



Cabazon Area Enhanced Infrastructure Financing District (EIFD)

*San Geronio Pass Water Agency
Board of Directors Meeting
December 1, 2025*

Today's Presentation

- 1. What is an Enhanced Infrastructure Financing District (EIFD)?**
 - Background/Structure
 - Eligible Projects
 - Examples of Other CA EIFDs
 - Funding
- 2. EIFD Benefits**
- 3. Cabazon EIFD Details and Infrastructure Financing Plan (IFP)**
- 4. Complimentary County Economic Development Initiatives**
- 5. Ongoing Participation & Feedback**

What is an Enhanced Infrastructure Financing District (EIFD)?

2014 – State of CA Passes/Signs EIFD Law (SB 628)

Goal: Create vehicle for development to occur, through public infrastructure, where it might not have otherwise

EIFD Law – Government Code Secs. 53398.50 – 53398.88

EIFD Term – 45 Years from Date of Establishment

Primary Function: Generate & Allocate Revenue to Public Infrastructure (Does Not Own or Operate)

Governance: A Public Finance Authority (PFA) oversees all EIFD financing and activities. The PFA develops & implements an Infrastructure Finance Plan (IFP), which is the investment plan of the EIFD

Affected Agency and Public Review/Input Opportunities:

- Webpage, Mailings to Area Property Owners
- Ongoing Noticed Meetings of the PFA throughout EIFD term

Eligible Projects/Infrastructure

Any Public Improvements with a Useful Life of 15+ Years that Provide Community Benefit and/or Lead to Growth, Including but not Limited to:



