitures & Penalties	\$11,000	Recurring	Countywide	Persons Served	50%	\$0.03	\$60
Restitution Fine Rebate 10%	\$20,000	Recurring	Countywide	Persons Served	50%	\$0.05	\$109
Other Fines	\$20,000	Recurring	Countywide	Persons Served	50%	\$0.05	\$109
Restitution to County Departments	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Bad Check Penalties	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Penalties/Cost Delinquent Taxes	\$413	Recurring	Countywide	Persons Served	50%	\$0.00	\$2
Cost of Tax Collection	\$105,000	Recurring	Countywide	Persons Served	50%	\$0.29	\$573
County Redemption Fees	\$30,000	Recurring	Countywide	Persons Served	50%	\$0.08	\$1,564
Penalties & Interest on Taxes	\$295,000	Recurring	Countywide	Persons Served	50%	\$0.69	\$1,305
Revenue from Use of Money & Property	\$386,176					\$0.27	\$837
Interest Income	\$0	Recurring	Countywide	Persons Served	0%	\$0.00	See Att. A-7
Interest	\$24,000	Recurring	Case Study	NA	NA	See Att. A-7	
Interest on Loan	\$1,295	Recurring	Countywide	Persons Served	0%	\$0.04	\$14
Interest on Property Tax Collection	\$31,745	Recurring	Countywide	Persons Served	0%	\$0.18	\$547
Rents and Concessions	\$64,816	One Time	NA	NA	NA	NA	\$0
Bldg/Improvement Rentals	\$15,762	Recurring	Countywide	Persons Served	0%	\$0.09	\$172
Royalties/FMC	\$350	Recurring	Countywide	Persons Served	0%	\$0.00	\$4

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MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
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[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NACS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenue
Intergovernmental Revenues - State	\$79,386,950					\$0.00	\$0
Diesel Tax - Off Road	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Motor Vehicle In-Lieu Tax 1984	\$68,754	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
ST - Other In-Lieu	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Admin - Public Assistance	\$5,043,656	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal-Earn Admin Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKS Admin TANF	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Social Services Admin	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Welfare Admin - Admin-Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Public Assistance Programs	\$24,568,621	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKS (AFDC)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Adopted Children	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
ST - Food Stamp Welfare	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Volunteer Work (GANN)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Public Assistance - Realignment	\$2,174,124	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St. Cal Learn	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWorks Child Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Kin Gap	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cash Assist for Immigrants	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
House Assistance/Transitional Housing Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Admin - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Therapy - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Realignment - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Health Families	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St - Mental Health	\$51,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Small Counties Emergency Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Realignment	\$6,782,411	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Juvenile Justice	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Other Revenue	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Service Act (Prop 63)	\$13,743,565	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Mentally Ill Offender Crime	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - TB Control	\$17,575	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Other Health Programs	\$7,140,467	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Child Health and Disability Program Admin.	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Foster Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Realignment	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Immunization Subvention Project	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Adolescent Family Life Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Disease Surveillance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Child Lead Poisoning Prevention	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Medi-Cal	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Every Woman Counts	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Family Pact	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Preventive Health Care for the Aging	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - CMSP Wellness Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Other	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Agricultural	\$969,109	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Agricultural Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Agriculture Description	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Agriculture GW Sharphooter	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Prison Crime Reimbursement - DA	\$380,942	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Public Asst. - Crim Justice Sys - Realignment	\$750,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Probation TANF (Juvenile Probation Camp Funds)	\$575,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St Proud Parenting Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Disaster	\$2,252,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Veterans Affairs	\$50,611	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Homeowners' Property Tax Relief	\$208,296	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Other	\$1,737,713	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Correctional Training SB 924	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Child Support IV-D Initiative	\$40,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fire Equipment Reimbursement	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Volunteer Fire Assistance Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Integrated Waste Management	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Mandated Costs	\$60,100	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Sales Tax Retail Safety	\$8,963,938	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State POST Reimbursement	\$11,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Reimburse Election Costs	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Financial Assistance	\$162,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Off Hwy Vehicle	\$225,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
6407.5 ST - IGM Tire Amnesty	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Water Enforcement	\$2,600,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St. Water Grants	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Abandoned Vehicle Fee	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-BSARF Fees 10%	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Emergency Local Hazard Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CD66 Housing Relief and Public Utilities	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Grant Revenue	\$787,827	Recurring	Countywide	Per Capita	100%	\$0.00	\$0

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[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenue
Intergovernmental Revenues - Federal	\$70,877,943					\$0.00	\$0
Fed. Admin Public Assistance	\$51,029,651	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Social Services - Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKs - Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal Lab - Administration-Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Welfare to Work - Administration-Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWorks (AFDC)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care Emergency Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Adopted Children	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Welfare to Work Gain	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal Learn	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWorks Child Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Kin Groups	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Health	\$968,848	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CCS Medi-Cal Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Health Families	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health CNEP	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health ATLP	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Medi-Cal	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Medi-Cal admin/Targeted Case Management	\$350,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Grazing Fees	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
In-Lieu Tax	\$1,300,314	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CDBG Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Mental Health Services	\$4,102,640	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Medi-Cal	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Alcohol/Drug/Perinatal	\$338,260	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - McKinney-Path	\$39,040	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - SAMHSA	\$556,532	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal Other	\$8,335,763	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Commercial Services	\$228,851	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
IV-D Child Support Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Forest Services Reimb Dep Sheriff	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Administrative - MCH	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - WIC	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Child Care/Child Program-Juvenile Hall	\$850,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Title II - Juvenile Probation Recovery	\$125,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health Emergency Asst TB	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
FEMA & OES Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - AIDS Grant (Ryan White)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
FEMA Relief	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Immun Sub Proj	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
MC Childhood Lead Poison	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fed - Health Aids Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Targeted Case Management	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Justice Assistance Grant	\$58,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Department of Corrections SCAP	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Anti-Drug Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Bio Preparedness	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - HRSB	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - 21ca	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Museum & Library Srvs Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Homeland Security Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cannabis Eradication	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fed - Vertical Prosecution Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health AIDS	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fed - Safe Drinking Water Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other - In Lieu	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other Govt Agencies	\$248,787	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other Governmental-Boot Camp Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Children & Families Com (Prop 10) (Health)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other Governmental-RDA Pass Thru	\$1,883,062	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
LISS Public Authority	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Special Revenue	\$14,500	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
City/Chowchilla Prison Annex	\$324,417	Recurring	Countywide	Per Capita	100%	\$0.00	\$0

ATTACHMENT A-1
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NACS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenue
Charges for Current Services	\$28,358,949					\$0.00	\$0
Assessment and Tax Collection Fees	\$680,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Property Tax Administration Fee	\$55,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Supplemental Tax Fee	\$292,571	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Property Changeover/Transition Fee	\$12,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Parcel Merger Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Business Improvement District	\$20,000	Recurring	Unincorporated	Persons Served	100%	\$0.00	\$0
Local Ag. Preserve Assessment (AB 1265)	\$1,284,594	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Auditing and Accounting Fees	\$46,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Electrical Services	\$4,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Legal Services	\$1,158,532	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Public Defender - Juvenile Cases	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Planning and Engineering Services	\$1,100,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Engineering Services	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Engineering and Other Fees	\$0	One Time	Countywide	Persons Served	NA	\$0	\$0
Engineering Services-Special Districts	\$3,129,427	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Planning Services	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Engineering Services - Development Review Fees	\$86,500	One Time	Countywide	Persons Served	100%	\$0.00	\$0
Strong Motion Inst Fees 95%	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Agricultural Services	\$374,375	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Civil Court Services	\$400,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Civil Process Service Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
General Court Fees	\$180,108	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Family Court Services Reimbursement	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Public Guardian Fees	\$90,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Human Services	\$277,600	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Law Enforcement Services	\$120,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Booking Fees-County Arrests	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Recording Fees	\$620,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Recording Fees-Clerk, Health, Recorder	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health Record Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Record Recovery Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Social Services Truncation Program Fees	\$0	Recurring	Countywide	Persons Served	100%	NA	\$0
RD & ST SVCS - Meets T Reim	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Road Survey - Study 12/99 Interchange	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Road Side BEAL Properties	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health Record	\$2,427,150	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health Lab Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Environmental Health Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Clinic Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Behavioral Health - Private Pay, Inc.	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Inmate Pay	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Behavioral Health - Medicare	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Inmate Medical Co Pay	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
CalVIVA/Healthnet Managed Care	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
California Children Services	\$140	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Landslide Surveys	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Institutional Care & Services	\$50	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Pay Patient Clinic	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Juvenile Hall Maintenance	\$1,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Work Furlough Program	\$4,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Foster Care Reimbursement	\$80,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Library Services	\$21,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Lost Book Collections	\$1,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Formation Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Other Charges for Services	\$1,812,845	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Copies	\$1,250	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Courier's Fees	\$36,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Mental Health Monitoring Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire Cost Recovery	\$1,830,967	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Mediation-Dissolution/Marriage	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0

ATTACHMENT A-1
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NACCS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenues
Nuisance Abatement	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Collection Fees-Probation	\$20,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Alternate Sentencing Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Drug Screen - Probation	\$4,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Electoral Monitoring/Probation	\$2,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation Services	\$160,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Administrative Collection Fees [PC 1205(d)]	\$61,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Public Defender Fees	\$120,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Services to County Agencies	\$1,349,755	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Welfare Agency-Administrative Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Reimbursement of Burials	\$10,486	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Vision/Dental Administrative Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Employee/Retiree Insurance Premiums	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Provider Services Reports	\$75,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Automobile Taxes	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
SD - Application Fees	\$3,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Reimburse Indian Casino	\$700,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire - Reimburse Indian Casino	\$160,163	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Special District Ad.	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
INTRAFUND - Rent	\$6,498,616	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
INTRAFUND Revenue-Cost Plan	\$593,642	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
INTRAFUND - Computer Services	\$238,012	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
LACFO - Reimbursement for County Services	\$6,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
County Development Impact Fees	\$159,000	One Time	Countywide	NA	NA	NA	NA
Daily Jail Confinement	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Miscellaneous Revenue	\$13,050,897					\$36,72	\$68,842
Intrafund Revenue	\$11,113,596	Recurring	Countywide	Persons Served	50%	\$30.76	\$60,933
Welfare Miscellaneous Revenue	\$263,424	Recurring	Countywide	Per Capita	50%	\$0.83	\$0
Welfare Repayments	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Interim Maintenance Reimbursement-GA	\$0	Recurring	Countywide	Per Capita	50%	\$0	\$0
Welfare - Caretaker Payments	\$1,655	Recurring	Countywide	Per Capita	50%	\$0.01	\$0
Welfare CalWORKS Reimbursement	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Welfare General Assistance Repay	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Other Sales	\$2,800	Recurring	Countywide	Persons Served	50%	\$0.01	\$15
Sale of Fixed Property	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Sale of Misc. Surplus	\$0	Recurring	Countywide	Persons Served	50%	NA	NA
Sale of Other	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Misc. - Other	\$1,287,020	Recurring	Countywide	Persons Served	50%	\$3.56	\$7,029
Unclaimed Money	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Personnel Unclaimed Money Miscellaneous	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Employee Wages/Hr. Fees	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Contributions and Donations	\$17,500	Recurring	Countywide	Persons Served	50%	\$0.05	\$96
Health - Flu Donations	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Chukchansi Tribe Contribution	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
CA Endowment Grant	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Private Non-Profit Grant	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Miscellaneous Revenue - TR Funds	\$189,000	One Time	Countywide	Persons Served	50%	NA	NA
Jail Inmate Welfare Trust 6051	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Seized Funds & Property Trust (6166 & 6167)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
D.A. Seized Funds - Trust 5776	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Child Support Interest Revenue from Trust Accounts	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Cash on Deposit	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Prior Year Cancelled Warrants	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Other Miscellaneous	\$3,766	Recurring	Countywide	Persons Served	50%	\$0.01	\$21
Credit for Overcharge	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Miscellaneous Reimbursement	\$150,000	Recurring	Countywide	Persons Served	50%	\$0.52	\$819
Misc. Reimbursement - Salaries/Benefits	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - FEMA	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - Mental Health	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - Insurance	\$2,000	Recurring	Countywide	Persons Served	50%	\$0.01	\$11
Misc. Reimbursement - Legal Fees	\$28,905	Recurring	Countywide	Persons Served	50%	\$0.08	\$158
Misc. Reimbursement - Medical	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - Other	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Other Financing Sources	\$26,362,987					\$730.1	\$145,275
Sale of Capital Assets	\$2,866	Recurring	Countywide	Per Capita	50%	\$0.01	\$0
Sale of Land	\$0	One Time	Countywide	NA	NA	NA	NA
Sale of Other Assets	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Sale of Fixed Assets - Welfare	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Operating Transfers In	\$26,085,101	Recurring	Countywide	Persons Served	50%	\$72.20	\$142,456
Operating Transfers In - SA 22	\$0	One Time	Countywide	NA	NA	NA	NA
Operating Transfers In - County Fund	\$0	Recurring	Countywide	NA	NA	NA	NA
Local Emergency Money Funds-Trust 0114	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Crime Justice Facilities Trust	\$150,000	Recurring	Countywide	Persons Served	50%	\$0.42	\$819
Modernization (Operating Transfer In-Trust 1346)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Micrographics (Operating Transfer In-Trust 1345)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Vital Health Statistics (OTI) (Recorder) (Trust 1367)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Sheriff San Joaquin AB 443	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Planning GP Upgrade	\$0	One Time	Countywide	NA	NA	NA	NA
OTILC 4850	\$125,000	Recurring	Countywide	Per Capita	50%	\$0.39	\$0
Loan to General Fund from Measure A Road Funds	\$0	Recurring	Countywide	NA	NA	NA	NA
Total Recurring Revenues	\$277,948,782						

ATTACHMENT A-2
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

Notes:

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NAICS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain expenditures are not expected to increase one-to-one with the new development. A 50% to 100% discount was applied to certain expenditures reflect the estimated non-discretionary general fund revenue committed for such expenditures. Additionally, a 25% discount was applied ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures.

II. County Expenditures (by Type)

Expenditure Type	Total Expenditures	Expenditure Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4] [5]	Fiscal Impact Expenditure Factor	Fiscal Expenditure
GENERAL GOVERNMENT							
Legislative and Administrative	\$47,149,737					\$0.00	\$0
Board of Supervisors	\$1,861,159	Recurring	Case Study			NA	See Att. A-10
Administrative Management / Purchasing	\$1,155,545	Recurring	Case Study			NA	See Att. A-10
Finance						\$0.00	\$0
Auditor-Controller	\$2,688,311	Recurring	Case Study			NA	See Att. A-10
Assessor	\$2,568,661	Recurring	Case Study			NA	See Att. A-10
Treasurer-Tax Collector	\$10,14,536	Recurring	Case Study			NA	See Att. A-10
Treasurer	\$1,076,373	Recurring	Case Study			NA	See Att. A-10
Counsel						\$0.00	\$0
County Counsel	\$1,552,550	Recurring	Case Study			NA	See Att. A-10
Personnel						\$0.00	\$0
Human Resources	\$1,549,651	Recurring	Case Study			NA	See Att. A-10
Public Information Team	\$10,000	Recurring	Case Study			NA	See Att. A-10
Elections						\$0.00	\$0
Elections	\$1,063,886	Recurring	Case Study			NA	See Att. A-10
County Clerk-Recorder	\$1,103,379	Recurring	Case Study			NA	See Att. A-10
Property Management						\$8.53	\$16,840
Public Works	\$4,537,077	Recurring	Countywide	Case Study		NA	See Att. A-10
PW - Special Districts Services	\$3,175,905	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
General Services	\$340,968	Recurring	Countywide	Case Study		NA	See Att. A-10
Bldg. Operations	\$472,231	Recurring	Countywide	Case Study		NA	See Att. A-10
Bldg. Maintenance	\$1,561,437	Recurring	Countywide	Case Study		NA	See Att. A-10
Grounds Maintenance	\$509,468	Recurring	Countywide	Case Study		NA	See Att. A-10
Utilities	\$689,150	Recurring	Unincorporated	Persons Served	0%	\$8.53	\$16,840
Other General						\$0.00	\$0
Insurance	\$5,109,441	Recurring	Countywide	Case Study		NA	See Att. A-10
Central Services	\$626,977	Recurring	Countywide	Case Study		NA	See Att. A-10
311 Customer Service Center	\$288,943	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology	\$6,521,180	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology - ERP	\$189,135	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology - Information Security	\$2,141,920	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology - Communications - VOIP	\$286,545	Recurring	Countywide	Case Study		NA	See Att. A-10
Special Payments	\$5,055,309	One Time	Countywide	Case Study		NA	\$0
PUBLIC PROTECTION							
Judicial						\$44.89	\$88,473
Child Support Services	\$3,320,806	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
District Attorney	\$4,562,778	Recurring	Countywide	Persons Served	25%	\$18.94	\$37,377
District Attorney - COPS	\$132,221	Recurring	Countywide	Persons Served	50%	\$0.37	\$722
District Attorney - Rape Prosecution Grant	\$177,718	Recurring	Countywide	Persons Served	50%	\$0.49	\$971
District Attorney - DUI Program	\$208,705	Recurring	Countywide	Persons Served	50%	\$0.58	\$1,140
District Attorney - Crime Prosecution Unit	\$320,942	Recurring	Countywide	Persons Served	50%	\$0.89	\$1,753
District Attorney - Welfare Fraud	\$1,310,644	Recurring	Countywide	Persons Served	50%	\$3.63	\$7,158
District Attorney - County Victim Services	\$172,320	Recurring	Countywide	Persons Served	50%	\$0.48	\$941
Trial Court Operations (Gen Fund Contr.)	\$1,311,128	Recurring	Countywide	Persons Served	50%	\$3.63	\$7,160
Grand Jury	\$78,640	Recurring	Countywide	Persons Served	50%	\$0.22	\$429
Public Defender	\$3,725,964	Recurring	Countywide	Persons Served	25%	\$15.47	\$30,522

ATTACHMENT A-2
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

Notes:

- [1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.
- [2] Spotlight, Employment Profiles by NAICS Codes 2020.
- [3] Assumes County population plus 50% of Employees.
- [4] Certain expenditures are not expected to increase one-to-one with the new development. A 50% to 100% discount was applied to certain expenditures reflect the estimated non-discretionary general fund revenue committed for such expenditures. Additionally, a 25% discount was applied ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures.

II. County Expenditures (by Type)

Expenditure Type	Total Expenditures	Expenditure Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4] [5]	Fiscal Impact Expenditure Factor	Fiscal Expenditure
Police Protection						\$104.03	\$205,272
Sheriff-Connor	\$16,385,464	Recurring	Countywide	Persons Served	0%	\$90.70	\$178,968
Sheriff - EMPG Emergency Planning	\$325,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Bass Lake Operations	\$589,319	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Canine Program	\$37,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Morgue Operations	\$751,413	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CalOES 2016-00102	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Explorer Program	\$14,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Search and Rescue	\$3,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CalOES 2017-0083	\$71,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Emergency Operations	\$444,911	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CalOES 2018-0054	\$235,629	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Fed-Cannabis Eradication	\$140,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tobacco Fund Grant - Chawanakee	\$233,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tobacco Fund Grant - Yosemite	\$233,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tobacco Fund Grant - Golden Valley	\$234,563	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - COPS (SLESF)	\$248,805	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Multi Juris. Local Hazard Mitig. Plan	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tree Mortality	\$2,819,625	Recurring	Countywide	Persons Served	50%	\$7.80	\$15,398
Sheriff - Chukchansi Indian Casino	\$702,389	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Rural Crime Prevention Task Force	\$395,927	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Civil Division	\$716,045	Recurring	Countywide	Persons Served	25%	\$2.97	\$5,866
Sheriff - Off Highway	\$225,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Anti-Drug Program	\$268,967	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CAL-MMET	\$340,989	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - JAG Grant	\$58,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Court Security	\$1,845,686	Recurring	Countywide	Persons Served	75%	\$2.55	\$5,040
Sheriff - OCIP NET Project	\$89,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Peace Officer Memorial Fund	\$1,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Detention and Correction						\$93.87	\$185,224
Department of Corrections	\$17,327,482	Recurring	Countywide	Persons Served	25%	\$71.94	\$141,943
DOC - Citizens Options for Public Safety	\$55,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation	\$5,102,616	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - CCP Planning	\$100,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Juvenile Hall	\$5,283,510	Recurring	Countywide	Persons Served	25%	\$21.93	\$43,281
Probation - Crime Prevention Act of 2000	\$441,280	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - Youth Offender Block Grant	\$723,990	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - Proud Parenting Grant	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - CalOES PI Grant	\$87,264	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - CCPA	\$1,232,287	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - Public Safety Realignment (AB 109)	\$6,601,622	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire Prevention						\$97.98	\$193,326
Fire Prevention	\$7,911,367	Recurring	Unincorporated	Persons Served	0%	\$97.98	\$193,326
Fire-Chukchansi Indian Casino	\$10,333,221	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire-Riverstone	\$638,966	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire-Tesoro Viejo	\$1,192,001	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Protective Inspection						\$12.79	\$25,225
Ag. Commissioner/Sealer of Wts. & Measures	\$2,011,243	Recurring	Countywide	Persons Served	50%	\$5.57	\$10,984
CED - Fire Prevention - Land Development	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
CED - Building Inspection	\$2,608,328	Recurring	Countywide	Persons Served	50%	\$7.22	\$14,245
Other Protection						\$9.45	\$0
CED - Planning	\$2,660,920	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Water and Natural Resources	\$2,952,440	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Flood Control Fund	\$3,873,025	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Local Agency Formation Commission Contribution	\$32,305	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Animal Services	\$1,425,102	Recurring	Countywide	Per Capita	0%	\$8.93	\$0
Predatory Animal Control	\$82,402	Recurring	Countywide	Per Capita	0%	\$0.52	\$0
Fish and Game Fines	\$5,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
PUBLIC WAYS AND FACILITIES	\$26,930,707						
Public Ways						\$0.00	\$0
PW - Roads & Bridges	\$26,222,162	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
PW - Road (Transit)	\$2,708,545	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
HEALTH AND SANITATION	\$61,995,330						
Health						\$0.00	\$0
Behavioral Health Services	\$32,288,968	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health	\$17,719,569	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
CED - Environmental Health	\$1,611,244	Recurring	Countywide	Persons Served	100%	\$0.00	\$0

ATTACHMENT A-2
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

Notes:

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NAICS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain expenditures are not expected to increase one-to-one with the new development. A 50% to 100% discount was applied to certain expenditures reflect the estimated non-discretionary general fund revenue committed for such expenditures. Additionally, a 25% discount was applied ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures.

