

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

321B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 5, 2016

**SUBJECT:** **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32290** – Applicant: Riverside Mitland 03, LLC – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location: Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – **APPROVED PROJECT DESCRIPTION:** Schedule H subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33. Deposit Based Fees 100%

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 20, 2016. The Tentative Tract Map No. 32290 will now expire on March 1, 2017.

Departmental Concurrence

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Juan C. Perez*

Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

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

APPROVE

BY:

*Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 3

Agenda Number:

**1-5**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32290**

**DATE:** August 5, 2016

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 32290 was originally approved by the Planning Commission on March 1, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32290 on July 20, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake was absent).

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

**DATE:** August 5, 2016

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32290

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Please schedule on the August 23, 2016 BOS Agenda**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Ct. Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 20, 2016**

**I. AGENDA ITEM 1.3**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32290** – Application: Riverside Mitland 03, LLC- Third Supervisorial District – French Valley Zoning Area – Southwest Valley Area Plan: - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – APPROVED PROJECT DESCRIPTION: Schedule H – a subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E, and 20-33. – REQUEST: **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32290** extending the expiration date to March 1<sup>st</sup>, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

**II. PLANNING COMMISSION ACTION:**

Motion by Commissioner Valdivia, 2<sup>nd</sup> by Commissioner Taylor Berger,  
A vote of 4-0 (Commissioner Hake absent)

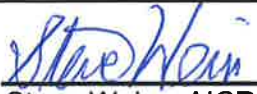
**APPROVED EXTENSION OF TIME**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

1.3

Agenda Item No.  
Area Plan: Southwest  
Zoning Area: French Valley  
Supervisorial District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: July 20, 2016

TENTATIVE TRACT MAP NO. 32290  
FIRST EXTENSION OF TIME  
Applicant: Riverside Mitland 03, LLC

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32290**

### **BACKGROUND:**

The Tentative Tract Map No. 32290 was originally approved by the Planning Commission on March 1, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

*W*

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 8, 2016) indicating the acceptance of the seven (7) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

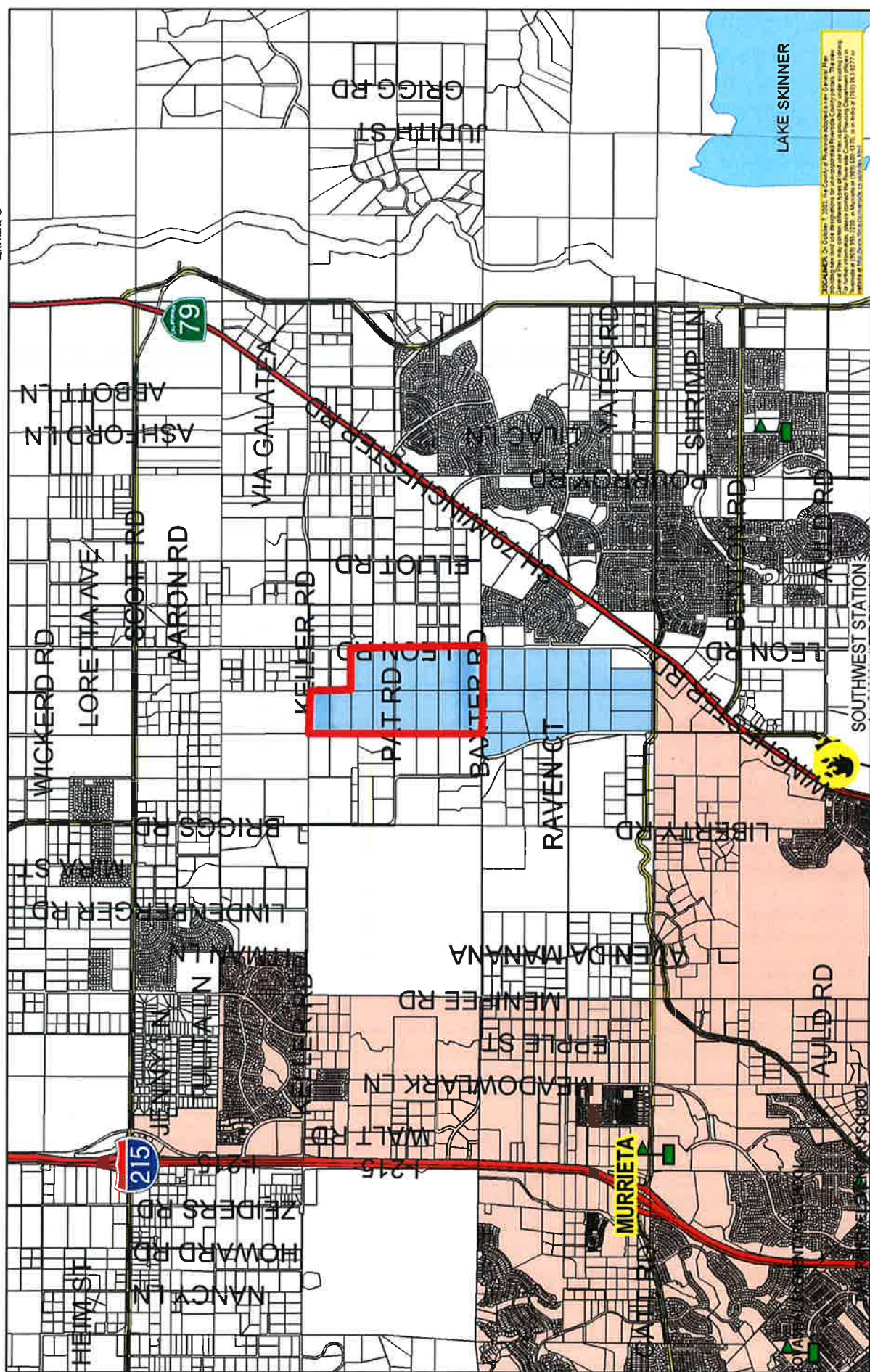
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 1, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32290, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**