**Water/Wastewater
Infrastructure**



Roads, Bridges



**Park, Trails, Open
Space**



Civic Infrastructure



**Affordable
Housing/Mixed Use**

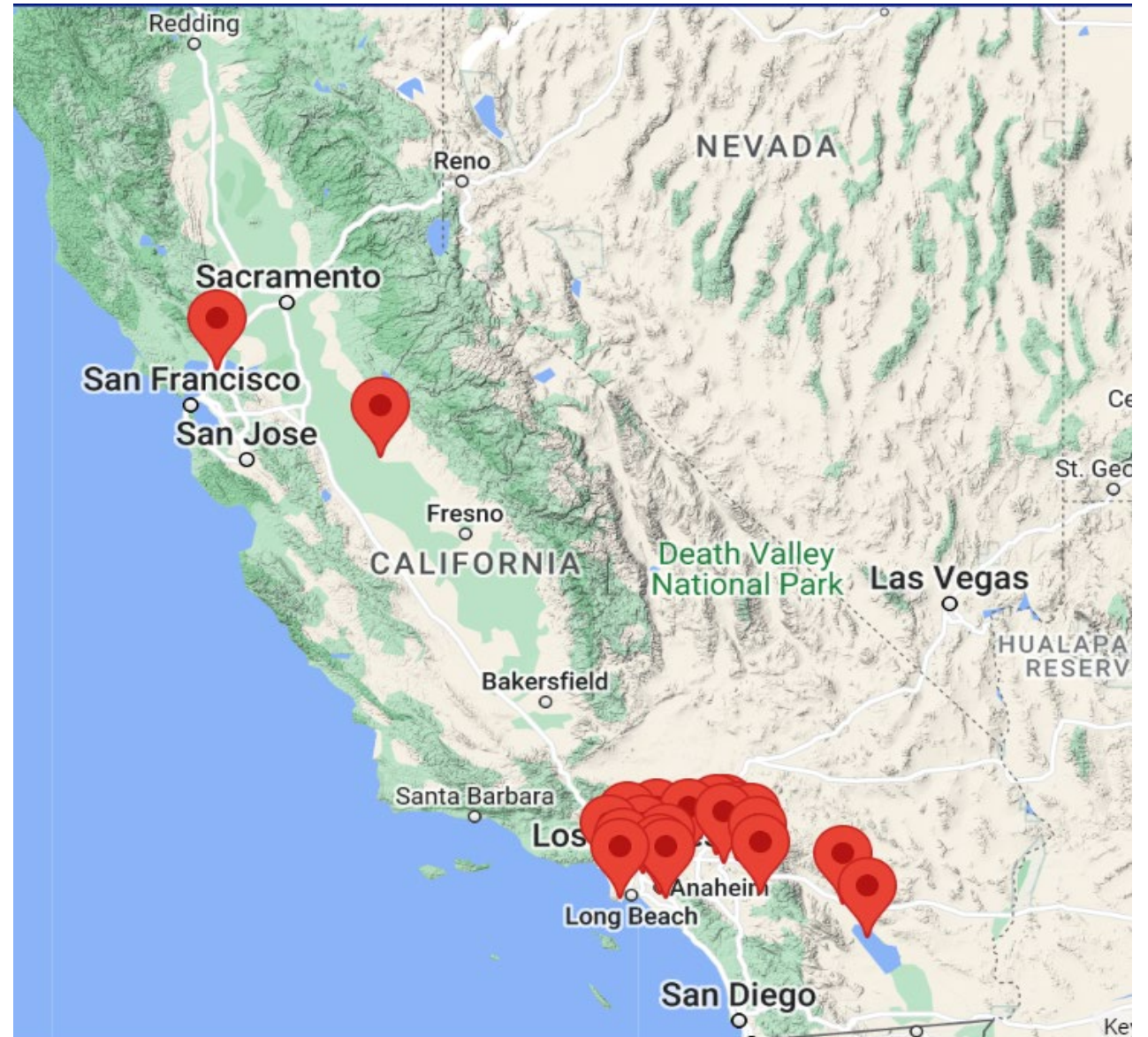
Examples of Other California EIFDs

Riverside County EIFDs:

Eastern Coachella Valley, Temecula Valley Wine Country, Highway 74

Other EIFDs Statewide: Atwater, Benicia, Beaumont, Carson, Coachella, Garden Grove, Grand Terrace, La Verne, Los Angeles (LAX), Los Angeles (NELARC), Ontario, Placentia, Redlands, Rialto, San Bernardino, San Diego (Otay Mesa), San Jacinto, San Pedro, Santa Ana, Santa Fe Springs, West Covina, West Sacramento, Yucaipa

