



Eastern Coachella Valley
Enhanced Infrastructure Financing District
Implementation Plan

December 10, 2024



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I. Introduction

A. Eastern Coachella Valley Enhanced Infrastructure Finance District

Enhanced Infrastructure Financing Districts were first authorized by the California Legislature in fiscal year 2013/2014 through adoption of Senate Bill 628, with the purpose of reviving local government's ability to utilize property tax increment to fund public infrastructure improvements with a useful life of 15 years or more that are of community wide significance. ***An Enhanced Infrastructure Financing Districts' use of property tax increment to fund infrastructure improvements does not result in increased property taxes, or imposition of any new taxes on property owners or businesses.*** Instead, property tax revenues from future area growth are committed to be set aside to fund infrastructure improvements over the term of the Enhanced Infrastructure Financing District.

With an eye on addressing the Eastern Coachella Valley's critical infrastructure needs, the Riverside County Board of Supervisors (Board) initiated formation of the Eastern Coachella Valley Enhanced Infrastructure Financing District (EIFD) through adoption of Board Resolution No. 2023-051 (Resolution of Intention) at its January 24, 2023, regular meeting. With adoption of the Resolution of Intention, the Board also adopted Board Resolution No. 2023-052, establishing the EIFD's Public Financing Authority (PFA), which includes three Board members and two public representatives to act as members of the PFA and oversee all matters of the EIFD.

The EIFD boundary encompasses approximately 91,032 gross acres in the unincorporated area of Riverside County, and is comprised of 8,968 parcels generally located south of the Cities of Indio and Coachella, East of the City of La Quinta, North of the Salton Sea, and West of the Chuckwalla Mountain Wilderness; a map can be found as Attachment A to this Plan. The EIFD was created to finance the planning, construction, and/or acquisition of public infrastructure of community-wide significance, including water and wastewater facilities, transportation improvements/facilities, utilities and telecommunications facilities, Salton Sea improvements, and housing and community facility improvements.

As directed by the Board through the Resolution of Intention, PFA staff prepared a draft Infrastructure Financing Plan (IFP), in accordance with Government Code Section 53398.63, as a prerequisite to formation of the EIFD. The IFP includes valuable information, including the EIFD's boundary, revenue estimates, categories of infrastructure that will be funded, and fiscal impacts. In April 2023, the IFP was mailed to all residents in the proposed EIFD area in accordance with Government Code Section 53398.64, and from May through September of 2023, a robust public outreach effort was conducted, and a series of community meetings were held to disseminate the IFP and gather community feedback. The IFP and public comments were reviewed by the PFA during a series of public hearings, and at its third public hearing on September 12, 2023, the PFA approved the IFP, and formally established the EIFD.

The EIFD is a legally constituted governmental entity separate and distinct from the County; its purpose is financing public facilities or other projects as authorized by Government Code Sections 53398.50 – 53398.88 (EIFD Law).



B. EIFD Implementation Plan Purpose and Development

Throughout the course of the public outreach process during EIFD establishment, invaluable feedback was obtained from the community. As a result, the PFA determined that an implementation plan would be necessary, in addition to the IFP. This plan should utilize a community-based approach, and act as a tool to describe the EIFD, its processes, and implementation. ***It is the PFA's intent that this EIFD Implementation Plan (Plan) be a living document and continue to evolve as a result of community input, PFA action, and lessons learned over the term of the EIFD.*** To this end, this Plan was developed to achieve the following goals:

1. Inform EIFD implementation by capturing and incorporating input from the community at large.
2. Utilize community-based data to promote fair and equitable processes for EIFD implementation.