**TR32290 SP312S1**  
**VICINITY MAP**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: French Valley/Rancho California  
 Township/Range: T6SR2W  
 Section : 30 & 31

ASSESSORS 467 13-23  
 BK. PG.  
 THOMAS 899 B5  
 BROS.PG

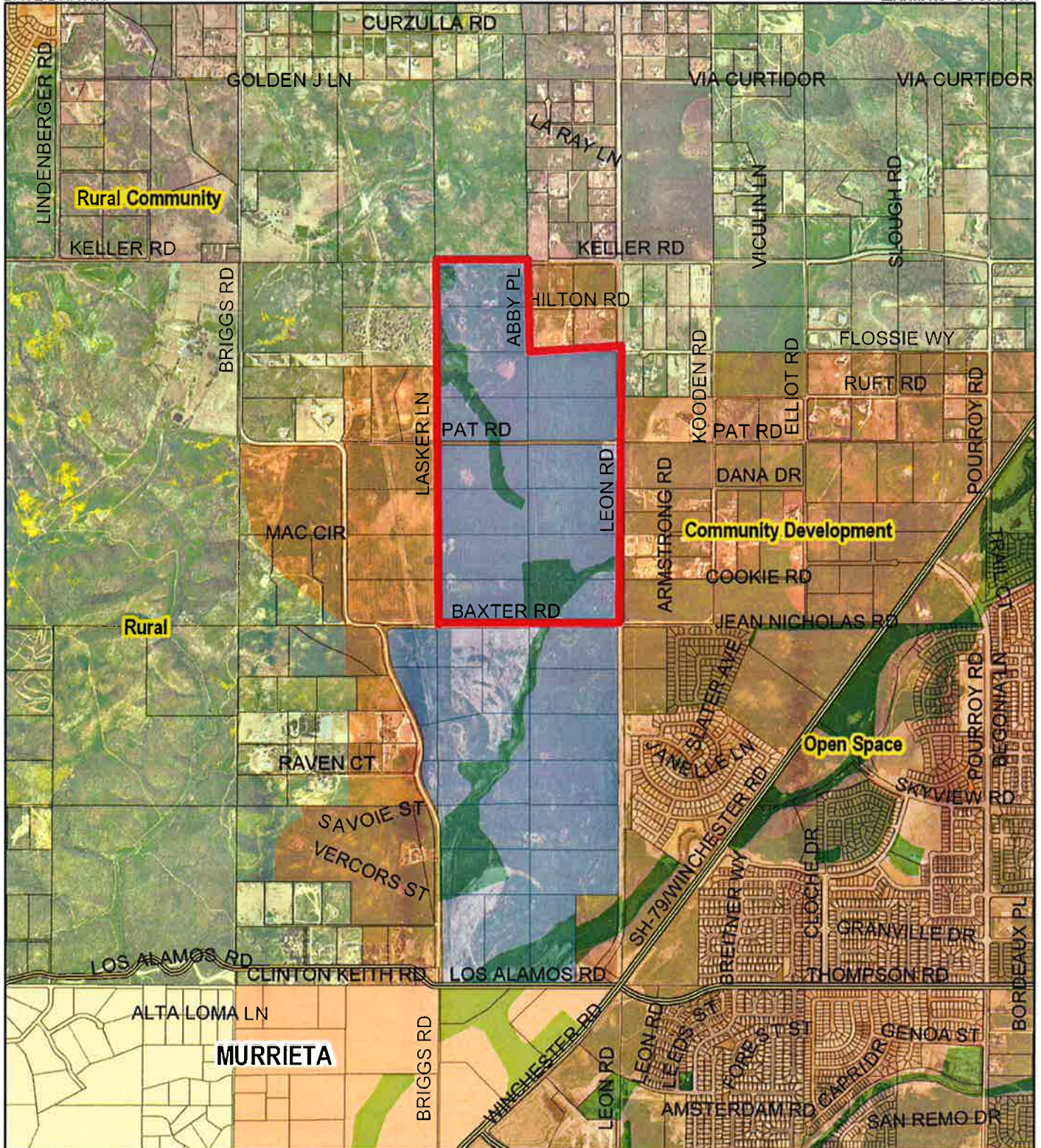


PLANNING DEPARTMENT, 2005. All County of Riverside subject to the General Plan. Planning Department is not responsible for any errors or omissions. The user assumes all responsibility for any use of this information. Planning Department will not be held liable for any damages, including consequential damages, arising from the use of this information. Planning Department will not be held liable for any damages, including consequential damages, arising from the use of this information. Planning Department will not be held liable for any damages, including consequential damages, arising from the use of this information.



# TR32290 SP312S1

## DEVELOPMENT OPPORTUNITY



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: French Valley/Rancho California

