

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**14-2**

During the oral communication section of the agenda for Tuesday, November 26, 2013, Maxine Miller spoke about PM 33884 in Cabazon regarding a sewer issue.

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**ATTACHMENTS FILED WITH  
CLERK OF THE BOARD**

**AGENDA NO.  
14-2**

**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:** MAXINE MILLER

**Address:** 19024 RUPPERT ST  
(only if follow-up mail response requested)

**City:** PALM SPRINGS **Zip:** 92262

**Phone #:** 760 424 7317

**Date:** 1/26/13 **Agenda #** oral comm.

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **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:** CARMEN MEADOWS CABAZON  
SEWER

## **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:**

Notwithstanding any other provisions of these rules, 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.

### **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 insure 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 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 front bottom of the form.

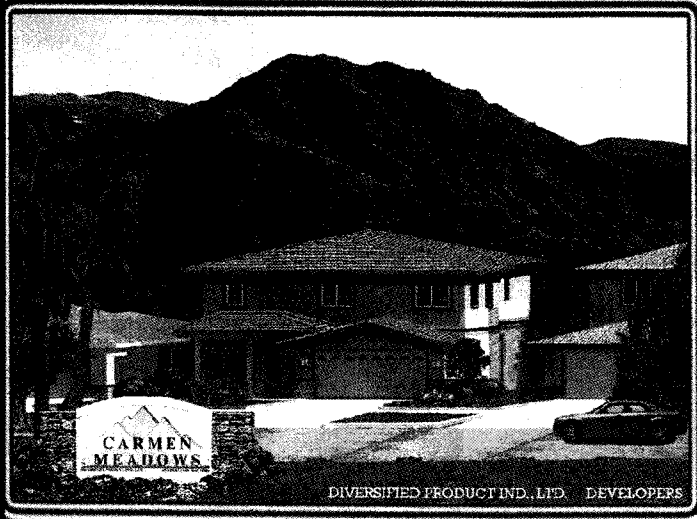
### **Addressing the Board & Acknowledgement by Chairman:**

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.

## TR33884; Carmen Meadows 40 unit Affordable Housing Development Sewer Concerns

- As a 5<sup>th</sup> District County of Riverside Supervisor, Marion Ashley oversees a budget of \$ 4.5 billion and sets public policy for over two million people in what is one of the fastest growing areas in the nation.
- The proper disposal of sewage waste as generated in homes and business is essential to protect the health and welfare of the residents and visitors to the County of Riverside; and High levels of Nitrate in drinking water are implicated in a number of illnesses and health disorders. For that reason, both the USEPA and the State of California have established Maximum Contaminant Levels (MCLs) that may not be exceeded in water provided to the public. If not properly maintained, septic systems could potentially contaminate groundwater with nitrates, ammonia, salts, metals, organic solvents, grease and oil, and other substances, impairing the beneficial uses of local water supplies.
- The unincorporated area of Cabazon is currently the only location in the County of Riverside on septic tanks.
- Nothing has been done by Supervisor Ashley or the County Board of Supervisors to fulfill the County's promise to provide wastewater treatment & disposal access for Cabazon and the Carmen Meadows Housing project as required in the entitlement of Tentative Tract Map No. 33884 issued on 11/04/08 with approval and endorsement by both Supervisor Ashley and the Riverside County Board of Supervisors, including automatic land use extensions to 11/04/2015 by Assembly Bill Nos. 280 and 333.

### Cabazon Carmen Meadows 40-Unit Single-Family Affordable Housing Project



**DIVERSIFIED PRODUCT IND., LTD.**  
 4077 Meade Place Ste 2  
 92506-0801  
 951-261-1100  
 951-261-1101  
 951-261-1102  
 951-261-1103  
 951-261-1104  
 951-261-1105  
 951-261-1106  
 951-261-1107  
 951-261-1108  
 951-261-1109  
 951-261-1110