II. County Expenditures (by Type)

Expenditure Type	Total Expenditures	Expenditure Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4] [5]	Fiscal Impact Expenditure Factor	Fiscal Expenditure
Sanitation						\$0.00	\$0
PW - Refuse Disposal Liner Fund	\$10,375,549	Recurring	Unincorporated	Persons Served	100%	\$0.00	\$0
PUBLIC ASSISTANCE	\$95,439,713					\$0.00	\$0
Administration						\$0.00	\$0
Department of Social Services	\$46,123,284	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
General Relief						\$0.00	\$0
General Relief	\$934,582	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Assistance Programs						\$0.00	\$0
Aid for CalWORKS	\$24,257,403	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care	\$10,848,146	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Aid for Adopted Children	\$4,800,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal-Learn	\$15,700	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
GAIN Support Services (Welfare to Work)	\$900,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
In-Home Supportive Service	\$4,385,422	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKS Child Care	\$600,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Kin Gap	\$1,061,876	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cash Assistance Program for Immigrants	\$45,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Housing Assistance/Transitional Program	\$210,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Veterans Service/Public Guardian						\$2.53	\$0
Public Guardian	\$539,463	Recurring	Countywide	Per Capita	50%	\$1.69	\$0
Veterans Service	\$268,068	Recurring	Countywide	Per Capita	50%	\$0.84	\$0
Other Assistance						\$1.41	\$0
Community Action Partnership	\$228,854	Recurring	Countywide	Per Capita	50%	\$0.72	\$0
IHSS Public Authority	\$221,915	Recurring	Countywide	Per Capita	50%	\$0.70	\$0
EDUCATION						\$10.91	\$0
Library	\$1,739,901	Recurring	Countywide	Per Capita	0%	\$10.91	\$0
APPROPRIATIONS FOR CONTINGENCIES						\$0.00	\$0
Cooperative Extension Service	\$81,600	One Time				NA	\$0
Appropriations for Contingencies	\$710,922	One Time				NA	\$0
Central Garage	\$2,714,117	One Time				NA	\$0
Microwave Radio	\$463,113	One Time				NA	\$0
Total Recurring Expenditures	\$336,312,549						

ATTACHMENT A-3**MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
LAND USE AND DEMOGRAPHICS SUMMARY****FUTURE LAND USE DATA****I. Riverstone Project Developable Land Use Description**

A. Residential Land Uses	<u>Number of Units [1]</u>
Single-Family Detached	0
Multi-family	0
B. Commercial Land Uses	<u>Sq. Ft. [1]</u>
Retail	800,000
Office	500,000
Hotel	75,000

DEMOGRAPHIC DATA**II. Demographics**

A. Residential Land Use Population	<u>Persons per Household</u>
Persons per Household	0.00
B. Non-Residential Land Use Employee Generation	<u>Sq. Ft. per Employee [2]</u>
Commercial Land Uses	
Retail	325
Office	350
Hotel	1,333

POPULATION AND EMPLOYEES (CALCULATIONS)

III. Residential Land Use Type	<u>Number of Units</u>	<u>Residential Population</u>
Single-Family Detached	0	0
Multi-family	0	0

IV. Non-Residential Land Use Type	<u>Sq. Ft.</u>	<u>Total Direct Employees</u>
Retail	800,000	2,462
Office	500,000	1,429
Hotel	75,000	56

SOI POPULATION AND EMPLOYEES (TOTALS)

V. Total Projected Residential Population	0
VI. Total Projected Direct Employees	3,946
VII. Total Persons Served Population [3]	1,973

NOTES:

[1] Source: Project Proponent, County of Madera.

[2] Source: DTA Public Works Database

[3] Persons served equals residents plus 50% of employees.

* All figures subject to rounding

ATTACHMENT A-4
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
PROPERTY TAX REVENUE ANALYSIS

GENERAL PROPERTY TAX ASSUMPTIONS

I. Property Tax Allocation (as a Portion of the 1% General Property Tax Levy)

Category	County of Madera
General Property Tax [1]	30.80%
Less: Tax Sharing	0.00%
Total - Net Increment Available to County General Fund	30.80%

II. Homeowner's Exemption

Homeowner's Exemption (Annually)	\$7,000
Percent of Sale Units Taking Homeowner's Exemption [2]	90%

ASSESSED VALUATION ASSUMPTIONS

III. Assessed Valuation - Projected Land Uses [3]

Residential Land Uses

A. Single-Family Detached Units

Number of Units	0
Estimated Blended Sales Price per Unit	\$375,000
Total Estimated Net Taxable Value (Includes Estimated Takedown from Homeowner's Exemptions)	\$0

B. Multi-family

Number of Units	0
Estimated Sales Price per Unit	\$232,842
Total Estimated Net Taxable Value	\$0

Non-Residential Land Uses

C. Retail

Estimated Number of Sq. Ft.	800,000
Estimated Valuation per Sq. Ft.	\$250
Total Estimated Net Taxable Value	\$200,000,000

D. Office

Estimated Number of Sq. Ft.	500,000
Estimated Valuation per Sq. Ft.	\$150
Total Estimated Net Taxable Value	\$75,000,000

E. Hotel

Estimated Number of Sq. Ft.	75,000
Estimated Valuation per Sq. Ft.	\$150
Total Estimated Net Taxable Value	\$11,250,000

F. Total Assessed Value

Total Estimated Assessed Value	\$286,250,000
Total Home Owner Exemption	\$0
Total Land Use Net Taxable Value	\$286,250,000
Existing Assessed Value	\$687,838
Net Incremental Assessed Value	\$285,562,162

OTHER PROPERTY TAX REVENUE ASSUMPTIONS

IV. Unsecured Property Taxes - Assumptions [4]

Residential

Unsecured Taxes as a % of Secured	2.75%
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Non-Residential

Unsecured Taxes as a % of Secured	10.00%
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V. Property Tax Transfer - Assumptions [5]

Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Assessed Value	0.11%
Property Transfer Tax Passed Retained by Madera County	100.00%

ATTACHMENT A-4
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
PROPERTY TAX REVENUE ANALYSIS

Fiscal Impact Calculation

VIII. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. Secured Property Tax	
Residential Land Uses	
Single-Family Detached	\$0
Multi-family	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$616,000
Office	\$231,000
Hotel	\$34,650
B. Unsecured Property Tax	
Residential Land Uses	
Single-Family Detached	\$0
Multi-family	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$61,600
Office	\$23,100
Hotel	\$3,465
C. Property Transfer Tax	
Residential Land Uses	
Single-Family Detached	\$0
Multi-family	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$11,000
Office	\$4,125
Hotel	\$619

Total Property Tax Revenues	\$985,559
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NOTES:

- [1] Source: Data provided by the County of Madera Auditor-Controller's Office (Mr. Jim Boyajian), July 23, 2016. Includes Property Tax in-Lieu of VLF revenues.
- [2] Estimate, subject to change.
- [3] Source: Project Proponent.
- [4] Based on typical DTA baseline assumptions.
- [5] Source: California Revenue & Taxation Code §11901, et seq., Madera County Code §3.12.020.

* All figures subject to rounding

ATTACHMENT A-5
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
SALES TAX REVENUE ANALYSIS

INDIRECT SALES TAX ASSUMPTIONS

I. **Residential Indirect Sales Tax Assumptions**

A. **Mortgage Assumptions**

Projected Residential Units

Single-Family Residential and Multi-family

Projected Sales Price per Unit (Blended)	\$0
Average Mortgage (20% Down Payment) [1]	\$0
Annual Mortgage Payment (6% for 30 Years) [2]	\$0
Additional Annual Taxes & Insurance (2.00%)	\$0

B. **Disposable Income Assumptions**

Projected Residential Units

Single-Family Residential and Multi-family

Average Household Income (3:1 Income to Household Payment Ratio) [1]	\$0
Retail Taxable Expenditures (as a % of Disposable Income) [3]	0.00%

C. **Other Indirect Sales Tax Assumptions**

Employees (annual spending per employee) [4]

\$5,279

Retail Taxable Sales Capture

County of Madera Retail Taxable Purchase Capture [5]	75%
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Other Sales Tax Assumptions

% to the County of Madera [6]	1.00%
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Tax Sharing Assumptions

% to the Other Agencies	0%
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DIRECT SALES TAX ASSUMPTIONS

II. **Non-Residential Direct Sales Tax Assumptions**

A. **Taxable Sales per Sq. Ft. [7]**

Non-Residential

Retail	\$225
Office	\$0
Hotel	\$0

B. **Displaced Taxable Sales**

Displaced Existing Taxable Sales within the County of Madera [8]	20%
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ATTACHMENT A-5
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
SALES TAX REVENUE ANALYSIS

FISCAL IMPACT CALCULATION

III. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. Indirect Sales Tax	
Projected Residential Land Uses	
Single-Family & Multi-Family	\$0
Employee Taxable Sales	\$156,261
B. Direct Sales Tax	
Projected Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$1,440,000
Office	\$0
Hotel	\$0
	Total Sales Tax Revenues
	\$1,596,261

NOTES:

- [1] DTA estimates. Subject to change.
 - [2] DTA estimate. Annual payment includes principal, interest, property taxes, and homeowner's insurance.
 - [3] Source: BOE 2015 Consumer Expenditure Survey.
 - [4] Source: "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study." ICSC (2004). Adjusted for inflation assuming 3% annual inflation rate.
 - [5] Estimate, subject to change.
 - [6] Source: Madera County Code §3.16.040.
 - [7] Based on the median sales per sq. ft. figure for retail centers as outlined in "Dollars and Cents of Shopping Centers" (2008) published by the Urban Land Institute, as well as conversations with Madera County CAO's office, which verified and confirmed figure per existing retail analysis.
 - [8] Estimate, subject to change.
- * *All figures subject to rounding*

ATTACHMENT A-6
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
TRANSIENT OCCUPANCY TAX REVENUES

TRANSIENT OCCUPANCY TAX ASSUMPTIONS

Number of Hotel Rooms [1]	75
Room Rate (per Night)	\$90
Occupancy Rate [2]	80.0%
Transient Occupancy Tax - County of Madera [3]	9.0%
Occupancy Tax Loss from Extended Stays at Hotel	3.5%
Annual Hotel Revenue	\$1,971,000

FISCAL IMPACT CALCULATION

I. <u>Transient Occupancy Tax</u>	<u>Fiscal Impact Amount</u>
Projected Transient Occupancy Tax	\$171,181

Transient Occupancy Tax Revenues	\$171,181
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NOTES:

- [1] Source: Project Proponent.
 - [2] Estimate. Subject to Change.
 - [3] Source: County of Madera Municipal Code §3.20.030.
- * *All figures subject to rounding*

ATTACHMENT A-7
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
INVESTMENT INCOME REVENUE ANALYSIS

ASSUMPTIONS

I. Investment Income Assumptions

Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return [1]	0.40%
Local Agency Investment Fund (LAIF) Percentage of Earnings Cost [1]	50.00%

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category	Fiscal Impact Amount
Total Property Tax Revenues (Att. A-4)	\$985,559
Total Sales Tax Revenues (Att. A-5)	\$1,596,261
Total Transient Occupancy Tax Revenues (Att. A-6)	\$171,181
Total Multiplier Revenues (Att. A-8)	<u>\$280,313</u>
Projected Recurring General Fund Revenues Available for Investment	\$3,033,314
Plus: Investment Income (Less Earnings Cost)	\$6,067
Total Recurring General Fund Revenues	\$3,039,381

NOTES:

- [1] Estimate. Subject to change.
* All figures subject to rounding

ATTACHMENT A-8
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
MULTIPLIER REVENUE SOURCES ANALYSIS

ASSUMPTIONS

I. Multiplier Revenues

Revenue Category	Multiplier Factor [1]
Taxes	\$0.00
Licenses, Permits and Franchises	\$24.21
Fines, Forfeitures and Penalties	\$6.06
Revenue from Use of Money & Property	\$0.27
Intergovernmental Revenues - State	\$0.00
Intergovernmental Revenues - Federal	\$0.00
Charges for Current Services	\$0.00
Miscellaneous Revenue	\$35.72
Other Financing Sources	\$73.01

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

	Fiscal Impact Amount
Taxes	\$0
Licenses, Permits and Franchises	\$55,702
Fines, Forfeitures and Penalties	\$11,957
Revenue from Use of Money & Property	\$537
Intergovernmental Revenues - State	\$0
Intergovernmental Revenues - Federal	\$0
Charges for Current Services	\$0
Miscellaneous Revenue	\$68,842
Other Financing Sources	\$143,275

Total Multiplier Revenues	\$280,313
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NOTES:

[1] Based on County of Madera Operating Budget, Fiscal Year 2019-20.

* All figures subject to rounding

ATTACHMENT A-9
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
MULTIPLIER EXPENDITURES ANALYSIS

ASSUMPTIONS

I. Multiplier Expenditures

Expenditure Category	Multiplier Factor [1]
Judicial	\$44.69
Police Protection	\$104.03
Detention and Correction	\$93.87
Fire Prevention	\$97.98
Protective Inspection	\$12.79
Other Protection	\$9.45
Public Ways	\$0.00
Health	\$0.00
Sanitation	\$0.00
Administration	\$0.00
General Relief	\$0.00
Assistance Programs	\$0.00
Veterans Service/Public Guardian	\$2.53
Other Assistance	\$1.41
Education	\$10.91
Property Management	\$8.53

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Judicial	\$88,173
Police Protection	\$205,272
Detention and Correction	\$185,224
Fire Prevention	\$193,326
Protective Inspection	\$25,229
Other Protection	\$0
Public Ways	\$0
Health	\$0
Sanitation	\$0
Administration	\$0
General Relief	\$0
Assistance Programs	\$0
Veterans Service/Public Guardian	\$0
Other Assistance	\$0
Education	\$0
Property Management	\$16,840

Total Multiplier Expenditures	\$714,064
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NOTES:

- [1] Based on County of Madera Operating Budget, Fiscal Year 2019-20.
 * All figures subject to rounding

ATTACHMENT A-10
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
CASE STUDY EXPENDITURES ANALYSIS

CSA 22, Zone of Benefit D Services

I. Estimated Additional Infrastructure Requirements

Street Maintenance	TBD
Street Sweeping	TBD
Street Light Operation & Maintenance	TBD
Landscaping Maintenance (within street RW)	TBD

II. Estimated Annual CSA 22D Assessment [1]

Single Family Detached Residential Units (per Unit)	\$285.73
Multi-Family and/or Attached Residential Units (per Unit)	\$197.72
Commercial Properties (per Sq. Ft.)	\$0.40

Total Impact to County General Fund	\$0
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NOTES:

[1] Based on County Board Resolution No. 2017-168; adopted on November 21, 2017.
* All figures subject to rounding

ATTACHMENT A-11**MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
GENERAL GOVERNMENT EXPENDITURES ANALYSIS****ASSUMPTIONS**

Total Recurring General Fund Expenditures (excluding General Government Overhead) [1]	\$289,162,811
Recurring General Government Overhead Expenditures (as a % of Total Recurring General Fund Expenditures) [2]	14.97%
Marginal Increase in General Government Costs [3]	50%

FISCAL IMPACT CALCULATION

I. Fiscal Impact Category	Fiscal Impact Amount
Total Multiplier Expenditures (Att. A-9)	\$714,064
Total Case Study Expenditures (Att. A-10)	\$0
Projected Recurring General Fund Expenditures	\$714,064
Plus: General Government Costs	\$53,444
Total Recurring Expenditures	\$767,508

NOTES:

- [1] Based on County of Madera Operating Budget, Fiscal Year 2019-20.
 - [2] General Government Overhead Expenditures defined as costs for Board of Supervisors, Finance, Counsel, Human Resources, etc.
 - [3] Estimate, subject to change.
- * All figures subject to rounding

ATTACHMENT A-12
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
TOTAL FISCAL REVENUE SUMMARY

RECURRING GENERAL FUND REVENUES [1]	AMOUNT	PERCENT OF TOTAL
Secured Property Tax	\$881,650	29.0%
Unsecured Property Tax	\$88,165	2.9%
Property Transfer Tax	\$15,744	0.5%
Direct Sales Tax	\$1,440,000	47.4%
Indirect Sales Tax	\$156,261	5.1%
Other Taxes	\$0	0.0%
Hotel and Motel	\$171,181	5.6%
Documentary Stamp	\$0	0.0%
Timber Yield Tax	\$0	0.0%
Aircraft	\$0	0.0%
Licenses, Permits and Franchises	\$55,702	1.8%
Fines, Forfeitures and Penalties	\$11,957	0.4%
Revenue from Use of Money & Property	\$537	0.0%
Intergovernmental Revenues - State	\$0	0.0%
Intergovernmental Revenues - Federal	\$0	0.0%
Charges for Current Services	\$0	0.0%
Miscellaneous Revenue	\$68,842	2.3%
Other Financing Sources	\$143,275	4.7%
Investment Income	\$6,067	0.2%
Total Recurring General Fund Revenues	\$3,039,381	100.0%

RECURRING GENERAL FUND EXPENDITURES [2]	AMOUNT	PERCENT OF TOTAL
Judicial	\$88,173	11.5%
Police Protection	\$205,272	26.7%
Detention and Correction	\$185,224	24.1%
Fire Prevention	\$193,326	25.2%
Protective Inspection	\$25,229	3.3%
Other Protection	\$0	0.0%
Public Ways	\$0	0.0%
Health	\$0	0.0%
Sanitation	\$0	0.0%
Administration	\$0	0.0%
General Relief	\$0	0.0%
Assistance Programs	\$0	0.0%
Veterans Service/Public Guardian	\$0	0.0%
Other Assistance	\$0	0.0%
Education	\$0	0.0%
Property Management	\$16,840	2.2%
General Government	\$53,444	7.0%
Infrastructure Maintenance	\$0	0.0%
Total Recurring General Fund Expenditures	\$767,508	100.0%

NET FISCAL IMPACT		
Total Annual Recurring General Fund Surplus/(Deficit)	\$2,271,873	
EIDF Property Tax Share (25% of Incremental Secured Property Tax Revenues)		(\$219,883)
Net Annual Recurring General Fund Surplus/(Deficit)		\$2,051,991

NOTES:

- [1] Please see Attachments 4-8 for the derivation of these calculations.
 - [2] Please see Attachments 9-11 for the derivation of these calculations.
- * All figures subject to rounding



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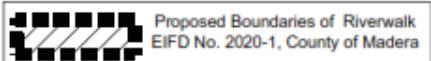
**5000 BIRCH STREET, SUITE 6000
NEWPORT BEACH, CA 92660
PHONE: (800) 969-4DTA**

**Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds**

EXHIBIT “B”

PROPOSED BOUNDARIES OF
RIVERWALK ENHANCED INFRASTRUCTURE
FINANCING DISTRICT (EIFD) No. 2020-1
COUNTY OF MADERA, STATE OF CALIFORNIA

LEGEND



Assessor Parcel Numbers within the
Boundaries of Riverwalk E.I.F.D. No. 2020-1:
049-053-007
080-010-008

AVENUE 12



AVENUE 11
AVENUE 41
AVENUE 10 1/2

I hereby certify that the within map showing the proposed boundaries of Enhanced Infrastructure Financing District No. 2020-1 (Riverwalk), County of Madera, State of California, was approved by the Board of Supervisors of the County of Madera at a regular meeting thereof, held on this _____ day of _____, 2020, by its Resolution No. _____.

Clerk of the Board of Supervisors,
County of Madera

Filed in the office of the Clerk of the Board of Supervisors of the County of Madera this _____ day of _____, 2020.