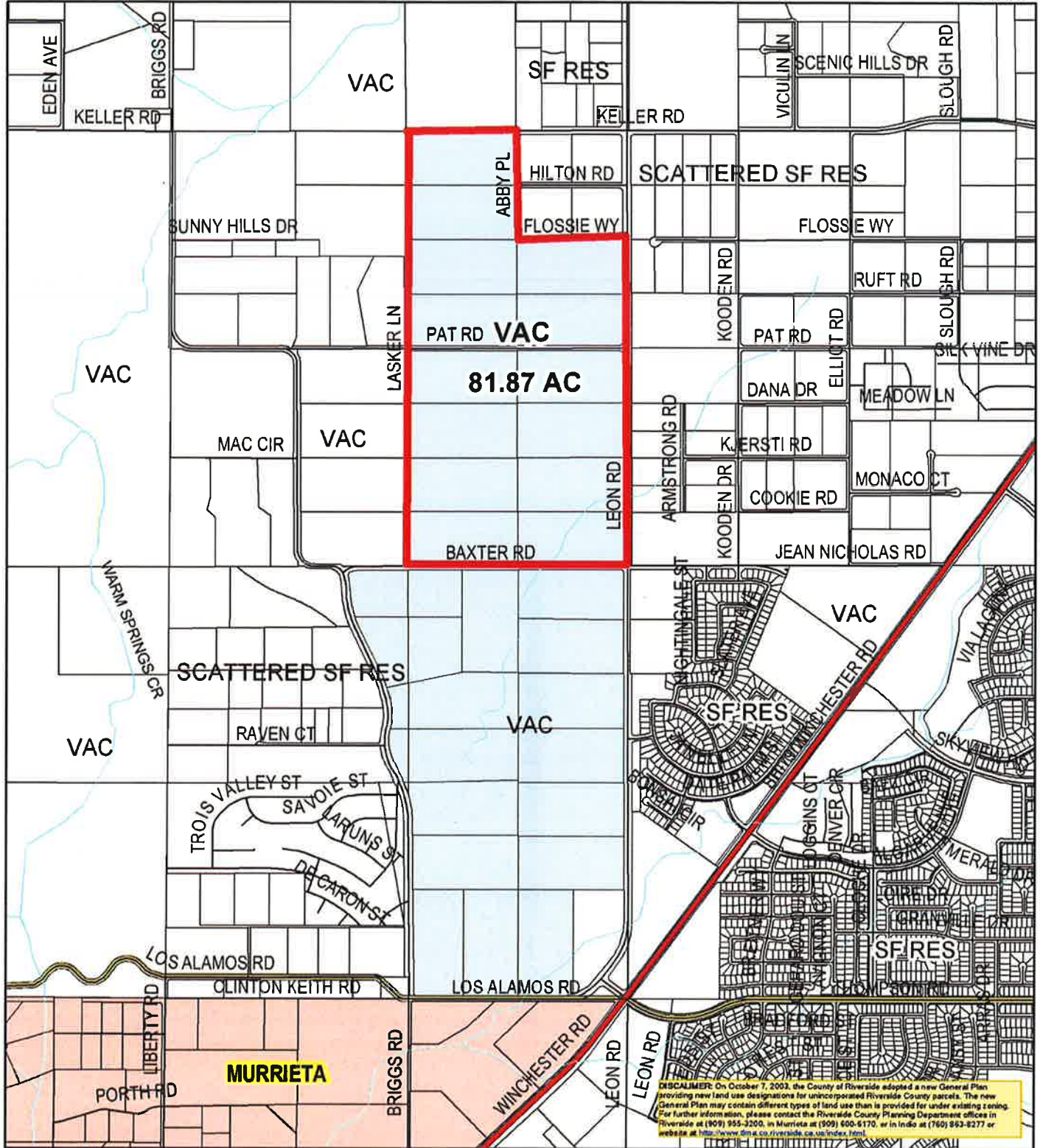
Township/Range: T6SR2W  
SECTION: 30 & 31



ASSESSORS	
BK. PG.	467 13-23
THOMAS	
BROS.PG	899 B5



DATE DRAWN: 1/10/06



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/index.html>.

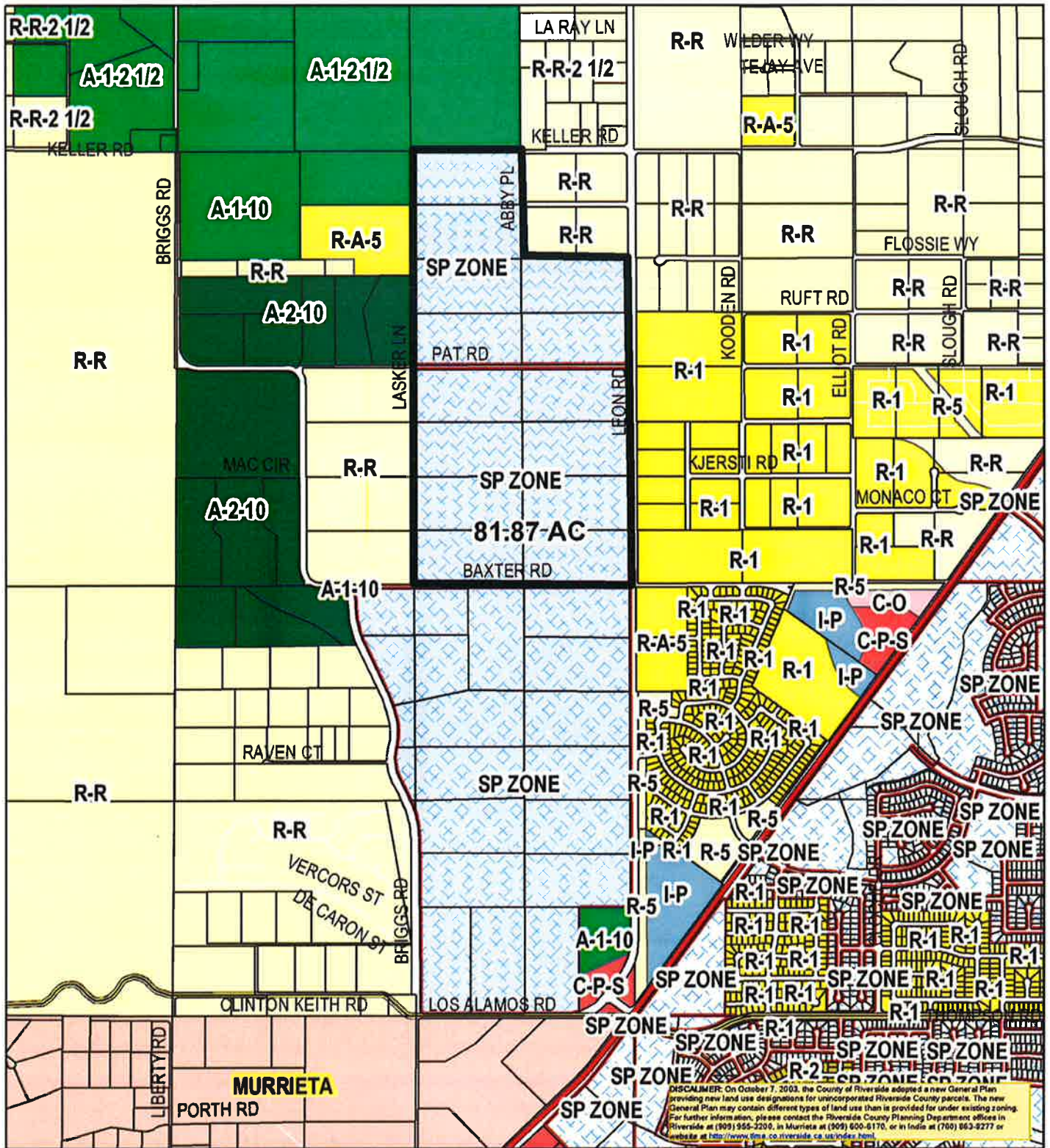
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **French Valley/Rancho California**  
Township/Range: T6SR2W  
Section : 30 & 31