**ROBBY KNOX, AIA**  
**ARCHITECTS, INC.**  
 2506 N. HAY / SUITE 202  
 P.O. BOX 1000  
 92506-1000  
 951-261-1100

**4077 Meade Place Ste 2  
 92506-0801  
 951-261-1100  
 951-261-1101**

**PREMIER**  
**BLINDS, SHUTTERS, SCREENS**  
 1000 W. 10TH ST. SUITE 100  
 92506-1000  
 951-261-1100

**Water Energy Inc.**  
 1000 W. 10TH ST. SUITE 100  
 92506-1000  
 951-261-1100

**Landmark Development Corporation**  
 1000 W. 10TH ST. SUITE 100  
 92506-1000  
 951-261-1100

1013 W. 10TH ST. SUITE 100

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2013 NOV 25 PM 12:56

### Cabazon Carmen Meadows 40-Unit Single-Family Affordable Housing Project

**TENTATIVE TRACT MAP NO. 33884**

**DIVERSIFIED PRODUCT IND., LTD.**  
 6000 W. 15TH ST., SUITE 100  
 RIVERSIDE, CA 92504  
 TEL: 951-504-1111 FAX: 951-504-1112  
 WWW.DIVERSIFIEDPRODUCT.COM

**BOBBY KNOX, AIA ARCHITECTS, INC.**  
 1001 S. GARDEN ST., SUITE 100  
 RIVERSIDE, CA 92507  
 TEL: 951-504-1111 FAX: 951-504-1112  
 WWW.BKNOX.COM

**PREMIER**  
 ENGINEERING & ARCHITECTURE  
 1001 S. GARDEN ST., SUITE 100  
 RIVERSIDE, CA 92507  
 TEL: 951-504-1111 FAX: 951-504-1112  
 WWW.PREMIER-CA.COM

**Water Engineering, Inc.**  
 1001 S. GARDEN ST., SUITE 100  
 RIVERSIDE, CA 92507  
 TEL: 951-504-1111 FAX: 951-504-1112  
 WWW.WATER-ENGINEERING.COM

**Labadie Development**  
 1001 S. GARDEN ST., SUITE 100  
 RIVERSIDE, CA 92507  
 TEL: 951-504-1111 FAX: 951-504-1112  
 WWW.LABADIE-DEVELOPMENT.COM

These homes will further develop Cabazon by giving its current residents, and those employed by the Cabazon Outlets & Casino Morongo, new options.

### TR33884; Carmen Meadows 40 unit Affordable Housing Development Project History

- **2000-2013:** We have been trying for nearly 13 years to get this project construction completed.
  - *Our Cabazon Carmen Meadows 40-unit single-family affordable housing project (TR33884/CZ07218) exceeds the projected service demands for current and future needs in the community of Cabazon. Unfortunately, Riverside County officials continue to derail our project. A significant amount of time, money and other resources have been expended by our company during this nightmare through the County of Riverside.*
- **On or about October 2000:** Vacant "High Ground" Parcels, ±9.6 acres, Purchased by Jack C. Pryor; Lot 90, APN 526-131-004, -002, in the unincorporated area of Cabazon, County of Riverside, CA 92230
- **On or about December 2000:** Nitro-Raptor On Site Wastewater Treatment & Disposal System Selected by Diversified Product Ind., LTD for the Cabazon Project
- **May 2004:** SUBMITTAL OF PAR CASE NO. 465, APN: 526-131-002,004 FOR THE CABAZON CARMEN MEADOWS PROJECT, LOCATED AT THE NWC OF CARMEN AND BROADWAY AVE, CABAZON, CA
- **May 2004** approval of the Request for Activation of Latent Power For Wastewater Service for the Cabazon Water District by the Local Agency Formation Commission, County of Riverside, per LAFCO Resolution No. 32-04
- **September 2004** receipt of DRAFT RULES OF WASTE WATER DISCHARGE FOR AN ON-SITE SEWER FACILITY from the California State Regional Water Quality Control Board that were subsequently thwarted (by Supervisor Ashley)
- **November 2005** submittal of TTM 33884/CZ07218 to the County of Riverside; Carmen Meadows 40 Unit Affordable Housing Project (20% Affordable Housing Allocation)
- County Violation of Senate Bill SB 1087, signed into law the Governor on **October 7, 2005, effective January 1, 2006**, structured to eliminate any significant roadblocks experienced by affordable housing developers in their efforts to provide water and/or sewer services! *In order to qualify for water and sewer service priorities, an affordable housing development requires only one unit devoted to lower income households.*
  - *Any attempt by a public agency and/or the Board of Supervisors to deny, prohibit, delay and/or condition the approval of affordable housing projects, such as the Cabazon Carmen Meadows project, while at the same time for example, granting hookups to integrate the Morongo Indian Wastewater System into the infrastructure of the Cabazon community violates SB 1087.*
- **June 2006** County approval of ORDINANCE NO. 650 (AS AMENDED THROUGH 650.5) to outlaw On Site Waste Water Facilities pursuant to CHAPTER 8.124 OF THE RIVERSIDE COUNTY CODE REGULATING THE DISCHARGE OF SEWAGE IN THE UNINCORPORATED AREAS OF THE COUNTY OF RIVERSIDE AND INCORPORATING BY REFERENCE ORDINANCE 725

