



## AGENDA

**Tuesday, September 12, 2023, at 1:30 pm or as soon as possible thereafter**

**Eastern Coachella Valley**

**Enhanced Infrastructure Financing District Public Finance Authority**

**County of Riverside Administrative Center, 1st Floor- Board Chambers**

**4080 Lemon Street, Riverside, California 92501**

<i>Supervisor</i> <i>Chuck Washington</i>	<i>Supervisor</i> <i>V. Manuel Perez</i>	<i>Supervisor</i> <i>Yxstian</i> <i>Gutierrez</i>	<i>Pedro Rincon</i>	<i>Juan De Lara</i>
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### NOTICE

The public may submit comments, or file protest, for the Eastern Coachella Valley Enhanced Infrastructure Financing District Public Financing Authority Meeting online at the District's website at: <https://rivcoed.org/eastern-coachella-valley> , or by mail to:

Eastern Coachella Valley Enhanced Infrastructure Financing District Public Financing Authority  
Attn: Scott Bruckner  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501

The Eastern Coachella Valley Enhanced Infrastructure Financing District ("EIFD") is committed to making its public meetings accessible to persons with disabilities. In compliance with the Americans with Disabilities Act (ADA), all EIFD public meetings are conducted in accessible locations. In addition, the EIFD will provide auxiliary aids or services and materials in alternate formats, including interpreter services upon request and at no cost.

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CALL TO ORDER / ROLL CALL

FLAG SALUTE

AGENDA BUSINESS ITEMS

1. ADMINISTRATIVE ACTION

- 1.1 Review and Approve Minutes from the July 18, 2023 Public Financing Authority Meeting
- 1.2 Receive and Acknowledge Minutes from August 1, 2023 Board of Supervisors Meeting
- 1.3 Direct Staff to Develop the Eastern Coachella Valley EIFD Implementation Plan (Staff Presentation)

2. PUBLIC HEARING

- 2.1 Public Hearing on the Draft Eastern Coachella Valley Enhanced Infrastructure Financing District Infrastructure Financing Plan (IFP)
  - Staff Presentation
  - Open the Public Hearing, and Consider All Written and Oral Comments and Protests
  - Close the Public Hearing, and Take Action to Either:
    - a. Adopt Resolution No. 2023-01 Approving the IFP and Formation of the EIFD; or,
    - b. Call For a Special Election, if Between 25% and 50% of Combined Landowners and Residents 18 years of Age or Older Within the Proposed District File Protest; or,



c. Terminate Proceedings if a Majority Protest Exists, Consisting of Over 50% of Combined Landowners and Residents 18 years of Age or Older Within the Proposed District.

3. GENERAL PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

4. PUBLIC FINANCING AUTHORITY MEMBER COMMENTS

5. ADJOURNMENT

## AGENDA

**Martes, 12 de Septiembre, 2023, a la 1:30 p.m. o poco tiempo después**  
**Autoridad de Financiamiento Público del Distrito de Financiamiento de**  
**Infraestructura Mejorada del Este del Valle de Coachella**  
County of Riverside Administrative Center, 1st Floor- Board Chambers  
4080 Lemon Street, Riverside, California 92501

*Supervisor*                      *Supervisor*                      *Supervisor*                      *Pedro Rincon*                      *Juan De Lara*  
*Chuck Washington*      *V. Manuel Perez*      *Yxstian Gutierrez*

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### NOTICE

El público puede enviar comentarios, o presentar protesta, para la Reunión de la Autoridad de Financiamiento Público del Distrito de Financiamiento de Infraestructura Mejorada del Este del Valle de Coachella en el sitio web del Distrito en: <https://rivcoed.org/eastern-coachella-valley>, o por correo a:

Eastern Coachella Valley Enhanced Infrastructure Financing District, Public Financing Authority  
Attn: Scott Bruckner  
4080 Lemon Street, 4th Floor  
Riverside, CA 92501

El Distrito de Financiamiento de Infraestructura Mejorada del Este del Valle de Coachella ("EIFD") se compromete a hacer que sus reuniones públicas sean accesibles para las personas con discapacidades. En cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA), todas las reuniones públicas de EIFD se llevan a cabo en lugares accesibles. Además, el EIFD proporcionará ayudas o servicios auxiliares y materiales en formatos alternativos, incluidos los servicios de interpretación, con previa solicitud y sin costo alguno.

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### LLAMADO A LA ORDEN / ASISTENCIA

### SALUDO A LA BANDERA

### ASUNTOS EN LA AGENDA

#### 1. ACCIÓN ADMINISTRATIVA

- 1.1 Revisión y aprobación de minutos de la reunión de la Junta de la Autoridad de Financiamiento Público del 18 de Julio del 2023
- 1.2 Revisión y aprobación de minutos de la reunión de la Junta de Supervisores del Condado del 1 de agosto del 2023
- 1.3 Dirigir al personal a desarrollar el plan de implementación del EIFD del Este del Valle de Coachella (Presentación del personal)

#### 2. AUDIENCIA PÚBLICA

- 2.1 Audiencia pública sobre el borrador del Plan de Financiamiento de Infraestructura Mejorada del Este del Valle de Coachella (IFP)
  - Presentación de Personal
  - Abrir la audiencia pública y considerar todos los comentarios y protestas orales y escritas.
  - Cierre de la audiencia pública y tomar medidas para:

- a. Adoptar la Resolución No 2023-01 Aprobando el IFP y Constitución del EIFD; o,
- b. Convocar a una elección especial, si entre el 25% y el 50% de los propietarios y residentes combinados de 18 años de edad o más dentro del distrito propuesto presentan una protesta; o,
- c. Terminar el procedimiento si existe una protesta mayoritaria, compuesta por más del 50% de propietarios y residentes combinados de 18 años de edad o más dentro del distrito propuesto

3. COMENTARIOS DEL PÚBLICO EN GENERAL SOBRE ASUNTOS QUE NO ESTÉN EN LA AGENDA

4. COMENTARIOS DE LA AUTORIDAD DE FINANCIAMIENTO PÚBLICO

5. APLAZAMIENTO

**Eastern Coachella Valley  
Enhanced Infrastructure Financing District  
Public Finance Authority  
Minutes of the Regular Meeting**

**July 18, 2023 at 1:30 p.m.**

**Riverside County Administrative Center – Board Chambers**

**Members Present:**

Chuck Washington	Supervisory District 3 – Riverside County
V. Manuel Perez	Supervisory District 4 – Riverside County
Yxstian Gutierrez	Supervisory District 5 – Riverside County
Pedro Rincon	Public Member
Juan De Lara	Public Member

**Public Financing Authority Staff:**

Scott Bruckner	Public Financing Authority Executive Director
Sarah Moore	Public Financing Authority Counsel

**CALL TO ORDER**

Roll Call / Quorum present

**1. ADMINISTRATIVE ACTION**

**1.1 Review and Approve Minutes from the June 15, 2023 Public Financing Authority Meeting**

Motion made by Chuck Washington  
Seconded by Juan De Lara  
Motion passed

**2. PUBLIC HEARING**

**2.1 Public Hearing on the Draft Eastern Coachella Valley Enhanced Infrastructure Financing District Infrastructure Financing Plan (IFP).**

Presentation given by Scott Bruckner. Mr. Bruckner gave an overview of the EIFD general background and purpose, the proposed EIFD's boundary, Infrastructure Financing Plan (IFP) components, and public comments received to date. Silvia Paz of Alianza Coachella Valley presented on outreach efforts conducted to date, which include TV interviews, social media posts, website, direct mailers and notices, text messages, door to door outreach, presentations at various community meetings, community advisory councils, and other community locations.

Member Gutierrez inquired regarding written comments received from Leadership Counsel, specifically regarding what can be done with funds which might be leftover upon EIFD dissolution. Staff will review options.

Chairman Perez acknowledged written public comments received thus far, and encouraged community members to take the infrastructure needs survey located on the EIFD's website. Member De Lara acknowledged pages 4 and 5 of the IFP, which detail other non-EIFD investments in the community, and highlighted that other funding sources are working to bring

safe water systems and other infrastructure to the area.

### Public Comments:

- Mariela Loera (from Mecca Satellite Location) – Ms. Loera spoke on behalf of Leadership Counsel and reiterated submitted written comments: The housing allocation should be used 100% toward affordable housing, water and sewer connections to existing units and mobile home parks that lack infrastructure. Need inclusion of anti-displacement policy, in addition to ongoing outreach and engagement efforts. In support of Alianza’s efforts to date. Meetings should be held in evening hours to facilitate public involvement, with main room should be in the ECV like the planned town hall meeting. If unspent EIFD funds exist at the end of the EIFD’s term, they should go to UCI funding specifically for the Eastern Coachella Valley.
- Yanette Andrade (from Mecca Satellite Location) - With Pueblo Unido CDC. The EIFD process is a great opportunity for community members to express priorities, and review different opportunities for funding community needs. Community members might still have questions because they need more information on funding, projects and programs. Trust must be created so community can understand how this will affect people on daily level. Community members have expressed need for emergency funding especially with power outages and fires. Need plan for implementation. This funding opportunity is very much needed.
- Mariam Torres (from Mecca Satellite Location, through Translator) – Ms. Torres expressed desire to know if project will help with water, and Avenue 65 paving where her property is located. Problems with safety issues associated with inadequate sidewalks, not safe for walking. The street is also destroyed.
- Sandra Ramirez (from Mecca Satellite Location through Translator) – Resident of Eastern Coachella Valley. Need community water, sewer and drainage system, public lighting, sidewalks, and need potholes fixed in streets. Also need more affordable housing. Some families are living on the street; sometimes up to 3 families and 18 people sharing a home. Emergency fund is very important. Infrastructure isn’t what it should be for changes in climate.
- Lilia Rebollar (from Mecca Satellite Location, through Translator) – Resident of oasis for 36 years; purchased trailer and land space in Oasis in 2003, and was told to obtain water and electricity from adjacent land. In 2021, the well dried up, and could not get permits from county to get another well. Told by county that lot was large, and not subdivided in legally acceptable way, estimated cost more than \$100,000. Lost electricity in 2023. Pays taxes and seeking help to fix everything and go back to her home.

Chairman Perez provided clarification that the proposed EIFD is a funding mechanism for regional backbone infrastructure; there may be services/programs offered by County Departments that can assist with individual, private property-specific concerns, and those County Departments stand by available to connect with residents.