Each section of this Plan is based on questions and feedback received from the community both during and after EIFD establishment. Development of this Plan involves the following activities:

- *Brainstorm Phase:* An Implementation Plan Focus Group comprised of Eastern Coachella Valley community members (residents, community groups, and the development community) detailed and analyzed priority questions and approaches regarding EIFD implementation.
- *Ground Truth Phase:* Feedback on Implementation Plan Focus Group findings was solicited from the community through an in-person and electronic bilingual community survey (please find 2024 survey results in Attachment B).
- *Plan Development Phase:* The Plan was drafted based on analysis of the community survey's data.
- *Additional Community Feedback:* The draft Plan was presented back to the community through posting to the EIFD website, and presentation at local Community Advisory Council meetings.
- *Final Revisions and Adoption:* Additional revisions were made to the draft Plan, and it was presented to the PFA for adoption on December 10, 2024.
- *Continuous Plan Iteration:* The Plan will continually be revised over the 45-year term of the EIFD, to reflect lessons learned from EIFD implementation. The Plan may be revised at any time due to community input, or PFA request; however, the PFA will formally consider revisions to the Plan at its first meeting each year. All Plan revisions must ultimately be adopted by the PFA in order to be effective.



II. Eastern Coachella Valley EIFD Public Financing Authority

As set forth in EIFD Law, the PFA is the governing Board of the EIFD, and shall exist for the entire duration of the EIFD. Government Code Section 53398.51.1(a)(1) requires that EIFD PFA members consist of three members of the County's Board of Supervisors, and two members of the public chosen by the County's Board of Supervisors.

With adoption of the Resolution of Intention at its January 24, 2023 regular meeting, the County's Board of Supervisors also adopted Board Resolution No. 2023-052, which established the PFA's inaugural membership of three Board members and two public representatives, the terms of each PFA member, and the process for appointment of future members in the event of vacancies.

As set forth in Board Resolution No. 2023-052, the term for each Board of Supervisor member is determined annually, as the Board reappoints members to all of its committee each year, and the term for PFA public members is every four (4) years beginning January 24, 2023.

Selection and approval of PFA public members is guided by Government Code Sections 54970 et. seq. By December 31 of each year, the County prepares a Local Appointments List of all regular and ongoing boards, commissions, and committees which are appointed by the County's Board of Supervisors. This list can be found on the County Clerk of the Board's website (here: <https://rivcocob.org/>), under "Boards, Committees and Commissions", and contains information on all appointive terms which will expire during the next calendar year, the name of the incumbent appointee, the date of appointment, and the date the term expires.

Individuals who are interested in serving as a PFA public member should check the Local Appointments List for upcoming terms, and contact PFA staff to request consideration. All PFA public members must be formally approved by the County's Board of Supervisors, as an item on a regular meeting agenda. Individuals who are most qualified to hold the position of PFA public member will be recommended for Board of Supervisors consideration, and Eastern Coachella Valley residents will be given added priority.



III. Community Involvement and Engagement

During EIFD establishment in 2023, the PFA received many comments and recommendations from the community regarding initial strategies for robust and ongoing community engagement, notification for EIFD activities, and reporting on progress.

During development of this Plan, these initial strategies were further analyzed by the Implementation Plan Focus Group and through community survey. The following strategies are a result of this community process:

A. Ongoing Engagement

- PFA Staff will provide regular EIFD updates as necessary at Thermal/Oasis, Mecca/North Shore, and Vista Santa Rosa Community Advisory Council Meetings
- PFA Staff will provide EIFD updates at other community meetings as requested, including, but not limited to: Local Government Agency Boards/Councils/Committees, Chambers of Commerce, Community Groups, etc.
- The following mechanisms will be continuously available for community members to submit EIFD questions, comments, and project recommendations:
 - EIFD website: <https://rivcoed.org/eastern-coachella-valley>
 - Local Infrastructure Project Needs Survey: <https://www.surveymonkey.com/r/EIFD>
 - Email: eifd@rivco.org
 - Postal Mail:
Eastern Coachella Valley EIFD Public Finance Authority
4080 Lemon Street 4th Floor, Riverside, CA. 92501
- As the EIFD's list of community contacts grows, an email list serve will be created and used to disseminate EIFD updates