## TR33884; Carmen Meadows 40 unit Affordable Housing Development Project History (Continued)

- **August 2007:** The Redevelopment Agency received funding to assist the Cabazon Water District by constructing a sewer trunk line that will tie in to a future sewer plant operated by the Cabazon Water District. This was designated to provide for future development in the community.
  - Cabazon Sewer (MCPA), Start Date: August 2007 (Design)
  - Engineer: Krieger & Stewart
  - Estimated Completion Date: October 2011
  - Estimated Project Cost: \$ 4,500,000
  - FY 09/10 Expenditures: \$ 2,750
  - Location: Carmen, Almond and Dolores Ave.
- **November 4, 2008:** TR33884/CZ07218 entitlement approvals received for the Carmen Meadows Project by the County of Riverside Board of Supervisors and the Transportation & Land Management Agency pursuant to the County requirements to build and that our project will receive access to a Wastewater Treatment Facility and associated structures (sewer mains) with sewer line connectivity onto the property located at the corner of Broadway and Carmen, *including automatic land use extensions to 11/04/2015 by Assembly Bill Nos. 280 and 333.*
- **December 2011 (on or about):** Funding for the redevelopment of Cabazon was diverted to County Building Improvements and Recreational Parks
  - The construction of the \$25 million, 12-acre Perris Menifee Valley Aquatic Center on County owned land located at Trumble Road in Perris, CA. The Aquatic Center will be in use for 3 months only during the summer. Funding for construction and operation of the park comes from the County's now defunct Redevelopment Agency, which was dissolved in 2011. In an article published by the Press Enterprise on July 5, 2013, Tom Freeman, a County Economic Development Agency official erroneously stated, "The water park was the last county project to be approved for redevelopment dollars" and "all of the money came through without a problem". Furthermore, per Mr. Freeman, "... all of the underground sewer and water lines are installed and the street improvements are underway".
- **As of December 3, 2012 (per email from Andy Frost, Riverside County Economic Development Agency)** "Through ABX 126, the State of California eliminated Redevelopment and with it, all of our future project funding. We are only funded to complete design (which should be wrapping up early next year) and are looking for alternate sources of financing for construction. Additionally, there is no entity that has officially agreed to operate the sewer once completed. This has thrown much uncertainty onto any schedule. We have been working with US Department of Agriculture (USDA) on some financing, but this is all uncertain and will take some time. In order for this to move forward, the Cabazon Water District (if they agree to be the operator of the new sewer) will be required by USDA to be the applicant and a preliminary application would have to be completed. Our engineering consultant Krieger and Stewart is talking with the Cabazon Water District about the requirements of this process. So, at this point, I hesitate to provide any schedule since to many components of this are simply beyond our control."

