

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



FROM: Supervisor Venable

SUBMITTAL DATE: December 9, 2004

SUBJECT: Waive MSHCP (Ordinance 810.2) and DIF (Ordinance 659) Fees for Conditional Use Permit 03421.

RECOMMENDED MOTION: That the Board direct the Transportation and Land Management Agency (TLMA) to waive the MSHCP fees \$26,470 and the DIF fees of \$97,290 for Conditional Use Permit 03421. Also that the Board direct TLMA to come back to the Board with a revision to these fees for Commercial use that are more equitable to different types of use.

BACKGROUND: The applicant for CUP 03421 has a Swap Meet in the Winchester area. She came to the County to legalize this use and went through the process. She is using 4.71 acres for the swap meet and wants to build a snack bar and restrooms. She was allowed to pay her Deposit Based Fees for the CUP in payments which she has done. She was approved for a five year Interim Use Permit that will allow her time to do the required road improvements. The applicant is paying all other fees and permits including TUMF. The Swap Meet operates only on Saturdays and Sundays at this location. There is no way a commercial use of this type can support fees of this size. The Commercial use fees are charged the same whether it is a large shopping center or a small business use like this. I don't believe the intent of these fees was to put small business out of business in Riverside County. I am asking that these fees be waived for CUP 03421 and that TLMA come back to the Board with revisions that will make these fees relative to the type of use.


Jim Venable, Supervisor Third District
JV:ej

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