- Juana Cecena (from Mecca Satellite Location, through Translator) – Resident of the community between Avenue 65, Johnson, and a street near Saul Martinez. High winds in 2016 resulted in loss of many trees. They were supposed to be replaced; however, only 10 replaced so far. An electricity pole was affected by the wind, became loose and for 5 years it has been that way - dangerous for people walking by. Need infrastructure or street changes near the school; 3 bad accidents recently. Around 2018, damage to sprinkler lines and since

then all of those that were broken, was told they would be fixed; some sprinkler lines lose a lot of water and flood the area. Receives assistance for gardening; contacted USDA regarding who is responsible. Since Covid, lots of waste leftover from trees not planted. USDA advised Ms. Cecena to call County. Chairman Perez asked for her address for staff follow up on public right of way concern.

- Ed Luna (Donated time by Brad Anderson): The draft IFP represents a series of warnings to the ECV. Stated that working class neighborhoods of ECV will subsidize development outside district's boundaries. Wants to put forth the item for voter approval.

#### **Staff Comments:**

- Scott Bruckner: EIFD purpose is funding regional backbone infrastructure. Staff will reach out to County Departments to see if County programs can provide assistance with private-property specific concerns, and will research Ed Luna's questions on voter approval.
- Juan Perez: Staff will continue to take community feedback into account, and review the plan as it evolves. Clarification regarding property tax allocation: 100% of tax revenue currently goes to provision of critical government services. The EIFD's proposal is that 20% of the increment created by growth be invested for infrastructure in the area; the remaining 80% must continue to go toward providing County services as the area grows.

#### **Board Comments:**

- Member Gutierrez – Thanked staff and Alianza for outreach efforts.
- Chairman Perez – In agreement with comments by Leadership Counsel to keep money in the community. ECV's growth will need to balance area's need for economic and community development with considerations for dislocation, gentrification, environmental justice. Funding streams for emergency services are important in the area. Water and sewer lines along 65th Avenue and street improvements, drainage issues, affordable housing, are all major needs to consider. This effort does not need go to vote because it is not a new tax, or an increase to an existing fee or tax.
- Pedro Rincon – Important point to emphasize: This initiative is an opportunity for public involvement, to provide feedback on needs, and be part of the process. Expressed gratitude for public attendance.

**Board Action:** Motion made by Member Gutierrez to approve staff's recommendation to recommend IFP approval to the County's Board of Supervisors at their August 1 meeting; second by De Lara. Motion Passed.

### **3. GENERAL PUBLIC COMMENTS**

- Brad Anderson: Lives in Rancho Mirage but interested in the ECV area, and wants meetings to be held in the ECV.

### **4. PUBLIC FINANCING AUTHORITY COMMENTS**

- Member De Lara: Thankful for Alianza's outreach efforts; looks forward to working more on this.

- Chairman Perez: Willing to schedule a group-oriented meeting sometime in the future to provide Salton Sea-related updates to community members that would like to receive such information.

**5. ADJOURNMENT**

The Authority adjourned the meeting to its regular meeting scheduled for September 12, 2023, immediately following the Board of Supervisors meeting at 4080 Lemon Street, Riverside, CA 92501 in Board Chambers.



**Autoridad de Financiamiento Público del Distrito de Financiamiento de  
Infraestructura Mejorada del Este del Valle de Coachella  
Minutos de la Junta**

**Julio 18, 2023 a las 1:30 p.m.**

**Riverside County Administrative Center – Board Chambers**

**Miembros Presente:**

Chuck Washington	Distrito de Supervisión 3 – Condado de Riverside
V. Manuel Perez	Distrito de Supervisión 4 – Condado de Riverside
Yxstian Gutierrez	Distrito de Supervisión 5 – Condado de Riverside
Pedro Rincon	Miembro Público
Juan De Lara	Miembro Público

**Personal del Financiamiento de Autoridad Publico:**

Scott Bruckner	Director Ejecutivo de la Autoridad de Financiamiento Público
Sarah Moore	Abogada de la Autoridad de Financiamiento Público

**LLAMADO A LA ORDEN**

Llamado de Asistencia/ Quórum presente

**1. ACCIÓN ADMINISTRATIVA**

**1.1 Revisión y Aprobación de Minutos de la Junta del 15 de Junio, 2023 de la Autoridad de Financiamiento Público del EIFD del Este del Valle de Coachella**

Mocion hecha por Chuck Washington  
Apoyada por Juan De Lara  
Mocion Aprobada

**2. AUDIENCIA PÚBLICA**

**2.1 Audiencia Pública Sobre el Borrador del Plan de Financiamiento de Infraestructura del Distrito (IFP) de Financiamiento de Infraestructura Mejorada del Este del Valle de Coachella.**

Presentación a cargo de Scott Bruckner. El Sr. Bruckner brindó una descripción general de los antecedentes y el propósito general del EIFD, los límites del EIFD propuesto, los componentes del Plan de Financiamiento de Infraestructura (IFP) y los comentarios públicos recibidos hasta la fecha. Silvia Paz de Alianza Coachella Valley presentó los esfuerzos de divulgación realizados hasta la fecha, que incluyen entrevistas televisivas, publicaciones en redes sociales, sitio web, correo y avisos, mensajes de texto, alcance de puerta en puerta, presentaciones en varias reuniones comunitarias, consejos de asesores comunitarios y otras. ubicaciones en la comunidad.