## TR33884; Carmen Meadows 40 unit Affordable Housing Development Project History (Continued)

- **On June 24, 2013** at a meeting with Riverside County Economic Development Agency (EDA) officials, we were led to believe that the wastewater treatment & development facility required for our Cabazon project was still in work. 3 days later, EDA informed us, effective June 27, 2013 (3 days after meeting with them), that the engineering design contract had been canceled and that the sewer was in essence **dead**. *There is something unscrupulous to say the least going on here!*
- **June 25, 2013:** Furthermore, the letter dated June 25, 2013 from Supervisor Marion Ashley with other documents from the applicable County agencies, confirms and validates our contention that the County of Riverside and District representatives purposely intend to thwart the progress of our Cabazon project.
- **July 3, 2013:** Per Dominick Lombardi, Facilities Project Manager III of Riverside County Economic Development Agency, the Cabazon Sewer Trunk Line A and Wastewater Treatment Facility is currently in the design phase. However, due to the dissolution of the Redevelopment Agency the project was cancelled as of June 27, 2013. The design remains in-complete and no funding is available to continue.
- **July 5, 2013:** Press Enterprise news - we learned of the final nail. Poor decisions, mismanagement and the redirection of \$25,000,000 by the now defunct Redevelopment Agency and Supervisor Marion Ashley, Riverside County 5<sup>th</sup> District, to construct an Aquatic water park in Perris, CA (for use during only 3 summer months out of the year), instead of funding the "TTM 33884 entitled" Cabazon project sewer. This last act, in effect, derailed our Cabazon project.

## OUR CLAIM

- RACIAL DISCRIMINATION
  - Since Jack C. Pryor/Diversified Product Industries (DPI), LTD is the only Black American Developer in Riverside County trying to bring affordable homes to Cabazon
  - The County currently allows single family residential building on north side of the highway on less than ¼ acres lots where a sewer system does not exist contrary to existing county building codes that require a sewer system
  - The County and Supervisor Ashley refused to meet to discuss Diversified's project for over 4 years allowing Diversified to pay review fees twice and pursue project on "Bogus Intentions" of approval.
- Bate & Switch Tactics – County Building codes allow for on-site waste water system, however Supervisor Ashley is against this after Diversified pursued current policy for 5 years and building permits
  - COUNTY RULING PER ORDINANCE 650.5 TO OUTLAW ONSITE WASTE WASTER TREATMENT (OWTS) FACILITIES WHILE STATE LAW ALLOWS THEM, PER OWTS POLICY EFFECTIVE JUNE 2012
  - COUNTY REQUESTS THAT WE PAY MORE FEES AND CONSULT STATE WATER QUALITY BOARD FOR EXCEPTION TO INSTALL SEPTIC AS INTERIM SOLUTION FOR TTM33884
  - COUNTY REFUSAL TO PROVIDE SEWER LINE AND BUILD TREATMENT PLANT WITH ACCESS TO OUR CABAZON PROJECT AS PROMISED IN TTM 33884 11/4/2008 ENTITLEMENT APPROVALS
  - COUNTY OVERCHARGING FOR MULTIPLE REVIEWS/FEES
  - COUNTY APPROVAL OF OUR PROJECT (2) TIMES DURING 2006 WITHOUT INFORMING US-SUBSEQUENTLY REFUNDING FEES AGAIN IN 2008 DURING THE START OF RECESSION.
- Riverside County misuse of State (and/or Federal) Economic Development Funds
  - TWENTY-FIVE MILLION DOLLARS(\$25,000,000) FOR A WATER PARK & SLIDES THAT WILL ONLY BE USED IN THE SUMMER MONTHS VERSUS A 40 UNIT CARMEN MEADOWS SINGLE FAMILY RESIDENTIAL AFFORDABLE HOUSING TRACT FOR LOW TO MEDIUM INCOME RESIDENTS FOR USE YEAR ROUND!
- Loss of DPI Business and real estate development opportunities in the 2006-2007 timeframe when the market was "hot"



### Cabazon Carmen Meadows 40-Unit Single-Family Affordable Housing Project

The County's promise to provide wastewater treatment & disposal access for Carmen Meadows is valid as REQUIRED in the entitlement of Tentative Tract Map No. 33884 issued on 11/04/08 with approval and endorsement by the Riverside County Board of Supervisors, including automatic land use extensions to 11/04/2015 by Assembly Bill Nos. 280 and 333

The County is in BREACH of its responsibility and has NOT been forthcoming with the critical infrastructure as promised.