Source: Kosmont Companies

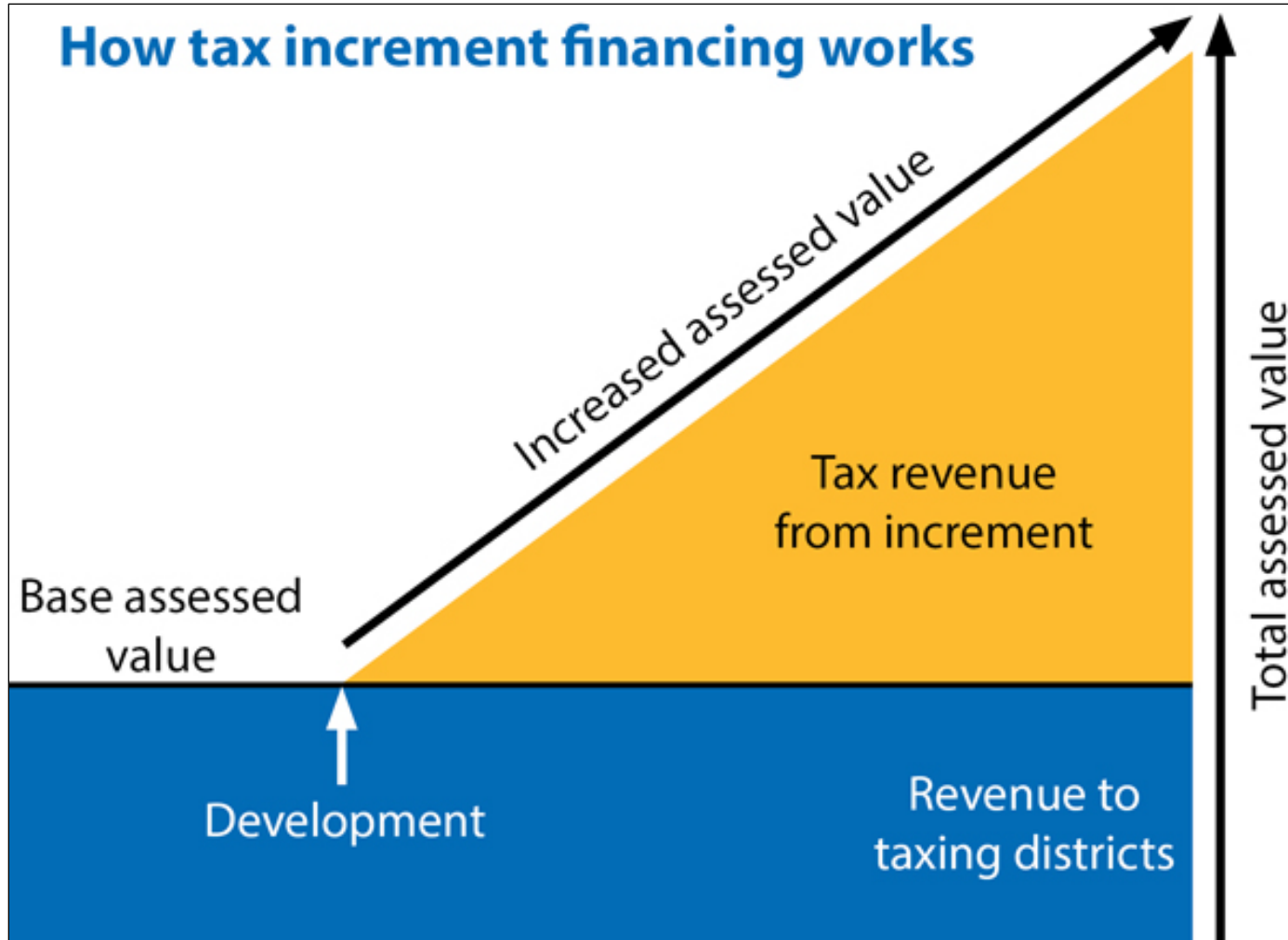


Enhanced Infrastructure Financing District Funding

EIFDs Generate Revenue from Increment in Existing Property Taxes:

- Tax Increment Revenues are the Same Property Taxes that are Already Being Paid by Property Owners = **No Additional Property Taxes Paid by Property Owners**
- EIFDs Can Only use County's Portion of Increment from Ad Valorem Property Tax – **Does Not Use Property Tax Increment from Other Government Agencies**

EIFDs Utilize Tax Increment Financing



- 1) No New Taxes or Fees
- 2) No Increases in Existing Local Property Taxes
- 3) Uses County Property Tax Increment Only