B. PFA Meetings

- The PFA will meet twice per year, as necessary
- Meetings will take place in the Eastern Coachella Valley whenever possible. A local satellite location in the Eastern Coachella Valley, with virtual option, will be utilized when meetings are not local
- Meetings will be scheduled for afternoons/evenings whenever possible
- All meetings will include Spanish interpretation

C. Notification and Reporting

- Notification for PFA meetings will be posted on the EIFD's website, mailed to residents/property owners, and posted to social media
- Annually, the PFA will prepare an independent financial audit, and annual report. This will be posted on the EIFD's website, and notice will be mailed to residents/property owners
- The EIFD's full fiscal year revenues will be posted on the EIFD's website each year after July 1. Revenue from the EIFD's first full fiscal year will be posted after July 1, 2025



- This Implementation Plan may be updated by the PFA at any time due to community input, or PFA request; however, the PFA will formally consider revisions to the Implementation Plan at its first meeting each year. All Plan revisions must be adopted by the PFA. Prior to consideration for adoption, the draft revised Plan will be posted to the EIFD's website, and the meeting to consider Plan adoption will be publicly noticed
- All amendments to the IFP must be adopted by the PFA. Prior to adoption, the draft amended IFP will be posted to the EIFD's website, and notice will be mailed to residents/property owners
- The following mechanisms may also be used for notification:
 - Partnerships with community-based organizations
 - Printing and distribution of flyers
 - Radio and/or television
- PFA meeting agendas will feature project planning, progress and funding updates
- Once projects begin, the EIFD's website will include project and funding updates



IV. EIFD Funding and Prioritization

EIFD Law states that the Resolution of Intent to initiate EIFD formation shall include the type of public facilities proposed to be financed by the EIFD. To this end, when planning for EIFD establishment in 2022 and 2023, the County conducted extensive research into Eastern Coachella Valley infrastructure needs. To ensure that the EIFD addresses catalyst infrastructure that reflects the community’s highest needs and priorities, various needs assessments and long term project plans were reviewed, including but not limited to: the Eastern Coachella Valley Area Plan and Land Use Element sections of the County’s General Plan, CVAG’s Eastern Coachella Valley Action Plan for Climate Resilience, Mobility Plans for the North Shore/Mecca and Thermal/Oasis areas, and various agency’s Capital Improvement Plans. As a result of this analysis, the proposal for EIFD-funded infrastructure as currently detailed in the IFP is as follows:

Item	EIFD-Funded Improvements	Priority Program Project Percentages ²	Cost Estimate (2022)	Proposed Timing
1	Water/Wastewater	25%	\$57,008,888	TBD
2	Transportation	20%	\$45,607,110	TBD
3	Utilities and Telecommunication	20%	\$45,607,110	TBD
4	Salton Sea	15%	\$34,205,333	TBD
5	Housing	15%	\$34,205,333	TBD
6	Community Facilities	5%	\$11,401,778	TBD
Total Cost			\$228,035,552	N/A

Notes:

- EIFD funding is not anticipated to cover the full costs of all of the identified facilities. (See Table 5 for projected financing capacity.)
- Increments received will be allocated based upon the percentages allocated according to the Priority Program Project Percentages above.

During EIFD establishment, several comments were received from the community to further review these funding percentages. Subsequently, during development of this Plan, the Implementation Plan Focus Group concluded that adjustment of these funding percentages might be premature in 2024, as the EIFD had not yet received its first revenues, and some time would still need to pass before the EIFD would have enough revenue to consider its first project. Nonetheless, the Implementation Plan Focus Group felt that data could be gathered now to begin to capture the community’s input on prioritization of infrastructure funding. A 2024 bilingual community survey captured a total of 180 responses with the following results:

EIFD Funded Improvements	Priority Ranking
Utilities and Telecommunication	1
Salton Sea Improvements	2
Water / Wastewater	3
Housing	4
Transportation	5
Community Facilities	6



To further supplement the results of this 2024 community survey, a survey will be distributed each Spring during the initial years of the EIFD, beginning in 2025. As detailed in the IFP, revenues will generate at a slower rate during the initial years of the EIFD; however, as area growth continues, and infrastructure implementation catalyzes growth in property value, EIFD revenue will become more significant in kind.