**Cabazon Carmen Meadows 40-Unit Single-Family Affordable Housing Project**

PLANNING CASE INFORMATION FOR TR33884      Date: 11/25/2013

Records for TR33884 up of 11/25/2013 11:31:29 AM

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**Basic Case Information**

<b>CASE NUMBER:</b>	TR33884
<b>CASE STATUS:</b>	APPROVED
<b>APPLIED DATE:</b>	10/14/2005
<b>DECISION DATE:</b>	11/04/2008
<b>EXPIRATION DATE:</b>	11/4/2015
<b>GENERAL LOCATION:</b>	1/1000 COR. BROADWAY/CARMON
<b>DESCRIPTION:</b>	40 LOT RESIDENTIAL SUBDIVISION FOR RESIDENTIAL USE W/ 3 OPEN SPACE LOTS FOR DETENTION BASIN
<b>APPLICANT:</b>	DIVERSIFIED PRODUCTS
<b>ADDRESS 1:</b>	488 N CAMDEN DRIVE #200
<b>ADDRESS 2:</b>	BEVERLY HILLS CA
<b>ADDRESS 3:</b>	
<b>ZIP:</b>	90210

TR33884 Paid in full  
 and APPROVED  
 11/04/2008

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**Fee Information**

<b>TOTAL FEES:</b>	\$80,904.64
<b>TOTAL PAYMENTS:</b>	\$80,904.64
<b>BALANCE DUE:</b>	\$0.00

**Cabazon Carmen Meadows 40-Unit Single-Family Affordable Housing Project**

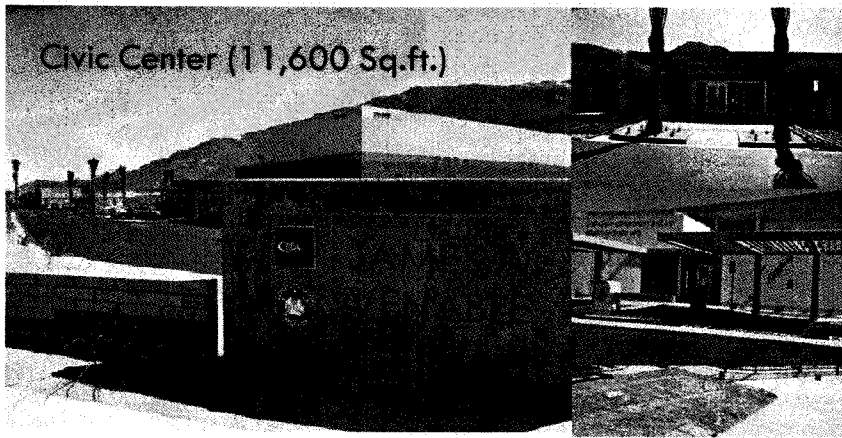
Carmen Meadows on-site wastewater system system (OWST) gained both support and approval by the following:

1. Local Agency Formation Commission (LAFCO)
2. County of Environmental Health
3. Cabazon Water District
4. California Water Quality Board
5. Krieger & Stewart Consulting Engineers

System produced, manufactured, and installed by by 7H technology

## II. County Buildings and Recreation (Cabazon)

### Cabazon Civic Center & Associated Structures \$15.9 million (25,753 sq.ft.)



Child Development & Counseling Center  
(13,026 Sq.ft.)

Community Library  
(7,000 Sq.ft.)

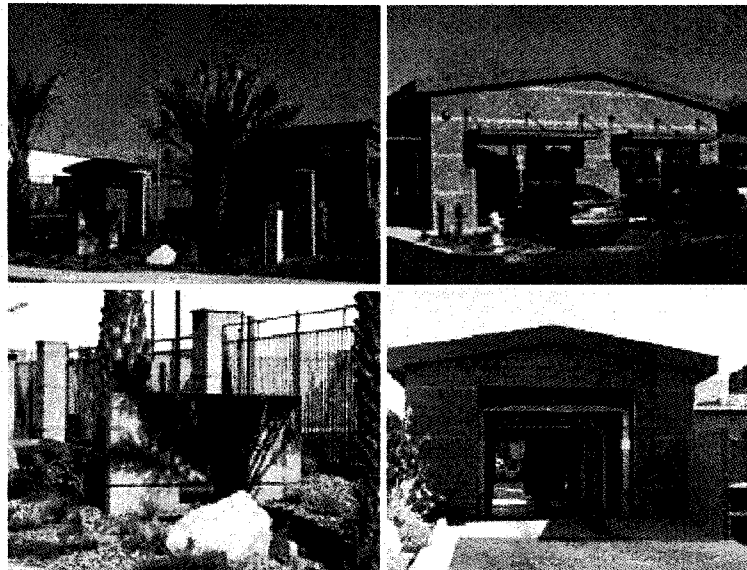
Administration Building  
(3,300 sq.ft.)