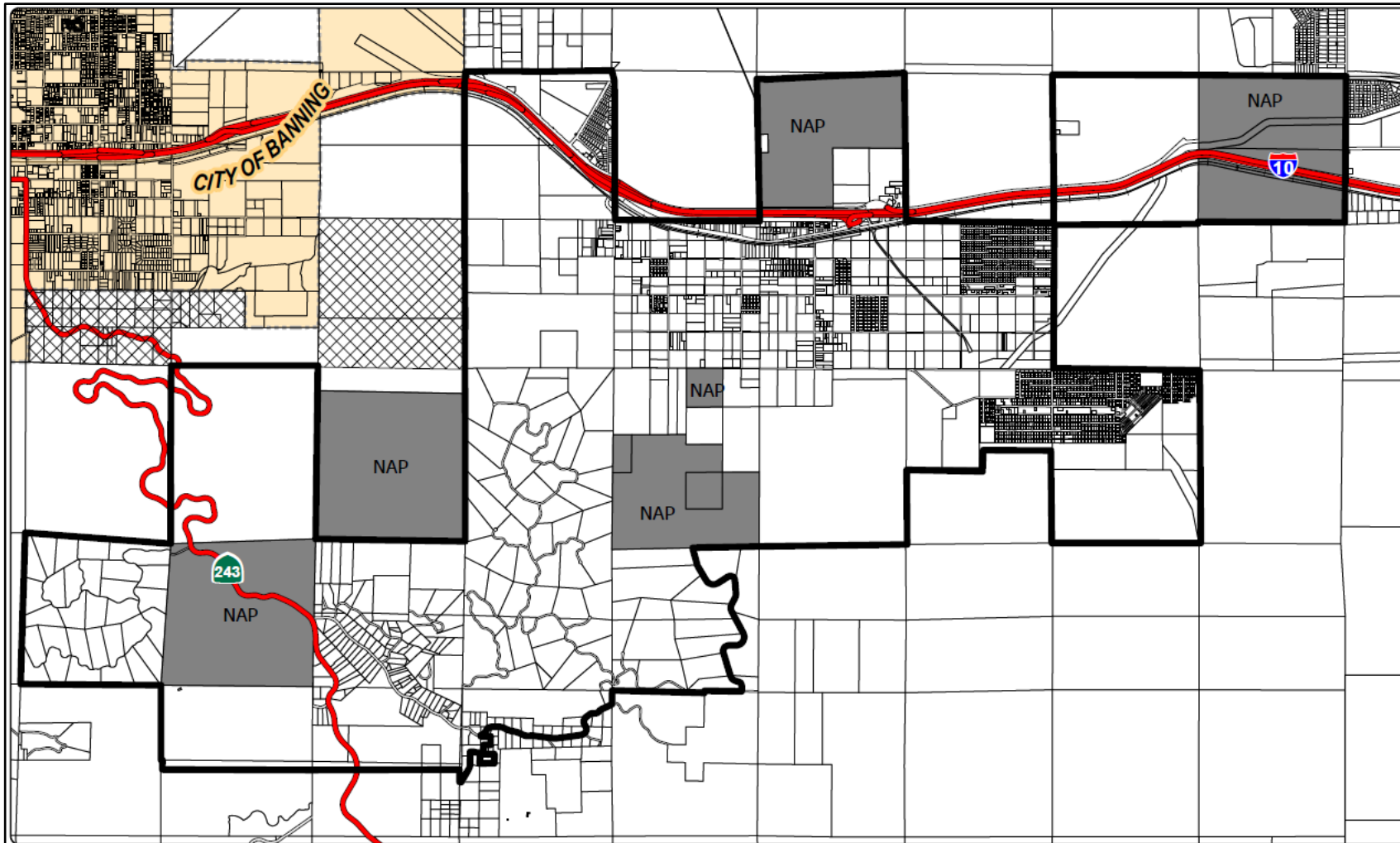
EIFD Benefits

Dedicated Funding Source to Reinvest in the Community: Government revenues collected in the area can be dedicated to infrastructure improvements within that same area

Attract & Bundle Additional Funds: Other government revenues, such as federal and state grants, can be combined to produce maximum effect

Return on Investment: Private sector investment can be induced by EIFD and essential infrastructure improvements

Cabazon EIFD Details



NAP = Not a Part

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)951-2000 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planning.rivco.org>

Boundary:
Approx. 3,970 Parcels

**Disadvantaged
Unincorporated
Community Areas**

**Total Area Population
(Landowners and
Residents):
6,034**



Cabazon EIFD Infrastructure Financing Plan (IFP)

Infrastructure Facility Types and Revenue Estimates

Table 2: EIFD Infrastructure Costs

Item	EIFD-Funded Improvements	Priority Program Project Percentages ¹	Estimated Cost ²
1	Water/Wastewater Facilities	30%	\$74,694,971
2	Flood Control Facilities	30%	\$74,694,971
3	Transportation Improvements	30%	\$74,694,971
4	Fire Suppression Improvements	10%	\$24,898,324
TOTAL			\$248,983,237

Note:

1. Revenue allocated to the EIFD will be used to fund the specified improvements according to the Priority Program Project Percentages above.
2. The total does not sum due to rounding.

Cabazon EIFD Infrastructure Financing Plan (IFP)

- Approved by County Board of Supervisors: **September 9, 2025**
- Adopted by Cabazon EIFD Public Finance Authority: **October 7, 2025**
- Package Sent to State Board of Equalization: **November 2025**
- Cabazon EIFD Base Year: **FY25/26**
- Allocation of First Cabazon EIFD Revenues: **January 2027**