Fiscal year 23/24 marked the EIFD’s base year; meaning that the first year the EIFD can take in its first revenues is 2025. The following EIFD revenue estimates are taken from the IFP:

Year	Property Tax Revenue Received by the County ¹	Property Tax Revenue Allocated to EIFD
2025	\$298,894	\$54,881
2026	\$618,711	\$113,605
2027	\$960,915	\$176,438
2028	\$1,327,073	\$243,670
2029	\$1,718,863	\$315,609
2030	\$2,138,077	\$392,583
2031	\$2,586,637	\$474,945
2032	\$3,066,596	\$563,072
2033	\$3,580,152	\$657,369
2034	\$4,129,656	\$758,266
2035	\$4,717,627	\$891,993
2036	\$5,346,755	\$1,010,946
2037	\$6,019,922	\$1,138,226
2038	\$7,353,297	\$1,384,771
2039	\$8,194,110	\$1,543,113
2040	\$9,093,779	\$1,712,539
2041	\$10,056,425	\$1,893,824
2042	\$11,086,456	\$2,087,799
2043	\$12,188,590	\$2,295,353
2044	\$13,367,873	\$2,517,435
2045	\$14,629,705	\$2,755,063
2046	\$15,979,866	\$3,009,325
2047	\$17,424,538	\$3,281,385
2048	\$18,970,337	\$3,572,490
2049	\$20,624,343	\$3,883,972
2050	\$22,394,128	\$4,217,258
2051	\$24,287,799	\$4,573,873
2052	\$26,314,026	\$4,955,452
2053	\$28,482,089	\$5,363,741
2054	\$30,801,917	\$5,800,611
2055	\$33,284,133	\$6,268,061
2056	\$35,940,104	\$6,768,233
2057	\$38,781,993	\$7,303,417
2058	\$41,822,814	\$7,876,064
2059	\$45,076,492	\$8,488,796
2060	\$48,557,928	\$9,144,419
2061	\$52,283,064	\$9,845,936
2062	\$56,268,960	\$10,596,559
2063	\$60,533,869	\$11,399,726
2064	\$65,097,322	\$12,259,114
2065	\$69,980,216	\$13,178,660
2066	\$75,204,912	\$14,162,574
2067	\$80,795,338	\$15,215,361
2068	\$86,777,093	\$16,341,844
2069	\$93,177,571	\$17,547,181
2070	\$100,026,082	\$0
Total	\$1,311,367,046	\$228,035,552



V. EIFD Projects and Prioritization

The Eastern Coachella Valley has many infrastructure needs, and although the EIFD can generate funding to assist with many of those needs, it cannot fund them all. This highlights the need for efficient allocation of EIFD funding toward the highest priority, growth catalyzing projects. During EIFD establishment in 2023, the PFA received several comments from the community regarding how EIFD funding should be applied toward projects. For example, some commenters recommended that funding should be applied toward projects in the areas that the funding was generated. Others felt that a more equitable approach might involve establishment of objective guidelines or criteria to assure that projects are not implemented unequally in certain areas versus others. During development of this Plan, the Implementation Plan Focus Group tackled the complex subject of equitable application of EIFD funding.