El miembro Gutiérrez preguntó sobre los comentarios escritos recibidos del Consejo de Liderazgo, específicamente sobre lo que se puede hacer con los fondos que podrían quedar tras la disolución de EIFD. El personal revisará las opciones.

El Supervisor Pérez reconoció los comentarios públicos escritos recibidos hasta el momento y alentó a los miembros de la comunidad a realizar la encuesta de necesidades de infraestructura ubicada en el sitio web del EIFD. El miembro De Lara reconoció las páginas 4 y 5 del IFP, que detallan otras inversiones no EIFD en la comunidad, y destacó que otras fuentes de financiamiento están trabajando para llevar sistemas de agua potable y otra infraestructura al área.

### **Comentarios Públicos:**

- Mariela Loera (de la ubicación satelital en Mecca) – La Sra. Loera habló en nombre del Consejo de Liderazgo y reiteró los comentarios escritos presentados: La asignación de vivienda debe usarse 100 % para viviendas asequibles, conexiones de agua y alcantarillado a unidades existentes y parques de casas móviles que carecen de infraestructura. Se necesita la inclusión de una política contra el desplazamiento, además de esfuerzos continuos de divulgación y participación. En apoyo a los esfuerzos de Alianza hasta la fecha. Las reuniones deben realizarse en horas de la tarde para facilitar la participación del público, y la sala principal debe estar en el Este del Valle de Coachella, al igual que la reunión municipal planificada. Si existen fondos del EIFD no gastados al final del plazo del EIFD, deberían destinarse a fondos de la UCI específicamente para el este del Valle de Coachella.
- Yanette Andrade (desde la Ubicación Satelital de Mecca) - Con Pueblo Unido CDC. El proceso EIFD es una gran oportunidad para que los miembros de la comunidad expresen sus prioridades y revisen diferentes oportunidades para financiar las necesidades de la comunidad. Es posible que los miembros de la comunidad aún tengan preguntas porque necesitan más información sobre financiación, proyectos y programas. Se debe crear confianza para que la comunidad pueda comprender cómo esto afectará a las personas a nivel diario. Los miembros de la comunidad han expresado la necesidad de fondos de emergencia, especialmente en caso de cortes de energía eléctrica e incendios. Necesita un plan para su implementación. Esta oportunidad de financiación es muy necesaria.
- Mariam Torres (desde la Ubicación Satelital de Mecca, a través de traducción) – La Sra. Torres expresó su deseo de saber si el proyecto ayudará con el agua y la pavimentación de la Avenida 65, donde se encuentra su propiedad. Problemas de seguridad asociados con banquetas inadecuadas, no seguras para caminar. La calle también está destruida.
- Sandra Ramirez (desde la Ubicación Satelital de Mecca, a través de traducción) – Residente del este del Valle de Coachella. Necesita agua comunitaria, sistema de alcantarillado y drenaje, alumbrado público, banquetas y necesita arreglar baches en las calles. También necesitamos viviendas más asequibles. Algunas familias viven en la calle; a veces hasta 3 familias y 18 personas compartiendo una casa. El fondo de emergencia es muy importante. La infraestructura no es lo que debería ser para los cambios climáticos.
- Lilia Rebollar (desde la Ubicación Satelital de Mecca, a través de traducción) – Residente de Oasis durante 36 años; compró un trilla y un terreno en Oasis en el 2003, y le dijeron que obtuviera agua y electricidad de los terrenos vecinos. En el 2021, el pozo se secó y no se pudieron obtener permisos del condado para conseguir otro pozo. El condado le dijo que el lote era grande y que no estaba subdividido de manera legalmente aceptable, y que se estimaba que costaba más de \$100,000. Se quedó sin electricidad en el 2023. Paga

impuestos y busca ayuda para arreglar todo y regresar a su casa.

El Supervisor Pérez aclaró que el EIFD propuesto es un mecanismo de financiamiento para la infraestructura principal regional; Es posible que haya servicios/programas ofrecidos por los departamentos del condado que puedan ayudar con inquietudes individuales y específicas de propiedad privada, y esos departamentos del Condado están disponibles para conectarse con los residentes.

- Juana Cecena (desde la Ubicación Satelital de Mecca, a través de traducción) – Residente de la comunidad entre Avenue 65, Johnson y una calle cerca de Saúl Martínez. Los fuertes vientos del 2016 provocaron la pérdida de muchos árboles. Se suponía que iban a ser reemplazados; sin embargo, hasta ahora sólo se han reemplazado 10. Un poste de electricidad fue afectado por el viento, se soltó y desde hace 5 años sigue así, peligroso para la gente que pasa por allí. Necesita infraestructura o cambios en las calles cerca de la escuela; 3 accidentes graves recientemente. Alrededor del 2018, se dijo que los daños a las líneas de rociadores y desde entonces a todos los que estaban rotos serían reparados; Algunas líneas de aspersores pierden mucha agua e inundan el área. Recibe asistencia para jardinería; contactó al USDA sobre quién es el responsable. Desde Covid, muchos residuos sobran de árboles no plantados. El USDA aconsejó a la Sra. Cecena que llamara al condado. El Supervisor Pérez solicitó su dirección para el seguimiento del personal sobre la inquietud sobre el derecho de paso público.
- Ed Luna (tiempo donado por Brad Anderson): El borrador del IFP representa una serie de advertencias al Este del Valle de Coachella. Afirmó que los barrios de clase trabajadora de ECV subsidiarán el desarrollo fuera de los límites del distrito. Quiere presentar el artículo para la aprobación de los votantes.