ASSESSORS  
BK. PG. 467 13-23  
THOMAS  
BROS.PG 899 B5





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **French Valley/Rancho California**  
Township/Range: **T6SR2W**  
Section : **30 & 31**

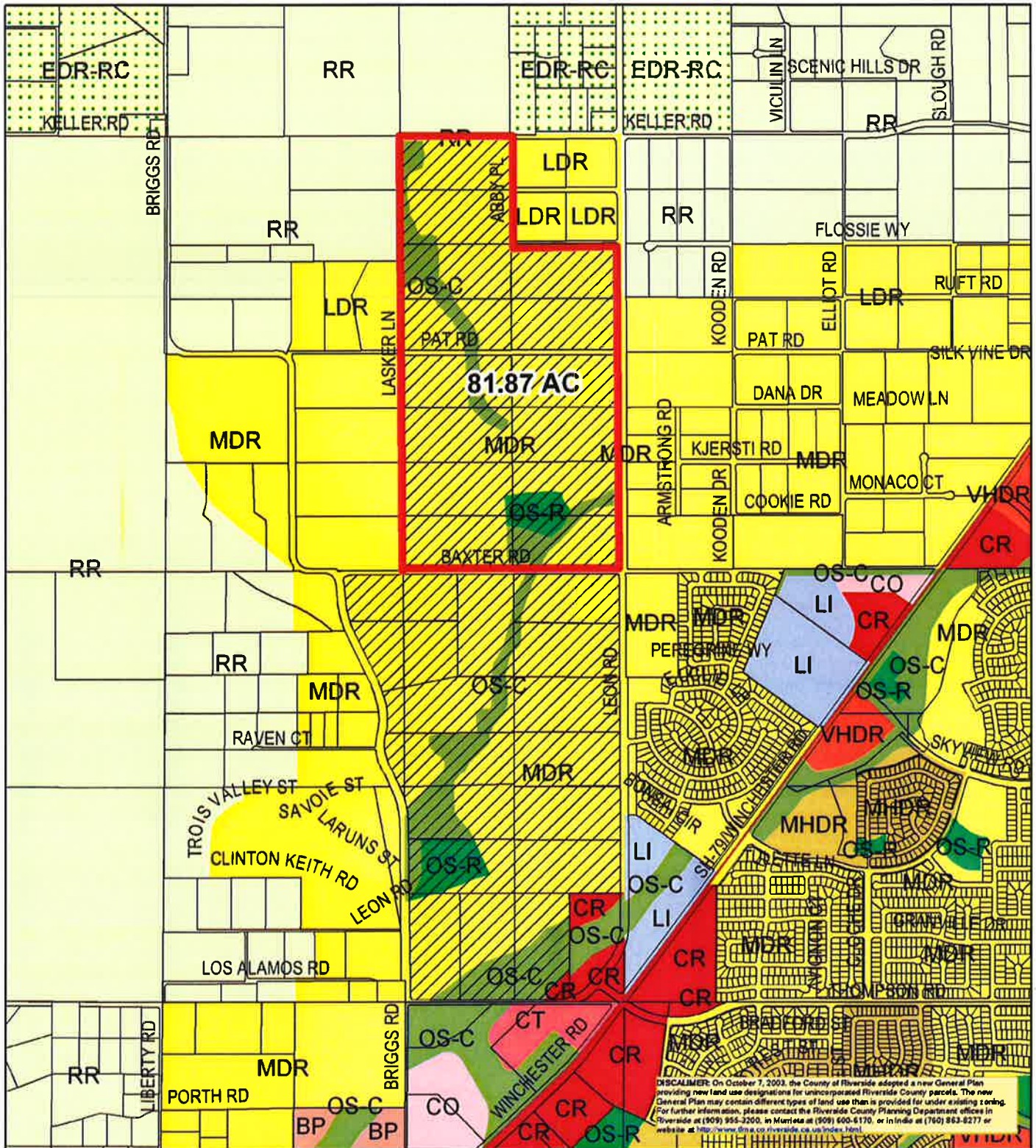


ASSESSORS  
BK. PG. **467 13-23**  
THOMAS  
BROS.PG **899 B5**



# TR32290 SP312S1

## General Plan



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
 District: **French Valley/Rancho California**  
 Township/Range: **T6SR2W**  
 Section : **30 & 31**