**Includes:** Public Library, Child Development Center, Skate Park, Basketball Courts, Play Areas, Multi-use turf area, Picnic Shade Shelters, Restrooms, Storage buildings, and Headquarters for the Cabazon Water District

Cabazon Sheriff's Station  
**\$3.4 million (15,000 sq.ft.)**



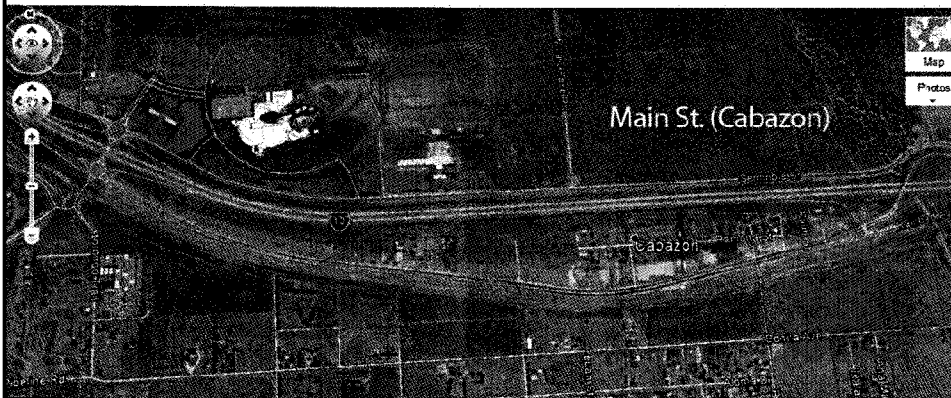
Cabazon Fleet Services Building  
**\$4.757 million (6,353 Sq.ft.)**



Cabazon Fire Station  
\$4.6 million (6,500 sq.ft.)



Main Street (Cabazon) Improvement  
\$1.7 million



"Significantly improved business climate."  
-From "Benefits" of Main Street Improvement Project, Phase I

Unemployment rate of Cabazon is 34% - Erin Waldner, Press  
Enterprise

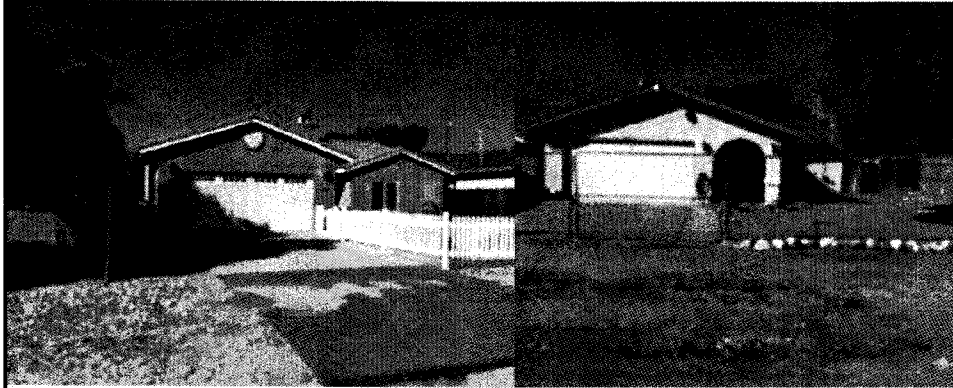
**Cabazon - Total Expenditure and Area (Economic Development Funds)**

<u>Building</u>	<u>Cost</u>
Civic Center (Library, Child Development, Skate Park, Administration)	\$16,900,000
Sheriff's Station	\$ 3,400,000
Fleet Services	\$ 4,757,500
Fire Station	\$ 4,600,000
Main Street Improvement	\$ 1,700,000
Ballfield Project	\$ 125,000
Water Reservoir & Treatment Plant Replacement	\$ 1,344,000
<b>Total</b>	<b>\$31,826,500</b>

<u>Building</u>	<u>Area</u>	<u>Parking Spaces</u>
Civic Center (Library, Child Development, Skate Park, Administration)	25,753 sq. ft.	174
Sheriff's Station	15,000 sq ft.	33
Fleet Services	6,353 sq ft.	20
Fire Station	6,500 sq ft.	37
<b>Total</b>	<b>53,606 sq ft</b>	<b>264 spaces</b>