Clerk of the Board of Supervisors,
County of Madera

Prepared by DTA

**ORDINANCE NO. _____
OF THE RIVERWALK PUBLIC FINANCING AUTHORITY**

**AN ORDINANCE OF THE RIVERWALK PUBLIC FINANCING AUTHORITY
APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR ENHANCED
INFRASTRUCTURE FINANCING DISTRICT NO. 2020-01 TO FINANCE THE
CONSTRUCTION AND/OR ACQUISITION OF CAPITAL IMPROVEMENTS**

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the “EIFD Law”), the Madera County Board of Supervisors formed the Riverwalk Public Financing Authority (“Authority”) which Authority in turn prepared an Infrastructure Financing Plan (“IFP”) for Enhanced Infrastructure Financing District No. 2020-01 (“EIFD No. 2020-01”); and

WHEREAS, the Madera County Board of Supervisors, on January 19, 2021, by Resolution No. _____, approved the IFP; and

WHEREAS, three public hearings on the IFP were duly noticed and held on November 10, 2020, December 15, 2020, and January 19, 2021, in accordance with Government Code Section 53398.66; and

WHEREAS, the Authority has heard and passed upon written and oral objections, if any, and has considered the recommendations, if any, of affected taxing agencies and testimony for and against the adoption of the plan.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE RIVERWALK PUBLIC FINANCING AUTHORITY DOES HEREBY ORDAIN AS FOLLOWS:

1. **Adoption of Infrastructure Financing Plan.** The Infrastructure Financing Plan for EIFD No. 2020-01, attached hereto as Exhibit “A”, is hereby adopted.
2. **Environmental Determination.** The Infrastructure Financing Plan for EIFD No. 2020-01 is exempt from the California Environmental Quality Act (15378(b)(4))

because a “Project” does not include government funding mechanisms and also (15061(b)(3)) because CEQA does not apply where it can be determined with certainty that there is no possibility that there will be a significant effect on the environment and that no additional environmental review is required.

3. **Ordinance to Serve as a Resolution.** In accordance with the authority provided by Government Code Section 53398.69(a)(1) this ordinance is adopted in addition to a resolution approving the Infrastructure Financing Plan for EIFD No. 2020-01.

4. **Severability.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable. The Public Financing Agency declares that it would have adopted this ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional, or otherwise unenforceable.

5. **Effective Date.** This Ordinance shall become effective 31 days following its enactment and shall be subject to referendum as prescribed by law.

6. **Certification.** The Chairperson shall sign and the Authority Secretary shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

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* * * * *

The foregoing Ordinance was adopted this _____ day of _____, 2021, by the following vote:

Authority Board Member Frazier voted: _____

Authority Board Member Rogers voted: _____

Authority Board Member Poythress voted: _____

Authority Board Member Taubert voted: _____

Authority Board Member Mahil voted: _____

Chairman

ATTEST:

Clerk, Board of Supervisors/
Authority Secretary

Approved as to Legal Form:
COUNTY COUNSEL

Dale E.
By Bacigalupi



Digitally signed by: Dale E. Bacigalupi
DN: CN = Dale E. Bacigalupi email =
dbacigalupi@lozanosmith.com C =
US
Date: 2020.12.29 16:37:45 -08'00'

EXHIBIT “A”



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INFRASTRUCTURE FINANCING PLAN

COUNTY OF MADERA

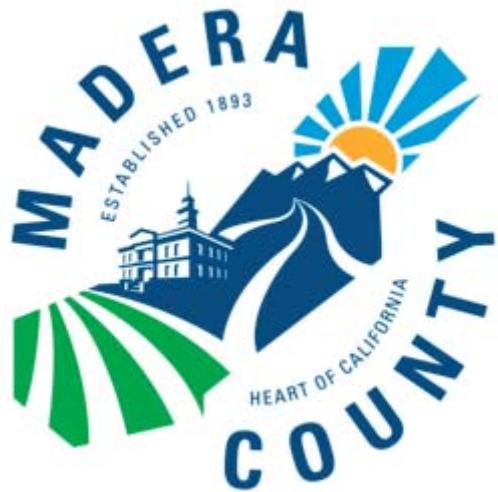
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
NO. 2020-1

(RIVERWALK PROJECT)

December 29, 2020

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Newport Beach | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa

COUNTY OF MADERA**INFRASTRUCTURE FINANCING PLAN
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
NO. 2020-1
(RIVERWALK PROJECT)**

Prepared for:

County of Madera

200 West 4th Street

Madera, CA 93637

Attention: Matthew Treber, Chief of Development Services

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APPENDICES

APPENDIX A	LEGAL DESCRIPTION AND MAP
APPENDIX B	TAX INCREMENT REVENUE PROJECTIONS AND BONDING CAPACITY ANALYSIS
APPENDIX C	COUNTY FISCAL IMPACT ANALYSIS



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SECTION I INTRODUCTION

This Infrastructure Financing Plan ("IFP," or the "Plan") has been prepared by DTA, formally known David Taussig and Associates, Inc. ("DTA"), to facilitate the formation of the County of Madera ("County") Enhanced Infrastructure Financing District No. 2020-1 ("EIFD" or the "District"). The concept of an EIFD within California was originally authorized by the State Legislature in Fiscal Year ("FY") 2013-14 through the adoption of Senate Bill 628, as a method of reviving the use of property tax increment to fund public improvements with a useful life of 15 years or more that are of regional significance, as well as certain types of privately owned development. An EIFD may fund these facilities and development with the property tax increment and in-lieu Vehicle License Fee ("VLF") revenues from those taxing agencies (cities, counties, and special districts, but not schools or community college districts) that consent to participating in this type of district. This EIFD is being established specifically to assist in the financing of regional roadway improvements, as well as the construction of the proposed Madera County Regional Sports Center Park. No privately owned development is being financed by this EIFD.

The County Board of Supervisors ("County Board") initiated the formation of the EIFD by adopting a Resolution of Intention ("ROI") at its May 19, 2020 meeting. Prior to the adoption of the ROI, the County Board established the Public Financing Authority ("PFA") for the EIFD and appointed three Board members and two public representatives to act as members of the PFA. The PFA, whose purpose it is to establish and implement the EIFD, subsequently designated its staff to undertake the preparation of the Plan, which is required under Section 53398.63 of the California Government Code as a precursor to the formation of an EIFD. The PFA staff then requested that DTA prepare a draft Plan on its behalf for approval by the PFA at a future public hearing. The Plan to be approved by the PFA immediately after the public hearing must be consistent with the County General Plan, and is required to incorporate a series of components, including the following:

- (a) a map and legal description of the proposed EIFD;
- (b) a description of the public facilities required for the property located in the EIFD;
- (c) a finding that the improvements to be funded are of communitywide significance and provide significant benefits to an area larger than the EIFD;
- (d) a financing section containing a series of elements, including projected EIFD tax revenues and construction revenues, a limit on revenues collected and the period of time the EIFD will be in existence (not to exceed 45 years after the approval of a bond measure by the EIFD's qualified electors), and an analysis of the fiscal impacts of the EIFD on the local public agencies participating in the EIFD;
- (e) a plan for financing costs incurred for properties within the EIFD that qualify for the State's Transit Priority Project Program; and
- (f) the EIFD's goals for each public improvement financed by the EIFD.

A public hearing has been scheduled by the PFA for November 10, 2020, which is sixty (60) days after the distribution date of the draft Plan to the County and all of the EIFD property owners. The following sections of the Plan comply with the statutory requirements of an Infrastructure Financing Plan, as outlined above and described in greater detail in **Sections II through V of this Plan, as well as Appendices A through D.**



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SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

The EIFD will cover a mixed-use development commonly known as Riverwalk (“Riverwalk”) that is part of the greater Riverstone Specific Plan Area (“SP Area”) in Madera County. As detailed below in **Table 1**, it is anticipated that the mixed-use Riverwalk development, will include a total of approximately 800,000 square feet of retail development, 500,000 square feet of office development, and a 75-room hotel.

Construction in the proposed EIFD began in 2019 and is scheduled to be completed by 2037. It is anticipated that there will be a one-year lag between the date that each development reaches full absorption and the date that the assessed value is reflected on the County's tax roll.

Table 1: Riverwalk EIFD Private Development Within Boundaries of EIFD

Non-Residential Product Type	Total Valuation (2020\$)	Sq. Ft./Rooms
Retail	\$200,000,000	800,000
Office	\$75,000,000	500,000
Hotel	\$11,250,000	75

The EIFD will be funded solely from the portions of property tax increment that are distributed to the County as a result of new development occurring in the EIFD after FY 2021-22. As authorized under Section 53398.75 of the California Government Code, any increase in County property tax revenues that results from an enhancement of the ad valorem valuations of property within the EIFD, including increases in VLF revenues generated from these rising valuations, may be utilized by the EIFD for financing purposes. All sections of this IFP, as included below, are mandated by Government Code Section 53398.63 et seq., and must be approved at a public hearing by the PFA, as specifically authorized under Government Code Section 53398.69. As this Plan calls for the eventual sale of bonds by the EIFD, the PFA must schedule an election by the qualified electors within the EIFD, with the approval of 55% of the qualified electors required before bonds can be sold.

Listed below is detailed information on each of the statutorily required components of the Plan necessary for the establishment of the EIFD.



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SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

A A MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT, WHICH MAY INCLUDE ALL OR A PORTION OF THE DISTRICT DESIGNATED BY THE LEGISLATIVE BODY IN ITS RESOLUTION OF INTENTION. [GOVERNMENT CODE SECTION 53398.63(A)]

The map and legal description of the District are included herein as **Appendix A**. After formation of the District, the boundaries of the EIFD cannot be modified without approval of the PFA and the qualified electors within the EIFD.

B A DESCRIPTION OF THE PUBLIC FACILITIES AND OTHER FORMS OF DEVELOPMENT OR FINANCIAL ASSISTANCE THAT IS PROPOSED IN THE AREA OF THE DISTRICT, INCLUDING THOSE TO BE PROVIDED BY THE PRIVATE SECTOR, THOSE TO BE PROVIDED BY GOVERNMENTAL ENTITIES WITHOUT ASSISTANCE UNDER THIS CHAPTER, THOSE PUBLIC IMPROVEMENTS AND FACILITIES TO BE FINANCED WITH ASSISTANCE FROM THE PROPOSED DISTRICT, AND THOSE TO BE PROVIDED JOINTLY. THE DESCRIPTION SHALL INCLUDE THE PROPOSED LOCATION, TIMING, AND COSTS OF THE DEVELOPMENT AND FINANCIAL ASSISTANCE. [GOVERNMENT CODE SECTION 53398.63(B)]

1. Development and Facilities Financed from Sources Other than the EIFD

The proponent for the Project (which is part of the greater Riverstone Specific Plan) is Riverstone Development, LLC ("R.D."). As noted in the introduction to this Plan, approximately 800,000 square feet of retail development, 500,000 square feet of office development, and a 75-room hotel are all expected to be built within the proposed EIFD, all of which will be privately financed. In addition, R.D. anticipates that approximately \$215 million in public facilities will be constructed within the area of the District, which includes those to be provided by the private sector and those to be provided by various governmental entities without assistance from the EIFD. A breakdown of these costs by type of facility is listed below in **Table 2**. The infrastructure improvement costs listed in this table reflect certain assumptions and projections and are based on 2020 dollars, and as such, are estimates that are likely to increase over time due to inflation.

Table 2: Non-EIFD Public Facilities Costs¹

Item	Infrastructure Type	Cost (2020\$)
1	Road Improvements	\$30,000,000
2	Facilities – Schools and Water-Related Infrastructure	\$185,000,000
Total Cost		\$215,000,000

¹Costs to be funded from private sources, Community Facilities District financing and State grants, but not the EIFD.

Additional funding through State and Federal grants may be pursued from time to time as funding for public infrastructure becomes available through State and Federal grant programs.

2. Facilities Financed by the EIFD

The specific facilities to be financed by the EIFD, to the extent that funding is available, are (i) expansion of Highway 41 from Avenue 10 ½ to Avenue 12, (ii) expansion of Business Route 41,



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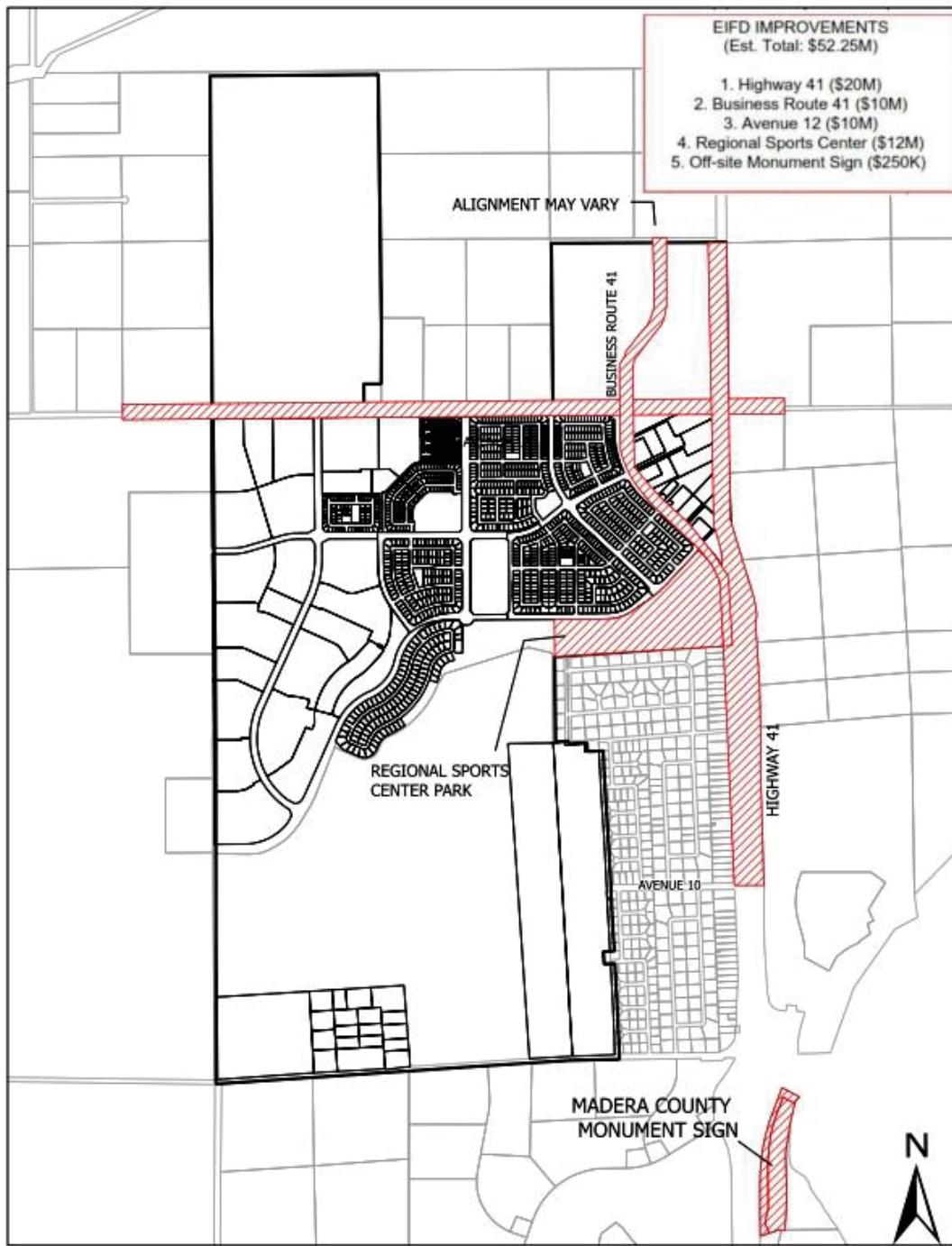
SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

which will encompass the region between the southern and northern edges of the EIFD's boundary, (iii) expansion of Avenue 12 to its ultimate width from Highway 41 to approximately 1,000 feet west of Road 40, (iv) construction of the Madera County Regional Sports Center Park, and (v) a Madera County Monument Sign. The costs and timing anticipated of the construction of these improvements are listed in **Table 3** below, and the locations of these improvements are identified on the following page in **Map 1**.

Table 3: EIFD Infrastructure Costs²

Item	EIFD-Funded Improvements	Cost Estimate (2020\$)	Proposed Timing
1	Expansion of Highway 41 (Avenue 10 ½ to Avenue 12)	\$20,000,000	TBD
2	Expansion of Business Route 41	\$10,000,000	TBD
3	Expansion of Avenue 12 from Highway 41 to approx. 1,000 feet west of Road 40	\$10,000,000	TBD
4	Madera County Regional Sports Center Park	\$12,000,000	TBD
5	Madera County Monument Sign	\$250,000	TBD
Total Cost		\$52,250,000	NA

²EIFD funding is unlikely to cover the full costs of the identified facilities. (See **Table 5** for projected financing capacity.)

SECTION II
RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTIONMap 1 – EIFD No. 2020-1 Improvements



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SECTION II RIVERWALK PROJECT AND PUBLIC FACILITIES DESCRIPTION

As it is anticipated that the construction of many of these improvements is likely to occur prior to the build-out of Riverwalk, the funding necessary for much of their construction may need to be expended before some or all of the EIFD funding is available. As such, there are likely to be cases in which R.D., some other private party, the County, or another public agency may be required to fund the improvements upfront and then be reimbursed when bond proceeds or pay-as-you-go financing is made available through the EIFD. Prior to the initiation of construction of such improvements, it is the intention of the County to enter into one or more acquisition and funding agreements to formalize the future reimbursements to parties that provided the initial funding of these improvements. In summary, the improvements listed in Table 1 may be funded by the EIFD directly through construction proceeds generated through bonded indebtedness issued by the EIFD, or pay as you go property tax and VLF increment revenues collected by the EIFD, or reimbursements memorialized in acquisition agreements entered by the County and various property owners. All funds apportioned to the EIFD shall be segregated in a separate account dedicated to be used only for purposes specifically delineated in this IFP.

It is understood that the funding available through the EIFD will not be sufficient by itself to finance all of the public improvements listed in Table 3, so the PFA will need to choose the specific improvements in Table 3 that will receive EIFD funding. Notably, after formation of the EIFD, the list of public facilities that can be financed with assistance from the EIFD cannot be modified without approval of the PFA. Once the 45-year term of the EIFD has been completed, any unspent revenues held in the EIFD account shall be paid over to the County for deposit into the County General Fund.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

C IF FUNDING FROM AFFECTED TAXING ENTITIES IS INCORPORATED INTO THE FINANCING PLAN, A FINDING THAT THE DEVELOPMENT AND FINANCIAL ASSISTANCE ARE OF COMMUNITYWIDE SIGNIFICANCE AND PROVIDE SIGNIFICANT BENEFITS TO AN AREA LARGER THAN THE AREA OF THE DISTRICT [GOVERNMENT CODE SECTION 53398.63(C)]

The infrastructure to be financed by the EIFD is located within the northern corner and to the eastern edge of the EIFD near the interchange of Avenue 12 and State Route 41, as identified in Map 1, and will benefit both the surrounding area and a significant portion of the remainder of the County. Specifically, the expansion of Business Route 41 and the expansion of Avenue 12 to its ultimate width from Highway 41 to approximately 1,000 feet west of Road 40, will provide an alternative route to State Route 41 for residents and employees driving south to other locations within or beyond the boundaries of the County of Madera, or returning from those southerly locations. This will help reduce the significant Countywide existing and anticipated congestion on State Route 41 (“Highway 41”) south of Avenue 12, especially during morning and evening commute times, and improving safety accordingly.

The expansion of Business Route 41 also will facilitate traffic flow parallel to State Route 41, thus further reducing existing congestion on that highway and increasing safety.

The expansion of Avenue 12 will provide better access to Highway 41 for Madera County residents who live to the west (including in the City of Madera), most of whom use Avenue 12 as their primary access to Highway 41—and from there, south to Valley Children’s Hospital or Fresno, or north to Chukchansi, Oakhurst, Bass Lake, and Yosemite. All three road expansion projects will benefit development planned for the existing half of the Avenue 12 and Highway 41 interchange, including properties not located in the District.

Finally, the construction of the Monument Sign will formally welcome travelers driving into the County, while the recently proposed Madera County Regional Sports Center Park will provide significant benefit not only to the surrounding existing and planned neighborhoods, but also to the County as a whole, as it will provide a one-of-a-kind facility that will draw regional interaction and attendance to its hosted events from all corners of the County and beyond.

D A FINANCING SECTION, WHICH SHALL CONTAIN ALL OF THE FOLLOWING INFORMATION [GOVERNMENT CODE SECTION 53398.63(D)]:

The financing program delineated in this Plan is based on the best information currently available regarding the scope, timing, and value of future development within the EIFD. Please note, however, that given the time horizon for the entire Riverstone development that includes Riverwalk, and the conceptual nature of some of the planned developments, actual timing and values may differ from the projections contained herein.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

1. A specification of the maximum portion of the incremental tax revenue of the County and of each affected taxing entity proposed to be committed to the District for each year during which the District will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time.

The District will be funded solely from the County of Madera's portion of the annual ad valorem property tax increment revenue generated by increasing property values occurring within the District after FY 2021-22, which is the proposed base year for the EIFD, as well as the In-Lieu Vehicle License Fee ("VLF") revenues generated as a result of this increment. Property tax increment is calculated by applying the one percent (1%) base tax levy to the overall increase in future assessed property valuation within the EIFD. The future assessed property valuation includes the value of new development as well as increases in the assessed valuations for existing development, including the two percent (2%) annual ad valorem increase authorized in California by Proposition 13. Incremental assessed property value is the difference between the aggregate assessed value of the District during a given year and the aggregate assessed value of the District properties as shown upon the assessment roll used in connection with the taxation of the property by the County, last equalized prior to the effective date of the ordinance adopted to establish the District (the "Base Year"). The base year aggregate assessed value of the District properties in FY 2019-20 was \$687,838. The new development anticipated within the District is anticipated to be valued at \$286 million upon build-out (in 2020 dollars). After accounting for the base year assessed value noted above, the resulting incremental assessed value upon buildout is projected to be \$285 million (in 2020 dollars}.