### **Comentarios del Personal:**

- Scott Bruckner: El objetivo del EIFD es financiar la infraestructura troncal regional. El personal se comunicará con los departamentos del condado para ver si los programas del Condado pueden brindar asistencia con inquietudes específicas sobre propiedad privada e investigarán las preguntas de Ed Luna sobre la aprobación de los votantes.
- Juan Pérez: El personal seguirá teniendo en cuenta los comentarios de la comunidad y revisará el plan a medida que evolucione. Aclaración sobre la asignación del impuesto a la propiedad: el 100% de los ingresos fiscales se destina actualmente a la prestación de servicios gubernamentales críticos. La propuesta del EIFD es que el 20% del incremento creado por el crecimiento se invierta en infraestructura en la zona; el 80% restante debe continuar destinándose a brindar servicios del Condado a medida que el área crezca.

### **Comentarios de la Mesa**

- Miembro Gutiérrez – Agradeció al personal y Alianza por esfuerzo en alcance
- Supervisor Pérez – De acuerdo con los comentarios del Consejo de Liderazgo de mantener el dinero en la comunidad. El crecimiento del Este del Valle de Coachella deberá equilibrar la necesidad de desarrollo económico y comunitario del área con consideraciones de dislocación, gentrificación y justicia ambiental. Las fuentes de financiación para los servicios de emergencia son importantes en la zona. Las líneas de agua y alcantarillado a lo largo de la Avenida 65 y las mejoras en las calles, los problemas de drenaje y las viviendas asequibles

son todas las principales necesidades a considerar. Este esfuerzo no necesita ser votado porque no es un nuevo impuesto, ni un aumento de una tasa o impuesto existente.

- Pedro Rincón – Punto importante a enfatizar: Esta iniciativa es una oportunidad para la participación pública, para brindar retroalimentación sobre las necesidades y ser parte del proceso. Expresó su agradecimiento por la asistencia del público.

**Acción de la Junta:** Moción hecha por el Miembro Gutiérrez para aprobar la recomendación del personal de recomendar la aprobación del IFP a la Junta de Supervisores del Condado en su reunión del 1 de agosto; Apoyado por De Lara. Moción aprobada.

#### **4. COMENTARIOS GENERALES DE PUBLICO**

- Brad Anderson: Vive en Rancho Mirage pero interesado en el área del Este del Valle de Coachella, y quiere que las juntas se lleven a cabo en el Este del Valle de Coachella.

#### **5. COMENTARIOS DE LA AUTORIDAD DE FINANCIAMIENTO PÚBLICO**

- Miembro De Lara: Agradecido por los esfuerzos de alcance de Alianza; espera trabajar más en esto.
- Presidente Pérez: Estoy dispuesto a programar una reunión grupal en algún momento en el futuro para brindar actualizaciones relacionadas con Salton Sea a los miembros de la comunidad que deseen recibir dicha información.

#### **6. APLAZAMIENTO**

La Autoridad aplazó la reunión a su reunión regular programada para el 12 de Septiembre de 2023, inmediatamente después de la reunión de la Junta de Supervisores en 4080 Lemon Street, Riverside, CA 92501 en Board Chambers.

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM:** 3.12  
(ID # 22625)

**MEETING DATE:**  
Tuesday, August 01, 2023

**FROM :** EXECUTIVE OFFICE AND OFFICE OF ECONOMIC DEVELOPMENT :

**SUBJECT:** EXECUTIVE OFFICE AND OFFICE OF ECONOMIC DEVELOPMENT: Adopt Resolution No. 2023-234, a Resolution of the Board of Supervisors of the County of Riverside for Approval of Infrastructure Financing Plan for the Eastern Coachella Valley Enhanced Infrastructure Financing District. District 4. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2023-234, a Resolution of the Board of Supervisors of the County of Riverside for Approval of the Infrastructure Financing Plan (IFP) for the Eastern Coachella Valley Enhanced Infrastructure Financing District; and
2. Direct the County Assessor's Office to create a new Tax Rate Area(s) and file a Request for Jurisdictional Boundary Change with the State Board of Equalization by December 1, 2023, if the Public Finance Authority for the Eastern Coachella Valley Enhanced Infrastructure Financing District conducts its third public hearing and approves the IFP on September 12, 2023.

**ACTION:Policy**

Juan C. Perez, Chief Operating Officer

7/26/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez  
Nays: None  
Absent: None  
Date: August 1, 2023  
xc: E.O., OED

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Enhanced Infrastructure Financing Districts (EIFDs) were introduced by the California Legislature from 2014-2015, enabling a new model for financing infrastructure and economic development in California. Government Code Sections 53398.50 through 53398.88 (EIFD Law) authorizes EIFDs to reinvest revenue to finance public capital facilities. The available revenue for direct infrastructure re-investment in the EIFD area is a portion of the increment (growth) of property tax and vehicle license fees within the established boundary, starting from the Fiscal Year after the ordinance to form the EIFD is passed. An EIFD is NOT a new tax imposed on property owners. School districts and community college district incremental tax revenues are not available for use, and this proposed EIFD will not include any other taxing agencies beyond the County of Riverside.