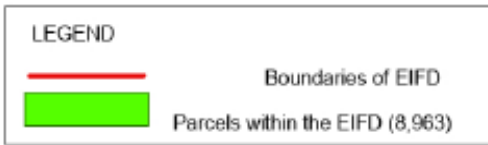
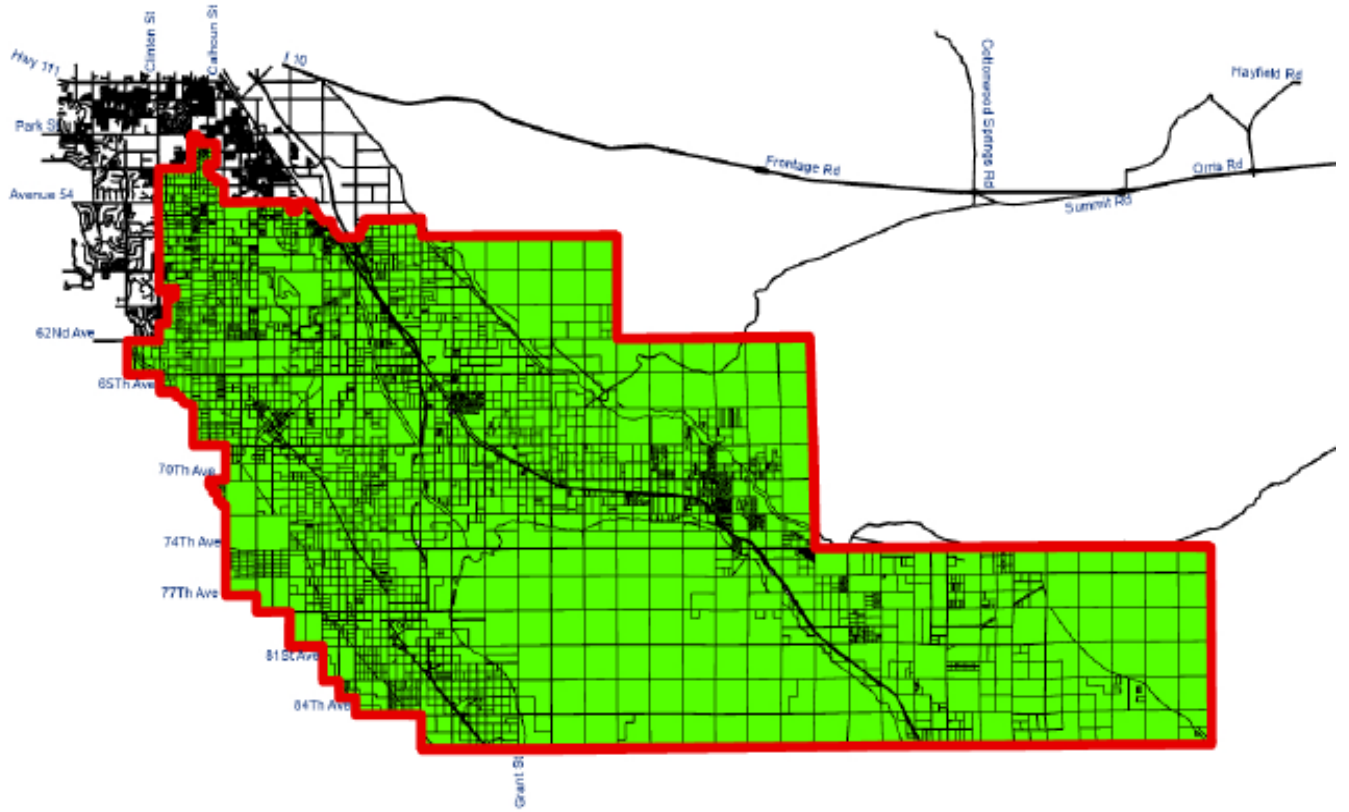
After analysis of several approaches, the Implementation Plan Focus Group ultimately agreed that the most equitable approach for project implementation should first involve development of objective criteria. Those criteria should then be weighted based on community member’s prioritization. The Implementation Plan Focus Group devised the following set of criteria and weighted them; these criteria were then taken to the community for prioritization and weighting through community survey. The resulting initial project prioritization approach follows:

Criterion for Project Prioritization	Weighting
Project Facilitates Regional Growth (Catalyst Project)	30%
Project Improves Public Health/Safety	25%
Project Reflects Community Priority	20%
Projects that are Construction Ready	10%
Projects that Leverage Non-EIFD Funds (e.g. Federal, State Grants)	10%
Moves a Project from Concept to Construction-Ready (Planning and Design)	5%

These project prioritization criteria should be assessed periodically to assure that they continue to meet the EIFD’s infrastructure goals.