The County's share of the property tax increment is equal to 30.80% of the 1% ad valorem property tax increment since the Base Year, as well as 100% of the VLF increase resulting from the increase in the valuation since the Base Year. The maximum incremental portion of the County property tax and VLF increment to be committed to the EIFD will be 25% for each year throughout the 45-year term of the EIFD, subject to a \$150 million cumulative limit on the amount of tax increment that can be allocated to the EIFD.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

2. A projection of the amount of tax revenues expected to be received by the EIFD in each year during which the EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year.

The anticipated incremental property tax and VLF increment accrued by the County each year, as well as the net property tax and VLF increment apportioned to the District each year, are summarized in **Table 4** below in nominal 2020 dollars.

As the approval of future bond issuances by the EIFD's voters is scheduled to occur in November of 2020, **Table 4** reflects allocation of the 25% of the property tax and VLF increment to the EIFD for a 45-year period. Total property tax increment to the County in Fiscal Year 2021-22, which is anticipated to be the third fiscal year after construction is initiated in 2018-19, is projected to be \$46,089, with 25%, or \$11,522, being made available to the EIFD. These annual revenues shall increase through build-out of Riverwalk (Fiscal Year 2036-37), when the annual property tax and VLF increment is projected to increase to \$879,530, with 25% of that amount (\$219,883) apportioned to the EIFD. These revenue projections are conservative because the property valuation projection of \$285 million is based solely on current values of development anticipated to occur within Riverwalk through build-out, and does not assume increases due to inflation, nor those due to increased values as developed properties turn over during the 45-year term of the EIFD.



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

Table 4: Projected Tax and VLF Increment Revenues by Year

Year	Property Tax Revenue Received by the County	Property Tax Revenue Allocated to EIFD (25%)
2020	\$0	\$0
2021	\$0	\$0
2022	\$46,089	\$11,522
2023	\$92,178	\$23,045
2024	\$138,267	\$34,567
2025	\$218,923	\$54,731
2026	\$280,375	\$70,094
2027	\$341,827	\$85,457
2028	\$418,642	\$104,661
2029	\$495,457	\$123,864
2030	\$572,272	\$143,068
2031	\$649,087	\$162,272
2032	\$672,131	\$168,033
2033	\$695,175	\$173,794
2034	\$718,219	\$179,555
2035	\$779,671	\$194,918
2036	\$818,078	\$204,520
2037	\$879,530	\$219,883
2038	\$879,530	\$219,883
2039	\$879,530	\$219,883
2040	\$879,530	\$219,883
2041	\$879,530	\$219,883
2042	\$879,530	\$219,883
2043	\$879,530	\$219,883
2044	\$879,530	\$219,883
2045	\$879,530	\$219,883
2046	\$879,530	\$219,883
2047	\$879,530	\$219,883
2048	\$879,530	\$219,883
2049	\$879,530	\$219,883
2050	\$879,530	\$219,883
2051	\$879,530	\$219,883
2052	\$879,530	\$219,883
2053	\$879,530	\$219,883
2054	\$879,530	\$219,883
2055	\$879,530	\$219,883
2056	\$879,530	\$219,883
2057	\$879,530	\$219,883
2058	\$879,530	\$219,883
2059	\$879,530	\$219,883
2060	\$879,530	\$219,883
2061	\$879,530	\$219,883
2062	\$879,530	\$219,883
2063	\$879,530	\$219,883
2064	\$879,530	\$219,883
2065	\$879,530	\$219,883
Total	\$32,442,761	\$8,110,690



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

3. A plan for financing the public facilities to be assisted by the District, including a detailed description of any intention to incur debt.

At present, it is contemplated that the EIFD will utilize a combination of bond construction proceeds and pay-as-you-go property tax (i.e., funds allocated to the EIFD that have not yet been committed to pay bonded indebtedness) and VLF to fund the improvements listed in **Table 3**, above. **Table 5** reflects the combination of potential bond proceeds and pay-as-you-go revenues available to fund the improvements in constant 2020 dollars.

Table 5: Projected Financing Schedule for the Bond Issue and Pay-As-You-Go Revenues (2020\$)

	<u>Grand Total (Buildout)</u>	<u>Total (2020-2025)</u>	<u>Total (2026-2031)</u>	<u>Total (2032-2037)</u>	<u>Total (2038-2043)</u>
County General Fund Revenues					
Secured Property Tax / Property Tax in-Lieu of VLF	100%	\$879,530	\$218,923	\$430,164	\$0
Unsecured Property Taxes		\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$218,923	\$430,164	\$0
EIFD Revenue Requirement					
Revenues Passed Through to EIFD	25%	\$219,883	\$54,731	\$107,541	\$0
LESS: Admin Expenses (1%)		(\$2,199)	(\$547)	(\$1,075)	\$0
Revenues Available for Debt Service		\$217,684	\$54,183	\$106,466	\$0
Maximum Annual Debt Service (125% Coverage)		\$174,147	\$43,347	\$85,172	\$0
Total Pay-As-You-Go Revenue (2020 - 2065)*		\$1,475,306	NA	NA	NA
Bond Term (Years)		30	30	30	30
Maximum Bonding Capacity (All Series)		\$2,505,000	\$620,000	\$1,230,000	\$0
LESS: Cost of Issuance/Discount (5%)		(\$125,250)	(\$31,000)	(\$61,500)	\$0
LESS: Reserve Fund (1 Year Debt Service)		(\$174,147)	(\$43,347)	(\$85,172)	\$0
Construction Proceeds		\$2,205,603	\$545,653	\$1,083,328	\$576,622

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065).

Under the terms of the EIFD, on an annual basis, all of the eligible ad valorem property tax increment and VLF increment will be deposited into the General Fund of the County. Thereafter, property tax and VLF increment portion committed to the EIFD under this IFP will be allocated by the Board of Supervisors to the EIFD and transferred for deposit into the District's special fund. In other words, the Board of Supervisors will be obligated to annually appropriate tax increment from the General Fund—subject to the annual limit and lifetime maximum cap of \$150 million—in an amount sufficient to allow the District to meet all of its bond-related obligations, including payment of debt service, funding of debt service coverage requirements, replenishment of any debt service reserve fund, and pay-as-you-go revenues. Bond debt service will be sized based on a 30-year term for each bond issue, not to exceed the remaining life of the EIFD, available funds in the District special fund, and the lifetime cap of \$150 million. All of this funding shall be committed exclusively to financing the improvements listed in **Table 1** during the 45-year life of the EIFD.

In terms of the breakdown between bond revenues and pay-as-you-go property tax increment, the bond markets generally require 125% debt service coverage when issuing revenue bonds backed by property tax increment. The excess 25% coverage is necessary in case assessed



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SECTION III EIFD NO. 2020-1 FINANCING PROGRAM

valuations drop (as can occur during an economic recession) or there are massive property tax delinquencies in a given year. The assumption in **Table 5**, above, is that the excess 25% is not actually required in terms of making regular debt service payments on outstanding EIFD bonds, and that it will therefore be available to pay directly for the design and construction of eligible public improvements or to reimburse parties that have constructed these improvements in prior years.

Based on current development plans and absorption projections, a bond issuance in 2025 could be expected to generate an additional \$545,653 in bond proceeds, if there were no tax delinquencies or significant decreases in property valuations. Likewise, revenues as of 2031 would include an additional \$1,083,328 bond proceeds. Finally, revenue as of build-out for Riverwalk in 2037 would be an additional \$576,622 in bond proceeds. In total, bond proceeds by 2037 would equal **\$2,205,603**, while pay-as-you-go revenues through 2065 would equal an additional **\$1,475,306**.

4. A limit on the total number of dollars of taxes that may be allocated to the District pursuant to the plan.

After formation of the District, the maximum allocation limit set forth in this Plan (\$150 million) cannot be modified without approval of the PFA.

5. A date on which the District will cease to exist, by which time all tax allocation to the District will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87.

As the approval of the bond issuance by the EIFD is scheduled to occur sometime after the formation of the EIFD during the second half of 2020, and current plans are to approve the future sales of bonds through an election authorized by the PFA at that time, the final year during which tax increment may be made available to the EIFD shall be FY 2064-65. This date cannot be changed without approval of the PFA and 55% of the qualified electors in the District.

6. An analysis of the costs to the County of providing facilities and services to the area of the District while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the County as a result of expected development in the area of the District.

An assessment of the annual revenue and cost impacts of the EIFD properties on the County of Madera is presented herein as **Appendix C**.

As summarized in **Table 6**, Riverwalk is expected to generate a significant surplus to the County's General Fund (net of revenues to the EIFD) during each year through build-out and upon build-out. Therefore, the commitment of revenues to the EIFD, as described in this IFP, is not anticipated to impact the County's ability to provide services to the area. Upon build-out, the EIFD properties are anticipated to annually generate an average annual net surplus of \$2,051,991 to the County's General fund.

Table 6: Average Annual Net Fiscal Impact Summary

Category	Amount
Total Recurring Revenues	\$3,039,381
Total Recurring Expenditures	\$767,508
Annual Recurring Surplus/(Deficit)	\$2,271,873
Proposed EIFD Property Tax and VLF Increment Share (25% of Secured Property Tax Revenues)	(\$219,883)
Net Annual Recurring Surplus/(Deficit)	\$2,051,991

Notably, the costs associated with maintenance and operation of the required infrastructure noted in Exhibit A-10 of Appendix C have not been accounted for in the evaluation of the fiscal impact of Riverwalk, as the Plan assumes the assessments collected for CSA 22D will be sufficient to cover such costs. **Tables 7 and 8**, below, identify the annual assessment and the services that will be provided by the Madera County Public Works Department for CSA 22D as outlined in County Board Resolution No. 2017-168 and adopted on November 21, 2017. However, none of the operations and maintenance costs of public facilities to be financed through this EIFD, including road improvements, will be funded through CSA 22D, and all of those costs have therefore been included within the recurring expenditures of the County General Fund, as summarized above in **Table 6**.



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SECTION IV EIFD NO. 2020-1 FISCAL IMPACTS

Table 7: CSA 22D Annual Assessments

Annual Assessments for CSA 22, Zone of Benefit "D"*	
Single Family detached residential units	\$285.73/year
Multi-Family and/or attached residential units	\$197.72/year
Commercial Properties	\$0.40/sq.ft. of building/year

*Beginning July 1, 2017. Subject to automatic annual COLA based on the Consumer Price Index.

Table 8: CSA 22D Provided Services

CSA 22D Provided Services	Funding Source
Street Maintenance	Annual Assessment
Street Sweeping	Annual Assessment
Street Light Operation & Maintenance	Annual Assessment
Landscaping Maintenance (within street RW)	Annual Assessment

Again, the Plan has assumed that the annual assessments identified in **Table 7** will be sufficient to cover the annual costs of providing the services identified in **Table 8** above. As such, and as previously noted, the Fiscal Impact Analysis completed for the Plan has excluded the cost of providing these services.

7. An analysis of the projected fiscal impact of the District and the associated development upon each affected taxing entity.

As the County is the only taxing entity participating in the EIFD, it is the only taxing entity affected.

The expanded portion of Highway 41 will be maintained by Caltrans, so there is no anticipated fiscal impact on the County.

The expanded portion of Avenue 12 and of Business Route 41 will be maintained by the County under its maintained miles program.

The Madera County Regional Sports Center Park and the Madera County Monument Sign will be maintained through the County by way of a third-party lessee/operator and/or the County regional parks fees program.

The analysis described above and set forth in this Plan reflects certain assumptions and projections, and as such, are merely estimates. See **Appendix C**.



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SECTION V EIFD NO. 2020-1 GOALS AND RESIDENTIAL DEVELOPMENT

8. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that District and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the Project.

N/A. None of the development within the EIFD qualifies for the Transit Priority Project Program, so there are no potential costs to be financed in this category.

- E IF ANY DWELLING UNITS OCCUPIED BY PERSONS OR FAMILIES ARE PROPOSED TO BE REMOVED OR DESTROYED IN THE COURSE OF PRIVATE DEVELOPMENT OR PUBLIC WORKS CONSTRUCTION WITHIN THE AREA OF THE DISTRICT, A PLAN PROVIDING FOR REPLACEMENT OF THOSE UNITS AND RELOCATION OF THOSE PERSONS OR FAMILIES CONSISTENT WITH THE REQUIREMENTS OF SECTION 53398.56.

There will be no dwelling units requiring replacement and no households requiring relocation.

- F THE GOALS THE DISTRICT PROPOSES TO ACHIEVE FOR EACH PROJECT FINANCED PURSUANT TO SECTION 53398.52.

As previously noted, the infrastructure to be financed by the EIFD is located near the major interchange of State Route 41 and Avenue 12 and thus will benefit residents and employees living and working within and around the EIFD, as well as in other parts of the County and beyond. The primary goal of the Monument Sign will be to welcome travelers into the County, while the three road expansion projects—Avenue 12, Business Route 41, and State Route 41—are to help relieve the significant traffic congestion that has existed and has increased continuously near the Avenue 12 and State Route 41 for many years; an increase which is expected to continue as development occurs north of that intersection and at all four quadrants of the intersection. In particular, the expansions of Business Route 41 and Avenue 12 to its ultimate width from Highway 41 will not only serve the regional commercial centers and mixed-use core of Riverwalk, and future development at the southeast quadrant of that intersection, but will also provide an alternative route to State Route 41 for residents and employees driving south or to other locations within or beyond the boundaries of the County of Madera, and returning from those locations.

Meanwhile, the primary goal of the construction of the Madera County Regional Sports Center Park is to provide significant recreational opportunities to the surrounding communities and to the County as a whole, as it will provide a one-of-a-kind complex permitting the hosting of events that will draw regional attendance and collaboration among the County residents and their counterparts. Once the 45-year term of the EIFD has been completed, any unspent revenues held in the EIFD account shall be paid over to the County for deposit into the County General Fund.

APPENDIX A

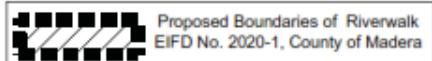
County of Madera
Enhanced Infrastructure Financing District No. 2020-1
Infrastructure Financing Plan



LEGAL DESCRIPTION AND MAP

PROPOSED BOUNDARIES OF
RIVERWALK ENHANCED INFRASTRUCTURE
FINANCING DISTRICT (EIFD) No. 2020-1
COUNTY OF MADERA, STATE OF CALIFORNIA

LEGEND



Assessor Parcel Numbers within the
Boundaries of Riverwalk E.I.F.D. No. 2020-1:
049-053-007
080-010-008

AVENUE 12



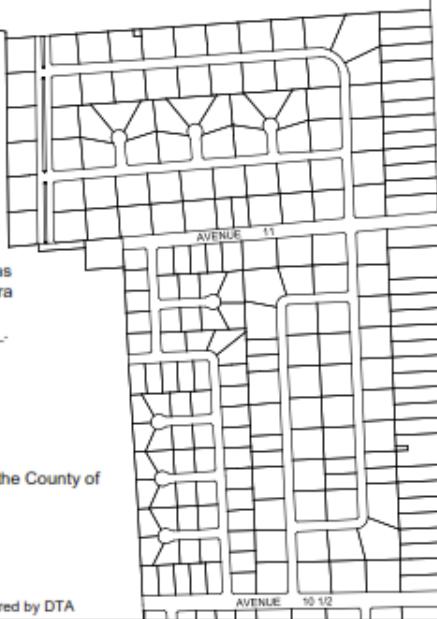
I hereby certify that the within map showing the proposed
boundaries of Enhanced Infrastructure Financing District No.
2020-1 (Riverwalk), County of Madera, State of California, was
approved by the Board of Supervisors of the County of Madera
at a regular meeting thereof, held on this _____ day of
_____, 2020, by its Resolution No. _____.

Clerk of the Board of Supervisors,
County of Madera

Filed in the office of the Clerk of the Board of Supervisors of the County of
Madera this _____ day of _____, 2020.

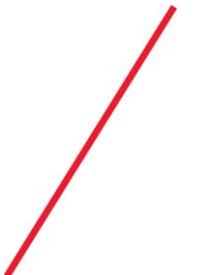
Clerk of the Board of Supervisors,
County of Madera

Prepared by DTA



APPENDIX B

County of Madera
Enhanced Infrastructure Financing District No. 2020-1
Infrastructure Financing Plan



TAX INCREMENT REVENUE PROJECTIONS AND BONDING CAPACITY ANALYSIS

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Grand Total</u> <u>(Buildout)</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Total (2020-2025)</u>
County General Fund Incremental Revenues									
Secured Property Tax / Property Tax In-Lieu of VLF	[100%]	\$879,530	\$0	\$0	\$46,089	\$46,089	\$46,089	\$80,656	\$218,923
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$0	\$0	\$46,089	\$46,089	\$46,089	\$80,656	\$218,923
 EIFD Revenue Requirement									
Revenues Passed Through to EIFD	[25%]	\$219,883	\$0	\$0	\$11,522	\$11,522	\$11,522	\$20,164	\$54,731
LESS: Admin Expenses (1%)		(\$2,199)	\$0	\$0	(\$115)	(\$115)	(\$115)	(\$202)	(\$547)
Revenues Available for Debt Service		\$217,684	\$0	\$0	\$11,407	\$11,407	\$11,407	\$19,962	\$54,183
Maximum Debt Service (125% Coverage)									
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$1,475,306	NA	NA	\$9,126	\$9,126	\$9,126	\$15,970	\$43,347
 Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	NA
Bond Term (Years)		30	30	30	30	30	30	30	NA
 Maximum Bonding Capacity (All Series)									
LESS: Cost of Issuance/Discount (5%)		\$2,505,000	\$0	\$0	\$130,000	\$130,000	\$130,000	\$230,000	\$620,000
LESS: Reserve Fund (1 Year Debt Service)		(\$125,250)	\$0	\$0	(\$6,500)	(\$6,500)	(\$6,500)	(\$11,500)	(\$31,000)
Construction Proceeds		(\$174,147)	\$0	\$0	(\$9,126)	(\$9,126)	(\$9,126)	(\$15,970)	(\$43,347)
		\$2,205,603	\$0	\$0	\$114,374	\$114,374	\$114,374	\$202,530	\$545,653

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Grand Total</u> <u>(Buildout)</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u> <u>(2026-2031)</u>
County General Fund Incremental Revenues	[100%]	\$879,530	\$61,452	\$61,452	\$76,815	\$76,815	\$76,815	\$76,815	\$430,164
Secured Property Tax / Property Tax in-Lieu of VLF		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$61,452	\$61,452	\$76,815	\$76,815	\$76,815	\$76,815	\$430,164
 EIFD Revenue Requirement	 25%								
Revenues Passed Through to EIFD		\$219,883 (\$2,199)	\$15,363 (\$154)	\$15,363 (\$154)	\$19,204 (\$192)	\$19,204 (\$192)	\$19,204 (\$192)	\$19,204 (\$192)	\$107,541 (\$1,075)
LESS: Admin Expenses (1%)									
Revenues Available for Debt Service		\$217,684	\$15,209	\$15,209	\$19,012	\$19,012	\$19,012	\$19,012	\$106,466
 Maximum Debt Service (125% Coverage)									
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$174,147 \$1,475,306	\$12,167 NA	\$12,167 NA	\$15,209 NA	\$15,209 NA	\$15,209 NA	\$15,209 NA	\$85,172 NA
 Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Bond Term (Years)		30	30	30	30	30	30	30	30
 Maximum Bonding Capacity (All Series)									
LESS: Cost of Issuance/Discount (5%)		\$2,505,000 (\$125,250)	\$175,000 (\$8,750)	\$175,000 (\$8,750)	\$220,000 (\$11,000)	\$220,000 (\$11,000)	\$220,000 (\$11,000)	\$220,000 (\$11,000)	\$1,230,000 (\$61,500)
LESS: Reserve Fund (1 Year Debt Service)		\$174,147	\$12,167	\$12,167	\$15,209	\$15,209	\$15,209	\$15,209	\$85,172
Construction Proceeds		\$2,205,603	\$154,083	\$154,083	\$193,791	\$193,791	\$193,791	\$193,791	\$1,083,328

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

Enhanced Infrastructure Financing District Capacity Analysis Riverwalk Project (Madera County)