On January 24, 2023 (Agenda Item 3.5), the Board of Supervisors (“Board of Supervisors”) of the County of Riverside (“County”) adopted Resolution No. 2023-051, stating its intention to establish the Eastern Coachella Valley Enhanced Infrastructure Financing District, and adopted Resolution No. 2023-052 establishing the Public Financing Authority (PFA) and its members to act as the governing board of the EIFD.

On June 15, 2023, the PFA held its first hearing, and held its second public hearing on July 18, 2023. Mailers and formal notices were mailed out ahead of each meeting to the 8,800 property owners located within the proposed district, informing them of meeting details and opportunities to submit oral and written comments and/or protests. A full tally of written and oral comments and protests received to date will be provided in a staff report to the PFA at their third meeting, which is upcoming on September 12, 2023. Notice for this meeting will also be mailed out to property owners ahead of time, in addition to the other outreach efforts that PFA staff have undertaken to advertise the EIFD and PFA meetings to area residents.

***Outreach***

In partnership with Alianza Coachella Valley, PFA staff have conducted extensive bilingual public outreach to solicit public comments on the proposed EIFD. In addition to the aforementioned periodic mailings to property owners, outreach has included various television interviews, presentations to the Coachella Valley Water District, Coachella Valley Unified School

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District, College of the Desert, Desert Recreation District, Salton Sea Authority Board, attendance at eight community meetings, and meetings with community partners and residents at Resilient Salton Sea meetings and non-profit groups participating in the Salton Sea Partnership. Additional ongoing outreach efforts include periodic social media posts, weekly phone and text banking, and door to door outreach. In response to various comments received from the community, the County has planned an upcoming community resource meeting to connect community members with County departments and the programs that they provide, and to provide additional information on the EIFD; this meeting will be held on August 3rd, from 5 pm to 7 pm, at the Mecca Boys & Girls Club.

PFA staff continue to receive valuable public input through the various forums described here, and also through the EIFD's website, which can be accessed at: <https://rivcoed.org/eastern-coachella-valley>. The website includes a link for members of the public to ask questions and submit written comments and/or protests, and also features an electronic infrastructure needs survey which is designed to capture public feedback with regard to community-specific infrastructure and project needs. Eastern Coachella Valley residents with questions or wanting to provide comments can also do so by contacting Scott Bruckner at [sbruckner@rivco.org](mailto:sbruckner@rivco.org), or by mailing written comments to 4080 Lemon St, 4th Floor, Riverside, CA 92501. All comments are being reviewed and considered by the PFA and will be addressed as part of a staff recommended EIFD Implementation Plan, which the PFA will consider at its September 12 meeting, and continue to be updated as necessary at future PFA meetings.

***Draft Infrastructure Financing Plan (IFP)***

The attached IFP was prepared in accordance with EIFD Law, and includes information regarding the EIFD's revenue estimates, fiscal impact analysis, and infrastructure proposed for funding. The categories of community infrastructure being proposed in the IFP were aggregated from various community needs assessments conducted in the Eastern Coachella Valley, and include:

- Water/Wastewater Infrastructure
- Transportation Infrastructure
- Utilities and Telecommunication Infrastructure
- Salton Sea Improvements
- Housing
- Community Facilities

Establishment of the Eastern Coachella Valley EIFD will not result in any new taxes or fees to property owners. Increase in property value from resale and development of properties, as well as incremental property tax growth, will be set aside for future infrastructure projects with community-wide and economic benefits. Twenty percent (20%) of the growth in property tax revenues will be set aside within the EIFD boundary for re-investment into infrastructure that will improve quality of life and further economic development in the Eastern Coachella Valley. The

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remaining 80% of the County's property tax growth will go to funding needed County services. The IFP includes a fiscal analysis to validate the apportionment of property tax growth to be included in the EIFD for infrastructure.

Through adoption of attached Resolution No. 2023-234, the County Board of Supervisors would approve the IFP for the Eastern Coachella Valley Enhanced Infrastructure Financing District, make the attached IFP part of today's record, and direct the County Assessor's Office to create a new Tax Rate Area(s) and file a Request for Jurisdictional Boundary Change with the State Board of Equalization by December 1, 2023, if the PFA conducts its third public hearing on September 12, 2023, approving the IFP. With all of these steps completed by December 1, 2023, Fiscal Year 2023-24 will become the base year for the EIFD, and all increases in assessed valuation beginning thereafter will be included in the *ad valorem* property tax increment and the motor vehicle license fee increment.

**Eastern Coachella Valley EIFD Area**

The Eastern Coachella Valley includes the communities of Vista Santa Rosa, Mecca, Thermal, Oasis, and North Shore and is located at the northern end of the Salton Sea - California's largest inland sea. The proposed EIFD encompasses approximately 91,032 gross acres in the unincorporated area of the Eastern Coachella Valley, which are 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, West of the Chuckwalla Mountain Wilderness, and extending South to the Imperial County border.