**Cabazon's Current Status:  
Sample Housing in Cabazon**

Pride of ownership - Developed homes



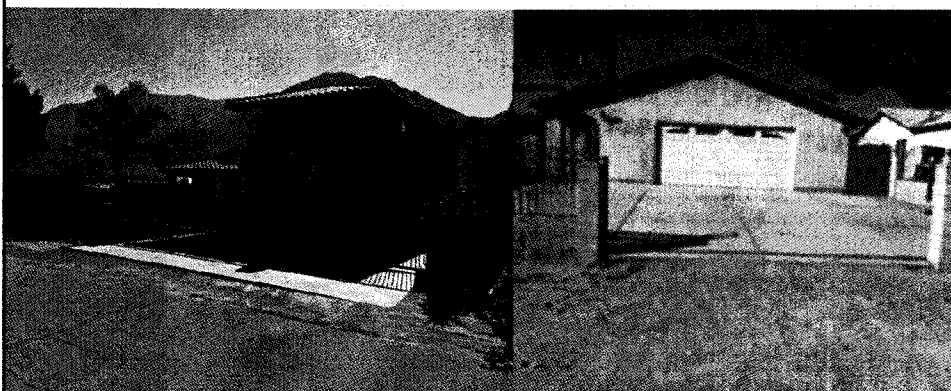
Pride of ownership - Developed homes



Pride of ownership - Developed homes



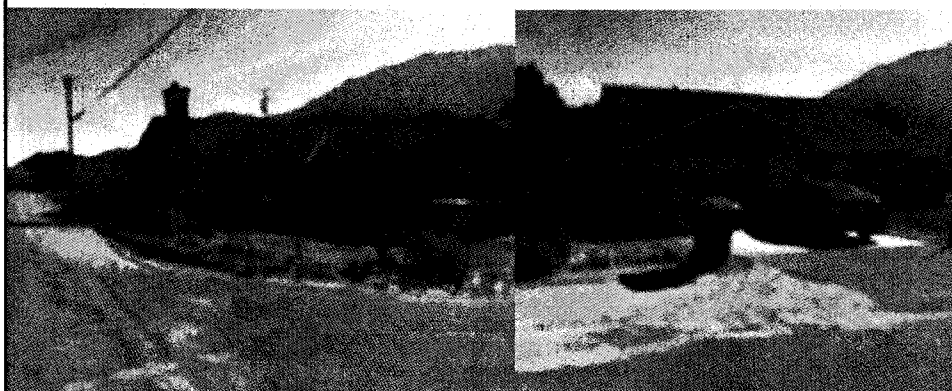
Pride of ownership - Developed homes



Pride of ownership - Developed homes

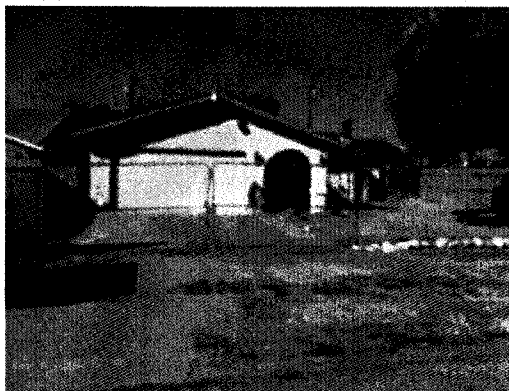


Pride of ownership - Developed homes

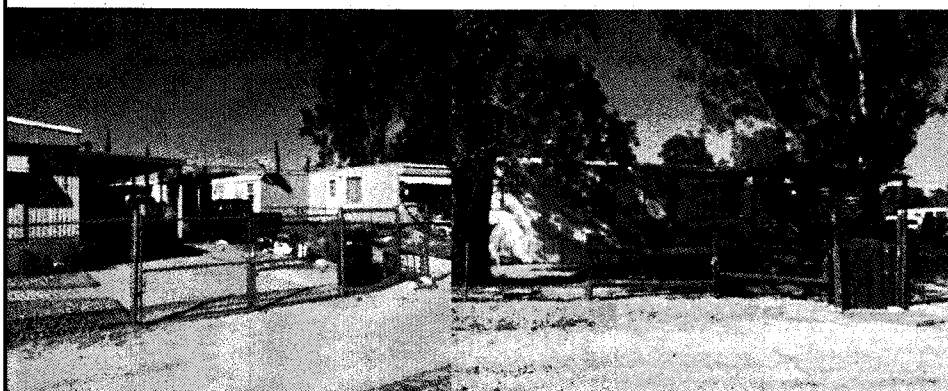




Pride of ownership - Developed homes

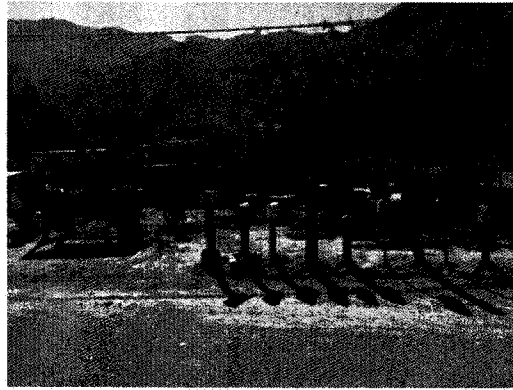


Lower Area/Underdeveloped Houses



Note: These homes are clean and well kept. Even at this level, there is still pride of ownership. Nonetheless, there should still be an option for more affordable housing.