DRAFT*

Total	(2032-2037)	\$230,443	\$230,443	\$230,443	\$230,443	\$230,443	\$230,443	\$230,443
Grand Total	(Buildout)	\$879,530	\$23,044	\$23,044	\$23,044	\$61,452	\$38,407	\$61,452
Secured Property Tax / Property Tax in-Lieu of VLF	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$23,044	\$23,044	\$23,044	\$61,452	\$38,407	\$61,452
EIFD Revenue Requirement								
Revenues Passed Through to EIFD	25%	\$219,883	\$5,761	\$5,761	\$15,363	\$9,602	\$15,363	\$57,611
LESS: Admin Expenses (1%)		(\$2,199)	(\$58)	(\$58)	(\$154)	(\$96)	(\$154)	(\$57,628)
Revenues Available for Debt Service		\$217,684	\$5,703	\$5,703	\$15,209	\$9,506	\$15,209	\$57,035
Maximum Debt Service (125% Coverage)								
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$174,147	\$4,563	\$4,563	\$12,167	\$7,605	\$12,167	\$45,628
		\$1,475,306	NA	NA	NA	NA	NA	NA
Bond Assumptions								
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Bond Term (Years)		30	30	30	30	30	30	30
Maximum Bonding Capacity (All Series)								
LESS: Cost of Issuance/Discount (5%)		\$2,505,000	\$65,000	\$65,000	\$175,000	\$110,000	\$175,000	\$655,000
LESS: Reserve Fund (1 Year Debt Service)		(\$125,250)	(\$3,250)	(\$3,250)	(\$8,750)	(\$5,500)	(\$8,750)	(\$32,750)
Construction Proceeds		(\$174,147)	(\$4,563)	(\$4,563)	(\$12,167)	(\$7,605)	(\$12,167)	(\$45,628)
		\$2,205,603	\$57,187	\$57,187	\$154,083	\$96,895	\$154,083	\$576,622

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

Packet Pg. 108

Enhanced Infrastructure Financing District Capacity Analysis
Riverwalk Project (Madera County)

DRAFT

		<u>Grand Total</u>	<u>2038</u>	<u>2039</u>	<u>2040</u>	<u>2041</u>	<u>2042</u>	<u>2043</u>	<u>Total (2038-2043)</u>
County General Fund Incremental Revenues									
Secured Property Tax / Property Tax in-Lieu of VLF	<input type="checkbox"/> 100%	\$879,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unsecured Property Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Transfer Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Motor Vehicle Licensing Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Direct Sales Taxes		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues		\$879,530	\$0						
EIFD Revenue Requirement									
Revenues Passed Through to EIFD	<input type="checkbox"/> 25%	\$219,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LESS: Admin Expenses (1%)		(\$2,199)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues Available for Debt Service		\$217,684	\$0						
Maximum Debt Service (125% Coverage)									
Cumulative Pay-As-You-Go Revenue (Total: 2020 - 2065)*		\$174,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond Assumptions									
Average Coupon Rate		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	NA
Bond Term (Years)		30	30	30	30	30	30	30	NA
Maximum Bonding Capacity (All Series)									
LESS: Cost of Issuance/Discount (5%)		\$2,505,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LESS: Reserve Fund (1 Year Debt Service)		(\$125,250)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Proceeds		(\$174,147)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$2,205,603	\$0						

*Pay-As-You-Go revenues represent the anticipated aggregate amount that will be available to the EIFD through the term of the District (2065)

APPENDIX C

County of Madera
Enhanced Infrastructure Financing District No. 2020-1
Infrastructure Financing Plan

COUNTY FISCAL IMPACT ANALYSIS



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DRAFT FISCAL IMPACT
REPORT REFLECTING THE
IMPACTS OF EIFD NO. 2020-1

COUNTY OF MADERA
RIVERWALK

May 27, 2020

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Newport Beach | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa

COUNTY OF MADERA**DRAFT FISCAL IMPACT REPORT
REFLECTING THE IMPACTS OF EIFD NO. 2020-1
RIVERWALK**

Prepared for:

County of Madera

200 West 4th Street

Madera, CA 93637

Attention: Matthew Treber, Chief of Development Services

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APPENDICES

APPENDIX A FISCAL IMPACT MODEL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

A Purpose of the Report

This Fiscal Impact Report (the "Report") has been prepared by DTA, formerly David Taussig and Associates, Inc., to fulfill the requirements of Government Code Section 53398.63 et seq. (the "EIFD Law") related to the formation of the County of Madera ("County") Enhanced Infrastructure Financing District No. 2020-1 (Riverwalk) ("EIFD" or the "District"). Specifically, the objective of this Report is to analyze the recurring fiscal impacts of the mixed-use project commonly known as Riverwalk ("Riverwalk"), which is part of the greater Riverstone development in Madera County, and the loss of revenues to the EIFD on the County General Fund.

B Description of Riverwalk

Riverwalk is a mixed-use development located within central Madera County covering an area of approximately 52.21 acres of the total 1,343 acres for the Riverstone development. At buildout, Riverwalk will be comprised of approximately 1,375,000 square feet of commercial, industrial, and hotel development. At this time, construction of the first phase has been completed and Phase 2 is currently underway, with buildout of Riverstone expected to occur in 2036. Notably, Riverstone will not be annexed into a city, and thus will remain as part of unincorporated Madera County.

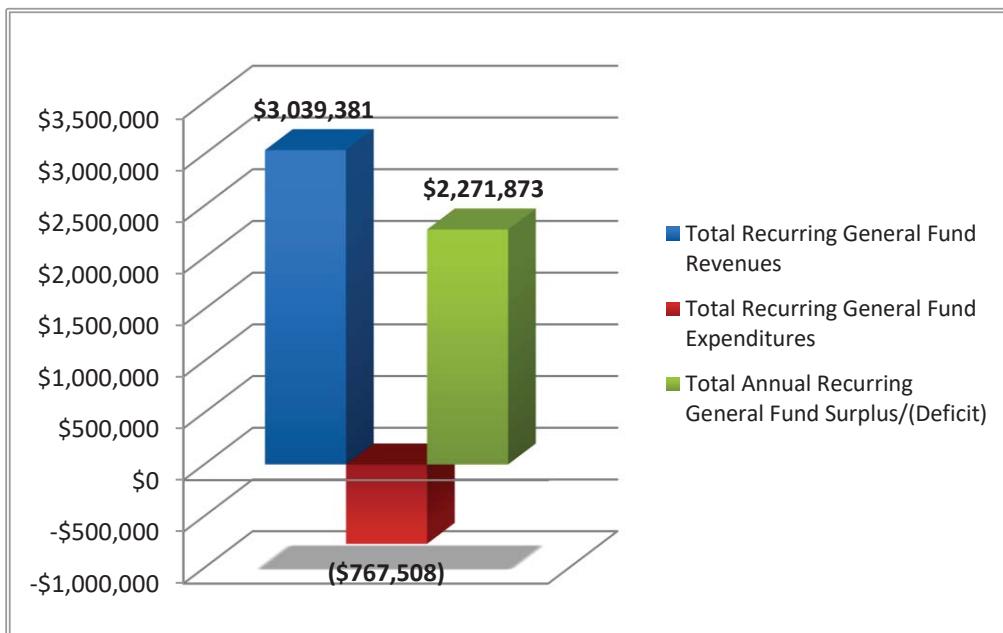
C Conclusions of the Fiscal Impact Analysis ("FIA") Related to Riverwalk

As reflected in **Table 1** and **Figure 1** below, the positive net fiscal impact of Riverwalk, given the approval of the EIFD, is estimated to be \$2,271,873 annually, based on \$3,039,381 in fiscal revenues, \$767,508 in fiscal costs, and the proposed EIFD property tax and in-lieu Vehicle Licensing Fee ("VLF") share equal to \$219,883 (reflecting 25% of the net incremental secured property tax and VLF revenues of \$2,051,991). The fiscal surplus results primarily from Direct Sales Tax (47.4%), Secured Property Tax (29.0%), and Hotel and Motel (5.6%), together constituting approximately 82.0% of total recurring revenues to the County General Fund. A majority of the County expenditures would be associated with Police Protection Services (26.7%), Fire Prevention Services (25.2%), and Detention and Correction Services (24.1%), together comprising roughly 76.1% of total recurring County General Fund expenditures.

Table 1: Net Fiscal Impact (County General Fund)

Category	Amount
Total Recurring Revenues	\$3,039,381
Total Recurring Expenditures	\$767,508
Annual Recurring Surplus/(Deficit)	\$2,271,873
Proposed EIFD Property Tax Share (25% of Secured Property Tax Revenues)	(\$219,883)
Net Annual Recurring Surplus/(Deficit)	\$2,051,991

Figure 1: Net Fiscal Impact (County General Fund)



In summary, the Report demonstrates that the proposed diversion of revenues to the EIFD is not anticipated to impact the County's ability to provide services to Riverwalk on a local or Countywide basis.



SECTION I INTRODUCTION

I INTRODUCTION

DTA has been engaged by the County of Madera ("the County") to prepare an Infrastructure Financing Plan (the "Plan") in order to facilitate the formation of the County Enhanced Infrastructure Financing District No. 2020-1 (Riverwalk) ("EIFD" or the "District"). Government Code Section 53398.63 et seq. (the "EIFD Law") requires that an infrastructure financing plan include an analysis of the projected fiscal impact of the District and the associated development upon each affected taxing entity. Pursuant to the EIFD Law, DTA has prepared a Fiscal Impact Report (the "Report") that evaluates the likely fiscal impacts of the proposed mixed-use development commonly known as Riverwalk ("Riverwalk") and the District on the County's General Fund.

A Scope and Methodology – Recurring Fiscal Impacts

Fiscal impacts arising from a land development plan can be broadly categorized as one of two types: one-time impacts or recurring impacts. Each of these broad types may, in turn, be divided into a revenue component and a cost component. For purposes of this Report, it has been assumed that one-time revenues would directly offset one-time costs; thus, the fiscal impacts considered in this Report focus on ongoing, or recurring, fiscal impacts of Riverwalk on the County General Fund. To the extent that revenues are generated outside of the County's General Fund (e.g., special district revenues) or costs are incurred by the County outside of the General Fund (e.g., costs financed through a special district), they are not included within this fiscal analysis.

The fiscal impacts projected for the Report are based generally on the *Multiplier Methodology*. The primary *Multiplier Methodology* used to project the fiscal impacts in this Report was the *Per Capita-Employee ("Persons Served") Methodology*. The *Persons Served Methodology* considers the fact that the exact relationship of service demands and revenue-generating potential between residents and employees is difficult to measure. Thus, utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees is common fiscal practice, and suggests that a resident generally has twice the fiscal impact of an employee. This methodology involves calculating the average Countywide revenues/costs per Persons Served, utilizing the fiscal year ("FY") 2019-20 County budget, and applying these revenue/cost factors to the specific number of Persons Served projected for Riverwalk.

In addition to Persons Served, the *Per Capita Methodology* was used for categories where revenue was considered to be directly linked to the growth in the County's population of residents, e.g., certain types of licenses and fees. DTA also used a *Per Employee Methodology* in the Report to project recurring fiscal factors based on employment only, such as business license revenues. Similar to the *Persons Served Methodology* discussed above, the *Per Employee Methodology* involves calculating the average Countywide revenues/costs per employee, utilizing the FY 2019-20 County budget, and applying these factors to the specific number of employees projected under the given scenario.

Notably, certain revenues and expenditures for which the *Multiplier Methodology* was utilized, were not expected to increase one-to-one with new development. Thus, a discount rate was applied to such revenues or expenditures to reflect the expected impact of Riverwalk on that revenue or expenditure. Generally, a discount rate of 25% was applied to revenues or expenditures to exclude an administrative/overhead component of the revenue or expenditure that would not increase one-to-one with population or employment growth. Additionally, based on a thorough review of the FY 2019-20 County budget and discussions with County staff, discount rates of 50%, 75%, or 100%, were applied to certain revenues that were partially or fully committed to specific expenditures within the County budget (i.e., non-discretionary revenues). Likewise, discount rates of 50%, 75%, or 100% were applied to expenditures for which specific General Fund revenues were committed to offset all or a portion of such expenditures.

While most recurring revenues analyzed in the Report are projected using the *Multiplier Methodology*, some major revenue sources, including property taxes and sales taxes, are calculated using a *Case Study Methodology* that involves calculating the *marginal* revenues to be specifically generated by a particular land use, instead of applying an *average Countywide* revenue factor. For purposes of the Report, all recurring revenues and costs are stated in constant (un-inflated) 2020 dollars, based on the assumption that the relative impacts of inflation in future years will be the same for both of these fiscal impact categories.

B Limitations – Accuracy of Information

The fiscal model in the Report contains an analysis of revenues, costs, and impacts to the County resulting from Riverwalk. This model is based on information provided to DTA by County staff, information provided to DTA by Riverwalk's proponent, and certain DTA assumptions taken from DTA's municipal cost database, as compiled by DTA from previous fiscal impact studies prepared by the firm. The sources of information and basis of the estimates calculated in the Report are stated herein. While DTA is confident that the sources of information are reliable, DTA does not express an opinion or any other form of assurance on the accuracy of such information. The analysis of fiscal impacts contained in this report is not considered to be a "financial forecast" or a "financial projection" as technically defined by the American Institute of Certified Public Accountants. The word "projection" used within this report relates to broad expectations of future events or market conditions. Since the analysis contained herein is based on estimates and assumptions that are inherently subject to uncertainty and variation depending on evolving events, DTA cannot represent that such estimates will definitely be achieved. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from these projections stated throughout the Report.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

The following section presents the recurring revenue and cost impacts of Riverwalk and the EIFD to the County General Fund and the methodology and assumptions utilized in the Report to project these impacts. Detailed numerical analyses of the revenue and cost impacts subsequently discussed in this section are contained in Appendix A.

A Analysis of Recurring Revenues, Case Study Method

A.1 *Property Taxes – Secured and Unsecured*

Property tax revenues are conservatively projected based on the County's estimated share of the general 1% property tax levy. Total secured property tax revenues received by the County from Riverwalk land uses, including VLF revenues (which are further described in Section A.3, below), will equal approximately 30.80% of the basic 1% property tax levy from the Tax Rate Areas ("TRAs") encompassing Riverwalk, based on data provided by the County of Madera Auditor-Controller's Office in July 2016. The tax increment portion of those revenues generated by Riverwalk will then be reduced to 75% due to the apportionment of the other 25% of these revenues to the EIFD.

Unsecured property taxes are levied on tangible personal property that is not secured by real estate. Examples of unsecured property includes trade fixtures (e.g., manufacturing equipment and computers), as well as airplanes, boats, and mobile homes on leased land. In generating the fiscal impact models for this Report, DTA has assumed that unsecured property values average 2.75% of the secured value for residential land uses and 10.00% of the secured value for non-residential land uses after the loss of 25% of these revenues to the EIFD.

Please refer to **Table 2** below and **Attachment 4 of Appendix A** for detailed information regarding the secured and unsecured property tax assumptions utilized in the FIA.

A.2 *Property Transfer Tax*

Under California Revenue & Taxation Code §11901, et seq. and Madera County Code §3.12.020, sales of real property are taxed by the County at a rate of \$1.10 per \$1,000 of property value. The fiscal analysis assumes that 100% of the property transfer tax passed through to the County is retained by the County. Per typical baseline assumptions, DTA assumes that non-residential development changes ownership at an average rate of 5% per year and that continuing liens and encumbrances are insignificant.

A.3 *Property Taxes in Lieu of Vehicle License Fees ("VLF")*

The passage of Proposition 1A in California in 2004 enacted a constitutional amendment that introduced a new methodology to calculate VLF revenues.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Per California Revenue and Taxation Code §97.70, the VLF amount now grows in proportion to the growth rate of gross assessed valuation in a city or county. VLF revenues are projected to grow with the change in the Countywide gross assessed valuation of taxable property from the prior FY. Property tax in lieu of VLF revenues were included in the secured property tax revenue estimate of 30.80% of the basic 1% property tax levy from the TRAs encompassing Riverwalk (see **Section A.1** above). Please refer to **Table 2** below and **Attachment 4** of Appendix A for details regarding the property tax assumptions utilized in the FIA.

Table 2: Property Tax Assumptions

Property Tax	
Residential Land Uses	
Single-Family Units	
Single-Family Units	0
Multi-Family Units	0
Single-Family Detached Unit Sales Price	\$0
Multi-Family Unit Sales Price	\$0
Non-Residential Land Uses	
Retail	800,000 Sq. Ft.
Office	500,000 Sq. Ft.
Hotel	75,000 Sq. Ft.
Estimated Valuation per Sq. Ft. (Retail)	\$250
Estimated Valuation per Sq. Ft. (Office/Hotel)	\$150
Secured Property Tax	
Net Apportionment Factor to the County of Madera as a Fraction of 1.0% Property Tax Rate	30.80% ¹
Unsecured Property Tax	
Unsecured Taxes as a % of Secured Property Value	2.75% (Residential) 10% (Non-Residential)
Property Transfer Tax	
Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Price	0.11%
Property Transfer Tax Passed Through to the County	100.00%

Note:

1. Source: County of Madera, Riverstone & Riverwalk proponent.

¹ Data provided by the County of Madera Auditor-Controller's Office on July 23, 2016. Includes property tax in lieu of VLF revenues.

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

A.4 Sales and Use Taxes

Direct sales tax revenues are generated by retail sales from businesses within County limits, with 1% of taxable sales receipts passed through to the County. Please refer to **Table 3** below and **Attachment 5 of Appendix A** for detailed information regarding the sales tax assumptions utilized in the FIA.

Attachment 5 of Appendix A reflects taxable sales receipts per square foot for each on-site non-residential land use type, based on data from the Urban Land Institute's *Dollars & Cents of Shopping Centers (2008)* publication and total taxable sales receipts for Riverwalk, based on information provided by the County.

Table 3: Sales Tax Assumptions

% Sales Tax Passed Through to County of Madera	1.0%
Local Employee Spending (Annual)	\$5,279
Capture Rate of Retail Spending (within County of Madera)	75%
Displacement Rate (of Existing Taxable Sales within the County)	20%
Taxable Sales per Square Foot – Retail	\$225

A.5 Transient Occupancy Tax

The Transient Occupancy Tax ("TOT") is a levy on room rate receipts from hotels, motels, and short-term boarding houses. Based on information collected through research of hotels in the surrounding area by DTA in April 2020, an average nightly rate of \$90 per room and an occupancy rate of 80% have been assumed in the TOT analysis. Given that Riverwalk includes 75 hotel rooms, approximately \$1,971,000 in TOT revenues are anticipated to be generated for the County General Fund at buildout.

Please refer to **Table 4** below and **Attachment 6 of Appendix A** for details regarding the TOT revenue assumptions utilized in the FIA.

Table 4: TOT Assumptions

Average Room Rate (Per Night)	\$90
Average Occupancy Rate (%)	80%
TOT (County of Madera)	9.0%
Extended Stay Loss (% of Total Stays)	3.5%

A.6 Investment Income Revenues

Investment Income revenues are generated by the increase in General Fund Revenues resulting from Riverwalk. This increase reflects growth in the following revenue categories: property taxes, sales taxes, and multiplier revenues (as discussed below).

Revenues from this source are estimated by multiplying the Projected Recurring

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

General Fund Revenues Available for Investment of \$3,033,314 by the Local Agency Investment Fund ("LAIF") investment fund rate of return of 0.40% by the LAIF Percentage of Earnings Cost factor of 50%. This calculation results in estimated Investment Income (less Earnings Cost) of \$6,067 (which when added to \$3,033,314 equals \$3,039,381). LAIF factors are determined quarterly by the California State Treasurer, whose office governs the investment of revenues by municipalities.

Please refer to **Table 5** below and **Attachment 7** of Appendix A for details regarding the investment income assumptions utilized in the FIA.

Table 5: Investment Income Assumptions	
Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return	0.40%
Local Agency Investment Fund (LAIF) Percentage of Earnings	50%
Projected Recurring General Fund Revenues Available for Investment	\$3,039,381

B Analysis of Recurring Revenues, Multiplier Method

B.1 Other Tax Revenues

In addition to property taxes and sales and use taxes, the County budget includes the following sources of tax revenues: Documentary Stamp; Timber Yield Tax; Aircraft; and Other Taxes. While these revenue sources were initially forecasted using the *Per Capita-Employee Multiplier Method*, they were reduced by 100% because all such revenues are fully committed to offset specific General Fund costs.

B.2 Licenses, Permits, and Franchises

Business License revenues related to issuance, renewals, and delinquent penalties are anticipated to grow due to employment growth only. Therefore, Business Licenses revenues were projected at \$5.79 per Employee using the *Per Employee Multiplier Method*.

Animal Licenses (\$1.72), Burial Permits-Indigent (\$0.01), and EH Permit Automation Fees (\$0.04) were projected using the *Per Capita Multiplier Method*, since these categories are expected to grow with the residential population.

The remainder of the recurring impact categories [i.e., Franchises, Garbage, Utilities and Cable TV (\$13.27), Other Licenses and Permits (\$2.45), and Boat Licenses (\$0.93)] were forecasted using the *Per Capita-Employee Multiplier Method*.

In total, the multiplier impact of the category of Licenses, Permits, and Franchises was projected at \$24.21. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the Licenses, Permits, and Franchises revenues that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and/or employee growth in the County.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

B.3 Fines, Forfeitures, and Penalties

This revenue category represents fines and penalties collected by the County for various infractions, including Criminal/Juvenile Penalties, Code Enforcement, and Tax Collection. Fines and Forfeitures were forecasted at \$6.06 per Persons Served using the *Per Capita-Employee Multiplier Method*. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the Fines, Forfeitures, and Penalties revenues that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and employee growth in the County.

B.4 Revenue from the Use of Money and Property (Non-Interest Revenues)

Use of Money and Property Revenues, including Rents and Concessions, Building/Improvement Rentals, and Royalties, were forecasted at \$0.27 per Persons Served using the *Per Capita-Employee Multiplier Method*.

B.5 Intergovernmental Revenues

Intergovernmental Revenues, both State and Federal, were initially projected using the *Per Capita Multiplier Method* since these categories are generally expected to grow with the residential population. These revenue sources, however, were then reduced by 100% because all such revenues are fully committed to offset specific General Fund costs.