The proposed EIFD is an important component of ECV Prospera, the County's comprehensive initiative to improve infrastructure and enhance the quality of life in the Eastern Coachella Valley. The County is undertaking various additional efforts as part of ECV Prospera to further invest in and improve quality of life and encourage economic development, including expenditure of American Rescue Plan Act (ARPA) funds on infrastructure and housing projects; partnerships with Federal, State and local entities on the Salton Sea North Lake Demonstration Project; implementation of Mobility Plans for North Shore & Mecca, and Thermal & Oasis; preparation of a Thermal-Oasis Community Plan, implementation of the Mecca Library Refresh and Expansion project, and partnership projects with CVWD to enhance water and sewer infrastructure.

**Attachments:**

- Resolution No. 2023-234
- Draft Eastern Coachella Valley Infrastructure Financing Plan



SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

  
Scott Bruzner 7/25/2023

  
Aaron Gettis, Deputy County Counsel 7/24/2023

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2023-234

3  
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE FOR  
5 APPROVAL OF THE INFRASTRUCURE FINANCING PLAN FOR THE  
6 EASTERN COACHELLA VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT

7  
8 **WHEREAS**, the California Legislature enacted California Government Code section 53398.50  
9 through 53398.88 authorizing counties to establish enhanced infrastructure financing district and use  
10 specified property tax increment revenue generated with such districts to finance certain infrastructure and  
11 community benefit projects; and

12 **WHEREAS**, on January 24, 2023, the Board of Supervisors (“Board of Supervisors”) of the County  
13 of Riverside (“County”), adopted Resolution No. 2023-051 (“Resolution of Intention”), stating intention to  
14 establish the Eastern Coachella Valley Enhanced Infrastructure Financing District (“EIFD”), and adopted  
15 Resolution No. 2023-052 establishing the Public Financing Authority (“PFA”) and its members to act as  
16 the governing board of the EIFD; and

17 **WHEREAS**, the Board of Supervisors directed the preparation of an infrastructure financing plan  
18 (“IFP”) for the District in accordance with Section 53398.63 of the Government Code; and

19 **WHEREAS**, the IFP dedicates twenty percent (20%) of the County’s property tax increment  
20 revenue generated from properties within the EIFD to be allocated to improvements of a community benefit  
21 within the EIFD and sets the date on which the EIFD will cease to exist and all tax allocation to the EIFD  
22 will end as forty-five (45) years; and

23 **WHEREAS**, the PFA held its first public hearing on June 15, 2023, and its second public hearing  
24 on July 18, 2023, to receive oral and written public testimony on the IFP, and now recommends the IFP for  
25 Board of Supervisors approval; and

26 **WHEREAS**, the Board of Supervisors has reviewed the proposed IFP for the EIFD.  
27  
28

FORM APPROVED COUNTY COUNSEL  
BY SARAH K. MOORE DATE 7/26/23

1           **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
2 the Board of Supervisors, assembled on August 1, 2023, as follows:

3           **Section 1.** All of the above recitals are true and correct.

4           **Section 2.** Pursuant to the provisions of Sections 53398.68 (a) and 53398.75 (e) (1) of the  
5 Government Code, the proposed IFP for the EIFD is hereby approved.

6           **Section 3.** In approving the IFP, the Board of Supervisors specifically acknowledges and  
7 approves the commitment and contribution of twenty percent (20%) of the County's portion of the new ad  
8 valorem property tax increment and new vehicle licensing fees generated from within the boundaries of the  
9 EIFD for the life of the IFP, to pay for community-wide benefit projects as described in the IFP.

10  
11           **ADOPTED, SIGNED AND APPROVED** this 1<sup>st</sup> day of August 2023, by the Board of Supervisors  
12 of the County of Riverside.

13  
14 

Chair of the Board of Supervisors  
Kevin Jeffries

15 ATTEST:  
16 Kimberly Rector  
17 Clerk to the Board of Supervisors

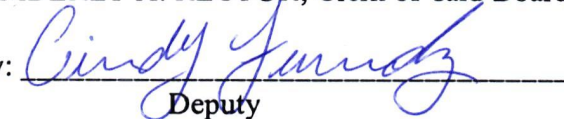
18 By:   
19 Deputy

20 ROLL CALL:

21 Ayes:           Jeffries, Washington, Spiegel, Perez and Gutierrez  
22 Nays:           None  
23 Absent:         None

24 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors  
25 on the date therein set forth.