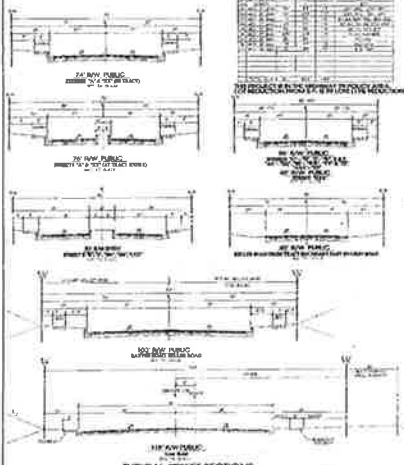
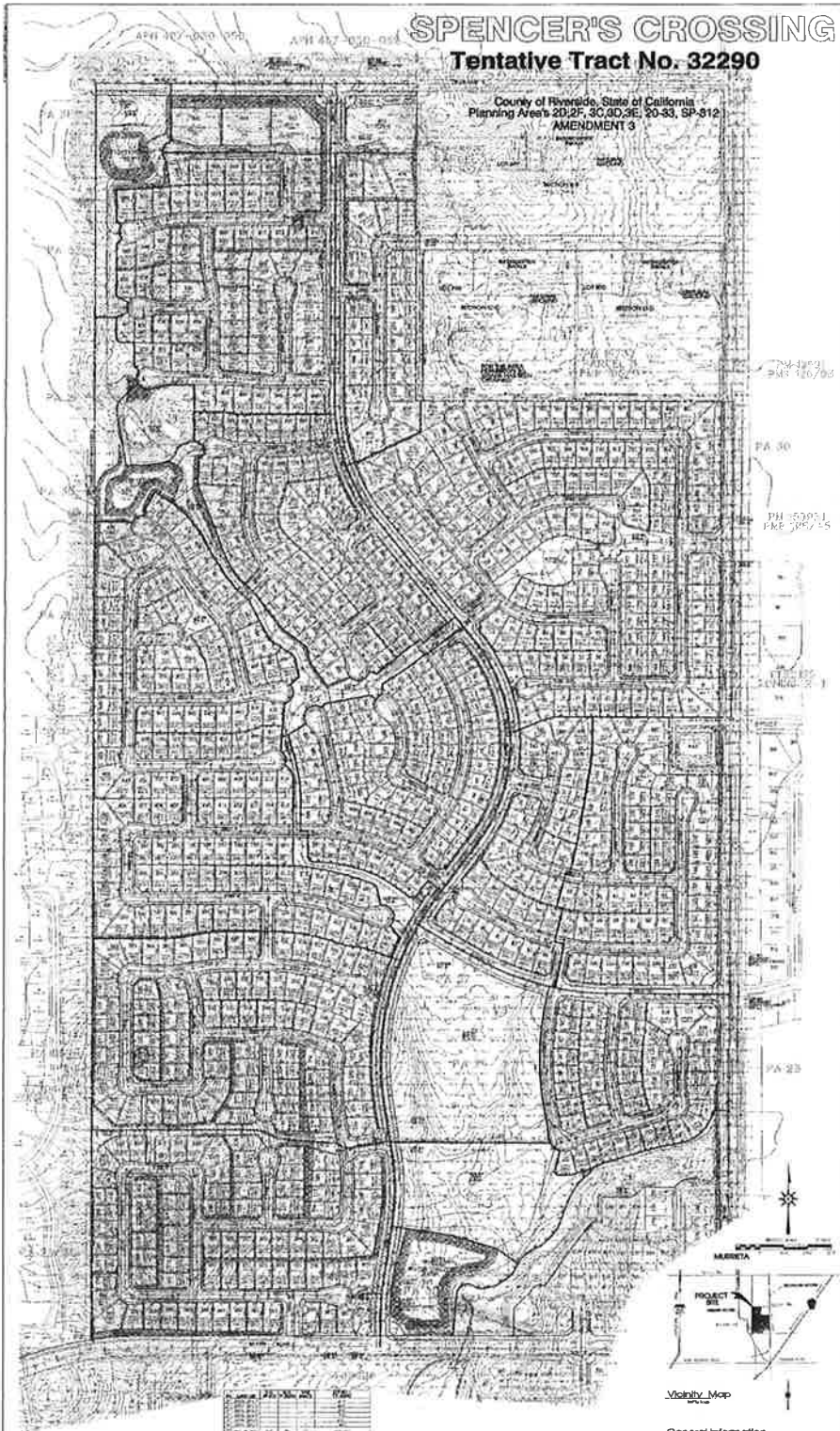
ASSESSORS  
 BK. PG. 467 13-23  
 THOMAS 899 B5  
 BROS.PG



# SPENCER'S CROSSING

## Tentative Tract No. 32290

County of Riverside, State of California  
Planning Areas 20-2F, 30, 3D, 3E, 20-33, SP-312  
AMENDMENT 3



**General Information**

- 1. ALL RIGHTS RESERVED
- 2. ALL RIGHTS RESERVED
- 3. ALL RIGHTS RESERVED
- 4. ALL RIGHTS RESERVED
- 5. ALL RIGHTS RESERVED
- 6. ALL RIGHTS RESERVED
- 7. ALL RIGHTS RESERVED
- 8. ALL RIGHTS RESERVED
- 9. ALL RIGHTS RESERVED
- 10. ALL RIGHTS RESERVED

**Legend**

- 1. ALL RIGHTS RESERVED
- 2. ALL RIGHTS RESERVED
- 3. ALL RIGHTS RESERVED
- 4. ALL RIGHTS RESERVED
- 5. ALL RIGHTS RESERVED
- 6. ALL RIGHTS RESERVED
- 7. ALL RIGHTS RESERVED
- 8. ALL RIGHTS RESERVED
- 9. ALL RIGHTS RESERVED
- 10. ALL RIGHTS RESERVED

**Tentative Tract No. 32290**

**Legal Description**

**Protect Areas**

**Residential Lots**

**LENAR**

**RBF CONSULTING**

**AMENDMENT 3**

**SP-312 PLANNING AREA**

**TRACT NO. 32290**


# Extension of Time Environmental Determination

Project Case Number: TR32290  
 Original E.A. Number: EA39763  
 Extension of Time No.: First  
 Original Approval Date: March 1, 2006  
 Project Location: North of Baxter Road, east of Briggs Road, south of Keller Road, and west of Leon Road

Project Description: Schedule H – subdivide 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33.