B.6 Charges for Services

Current Services, including property tax administration, engineering services, health fees, and court fees, to name a few, were initially projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. These revenue sources, however, were then reduced by 100% because all such revenues are fully committed to offset specific General Fund costs.

B.7 Miscellaneous Revenue

Recurring revenues associated with Welfare/Assistance programs [i.e., Welfare Miscellaneous Revenue (\$0.83) and Welfare-Cancelled Warrants (\$0.01)] were projected using the *Per Capita Multiplier Method* since these categories are expected to grow with the residential population.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

The remainder of the recurring impact categories [such as Intrafund Revenue (\$30.76), Other Sales (\$0.01), Misc. - Other (\$3.56), Contributions and Donations (\$0.05), Other Miscellaneous (\$0.01), Miscellaneous Reimbursement (\$0.42), Miscellaneous Reimbursement – Insurance (\$0.01), and Miscellaneous Reimbursement – Legal Fees (\$0.08)] were forecasted using the *Per Capita-Employee Multiplier Method*.

In total, the multiplier impact of the category of Miscellaneous Revenue was projected at \$35.72. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the Miscellaneous revenues that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and/or employee growth in the County.

B.8 Other Financing Sources

Certain types of recurring revenues [i.e., Sale of Capital Assets (\$0.01) and OSHA Training Institute ("OTI") Labor Code ("LC") 4850 (\$0.39)] were projected using the *Per Capita Multiplier Method* since these categories are expected to grow with the residential population.

The remainder of the recurring impact categories [i.e., Operating Transfers In (\$72.20) and Criminal Justice Facilities Trust (\$0.42)] were forecasted using the *Per Capita-Employee Multiplier Method*.

In total, the multiplier impact of the category of Other Financing Sources was projected at \$73.01. Please note that this revenue multiplier has been reduced by 50% to account for only the portion of the revenues from Other Financing Sources that are not committed to specific General Fund costs (i.e., discretionary) and are expected to be variable with population and/or employee growth in the County.

Table 6, below, sets forth the *Multiplier Methodology* and amounts associated with each General Fund Revenue category.

SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Table 2: Other General Fund Revenues (Multiplier Method)

Category	Multiplier	Classification	Methodology
Other Tax Revenues	\$0.00	Fully Committed (100% Discount)	Persons Served
Licenses, Permits, and Franchises	\$24.21	Partially Committed (50% Discount)	Per Employee/Per Capita/Persons Served
Fines, Forfeitures, and Penalties	\$6.06	Partially Committed (50% Discount)	Persons Served
Revenue from the Use of Money and Property (Non-Interest Revenues)	\$0.27	Discretionary	Persons Served
Intergovernmental Revenues - State	\$0.00	Fully Committed (100% Discount)	Per Capita
Intergovernmental Revenues - Federal	\$0.00	Fully Committed (100% Discount)	Per Capita
Charges for Current Services	\$0.00	Fully Committed (100% Discount)	Persons Served
Miscellaneous Revenue	\$35.72	Partially Committed (50% Discount)	Per Capita/Persons Served
Other Financing Sources	\$73.01	Partially Committed (50% Discount)	Per Capita/Persons Served

Please refer to **Attachment 8 of Appendix A** for additional information on the revenue multipliers utilized in the Report.

C Analysis of Recurring Costs, Case Study Method

C.1 Infrastructure Maintenance and Other Services

Riverwalk will not be annexed into a city or incorporated as its own city, but instead will remain part of the unincorporated County. As a result, all public operations and maintenance services provided to Riverwalk will be the responsibility of the County. Since the County currently does not have the ability to provide "urban services," its plan is to utilize County Service Area No. 22, Zone of Benefit "D" ("CSA 22D") to provide such services. Table 7 below lists the services identified in the CSA 22D plan of service.

Table 3: CSA 22D Provided Services

CSA 22D Provided Services	Funding Source
Street Maintenance	Annual Assessment
Street Sweeping	Annual Assessment
Streetlight Operation and Maintenance	Annual Assessment
Landscaping Maintenance (within Street RW)	Annual Assessment

Notably, the Report assumes the assessments collected for CSA 22D will be sufficient to cover the costs identified above. The table below identifies the CSA 22D annual assessment that is anticipated to fund such services, as outlined in Resolution No. 2017-168 and adopted on November 21, 2017.

Table 4: CSA 22D Annual Assessment*

Annual Assessment	
Single-Family Detached Residential Units	\$285.73/Year
Multi-Family and/or Attached Residential Units	\$197.72/Year
Commercial Properties	\$0.40/Sq. Ft. of Building/Year

*Note: Beginning July 1, 2017. Subject to automatic annual COLA based on the Consumer Price Index.

Therefore, all County General Fund expenditures associated with CSA 22D services have been excluded from this Report.

C.2 General Government Costs

General Government costs are projected at a marginal rate of 50.00% of the County General Fund recurring costs, based on the assumption that the FY 2019-20 General Government expenditures, equaling approximately \$43.3 million, will remain at the same relative proportion of the FY 2019-20 County General Fund non-governmental expenditures of approximately \$289.2 million in future years. The current percentage of General Government expenditures to County General Fund non-governmental expenditures is approximately 14.97%; these General Government costs, however, are not expected to increase on a one-for-one basis as a result of the land use development depicted in this Report. Therefore, this Report assumes that General Government costs increase at an estimated marginal rate of 50%, or 7.48%, of the existing General Government cost overhead rate. This approach results in annual General Government costs of \$53,444.

D Analysis of Recurring Costs, Multiplier Method

D.1 Judicial

Judicial expenditures, such as District Attorney costs, Public Defender costs, and Trial Court Operations, were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. The estimated impact of each category was then reduced by 25% or 50% to account for Judicial costs that are either partially offset by specific General Fund revenues or are not expected to be variable with population and/or employee growth in the County. The exception to this methodology is the category of Child Support Services, which was projected based on the *Per Capita Multiplier Method* and then reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Judicial expenditures was projected at \$44.69.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

D.2 Police Protection

Police Protection expenditures, such as Sheriff Operations costs, were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. No discount was applied to Coroner costs. Multiplier expenditures for the categories of Tree Mortality, Civil Division, and Court Security have been reduced by 25%, 50%, or 75% to account for the portion of these costs that is either offset by specific General Fund revenues or is not expected to be variable with population and/or employee growth in the County. The remaining Police Protection costs were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Police Protection expenditures was projected at \$104.03.

D.3 Detention and Correction

Detention and Correction expenditures were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. Costs related to the Department of Corrections and Juvenile Hall services were reduced by 25% to account for the portion of these costs that is not expected to be variable with population and/or employee growth in the County. By contrast, Probation costs were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Detention and Correction expenditures was projected at \$93.87.

D.4 Fire Prevention

Fire Prevention expenditures were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. Costs associated with Fire Prevention services provided to Riverstone, Tesoro Viejo, and the Chukchansi Indian Casino were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Fire Prevention expenditures was projected at \$97.98.

D.5 Protective Inspection

Protective Inspection expenditures (comprised of Agricultural Commissioner/Sealer of Weights and Measures, CED – Fire Prevention Land Development, and CED – Building Inspection costs) were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. In total, the multiplier impact of the Protective Inspection expenditures was projected at \$12.79. Please note that this expenditure multiplier has been reduced by 50% to account for the portion of the Protective Inspection costs that is either offset by specific General Fund revenues or is not expected to be variable with population and/or employee growth in the County.

D.6 Other Protection

"Other Protection" includes items such as Planning, Fish and Game, and Water and Natural Resources. Costs associated with Animal Services and Predatory Animal Control were projected based on the *Per Capita Multiplier Method*, and no discount was applied to these multiplier expenditures. The remaining costs were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*; these costs were reduced by 100% because all such costs would be fully offset by specific General Fund revenues. In total, the multiplier impact of the Other Protection expenditures was projected at \$9.45.

D.7 Public Ways

Expenditures on Public Ways and Facilities, including costs of maintaining Transit facilities, Roads, and Bridges, were initially projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. These costs, however, were then reduced by 100% because all such costs would be offset by specific General Fund revenues.

D.8 Health and Sanitation

Expenditures on Health and Sanitation (including Behavioral Health Services, Health, CED – Environmental Health, and the Refuse Disposal Liner Fund) were initially projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. They were then reduced by 100% to account for the fact that all such costs would be offset by specific General Fund revenues.

D.9 Administration, General Relief, and Assistance Programs

Costs related to Administration, General Relief, and Assistance Programs were initially projected based on the *Per Capita Multiplier Method*. Again, these costs were then reduced by 100% to account for the fact that all such costs would be offset by specific General Fund revenues.

D.10 Veterans Service/Public Guardian

Costs related to the Veterans Service and Public Guardian were projected based on the *Per Capita Multiplier Method*. In total, the multiplier impact of these expenditures was projected at \$2.53. Please note that this expenditure multiplier has been reduced by 50% to account for the portion of the Veterans Service/Public Guardian costs that is either offset by specific General Fund revenues or is not expected to be variable with population growth in the County.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

D.11 Other Assistance

Expenditures on "Other Assistance," [i.e., Community Action Partnership and IHSS Public Authority costs], were projected based on the *Per Capita Multiplier Method*. The multiplier impact of these costs was projected at \$1.41. This expenditure multiplier has also been reduced by 50% to account for the portion of Other Assistance costs that is either offset by specific General Fund revenues or is not expected to be variable with population growth in the County.

D.12 Education

Costs related to Education, i.e., Library services, were projected based on the *Per Capita Multiplier Method*. The multiplier impact of Education expenditures was projected at \$10.91.

D.13 Property Management

Certain expenditures on Property Management (namely Special Districts Services and Utilities costs) were projected per Persons Served based on the *Per Capita-Employee Multiplier Method*. In total, the multiplier impact of the aforementioned Property Management expenditures was projected at \$8.53. The impact of the remaining expenditure items under Property Management (i.e., Public Works, General Services, Building Operations, Building Maintenance, and Grounds Maintenance) was modeled using the *Case Study Methodology* as these costs were considered General Government Overhead (see **Section C.2**, above, and **Attachment 11 of Appendix A**).

Table 9, below, sets forth the *Multiplier Methodology* and amounts associated with each General Fund Expenditure category.



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SECTION II DESCRIPTION OF RECURRING FISCAL REVENUES/COSTS

Table 5: Other General Fund Costs (Multiplier Method)

Category	Multiplier	Classification	Methodology
Judicial	\$44.69	Partially Offset (25%-100% Discount)	Per Capita/Persons Served
Police Protection	\$104.03	Partially/Fully Offset (25%-100% Discount)	Persons Served
Detention and Correction	\$93.87	Partially/Fully Offset (25%-100% Discount)	Persons Served
Fire Prevention	\$97.98	Partially/Fully Offset (0%-100% Discount)	Persons Served
Protective Inspection	\$12.79	Partially Offset (50% Discount)	Persons Served
Other Protection	\$9.45	Partially/Fully Offset (0%-100% Discount)	Per Capita/Persons Served
Public Ways	\$0.00	Fully Offset (100% Discount)	Persons Served
Health	\$0.00	Fully Offset (100% Discount)	Persons Served
Sanitation	\$0.00	Fully Offset (100% Discount)	Persons Served
Administration	\$0.00	Fully Offset (100% Discount)	Per Capita
General Relief	\$0.00	Fully Offset (100% Discount)	Per Capita
Assistance Programs	\$0.00	Fully Offset (100% Discount)	Per Capita
Veterans Service/Public Guardian	\$2.53	Partially Offset (50% Discount)	Per Capita
Other Assistance	\$1.41	Partially Offset (50% Discount)	Per Capita
Education	\$10.91	Not Offset (0% Discount)	Per Capita
Property Management	\$8.53	Partially Offset (25%-100% Discount)	Persons Served

III FISCAL IMPACTS

A Total Recurring Revenues to the County of Madera

Total recurring revenues to the County equal approximately **\$3,039,381** per year. As illustrated in **Table 10** below, the largest percentage of revenue is attributed to Direct Sales Taxes (47.4%), Secured Property Taxes (29.0%), and Hotel and Motel (5.6%), together constituting approximately 82.0% of total recurring revenues to the County General Fund. **Attachments 1, and 4-8 of Appendix A** provide additional details about all recurring revenues and the assumptions used in their derivation.

Table 6: Recurring Fiscal Revenues (County General Fund)

Category	Amount	Percent*
Secured Property Tax	\$881,650	29.0%
Unsecured Property Tax	\$88,165	2.9%
Property Transfer Tax	\$15,744	0.5%
Direct Sales Tax	\$1,440,000	47.4%
Indirect Sales Tax	\$156,261	5.1%
Hotel and Motel	\$171,181	5.6%
Licenses, Permits, and Franchises	\$55,702	1.8%
Fines, Forfeitures, and Penalties	\$11,957	0.4%
Revenue from the Use of Money and Property	\$537	0.0%
Miscellaneous Revenue	\$68,842	2.3%
Other Financing Sources	\$143,275	4.7%
Investment Income	\$6,067	0.2%
Total Revenues	\$3,039,381	100.0%

*Note: Numbers may not sum due to rounding.

B Total Recurring Services Costs to the County of Madera

As illustrated in **Table 11** below, total annual recurring costs to the County are estimated at **\$767,508** per year. A majority of the costs are estimated to result from Police Protection Services (26.7%), Fire Prevention Services (25.2%), followed by Detention and Correction Service costs (24.1%), which together constitute approximately 76.1% of total recurring County General Fund expenditures. **Attachments 2, and 9-11 of Appendix A** provide additional details about all recurring costs and the assumptions used in their derivation.

Table 7: Recurring Fiscal Costs (County General Fund)

Category	Amount	Percent*
Judicial	\$88,173	11.5%
Police Protection	\$205,272	26.7%
Detention and Correction	\$185,224	24.1%
Fire Prevention	\$193,326	25.2%
Protective Inspection	\$25,229	3.3%
Property Management	\$16,840	2.2%
General Government	\$53,444	7.0%
Infrastructure Maintenance	\$0	0.0%
Total Costs	\$767,508	100.0%

*Note: Numbers may not sum due to rounding.

C Overall Net Fiscal Impact to the County of Madera

As shown in **Table 12** below, the overall fiscal impact to the County as a result of revenues generated by Riverwalk is a net surplus of \$2,051,991 annually, based on \$3,039,381 in fiscal revenues, \$767,508 in fiscal costs, and the proposed EIFD property tax share of \$219,883 (reflecting 25% of the net incremental secured property tax and VLF revenues of \$879,530). A summary of the overall fiscal impacts to the County is provided in **Attachment 12** of **Appendix A**. In summary, this Report demonstrates that the proposed diversion of revenues to the EIFD is not anticipated to impact the County's ability to provide services to Riverwalk on a local or Countywide basis.

Table 8: Net Fiscal Impact (County General Fund)

Category	Amount
Total Recurring Revenues	\$3,039,381
Total Recurring Expenditures	\$767,508
Annual Recurring Surplus/(Deficit)	\$2,271,873
Proposed EIFD Property Tax Share (25% of Secured Property Tax Revenues)	(\$219,883)
Net Annual Recurring Surplus/(Deficit)	\$2,051,991

APPENDIX A

County of Madera
Riverwalk
Fiscal Impact Report Reflecting the Impacts of EIFD No. 2020-1



FISCAL IMPACT MODEL

ATTACHMENT A-1
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NAICS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenues
Taxes	\$67,219,059					\$0.00	\$0
Property Taxes - Current Secured	\$22,233,426	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Current Secured RDA SA Other Dist	\$170,126	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Current Secured	\$719,586	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Prior Secured	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Prior Unsecured	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Current Secured - VLF Swap	\$20,962,752	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - In-Lieu VLF-Supplemental	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Supplemental Current	\$599,307	Recurring	Case Study	NA	NA	See Att. A-4	
Property Taxes - Supplemental Prior	\$0	Recurring	Case Study	NA	NA	See Att. A-4	
Sales & Use Tax	\$7,527,630	Recurring	Case Study	NA	NA	See Att. A-5	
Other Taxes	\$915,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Hotel and Motel	\$3,954,000	Recurring	Countywide	Case Study	100%	NA	See Att. A-6
Documentary Stamp	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Timber Yield Tax	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Aircraft	\$136,902	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Licenses, Permits and Franchises	\$8,000,569					\$24,421	\$55,702
Animal Licenses	\$119,066	Recurring	Unincorporated	Per Capita	0%	\$1.72	\$0
Business Licenses	\$132,000	Recurring	Unincorporated	Per Employee	0%	\$5.79	\$22,838
Construction Permits	\$1,680,000	One Time	NA	NA	NA	NA	\$0
Zoning Permits	\$102,000	One Time	NA	NA	NA	NA	\$0
Franchises, Garbage, Utilities & Cable TV	\$2,143,744	Recurring	Unincorporated	Persons Served	50%	\$13.27	\$26,193
Other Licenses and Permits	\$396,000	Recurring	Unincorporated	Persons Served	50%	\$2.45	\$4,838
Boat Licenses	\$150,000	Recurring	Unincorporated	Persons Served	50%	\$0.93	\$1,833
Environmental Health Permits	\$1,210,000	One Time	NA	NA	NA	NA	\$0
Burial Permits/Indigent	\$1,759	Recurring	Countywide	Per Capita	50%	\$0.01	\$0
Auto Theft Deterrent Fees (DUI)	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Grading Permits	\$47,000	One Time	NA	NA	NA	NA	\$0
EH Permit Automation Fee	\$14,000	Recurring	Countywide	Per Capita	50%	\$0.04	\$0
Fines, Forfeitures and Penalties	\$2,189,799					\$0.00	\$11,937
Vehicle Code Fines	\$49,326	Recurring	Countywide	Persons Served	50%	\$0.14	\$269
County Share of State Fines	\$1,704,050	Recurring	Countywide	Persons Served	50%	\$4.72	\$9,306
Other Court Fines	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Criminal Fines	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
PC 1203.4 Drug Analysis Fine	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
State-County Share of Penalty PC 1464	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
PC 1203.4 Change Plea	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
AG - Admin Penalties	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
RMA Code Enforcement Fines/Fees	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Detention Services Fee	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Boot Camp W&I 903/934	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Probation Supervision W&I 602	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Juvenile Record Seal W&I 761	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Forfeitures & Penalties	\$11,000	Recurring	Countywide	Persons Served	50%	\$0.03	\$60
Restitution Fine Rebate 10%	\$20,000	Recurring	Countywide	Persons Served	50%	\$0.05	\$109
Other Fines	\$20,000	Recurring	Countywide	Persons Served	50%	\$0.05	\$109
Restitution to County Departments	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Bad Check Penalties	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Penalties/Cost Delinquent Taxes	\$413	Recurring	Countywide	Persons Served	50%	\$0.00	\$2
Cost of Tax Collection	\$105,000	Recurring	Countywide	Persons Served	50%	\$0.29	\$573
County Redemption Fees	\$30,000	Recurring	Countywide	Persons Served	50%	\$0.08	\$1,564
Penalties & Interest on Taxes	\$295,000	Recurring	Countywide	Persons Served	50%	\$0.69	\$19,305
Revenue from Use of Money & Property	\$386,176					\$0.27	\$837
Interest Income	\$0	Recurring	Countywide	Persons Served	0%	\$0.00	See Att. A-7
Interest	\$24,000	Recurring	Case Study	NA	NA	See Att. A-7	
Interest on Loan	\$1,295	Recurring	Countywide	Persons Served	0%	\$0.04	\$4
Interest on Property Tax Collection	\$31,745	Recurring	Countywide	Persons Served	0%	\$0.18	\$547
Rents and Concessions	\$64,816	One Time	NA	NA	NA	NA	\$0
Bldg/Improvement Rentals	\$15,762	Recurring	Countywide	Persons Served	0%	\$0.09	\$172
Royalties/FMC	\$350	Recurring	Countywide	Persons Served	0%	\$0.00	\$4

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MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NACS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenue
Intergovernmental Revenues - State	\$79,386,950					\$0.00	\$0
Diesel Tax - Off Road	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Motor Vehicle In-Lieu Tax 1984	\$68,754	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
ST - Other In-Lieu	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Admin - Public Assistance	\$5,043,656	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal-Earn Admin Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKS Admin TANF	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Social Services Admin	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Welfare Admin - Cal Admin-Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Public Assistance Programs	\$24,568,811	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKS (AFDC)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Adopted Children	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
ST - Food Stamp Welfare	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Volunteer Work (GAP)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Public Assistance - Realignment	\$2,174,124	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St. Cal Learn	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWorks Child Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Kin Gap	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cash Assist for Immigrants	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
House of Assistance/Transitional Housing Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Admin - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Therapy - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Realignment - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Health - California Children Services	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St - Mental Health	\$51,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Small Counties Emergency Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Realignment	\$6,782,411	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Juvenile Justice	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Other Revenue	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Service Act (Prop 63)	\$13,743,565	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Mentally Ill Offender Crime	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - TB Control	\$17,575	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Other Health Programs	\$7,140,467	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Child Health and Disability Program Admin.	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Foster Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Realignment	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Immunization Subvention Project	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Adolescent Family Life Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Child Surveillance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Child Lead Poisoning Prevention	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Medi-Cal	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Every Woman Counts	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Family Pact	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Long-Term Health Care for the Aging	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - CMSP Wellness Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Other	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Agricultural	\$969,109	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Agricultural Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Agriculture Description	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Agriculture G-W Sharphooter	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Prison Crime Reimbursement - DA	\$380,942	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Public Asst. - Crim Justice Sys - Realignment	\$750,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Probation TANF (Juvenile Probation Camp Funds)	\$575,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St Proud Parenting Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Disaster	\$2,252,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Veterans Affairs	\$50,611	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Homeowners' Property Tax Relief	\$208,296	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Other	\$1,737,713	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Correctional Training SB 924	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Child Support IV-D Initiative	\$40,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fire Equipment Reimbursement	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Volunteer Fire Assistance Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Integrated Waste Management	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Mandated Costs	\$60,100	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Sales Tax - Retail Sales	\$8,963,978	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State POST Reimbursement	\$11,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Reimburse Election Costs	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Financial Assistance	\$162,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Off Hwy Vehicle	\$225,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
6407.5 - ST - IGM Tire Amnesty	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - Water Enforcement	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
St. Water Grants	\$2,600,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Abandoned Vehicle Fee	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State - BSARF Fees 10%	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State-Emergency Local Hazard Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CD66 Housing Relief and Public Utilities	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
State Grant Revenue	\$787,827	Recurring	Countywide	Per Capita	100%	\$0.00	\$0