Projects may be proposed to the PFA for consideration for receipt of EIFD funding in a number of ways, including but not limited to: external agencies, entities, or County departments may propose projects and/or partnerships, community survey data may result in project consideration, availability of grant funding may initiate a proposal, the PFA may even decide to issue a call for projects from time to time. Ultimately the PFA has sole authority to allocate EIFD funding toward a given project. To assist with developing project recommendations to the PFA, PFA staff will score proposed projects on a scale of 1 – 5 for each of the above weighted criteria; projects and their resulting final scores will then be submitted to the PFA for consideration.

Attachment A – Eastern Coachella Valley EIFD Boundary Map



Prepared by RCIT - GIS





Attachment B - 2024 EIFD Implementation Plan Development Bilingual Survey Results

Survey Question #1 - In which community do you currently live?

Community	Spanish	English
Thermal	49	2
Mecca	51	1
Oasis	26	2
North Shore	20	24
Coachella	1	0
Vista Santa Rosa	0	0
Indio	0	1
Other	3	0
Total	150	30

Survey Question #2 - What is the best way to share information about the EIFD with you and your neighbors?

What is the best way to share information about the EIFD with you and your neighbors?	Spanish	English
Mail	55	7
Flyers	32	3
Radio Station	25	0
Social Media	15	4
In Person	93	25
Text	1	1



Survey Question #3 - Please rank the types of infrastructure that are most needed in your community (1- Most Needed, 6-Least Needed)

Ranking from 1-6 (1- Most Needed, 6-Least Needed)

Please Rank the Types of Infrastructure that are Most Needed in your Community	1	2	3	4	5	6
Water/Wastewater Infrastructure (e.g. Sewer, Water Supply, Water Treatment for Clean Water)	47	44	32	35	5	17
Transportation Infrastructure (e.g. Paved Roads, Trails, Sidewalks, Bike lanes)	14	21	33	37	51	23
Utilities and Telecommunication (e.g. Electricity, Broadband Internet)	83	36	22	31	6	8
Salton Sea Improvements (e.g. Dust Suppression, Habitat Restoration, Walking Trails)	64	50	33	14	12	7
Housing (e.g. Low-Income Housing, Apartments)	37	28	33	20	46	16
Community Facilities (e.g. Parks, Community Centers, Fitness/Aquatic Centers)	36	7	8	22	28	89

Survey Question #4 - Eastern Coachella Valley communities have critical infrastructure needs; the EIFD will help, but it cannot generate enough revenue to address all of these needs. Using a needs-based approach in which criteria are established and weighted would be the most equitable way to distribute EIFD funds to address infrastructure needs across communities.

Agree or Disagree
Agree: 145
Disagree: 5

Survey Question #5 - Please rank the community needs-based criteria that could be used to score projects for funding by the EIFD. (1- Most Important, 7-Least Important)

Ranking 1-7 (1- Most Important, 7-Least Important)

Community needs-based criteria that could be used to score projects for funding by the EIFD	1	2	3	4	5	6	7
Projects that facilitate more revenue available to the EIFD to implement more infrastructure	88	32	21	9	10	11	9
Projects that move a project from concept to construction-ready (e.g. funding for planning, design/engineering phases)	24	29	38	17	29	23	20
Projects that are ready for construction (e.g. funding for construction and completion phase)	33	23	25	38	37	29	5
Projects that improve public health and safety	45	45	22	30	22	15	1
Projects that can secure additional funding from other sources, bringing even more funding for infrastructure (e.g. matching funds from federal and state sources)	28	17	24	32	33	24	22
Projects that have been identified as a community priority	40	35	28	12	17	21	27
Projects that have regional impact (e.g. projects that benefit and/or connect multiple communities or a large area)	22	10	22	16	15	30	65