On March 1, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Tim Wheeler, Urban Regional Planner III

Date: July 8, 2016  
 For Steve Weiss, Planning Director

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                    EOT1- LEA CLEARANCE                    RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6                    EOT1- WATER & SEWER WILL SERVE                    RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7                    EOT1- NOISE CLEARANCE                    RECOMMND

Provide documentation showing clearance from the Office of Industrial Hygiene or provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15                    MAP - EOT2 APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 16                    MAP - EOT1 BMP CONST NPDES PER                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent



TRACT MAP Tract #: TR32290

Parcel: 467-140-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16                    MAP - EOT1 BMP CONST NPDES PER (cont.)                    RECOMMND

stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 2                            EPD - EOT BURROWING OWL SURVEY                            RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7                    MAP - EOT1 IF WQMP REQUIRED                    RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

07/08/16  
08:24

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT1 IF WQMP REQUIRED (cont.)

RECOMMND

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRAMOS  
 DATE: 8/10/16

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY INFRASTRUCTURE FINANCING AUTHORITY  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

386



**FROM:** Executive Office

**SUBMITTAL DATE:**  
 August 10, 2016

**SUBJECT:** Riverside County Infrastructure Financing Authority Lease Revenue Refunding Bonds, 2016 Series A and Series A-T (Taxable), All, [\$225,000], Bond Proceeds 100%, (Vote on Separately)

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

1. Adopt resolution 2016-02 approving the issuance of the \$39.785 million Riverside County Infrastructure Financing Authority Lease Revenue Refunding Bonds 2016 Series A and Series A-T (Federally Taxable), approving the execution and delivery of a site lease and a lease agreement, and other matters related thereto.

**BACKGROUND:**

**Summary**

The 2016 Series Bonds are being issued to refund \$40,680,000 in bonds issued by the Riverside County Palm Desert Financing Authority (RCPDFA) in 2008 (the 2008A Bonds) to fund the construction of the Palm Desert Sheriff's Station, acquire the Bermuda Dunes Park site and the North Palm Springs Multi-Service Center.

Continued on pg 2

*Stephanie Persi*  
 Stephanie Persi  
 Principal Management Analyst

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 225,000	\$ 0	\$ 225,000	\$ 0	Consent <input type="checkbox"/> Policy X <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Bond Proceeds  
 Budget Adjustment: No  
 For Fiscal Year: 2016-17

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

APPROVE

BY: *Ivan M. Chand*  
 Ivan M. Chand 8/10/2016

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: 10/21/08 9.1 | District: All | Agenda Number:

5-1 C

Departmental Concurrence



**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY INFRASTRUCTURE FINANCING AUTHORITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11: Riverside County Infrastructure Financing Authority Lease Revenue Refunding Bonds, 2016 Series A and Series A-T (Taxable), All, [\$225,000], Bond Proceeds 100%, (Vote on Separately)**

**DATE: August 10, 2016**

**PAGE: 2 of 2**

**BACKGROUND:**

**Summary (continued)**

The refunding is an advanced refunding. With the exception of the Bermuda Dunes Park site, the lease assets will remain the same. The refunding will also provide \$11.3 million in new money for County projects. The existing Debt Service Reserve Fund and unspent Project Fund will be applied to the refunding escrow and a like amount re-borrowed as new money. This structure is required by bond counsel. The term of the bonds is being extended to benefit the County Budget. Annual refunding portion of the debt service will be about \$2.8 million through 2031 compared to current annual debt service of \$8.2 million through 2022. The approximate cash flow savings are \$34 million through 2022 and NVP savings are \$1.2 million over the term of the issue, purposely structured to be 3% + of the refunded bonds. This meeting the Board Policy B-24 requirement of at least a 3% savings threshold. This financing is designed to assist the County in managing its shorter term budget priority while also generating minimally required net present value (NPV) savings. The 2016 Series Bonds are secured by County leases of four facilities which include Palm Desert Sheriff Station, North Palm Springs Multi-Service Center, Mecca Library and Sheriff Station and the Rubidoux Family Care Center.

The Riverside County Palm Desert Financing Authority (PDFA) was established in the 1990's to capture tax increment pass through revenues for the benefit of the desert communities that would have otherwise gone to the County General Fund. The PDFA is a joint powers authority comprised of the County and the now dissolved Palm Desert Redevelopment Agency. The underlying lease payment schedules were crafted to reflect the expected pass through revenue that would otherwise flow directly to the County. Since the passage of the Governors' Redevelopment bill (AB1X 26), the County now receives the pass through revenue directly. Utilizing the RCPDFA is not necessary and no longer beneficial. Therefore, the County has deemed its own Infrastructure Financing Authority as the most appropriate issuing entity.

This item has been approved by the Debt Advisory Committee.

**Impact on Citizens and Businesses**

The savings achieved by the refunding will help to reduce the debt obligation of the County and therefore allow for resources to be redirected to services for the citizens.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The savings will be realized by the general fund, which pays the current debt service on these bond issues.