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II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenue
Intergovernmental Revenues - Federal	\$70,877,943					\$0.00	\$0
Fed. Admin Public Assistance	\$51,029,651	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Social Services - Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKs - Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal Lab - Administration-Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Welfare to Work - Administration-Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWorks (AFDC)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care Emergency Assistance	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Adoption Children	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Welfare to Work Gain	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal Learn	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWorks Child Care	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Kin Groups	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Health	\$968,848	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CCS Medi-Cal Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Health Families	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health CNEP	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health ATLP	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Medi-Cal	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Medi-Cal admin/Targeted Case Management	\$350,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Grazing Fees	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
In-Lieu Tax	\$1,300,314	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CDBG Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Mental Health Services	\$4,102,640	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Medi-Cal	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - Alcohol/Drug/Perinatal	\$338,260	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - McKinney-Peth	\$39,040	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Behavioral Health - SAMHSA	\$556,532	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal Other	\$8,335,763	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Corporation Services	\$228,851	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
IV-D Child Support Administration	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Forest Services Reimb Dep Sheriff	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Administrative - MCH	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - WIC	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Child Care/Child Program-Juvenile Hall	\$850,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Title II - Juvenile Probation Recovery	\$125,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health Emergency Asst TB	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
FEMA & OES Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - AIDS Grant (Ryan White)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
FEMA Relief	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Immun Sub Proj	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
MC Childhood Lead Poison	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fed - Health Aids Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Targeted Case Management	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Justice Assistance Grant	\$58,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Department of Corrections SCAP	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Federal - Anti-Drug Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - Bio Preparedness	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - HRSB	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health - 21ca	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Museum and Library Srvs Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Homeland Security Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cannabis Eradication	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fed - Vertical Prosecution Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Health AIDS	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Fed - Safe Drinking Water Grant	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other - In Lieu	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other Govt Agencies	\$248,787	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other Governmental-Boot Camp Program	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Children & Families Com (Prop 10) (Health)	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Other Governmental-RDA Pass Thru	\$1,883,062	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
LISS Public Authority	\$0	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Special Revenue	\$14,500	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
City/Chowchilla Prison Annex	\$324,417	Recurring	Countywide	Per Capita	100%	\$0.00	\$0

ATTACHMENT A-1
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NACS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenue
Charges for Current Services	\$28,358,949					\$0.00	\$0
Assessment and Tax Collection Fees	\$680,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Property Tax Administration Fee	\$55,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Supplemental Tax Fee	\$292,575	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Property Change of Address Fee	\$12,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Parcel Merger Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Business Improvement District	\$20,000	Recurring	Unincorporated	Persons Served	100%	\$0.00	\$0
Local Ag. Preserve Assessment (AB 1265)	\$1,284,594	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Auditing and Accounting Fees	\$46,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Electrical Services	\$4,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Legal Services	\$1,158,532	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Public Defender - Juvenile Cases	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Planning and Engineering Services	\$1,100,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Engineering Services	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Engineering and Other Fees	\$0	One Time	Countywide	Persons Served	NA	\$0	\$0
Engineering Services-Special Districts	\$3,129,427	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Planning Services	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Engineering Services - Development Review Fees	\$86,500	One Time	Countywide	Persons Served	100%	\$0.00	\$0
Strong Motion Inst Fees 95%	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Agricultural Services	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Civil Court Services	\$374,375	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Civil Process Service Fees	\$400,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
General Court Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Family Court Services Reimbursement	\$180,108	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Public Guardian Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Human Services	\$900,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Law Enforcement Services	\$277,600	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Booking Fees-County Arrests	\$120,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Recording Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Recording Fees-Clerk, Health, Recorder	\$620,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health Record Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Record Recovery Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Social Services Truncation Program Fees	\$0	Recurring	Countywide	Persons Served	100%	NA	\$0
RD & ST SVCS - Meets T Reim	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Road Survey - Study 12/99 Interchange	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Road Side BEAL Properties	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health Record	\$2,427,150	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health Lab Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Environmental Health Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Clinic Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Behavioral Health - Private Pay, Inc.	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Inmate Pay	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Behavioral Health - Medicare	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Inmate Medical Co Pay	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
CalVIVA/Healthnet Managed Care	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
California Children Services	\$140	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Landslide Surveys	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Institutional Care & Services	\$50	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Pay Patient Clinic	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Juvenile Hall Maintenance	\$1,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Work Furlough Program	\$4,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Foster Care Reimbursement	\$80,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Library Services	\$21,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Lost Book Collections	\$1,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Formation Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Other Charges for Services	\$1,812,845	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Copies	\$1,250	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Courier's Fees	\$36,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Mental Health Monitoring Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire Cost Recovery	\$1,830,967	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Mediation-Dissolution/Marriage	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0

ATTACHMENT A-1
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND REVENUES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NACCS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain revenues are not expected to increase one-to-one with the new development. A discount was applied to reflect the estimated ratio of fixed revenues to variable revenues and/or one-time to recurring revenues.

II. County Revenue Sources (By Type)

Revenue Type	Total Revenues	Revenue Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4]	Fiscal Impact Revenue Factor	Fiscal Revenues
Nuisance Abatement	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Collection Fees-Probation	\$20,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Alternate Sentencing Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Drug Screen - Probation	\$4,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Electoral Monitoring/Probation	\$2,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation Services	\$160,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Administrative Collection Fees [PC 1205(d)]	\$61,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Public Defender Fees	\$120,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Services to Court Agencies	\$1,349,755	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Welfare Agency-Administrative Fees	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Reimbursement of Burials	\$10,486	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Vision/Dental Administrative Fee	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Employee/Retiree Insurance Premiums	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Provider Services Reports	\$75,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Automobile Taxes	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
SD - Application Fees	\$3,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Reimburse Indian Casino	\$700,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire - Reimburse Indian Casino	\$160,163	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Special District Ad.	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
INTRAFUND - Rent	\$6,498,016	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
INTRAFUND Revenue-Cost Plan	\$593,642	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
INTRAFUND - Computer Services	\$238,012	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
LACFO - Reimbursement for County Services	\$6,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
County Development Impact Fees	\$159,000	One Time	Countywide	NA	NA	NA	NA
Daily Jail Confinement	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Miscellaneous Revenue	\$13,050,897					\$36,72	\$68,842
Intrafund Revenue	\$11,113,596	Recurring	Countywide	Persons Served	50%	\$30.76	\$60,393
Welfare Miscellaneous Revenue	\$263,424	Recurring	Countywide	Per Capita	50%	\$0.83	\$0
Welfare Repayments	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Interim Maintenance Reimbursement-GA	\$0	Recurring	Countywide	Per Capita	50%	\$0	\$0
Welfare - Caretaker Payments	\$1,658	Recurring	Countywide	Per Capita	50%	\$0.01	\$0
Welfare CalWORKS Reimbursement	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Welfare General Assistance Repay	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Other Sales	\$2,800	Recurring	Countywide	Persons Served	50%	\$0.01	\$15
Sale of Fixed Property	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Sale of Misc. Surplus	\$0	Recurring	Countywide	Persons Served	50%	NA	NA
Sale of Other	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Misc. - Other	\$1,287,020	Recurring	Countywide	Persons Served	50%	\$3.56	\$7,029
Unclaimed Money	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Personnel Unclaimed Money Miscellaneous	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Employee Wages/Hr. Fees	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Contributions and Donations	\$17,500	Recurring	Countywide	Persons Served	50%	\$0.05	\$96
Health - Flu Donations	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Chukchansi Tribe Contribution	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
CA Endowment Grant	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Private Nonprofit Grant	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Miscellaneous Revenue - TR Funds	\$189,000	One Time	Countywide	Persons Served	50%	NA	NA
Jail Inmate Welfare Trust 6051	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Seized Funds & Property Trust (6166 & 6167)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
D.A. Seized Funds - Trust 5776	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Child Support Interest Revenue from Trust Accounts	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Cash on Deposit	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Prior Year Cancelled Warrants	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Other Miscellaneous	\$3,766	Recurring	Countywide	Persons Served	50%	\$0.01	\$21
Credit for Overcharge	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Miscellaneous Benefits Payment	\$150,000	Recurring	Countywide	Persons Served	50%	\$0.52	\$819
Misc. Reimbursement - Salaries/Benefits	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - FEMA	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - Mental Health	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - Insurance	\$2,000	Recurring	Countywide	Persons Served	50%	\$0.01	\$11
Misc. Reimbursement - Legal Fees	\$28,905	Recurring	Countywide	Persons Served	50%	\$0.08	\$158
Misc. Reimbursement - Medical	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Misc. Reimbursement - Other	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Other Financing Sources	\$26,362,987					\$730.1	\$145,275
Sale of Capital Assets	\$2,866	Recurring	Countywide	Per Capita	50%	\$0.01	\$0
Sale of Land	\$0	One Time	Countywide	NA	NA	NA	NA
Sale of Other Assets	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Sale of Fixed Assets - Welfare	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Operating Transfers In	\$26,085,101	Recurring	Countywide	Persons Served	50%	\$72.20	\$142,456
Operating Transfers In - SA 22	\$0	One Time	Countywide	NA	NA	NA	NA
Operating Transfers In - County Fund	\$0	Recurring	Countywide	NA	NA	NA	NA
Local Emergency Money Funds-Trust 0114	\$0	Recurring	Countywide	Per Capita	50%	\$0.00	\$0
Crime Justice Facilities Trust	\$150,000	Recurring	Countywide	Persons Served	50%	\$0.42	\$819
Modernization (Operating Transfer In-Trust 1346)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Micrographics (Operating Transfer In-Trust 1345)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Vital Health Statistics (OTI) (Recorder) (Trust 1367)	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
Sheriff San Joaquin AB 443	\$0	One Time	Countywide	Persons Served	50%	NA	NA
Planning GP Upgrade	\$0	One Time	Countywide	NA	NA	NA	NA
OTILC 4850	\$125,000	Recurring	Countywide	Per Capita	50%	\$0.39	\$0
Loan to General Fund from Measure A Road Funds	\$0	Recurring	Countywide	NA	NA	NA	NA
Total Recurring Revenues	\$277,948,782						

ATTACHMENT A-2
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

Notes:

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NAICS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain expenditures are not expected to increase one-to-one with the new development. A 50% to 100% discount was applied to certain expenditures reflect the estimated non-discretionary general fund revenue committed for such expenditures. Additionally, a 25% discount was applied ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures.

II. County Expenditures (by Type)

Expenditure Type	Total Expenditures	Expenditure Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4] [5]	Fiscal Impact Expenditure Factor	Fiscal Expenditure
GENERAL GOVERNMENT							
Legislative and Administrative	\$47,149,737					\$0.00	\$0
Board of Supervisors	\$1,861,159	Recurring	Case Study			NA	See Att. A-10
Administrative Management / Purchasing	\$1,155,545	Recurring	Case Study			NA	See Att. A-10
Finance						\$0.00	\$0
Auditor-Controller	\$2,688,311	Recurring	Case Study			NA	See Att. A-10
Assessor	\$2,568,661	Recurring	Case Study			NA	See Att. A-10
Treasurer-Tax Collector	\$10,14,536	Recurring	Case Study			NA	See Att. A-10
Treasurer	\$1,076,373	Recurring	Case Study			NA	See Att. A-10
Counsel						\$0.00	\$0
County Counsel	\$1,552,550	Recurring	Case Study			NA	See Att. A-10
Personnel						\$0.00	\$0
Human Resources	\$1,549,651	Recurring	Case Study			NA	See Att. A-10
Public Information Team	\$10,000	Recurring	Case Study			NA	See Att. A-10
Elections						\$0.00	\$0
Elections	\$1,063,886	Recurring	Case Study			NA	See Att. A-10
County Clerk-Recorder	\$1,103,379	Recurring	Case Study			NA	See Att. A-10
Property Management						\$8.53	\$16,840
Public Works	\$4,537,077	Recurring	Countywide	Case Study		NA	See Att. A-10
PW - Special Districts Services	\$3,175,905	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
General Services	\$340,968	Recurring	Countywide	Case Study		NA	See Att. A-10
Bldg. Operations	\$472,231	Recurring	Countywide	Case Study		NA	See Att. A-10
Bldg. Maintenance	\$1,561,437	Recurring	Countywide	Case Study		NA	See Att. A-10
Grounds Maintenance	\$509,468	Recurring	Countywide	Case Study		NA	See Att. A-10
Utilities	\$689,150	Recurring	Unincorporated	Persons Served	0%	\$8.53	\$16,840
Other General						\$0.00	\$0
Insurance	\$5,109,441	Recurring	Countywide	Case Study		NA	See Att. A-10
Central Services	\$626,977	Recurring	Countywide	Case Study		NA	See Att. A-10
311 Customer Service Center	\$288,943	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology	\$6,521,180	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology - ERP	\$189,135	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology - Information Security	\$2,141,920	Recurring	Countywide	Case Study		NA	See Att. A-10
Information Technology - Communications - VOIP	\$286,545	Recurring	Countywide	Case Study		NA	See Att. A-10
Special Payments	\$5,055,309	One Time	Countywide	Case Study		NA	\$0
PUBLIC PROTECTION							
Judicial						\$44.89	\$88,473
Child Support Services	\$3,320,806	Recurring	Countywide	Per Capita		100%	\$0.00
District Attorney	\$4,562,778	Recurring	Countywide	Persons Served	25%	\$18.94	\$37,377
District Attorney - COPS	\$132,221	Recurring	Countywide	Persons Served	50%	\$0.37	\$722
District Attorney - Rape Prosecution Grant	\$177,718	Recurring	Countywide	Persons Served	50%	\$0.49	\$971
District Attorney - DUI Program	\$208,705	Recurring	Countywide	Persons Served	50%	\$0.58	\$1,140
District Attorney - Crime Prosecution Unit	\$320,942	Recurring	Countywide	Persons Served	50%	\$0.89	\$1,753
District Attorney - Welfare Fraud	\$1,310,644	Recurring	Countywide	Persons Served	50%	\$3.63	\$7,158
District Attorney - County Victim Services	\$172,320	Recurring	Countywide	Persons Served	50%	\$0.48	\$941
Trial Court Operations (Gen Fund Contr.)	\$1,311,128	Recurring	Countywide	Persons Served	50%	\$3.63	\$7,160
Grand Jury	\$78,640	Recurring	Countywide	Persons Served	50%	\$0.22	\$429
Public Defender	\$3,725,964	Recurring	Countywide	Persons Served	25%	\$15.47	\$30,522

ATTACHMENT A-2
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

Notes:

- [1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.
- [2] Spotlight, Employment Profiles by NAICS Codes 2020.
- [3] Assumes County population plus 50% of Employees.
- [4] Certain expenditures are not expected to increase one-to-one with the new development. A 50% to 100% discount was applied to certain expenditures reflect the estimated non-discretionary general fund revenue committed for such expenditures. Additionally, a 25% discount was applied ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures.

II. County Expenditures (by Type)

Expenditure Type	Total Expenditures	Expenditure Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4] [5]	Fiscal Impact Expenditure Factor	Fiscal Expenditure
Police Protection						\$104.03	\$205,272
Sheriff-Connor	\$16,385,464	Recurring	Countywide	Persons Served	0%	\$90.70	\$178,968
Sheriff - EMPG Emergency Planning	\$325,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Bass Lake Operations	\$589,319	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Canine Program	\$37,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Morgue Operations	\$751,413	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CalOES 2016-00102	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Explorer Program	\$14,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Search and Rescue	\$3,500	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CalOES 2017-0083	\$71,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Emergency Operations	\$444,911	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CalOES 2018-0054	\$235,629	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Fed-Cannabis Eradication	\$140,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tobacco Fund Grant - Chawanakee	\$233,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tobacco Fund Grant - Yosemite	\$233,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tobacco Fund Grant - Golden Valley	\$234,563	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - COPS (SLESF)	\$248,805	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Multi Juris. Local Hazard Mitig. Plan	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Tree Mortality	\$2,819,625	Recurring	Countywide	Persons Served	50%	\$7.80	\$15,398
Sheriff - Chukchansi Indian Casino	\$702,389	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Rural Crime Prevention Task Force	\$395,927	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Civil Division	\$716,045	Recurring	Countywide	Persons Served	25%	\$2.97	\$5,866
Sheriff - Off Highway	\$225,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Anti-Drug Program	\$268,967	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - CAL-MMET	\$340,989	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - JAG Grant	\$58,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Court Security	\$1,845,686	Recurring	Countywide	Persons Served	75%	\$2.55	\$5,040
Sheriff - OCIP NET Project	\$89,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Sheriff - Peace Officer Memorial Fund	\$1,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
						\$93.87	\$185,224
Detention and Correction							
Department of Corrections	\$17,327,482	Recurring	Countywide	Persons Served	25%	\$71.94	\$141,943
DOC - Citizens Options for Public Safety	\$55,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation	\$5,102,616	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - CCP Planning	\$100,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Juvenile Hall	\$5,283,510	Recurring	Countywide	Persons Served	25%	\$21.93	\$43,281
Probation - Crime Prevention Act of 2000	\$411,280	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - Youth Offender Block Grant	\$723,990	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - Proud Parenting Grant	\$0	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - CalOES PI Grant	\$87,264	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - CCPA	\$1,232,287	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Probation - Public Safety Realignment (AB 109)	\$6,601,622	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
						\$97.98	\$193,326
Fire Prevention							
Fire Prevention	\$7,911,367	Recurring	Unincorporated	Persons Served	0%	\$97.98	\$193,326
Fire-Chukchansi Indian Casino	\$10,333,221	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire-Riverstone	\$638,966	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Fire-Tesoro Viejo	\$1,192,001	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
						\$12.79	\$25,225
Protective Inspection							
Ag. Commissioner/Sealer of Wts. & Measures	\$2,011,243	Recurring	Countywide	Persons Served	50%	\$5.57	\$10,984
CED - Fire Prevention - Land Development	\$0	Recurring	Countywide	Persons Served	50%	\$0.00	\$0
CED - Building Inspection	\$2,608,328	Recurring	Countywide	Persons Served	50%	\$7.22	\$14,245
						\$9.45	\$0
Other Protection							
CED - Planning	\$2,660,920	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Water and Natural Resources	\$2,952,440	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Flood Control Fund	\$3,873,025	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Local Agency Formation Commission Contribution	\$32,305	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Animal Services	\$1,425,102	Recurring	Countywide	Per Capita	0%	\$8.93	\$0
Predatory Animal Control	\$82,402	Recurring	Countywide	Per Capita	0%	\$0.52	\$0
Fish and Game Fines	\$5,000	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
						\$0.00	\$0
PUBLIC WAYS AND FACILITIES	\$26,930,707						
Public Ways							
PW - Roads & Bridges	\$26,222,162	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
PW - Road (Transit)	\$2,708,545	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
						\$0.00	\$0
HEALTH AND SANITATION	\$61,995,330						
Health							
Behavioral Health Services	\$32,288,968	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
Health	\$17,719,569	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
CED - Environmental Health	\$1,611,244	Recurring	Countywide	Persons Served	100%	\$0.00	\$0
						\$0.00	\$0

ATTACHMENT A-2
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
COUNTY GENERAL FUND EXPENDITURES (BY TYPE)

I. Demographics and Other Data

Countywide

2019 Estimated Population [1]	159,536
2019 Estimated Employees [2]	42,239
2019 County Persons Served [3]	180,656

Unincorporated County

2019 Estimated Unincorporated County Population [1]	69,343
2019 Estimated Unincorporated County Employees [2]	22,809
2019 Unincorporated County Persons Served [3]	80,748

Notes:

[1] California Department of Finance, E-5 City/County Population and Housing Estimates, 1-1-19.

[2] Spotlight, Employment Profiles by NAICS Codes 2020.

[3] Assumes County population plus 50% of Employees.

[4] Certain expenditures are not expected to increase one-to-one with the new development. A 50% to 100% discount was applied to certain expenditures reflect the estimated non-discretionary general fund revenue committed for such expenditures. Additionally, a 25% discount was applied ratio of fixed expenditures to variable expenditures and/or one-time to recurring expenditures.