26 KIMBERLY A. RECTOR, Clerk of said Board

27 By:   
28 Deputy



# Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ED LUNA *Mama*

\*Residence Only: 91-306 3rd Street  
Address: \_\_\_\_\_

City: MECCA Zip: 92254

Phone #: (760) 702-7876

Date: 1 August 2023 Agenda # 312 *Policy Calendar*

PLEASE STATE YOUR POSITION BELOW: RE: EIFD  
RESOLUTION  
# 2023-234

Position on "Regular" (non-appealed) Agenda Item:  
\_\_\_\_\_ Support *Relieve* \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

*3.12*

# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

## **Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:**

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

## **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

## **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

## **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

## **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

**Lopez, Daniel**

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**From:** Aquia Mail  
**Sent:** Monday, July 31, 2023 5:36 PM  
**To:** COB  
**Subject:** Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,  
Riverside County Clerk of the Board

Submitted on July 31, 2023

Submitted values are:

**First Name**

Maria

**Last Name**

Lua

**Address (Street, City and Zip)**

82773 Wheatley Ct. Indio, Ca, 92201

**Phone**

7608486853

**Email**

mlua@leadershipcounsel.org

**Agenda Date**

08/01/2023

**Agenda Item # or Public Comment**

3.12

**State your position below**

Neutral

1 RESOLUTION NO. 2023-001

2 A RESOLUTION OF THE PUBLIC FINANCING AUTHORITY OF THE  
3 EASTERN COACHELLA VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
4 AUTHORIZING THE ADOPTION OF THE INFRASTRUCTURE FINANCING PLAN AND  
5 FORMATION OF THE INFRASTRUCTURE FINANCING DISTRICT  
6

7 **WHEREAS**, the California Legislature enacted California Government Code section 53398.50  
8 through 53398.88 authorizing counties to establish enhanced infrastructure financing district and use  
9 specified property tax increment revenue generated with such districts to finance certain infrastructure and  
10 community benefit projects; and

11 **WHEREAS**, on January 24, 2023, the Board of Supervisors (“Board of Supervisors”) of the County  
12 of Riverside (“County”), adopted Resolution No. 2023-051, stating intention to establish the Eastern  
13 Coachella Valley Enhanced Infrastructure Financing District (EIFD), and adopted Resolution No. 2023-  
14 052, establishing the Public Financing Authority (PFA) and its members to act as the governing board of  
15 the EIFD; and

16 **WHEREAS**, the Board of Supervisors directed the preparation of an infrastructure financing plan  
17 (IFP) for the District in accordance with Sections 53398.59 and 53398.63 of the Government Code; and

18 **WHEREAS**, the proposed IFP dedicates twenty percent (20%) of the County’s property tax  
19 increment revenue generated from properties within the EIFD to be allocated to improvements of a  
20 community benefit within the EIFD and sets the date on which the EIFD will cease to exist and all tax  
21 allocation to the EIFD will end as forty-five (45) years; and

22 **WHEREAS**, the IFP and a copy of Resolution No. 2023-051 and Resolution No. 2023-052 were  
23 sent to each owner of land within the EIFD, and were available for public inspection pursuant to Sections  
24 53398.60 and 53398.66 of the Government Code; and

25 **WHEREAS**, posting for each notice of public hearing was completed at least ten (10) days prior to  
26 the date of the hearing pursuant to section 53398.66 of the Government Code; and

27 ///

28 ///

FORM APPROVED COUNTY COUNSEL  
BY *Sarah K. Moore* 8/24/23 DATE  
SARAH K. MOORE

1           **WHEREAS**, notice of each public hearing was timely published in *The Desert Sun*, and *El*  
2 *Informador del Valle*, both newspapers of general circulation published in the area of the proposed district,  
3 as required by Sections 53398.64 and 53398.66(i) of the Government Code; and

4           **WHEREAS**, the PFA held its first public hearing on June 15, 2023, and its second public hearing  
5 on July 18, 2023, to receive oral and written public testimony on the IFP; and

6           **WHEREAS**, on August 1, 2023, evidence was presented to the Board of Supervisors on the IFP,  
7 and thereafter the Board of Supervisors adopted Resolution No. 2023-234, approving the IFP and  
8 committing a 20% share of County of Riverside tax increment pursuant to Sections 53398.63 and 53398.75  
9 of the Government Code; and

10           **WHEREAS**, the proposed IFP was approved and filed with the Board of Supervisors and made a  
11 part of the record of the August 1, 2023 public hearing; and

12           **WHEREAS**, any and all persons interested, including residents and property owners within the  
13 proposed EIFD were given an opportunity to appear and be heard at all public hearings; and

14           **WHEREAS**, on September 12, 2023, the PFA is conducting its third and final public hearing to  
15 consider adoption of the IFP and formation of the Eastern Coachella Valley EIFD.

16           **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
17 the PFA of the Eastern Coachella Valley EIFD, assembled on September 12, 2023, as follows:

18           **Section 1.**       All of the above recitals are true and correct.

19           **Section 2.**       The PFA hereby approves and adopts and confirms this Resolution and  
20 reconfirms all of its findings and determinations contained herein.

21           **Section 3.**       The PFA approves and adopts the IFP for the Eastern Coachella Valley EIFD  
22 including the division of taxes, 2024 tax year as the base year, and with respect to the County share of *ad*  
23 *valorem* taxes, as set forth in the IFP.

24           **Section 4.**       The EIFD is hereby formed pursuant to California Government Code Section  
25 53398.69. The IFP takes effect immediately upon adoption of this resolution.

26           **Section 5.**       The name, address and telephone number of the office which will be  
27 responsible for preparing an annual review of the IFP pursuant to Section 53398.66 (j) (1) of the California  
28 Government Code is as follows: Riverside County Executive Office, Attn: EIFD Public Financing  
Authority Executive Director, 4080 Lemon Street, 4<sup>th</sup> Floor, Riverside, California 92501, (951) 955-1110.