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3 **RESOLUTION NO. 2016 – 02**

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5 **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY**  
6 **INFRASTRUCTURE FINANCING AUTHORITY APPROVING THE ISSUANCE OF NOT TO EXCEED**  
7 **\$45,000,000 AGGREGATE PRINCIPAL AMOUNT OF LEASE REVENUE REFUNDING BONDS 2016**  
8 **SERIES, APPROVING THE EXECUTION AND DELIVERY OF A SITE LEASE AND A LEASE**  
9 **AGREEMENT, AND OTHER MATTERS RELATED THERETO**

10  
11 **WHEREAS**, the Riverside County Infrastructure Financing Authority (the "Authority") is a joint  
12 exercise of powers authority, duly organized and existing under and pursuant to that certain Joint  
13 Exercise of Powers Agreement, dated as of September 15, 2015 (the "Joint Powers Agreement"), by and  
14 between the County of Riverside (the "County") and the Riverside County Flood Control and Water  
15 Conservation District, and under the provisions of Articles 1 through 4 (commencing with Section 6500)  
16 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act") and is  
17 authorized and empowered pursuant to Article 4 (commencing with Section 6584) of the Act to issue  
18 bonds for the purposes of financing and refinancing public capital improvements;

19 **WHEREAS**, the County has expressed its desire to provide for the (i) refinancing of certain public  
20 improvements (the "2008 Project") previously acquired, constructed and installed pursuant to the  
21 provisions of a Sublease, dated as of November 1, 2008, by and between the County and the Riverside  
22 County Palm Desert Financing Authority, and (ii) financing of public capital improvements for the County  
23 consisting of the following (collectively, the "2016 Project"): (a) the rehabilitation, including but not limited  
24 to seismic retrofitting, of the County-owned building located at 4075 Main Street in the City of Riverside  
25 for use by the County's Law Offices of the Public Defender and (b) any other public improvements  
26 selected by the County;

FORM APPROVED COUNTY COUNSEL  
BY: Dale A. Gardner 8/10/16  
DALE A. GARDNER DATE

1 **WHEREAS**, in order to provide the funds necessary to refinance the 2008 Project and finance the 2016  
2 Project, the County and the Authority will enter into a Site Lease (the "Site Lease"), whereby the County  
3 will lease to the Authority all or a portion of the real property, and the improvements located thereon,  
4 listed at Exhibit A hereto (collectively, the "Leased Property"), and the County and the Authority will enter  
5 into a Lease Agreement (the "Lease"), whereby the County will sublease from the Authority the Leased  
6 Property;

7 **WHEREAS**, pursuant to an assignment agreement (the "Assignment Agreement"), the Authority  
8 will transfer certain of its rights, title and interests in and to the Site Lease and the Lease, including its  
9 right to receive lease payments due under the Lease, to U.S. Bank National Association, a national  
10 banking association duly organized and existing under and by virtue of the laws of the United States of  
11 America (the "Trustee");

12 **WHEREAS**, pursuant to an Indenture of Trust (the "Indenture"), between the Authority and the  
13 Trustee, the Authority will issue and deliver its Riverside County Infrastructure Financing Authority Lease  
14 Revenue Refunding Bonds, 2016 Series A (the "Series A Bonds"), and its Riverside County  
15 Infrastructure Financing Authority Lease Revenue Refunding Bonds, 2016 Series A-T (Federally  
16 Taxable) (the "Taxable Series A-T Bonds" and, together with the Series A Bonds, the "Bonds"), in a  
17 combined aggregate principal amount of not to exceed \$45,000,000, the proceeds of which will be used  
18 to (i) refinance the 2008 Project through the refunding of the outstanding Riverside County Palm Desert  
19 Financing Authority Lease Revenue Bonds (County Facilities Projects) 2008 Series A (the "2008 Bonds")  
20 and (ii) finance the 2016 Project;

21 **WHEREAS**, the Bonds will be secured by, among other things, the lease payments made by the  
22 County under the Lease;

23 **WHEREAS**, in connection with the issuance and delivery of the Bonds, the Authority also desires  
24 to approve the form and distribution of a preliminary official statement (the "Preliminary Official  
25 Statement") and the form of a purchase contract (the "Purchase Contract");

26 **WHEREAS**, the County, in consideration of the Authority's determination to assist with the  
27 refinancing of the Project as described above, has agreed to indemnify and hold harmless the Authority  
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1 in connection with entering into the Site Lease and the Lease and the Project, as more particularly set  
2 forth in the Lease; and

3 **WHEREAS**, there have been presented to this meeting the proposed forms of the following  
4 documents:

- 5 (a) Indenture;
- 6 (b) Assignment Agreement;
- 7 (c) Site Lease;
- 8 (d) Lease;
- 9 (e) Preliminary Official Statement; and
- 10 (f) Purchase Contract;

11 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE RIVERSIDE**  
12 **COUNTY INFRASTRUCTURE FINANCING AUTHORITY AS FOLLOWS:**

13 SECTION 1. Issuance of Bonds. The issuance of the Bonds by the Authority on the terms and  
14 conditions set forth in, and subject to the limitations specified in, the Indenture and this Resolution, is  
15 hereby approved; provided, however, that (i) the aggregate principal amount of the Bonds shall not  
16 exceed \$45,000,000 (ii) the maturity of the Bonds shall not exceed November 1, 2036 and (iii) the true  
17 interest cost with respect to the Bonds shall not exceed 3.25% per annum. It is the intention of the  
18 Authority that the Taxable Series A-T Bonds be subject to all applicable federal income taxation pursuant  
19 to Section 5900 et seq. of the Government Code of the State of California.