II. County Expenditures (by Type)

Expenditure Type	Total Expenditures	Expenditure Type	Fiscal Impact Jurisdiction	Fiscal Impact Basis	Discount Factor [4] [5]	Fiscal Impact Expenditure Factor	Fiscal Expenditure
Sanitation						\$0.00	\$0
PW - Refuse Disposal Liner Fund	\$10,375,549	Recurring	Unincorporated	Persons Served	100%	\$0.00	\$0
PUBLIC ASSISTANCE	\$95,439,713					\$0.00	\$0
Administration						\$0.00	\$0
Department of Social Services	\$46,123,284	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
General Relief						\$0.00	\$0
General Relief	\$934,582	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Assistance Programs						\$0.00	\$0
Aid for CalWORKS	\$24,257,403	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Foster Care	\$10,848,146	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Aid for Adopted Children	\$4,800,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cal-Learn	\$15,700	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
GAIN Support Services (Welfare to Work)	\$900,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
In-Home Supportive Service	\$4,385,422	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
CalWORKS Child Care	\$600,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Kin Gap	\$1,061,876	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Cash Assistance Program for Immigrants	\$45,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Housing Assistance/Transitional Program	\$210,000	Recurring	Countywide	Per Capita	100%	\$0.00	\$0
Veterans Service/Public Guardian						\$2.53	\$0
Public Guardian	\$539,463	Recurring	Countywide	Per Capita	50%	\$1.69	\$0
Veterans Service	\$268,068	Recurring	Countywide	Per Capita	50%	\$0.84	\$0
Other Assistance						\$1.41	\$0
Community Action Partnership	\$228,854	Recurring	Countywide	Per Capita	50%	\$0.72	\$0
IHSS Public Authority	\$221,915	Recurring	Countywide	Per Capita	50%	\$0.70	\$0
EDUCATION	\$1,739,901					\$10.91	\$0
Library	\$1,739,901	Recurring	Countywide	Per Capita	0%	\$10.91	\$0
APPROPRIATIONS FOR CONTINGENCIES	\$3,969,752					\$0.00	\$0
Cooperative Extension Service	\$81,600	One Time				NA	\$0
Appropriations for Contingencies	\$710,922	One Time				NA	\$0
Central Garage	\$2,714,117	One Time				NA	\$0
Microwave Radio	\$463,113	One Time				NA	\$0
Total Recurring Expenditures	\$336,312,548						

ATTACHMENT A-3**MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
LAND USE AND DEMOGRAPHICS SUMMARY****FUTURE LAND USE DATA****I. Riverstone Project Developable Land Use Description**

A. Residential Land Uses	<u>Number of Units [1]</u>
Single-Family Detached	0
Multi-family	0
B. Commercial Land Uses	<u>Sq. Ft. [1]</u>
Retail	800,000
Office	500,000
Hotel	75,000

DEMOGRAPHIC DATA**II. Demographics**

A. Residential Land Use Population	<u>Persons per Household</u>
Persons per Household	0.00
B. Non-Residential Land Use Employee Generation	<u>Sq. Ft. per Employee [2]</u>
Commercial Land Uses	
Retail	325
Office	350
Hotel	1,333

POPULATION AND EMPLOYEES (CALCULATIONS)

III. Residential Land Use Type	<u>Number of Units</u>	<u>Residential Population</u>
Single-Family Detached	0	0
Multi-family	0	0
IV. Non-Residential Land Use Type	<u>Sq. Ft.</u>	<u>Total Direct Employees</u>
Retail	800,000	2,462
Office	500,000	1,429
Hotel	75,000	56

SOI POPULATION AND EMPLOYEES (TOTALS)

V. Total Projected Residential Population	0
VI. Total Projected Direct Employees	3,946
VII. Total Persons Served Population [3]	1,973

NOTES:

[1] Source: Project Proponent, County of Madera.

[2] Source: DTA Public Works Database

[3] Persons served equals residents plus 50% of employees.

* All figures subject to rounding

ATTACHMENT A-4
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
PROPERTY TAX REVENUE ANALYSIS

GENERAL PROPERTY TAX ASSUMPTIONS

I. Property Tax Allocation (as a Portion of the 1% General Property Tax Levy)

Category	County of Madera
General Property Tax [1]	30.80%
Less: Tax Sharing	0.00%
Total - Net Increment Available to County General Fund	30.80%
II. Homeowner's Exemption	
Homeowner's Exemption (Annually)	\$7,000
Percent of Sale Units Taking Homeowner's Exemption [2]	90%

ASSESSED VALUATION ASSUMPTIONS

III. Assessed Valuation - Projected Land Uses [3]

Residential Land Uses

A. Single-Family Detached Units

Number of Units	0
Estimated Blended Sales Price per Unit	\$375,000
Total Estimated Net Taxable Value (Includes Estimated Takedown from Homeowner's Exemptions)	\$0

B. Multi-family

Number of Units	0
Estimated Sales Price per Unit	\$232,842
Total Estimated Net Taxable Value	\$0

Non-Residential Land Uses

C. Retail

Estimated Number of Sq. Ft.	800,000
Estimated Valuation per Sq. Ft.	\$250
Total Estimated Net Taxable Value	\$200,000,000

D. Office

Estimated Number of Sq. Ft.	500,000
Estimated Valuation per Sq. Ft.	\$150
Total Estimated Net Taxable Value	\$75,000,000

E. Hotel

Estimated Number of Sq. Ft.	75,000
Estimated Valuation per Sq. Ft.	\$150
Total Estimated Net Taxable Value	\$11,250,000

F. Total Assessed Value

Total Estimated Assessed Value	\$286,250,000
Total Home Owner Exemption	\$0
Total Land Use Net Taxable Value	\$286,250,000
Existing Assessed Value	\$687,838
Net Incremental Assessed Value	\$285,562,162

OTHER PROPERTY TAX REVENUE ASSUMPTIONS

IV. Unsecured Property Taxes - Assumptions [4]

Residential

Unsecured Taxes as a % of Secured	2.75%
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Non-Residential

Unsecured Taxes as a % of Secured	10.00%
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V. Property Tax Transfer - Assumptions [5]

Residential Property Turnover Rate	10.00%
Non-Residential Property Turnover Rate	5.00%
Transfer Tax as a % of Assessed Value	0.11%
Property Transfer Tax Passed Retained by Madera County	100.00%

ATTACHMENT A-4
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
PROPERTY TAX REVENUE ANALYSIS

Fiscal Impact Calculation

VIII. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. Secured Property Tax	
Residential Land Uses	
Single-Family Detached	\$0
Multi-family	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$616,000
Office	\$231,000
Hotel	\$34,650
B. Unsecured Property Tax	
Residential Land Uses	
Single-Family Detached	\$0
Multi-family	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$61,600
Office	\$23,100
Hotel	\$3,465
C. Property Transfer Tax	
Residential Land Uses	
Single-Family Detached	\$0
Multi-family	\$0
Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$11,000
Office	\$4,125
Hotel	\$619

Total Property Tax Revenues	\$985,559
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NOTES:

- [1] Source: Data provided by the County of Madera Auditor-Controller's Office (Mr. Jim Boyajian), July 23, 2016. Includes Property Tax in-Lieu of VLF revenues.
- [2] Estimate, subject to change.
- [3] Source: Project Proponent.
- [4] Based on typical DTA baseline assumptions.
- [5] Source: California Revenue & Taxation Code §11901, et seq., Madera County Code §3.12.020.

* All figures subject to rounding

ATTACHMENT A-5
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
SALES TAX REVENUE ANALYSIS

INDIRECT SALES TAX ASSUMPTIONS

I. **Residential Indirect Sales Tax Assumptions**

A. **Mortgage Assumptions**

Projected Residential Units

Single-Family Residential and Multi-family

Projected Sales Price per Unit (Blended)	\$0
Average Mortgage (20% Down Payment) [1]	\$0
Annual Mortgage Payment (6% for 30 Years) [2]	\$0
Additional Annual Taxes & Insurance (2.00%)	\$0

B. **Disposable Income Assumptions**

Projected Residential Units

Single-Family Residential and Multi-family

Average Household Income (3:1 Income to Household Payment Ratio) [1]	\$0
Retail Taxable Expenditures (as a % of Disposable Income) [3]	0.00%

C. **Other Indirect Sales Tax Assumptions**

Employees (annual spending per employee) [4]

\$5,279

Retail Taxable Sales Capture

County of Madera Retail Taxable Purchase Capture [5]	75%
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Other Sales Tax Assumptions

% to the County of Madera [6]	1.00%
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Tax Sharing Assumptions

% to the Other Agencies	0%
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DIRECT SALES TAX ASSUMPTIONS

II. **Non-Residential Direct Sales Tax Assumptions**

A. **Taxable Sales per Sq. Ft. [7]**

Non-Residential

Retail	\$225
Office	\$0
Hotel	\$0

B. **Displaced Taxable Sales**

Displaced Existing Taxable Sales within the County of Madera [8]	20%
--	-----

ATTACHMENT A-5
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
SALES TAX REVENUE ANALYSIS

FISCAL IMPACT CALCULATION

III. <u>Fiscal Impact Category</u>	<u>Fiscal Impact Amount</u>
A. Indirect Sales Tax	
Projected Residential Land Uses	
Single-Family & Multi-Family	\$0
Employee Taxable Sales	\$156,261
B. Direct Sales Tax	
Projected Non-Residential Land Uses	
Commercial Land Uses	
Retail	\$1,440,000
Office	\$0
Hotel	\$0
	Total Sales Tax Revenues
	\$1,596,261

NOTES:

- [1] DTA estimates. Subject to change.
 - [2] DTA estimate. Annual payment includes principal, interest, property taxes, and homeowner's insurance.
 - [3] Source: BOE 2015 Consumer Expenditure Survey.
 - [4] Source: "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study." ICSC (2004). Adjusted for inflation assuming 3% annual inflation rate.
 - [5] Estimate, subject to change.
 - [6] Source: Madera County Code §3.16.040.
 - [7] Based on the median sales per sq. ft. figure for retail centers as outlined in "Dollars and Cents of Shopping Centers" (2008) published by the Urban Land Institute, as well as conversations with Madera County CAO's office, which verified and confirmed figure per existing retail analysis.
 - [8] Estimate, subject to change.
- * *All figures subject to rounding*

ATTACHMENT A-6
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
TRANSIENT OCCUPANCY TAX REVENUES

TRANSIENT OCCUPANCY TAX ASSUMPTIONS

Number of Hotel Rooms [1]	75
Room Rate (per Night)	\$90
Occupancy Rate [2]	80.0%
Transient Occupancy Tax - County of Madera [3]	9.0%
Occupancy Tax Loss from Extended Stays at Hotel	3.5%
Annual Hotel Revenue	\$1,971,000

FISCAL IMPACT CALCULATION

I. <u>Transient Occupancy Tax</u>	<u>Fiscal Impact Amount</u>
Projected Transient Occupancy Tax	\$171,181

Transient Occupancy Tax Revenues	\$171,181
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NOTES:

- [1] Source: Project Proponent.
 - [2] Estimate. Subject to Change.
 - [3] Source: County of Madera Municipal Code §3.20.030.
- * *All figures subject to rounding*

ATTACHMENT A-7
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
INVESTMENT INCOME REVENUE ANALYSIS

ASSUMPTIONS

I. Investment Income Assumptions

Investment Period for Recurring Non-Interest General Fund Revenues	12 Months
Local Agency Investment Fund (LAIF) Rate of Return [1]	0.40%
Local Agency Investment Fund (LAIF) Percentage of Earnings Cost [1]	50.00%

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category	Fiscal Impact Amount
Total Property Tax Revenues (Att. A-4)	\$985,559
Total Sales Tax Revenues (Att. A-5)	\$1,596,261
Total Transient Occupancy Tax Revenues (Att. A-6)	\$171,181
Total Multiplier Revenues (Att. A-8)	<u>\$280,313</u>
Projected Recurring General Fund Revenues Available for Investment	\$3,033,314
Plus: Investment Income (Less Earnings Cost)	\$6,067
Total Recurring General Fund Revenues	\$3,039,381

NOTES:

- [1] Estimate. Subject to change.
* All figures subject to rounding

ATTACHMENT A-8
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
MULTIPLIER REVENUE SOURCES ANALYSIS

ASSUMPTIONS

I. Multiplier Revenues

Revenue Category	Multiplier Factor [1]
Taxes	\$0.00
Licenses, Permits and Franchises	\$24.21
Fines, Forfeitures and Penalties	\$6.06
Revenue from Use of Money & Property	\$0.27
Intergovernmental Revenues - State	\$0.00
Intergovernmental Revenues - Federal	\$0.00
Charges for Current Services	\$0.00
Miscellaneous Revenue	\$35.72
Other Financing Sources	\$73.01

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

	Fiscal Impact Amount
Taxes	\$0
Licenses, Permits and Franchises	\$55,702
Fines, Forfeitures and Penalties	\$11,957
Revenue from Use of Money & Property	\$537
Intergovernmental Revenues - State	\$0
Intergovernmental Revenues - Federal	\$0
Charges for Current Services	\$0
Miscellaneous Revenue	\$68,842
Other Financing Sources	\$143,275

Total Multiplier Revenues	\$280,313
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NOTES:

[1] Based on County of Madera Operating Budget, Fiscal Year 2019-20.

* All figures subject to rounding

ATTACHMENT A-9
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
MULTIPLIER EXPENDITURES ANALYSIS

ASSUMPTIONS

I. Multiplier Expenditures

Expenditure Category	Multiplier Factor [1]
Judicial	\$44.69
Police Protection	\$104.03
Detention and Correction	\$93.87
Fire Prevention	\$97.98
Protective Inspection	\$12.79
Other Protection	\$9.45
Public Ways	\$0.00
Health	\$0.00
Sanitation	\$0.00
Administration	\$0.00
General Relief	\$0.00
Assistance Programs	\$0.00
Veterans Service/Public Guardian	\$2.53
Other Assistance	\$1.41
Education	\$10.91
Property Management	\$8.53

FISCAL IMPACT CALCULATION

II. Fiscal Impact Category

Fiscal Impact Amount

Judicial	\$88,173
Police Protection	\$205,272
Detention and Correction	\$185,224
Fire Prevention	\$193,326
Protective Inspection	\$25,229
Other Protection	\$0
Public Ways	\$0
Health	\$0
Sanitation	\$0
Administration	\$0
General Relief	\$0
Assistance Programs	\$0
Veterans Service/Public Guardian	\$0
Other Assistance	\$0
Education	\$0
Property Management	\$16,840

Total Multiplier Expenditures	\$714,064
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NOTES:

- [1] Based on County of Madera Operating Budget, Fiscal Year 2019-20.
 * All figures subject to rounding

ATTACHMENT A-10
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
CASE STUDY EXPENDITURES ANALYSIS

CSA 22, Zone of Benefit D Services

I. Estimated Additional Infrastructure Requirements

Street Maintenance	TBD
Street Sweeping	TBD
Street Light Operation & Maintenance	TBD
Landscaping Maintenance (within street RW)	TBD

II. Estimated Annual CSA 22D Assessment [1]

Single Family Detached Residential Units (per Unit)	\$285.73
Multi-Family and/or Attached Residential Units (per Unit)	\$197.72
Commercial Properties (per Sq. Ft.)	\$0.40

Total Impact to County General Fund	\$0
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NOTES:

[1] Based on County Board Resolution No. 2017-168; adopted on November 21, 2017.

* All figures subject to rounding

ATTACHMENT A-11**MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
GENERAL GOVERNMENT EXPENDITURES ANALYSIS****ASSUMPTIONS**

Total Recurring General Fund Expenditures (excluding General Government Overhead) [1]	\$289,162,811
Recurring General Government Overhead Expenditures (as a % of Total Recurring General Fund Expenditures) [2]	14.97%
Marginal Increase in General Government Costs [3]	50%

FISCAL IMPACT CALCULATION

I. Fiscal Impact Category	Fiscal Impact Amount
Total Multiplier Expenditures (Att. A-9)	\$714,064
Total Case Study Expenditures (Att. A-10)	\$0
Projected Recurring General Fund Expenditures	\$714,064
Plus: General Government Costs	\$53,444
Total Recurring Expenditures	\$767,508

NOTES:

- [1] Based on County of Madera Operating Budget, Fiscal Year 2019-20.
 - [2] General Government Overhead Expenditures defined as costs for Board of Supervisors, Finance, Counsel, Human Resources, etc.
 - [3] Estimate, subject to change.
- * All figures subject to rounding

ATTACHMENT A-12
MADERA COUNTY, CALIFORNIA: RIVERWALK (DRAFT VERSION 1)
TOTAL FISCAL REVENUE SUMMARY

RECURRING GENERAL FUND REVENUES [1]	AMOUNT	PERCENT OF TOTAL
Secured Property Tax	\$881,650	29.0%
Unsecured Property Tax	\$88,165	2.9%
Property Transfer Tax	\$15,744	0.5%
Direct Sales Tax	\$1,440,000	47.4%
Indirect Sales Tax	\$156,261	5.1%
Other Taxes	\$0	0.0%
Hotel and Motel	\$171,181	5.6%
Documentary Stamp	\$0	0.0%
Timber Yield Tax	\$0	0.0%
Aircraft	\$0	0.0%
Licenses, Permits and Franchises	\$55,702	1.8%
Fines, Forfeitures and Penalties	\$11,957	0.4%
Revenue from Use of Money & Property	\$537	0.0%
Intergovernmental Revenues - State	\$0	0.0%
Intergovernmental Revenues - Federal	\$0	0.0%
Charges for Current Services	\$0	0.0%
Miscellaneous Revenue	\$68,842	2.3%
Other Financing Sources	\$143,275	4.7%
Investment Income	\$6,067	0.2%
Total Recurring General Fund Revenues	\$3,039,381	100.0%

RECURRING GENERAL FUND EXPENDITURES [2]	AMOUNT	PERCENT OF TOTAL
Judicial	\$88,173	11.5%
Police Protection	\$205,272	26.7%
Detention and Correction	\$185,224	24.1%
Fire Prevention	\$193,326	25.2%
Protective Inspection	\$25,229	3.3%
Other Protection	\$0	0.0%
Public Ways	\$0	0.0%
Health	\$0	0.0%
Sanitation	\$0	0.0%
Administration	\$0	0.0%
General Relief	\$0	0.0%
Assistance Programs	\$0	0.0%
Veterans Service/Public Guardian	\$0	0.0%
Other Assistance	\$0	0.0%
Education	\$0	0.0%
Property Management	\$16,840	2.2%
General Government	\$53,444	7.0%
Infrastructure Maintenance	\$0	0.0%
Total Recurring General Fund Expenditures	\$767,508	100.0%

NET FISCAL IMPACT		
Total Annual Recurring General Fund Surplus/(Deficit)	\$2,271,873	
EIDF Property Tax Share (25% of Incremental Secured Property Tax Revenues)		(\$219,883)
Net Annual Recurring General Fund Surplus/(Deficit)		\$2,051,991

NOTES:

- [1] Please see Attachments 4-8 for the derivation of these calculations.
- [2] Please see Attachments 9-11 for the derivation of these calculations.

* All figures subject to rounding



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Notice of Exemption

Appendix E

To: Office of Planning and Research
P. O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Madera County Planning Division
200 West 4th Street
Madera, CA 93637

County Clerk
County of: Madera
200 West 4th Street
Madera, CA 93637

Project Title: Enhanced Infrastructure Financing Plan

Project Applicant: Madera County

Project Location – Specific:

The EIFD will cover a mixed-use development commonly known as Riverwalk ("Riverwalk") that is part of the greater Riverstone Specific Plan Area ("SP Area") in Madera County. It is anticipated that the mixed-use Riverwalk development, will include a total of approximately 800,000 square feet of retail development, 500,000 square feet of office development, and a 75-room hotel.

Project Location – City:

Project Location – County: Madera

Description of Nature, Purpose and Beneficiaries of Project:

The project includes the preparation of an Infrastructure Financing Plan, which is to be adopted by Public Financing Authority. This EIFD is being established specifically to assist in the financing of regional roadway improvements, as well as the construction of the proposed Madera County Regional Sports Center Park. No privately owned development is being financed by this EIFD.

Name of Public Agency Approving Project: Public Financing Authority of the County of Madera

Name of Person or Agency Carrying Out Project: Matthew Treber, Director of Development Services, County of Madera, 200 West 4th Street, Madera, CA 93637. (559) 675-7821

Exempt Status: (Check one):

- Ministerial (Sec. 21080(b)(1); 15268);**
- Declared Emergency (Sec. 21080(b)(3); 15269(a));**
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));**
- Categorical Exemption. State type and section number:** §15378(b)(4) and §15061(b)(3)
- Statutory Exemptions. State code number:** _____

Reasons why project is exempt: The Infrastructure Financing Plan identifies future infrastructure projects and how they would be funded in the future. Each infrastructure project would require its own environmental review as outlined by the CEQA Guidelines. The creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment is not a project subject to CEQA. Therefore, this proposal is exempt pursuant to CEQA Guidelines §15378, subd. (b)(4). Additionally, as this is only a funding mechanism and not an approval of an infrastructure project, there will be no significant effects on the environment, Guidelines §15061(b)(3).

Lead Agency

Contact Person: Matthew Treber Area Code/Telephone/Extension: (559) 675-7821

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: December 29, 2020 Title: _____

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Revised

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