Complimentary County Economic Development Initiatives

Cabazon Community Plan

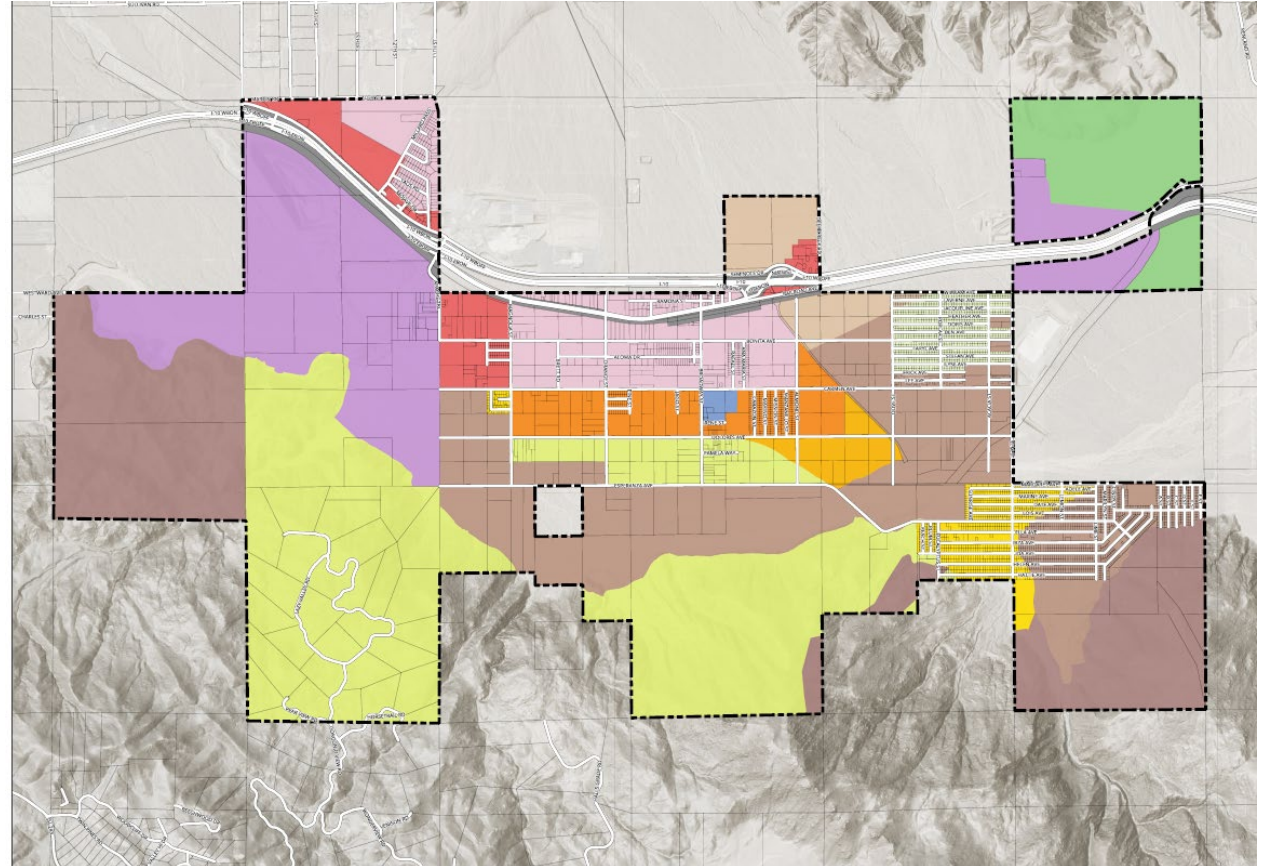
- Targeted Completion:
End of 2026

Cabazon Infrastructure Plan

- Targeted Completion:
July 2026

Programmatic EIR

- Targeted Completion:
September 2026



EIFD: Ongoing Participation & Feedback

- **Adopted Infrastructure Finance Plan** Posted on Cabazon EIFD Webpage at: <https://rivco.org/cabazon-eifd>
- **Ask Questions and/or Provide Feedback:**
 - On the Cabazon EIFD Webpage (see above)
 - Via Email at: eifd@rivco.org
 - By phone: **(951) 955-3200**
 - At Meetings/Public Hearings of the Public Finance Authority

(All Meeting Information Posted in Advance on the Cabazon EIFD Webpage; Notices Mailed to Affected Agencies and Property Owners and Published in Local Paper)

Questions

For Further Inquiries Please Contact:
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