20 SECTION 2. Approval of Indenture. The form of Indenture presented at this meeting is hereby  
21 approved and the Chairman, the Vice-Chairman and the Executive Director of the Authority (each an  
22 "Authorized Officer") are hereby authorized and directed, for and in the name of and on behalf of the  
23 Authority, to execute, acknowledge and deliver, and the Secretary is hereby authorized and directed to  
24 attest, the Indenture in substantially the form presented at this meeting with such changes therein as the  
25 officers executing the same may approve, such approval to be conclusively evidenced by the execution  
26 and delivery thereof, including with respect to whether and what type(s) of credit enhancement secures  
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1 the Bonds, or by other factors, as determined by the Authorized Officers in consultation with the  
2 Authority's financial and legal consultants as being in the best interests of the Authority and the County.

3 SECTION 3. Approval of Site Lease. The form of Site Lease presented at this meeting is  
4 hereby approved and each Authorized Officer is hereby authorized and directed, for and in the name of  
5 and on behalf of the Authority, to execute, acknowledge and deliver, and the Secretary is hereby  
6 authorized and directed to attest, the Site Lease in substantially the form presented at this meeting with  
7 such changes therein as the Authorized Officer executing the same may approve, such approval to be  
8 conclusively evidenced by the execution and delivery thereof.

9 SECTION 4. Approval of Lease. The form of Lease presented at this meeting is hereby  
10 approved and each Authorized Officer is hereby authorized and directed, for and in the name of and on  
11 behalf of the Authority, to execute, acknowledge and deliver, and the Secretary is hereby authorized and  
12 directed to attest, the Lease in substantially the form presented at this meeting with such changes therein  
13 as the Authorized Officer executing the same may approve, such approval to be conclusively evidenced  
14 by the execution and delivery thereof.

15 SECTION 5. Approval of Assignment Agreement. The form of Assignment Agreement  
16 presented at this meeting is hereby approved and each Authorized Officer is hereby authorized and  
17 directed, for and in the name of and on behalf of the Authority, to execute, acknowledge and deliver, and  
18 the Secretary is hereby authorized and directed to attest, the Assignment Agreement in substantially the  
19 form presented at this meeting with such changes therein as the Authorized Officer executing the same  
20 may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

21 SECTION 6. Approval of Purchase Contract. The Authority is hereby authorized to enter into  
22 the Purchase Contract and each Authorized Officer is hereby authorized and directed to execute and  
23 deliver, and the Secretary is hereby authorized and directed to attest, the Purchase Contract on behalf of  
24 the Authority, in substantially the form presented to this meeting, with such changes therein, deletions  
25 therefrom and additions thereto as the Authorized Officer shall approve in consultation with the Counsel  
26 to the Authority and Bond Counsel, which approval shall be conclusively evidenced by the execution and  
27 delivery thereof; *provided, however,* that the underwriting fee payable pursuant to the Purchase Contract  
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1 shall not exceed 0.50% of the aggregate principal amount of the Bonds and the maturity date, the  
2 principal amount of the Bonds and the interest rates thereon shall be limited as specified in Section 1  
3 hereof.

4 SECTION 7. Approval of Official Statement. The Preliminary Official Statement is hereby  
5 approved and the same may be used and is hereby authorized to be used and distributed in the market  
6 by the Underwriter incident to the marketing of the Bonds. Each Authorized Officer is hereby authorized  
7 to (a) make such changes in such form of the Preliminary Official Statement as such officer, in  
8 consultation with Authority Counsel and the Underwriter, shall determine to be appropriate, and (b) on  
9 behalf of the Authority, to deem such Preliminary Official Statement "final" pursuant to Rule 15c2-12  
10 under the Securities Exchange Act of 1934 (the "Rule"). Each Authorized Officer is authorized and  
11 directed to prepare a final Official Statement, with such additional information as may be permitted to be  
12 excluded from the Preliminary Official Statement pursuant to the Rule, which final Official Statement shall  
13 be executed and delivered in the name and on behalf of the Authority by an Authorized Officer, and such  
14 Authorized Officer is authorized and directed to prepare, execute and deliver in the name and on behalf  
15 of the Authority any supplemental filings related to such final Official Statement.

16 SECTION 8. Municipal Bond Insurance. The Authorized Officers, each acting alone, are hereby  
17 authorized and directed to take all actions necessary to obtain a municipal bond insurance policy for the  
18 Bonds from a municipal bond insurance company if it is determined, upon consultation with the C.M. de  
19 Crinis & Co., Inc. (the County's financial advisor) and the Underwriter, that such municipal bond  
20 insurance policy will reduce the true interest costs with respect to the Bonds.

21 SECTION 9. Other Acts. The officers and staff of the Authority are hereby authorized and  
22 directed, jointly and severally, to do any and all things, to execute and deliver any and all documents,  
23 which in consultation with Counsel to the Authority or with Jones Hall, A Professional Law Corporation,  
24 the Authority's bond counsel, they may deem necessary or advisable in order to effectuate the purposes  
25 of this Resolution, and any and all such actions previously taken by such officers or staff members are  
26 hereby ratified and confirmed.  
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SECTION 10. Effective Date. This Resolution shall take effect upon adoption.

PASSED and ADOPTED this August 23, 2016.

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Chairman

ATTESTED:

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Secretary

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**EXHIBIT A**

**Leased Property**

- (i) County library branch and sheriff office site on 66th Avenue in Mecca;
- (ii) Multi-service center site at 19531 McLane Street in North Palm Springs;
- (iii) Sheriff station site at 73705 Gerald Ford Drive in Palm Desert; and
- (iv) Health clinic/family care center site at 5256 Mission Boulevard in Rubidoux.



CERTIFICATION

The undersigned Secretary of the Riverside County Infrastructure Financing Authority, does hereby certify that the foregoing Resolution No. 2016-02 was duly adopted by the Riverside County Infrastructure Financing Authority at a meeting thereof held on August 23, 2016, by the following vote to wit:

AYES: Board

NOES: None

ABSENT: None

ABSTAIN: None

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Secretary

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