Lower Area/Underdeveloped Houses

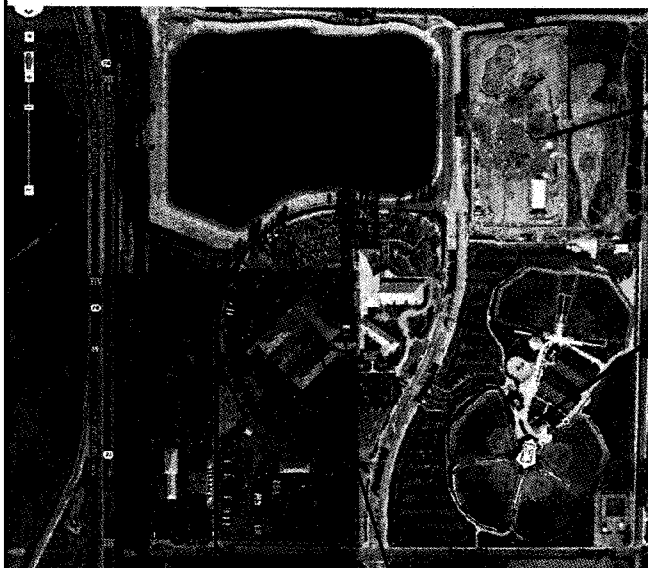


Note: These homes are clean and well kept. Even at this level, there is still pride of ownership. Nonetheless, there should still be an option for more affordable housing.



40 - Residential homes may provide new option for the current residents as well as accommodating the many people who are employed by the 157 stores at the Cabazon Outlets.

## II. The Perris-Menifee Valley Aquatic Center & Big League Dreams Park Complex (12 Acres)



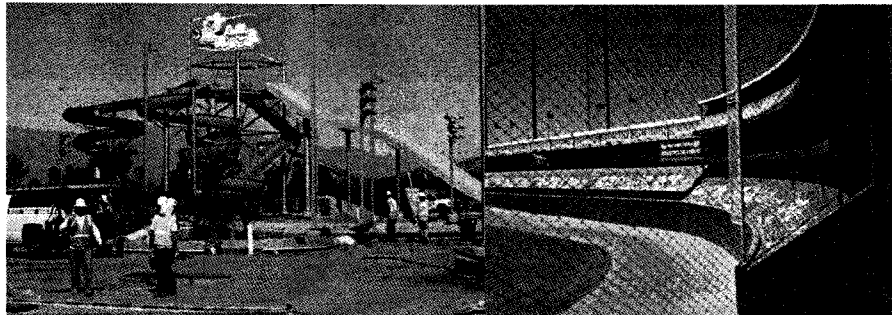
Perris-Menifee Valley  
Aquatic Center

\$25 million to construct

Big League Dreams  
Sports Park

\$2.4 million to construct

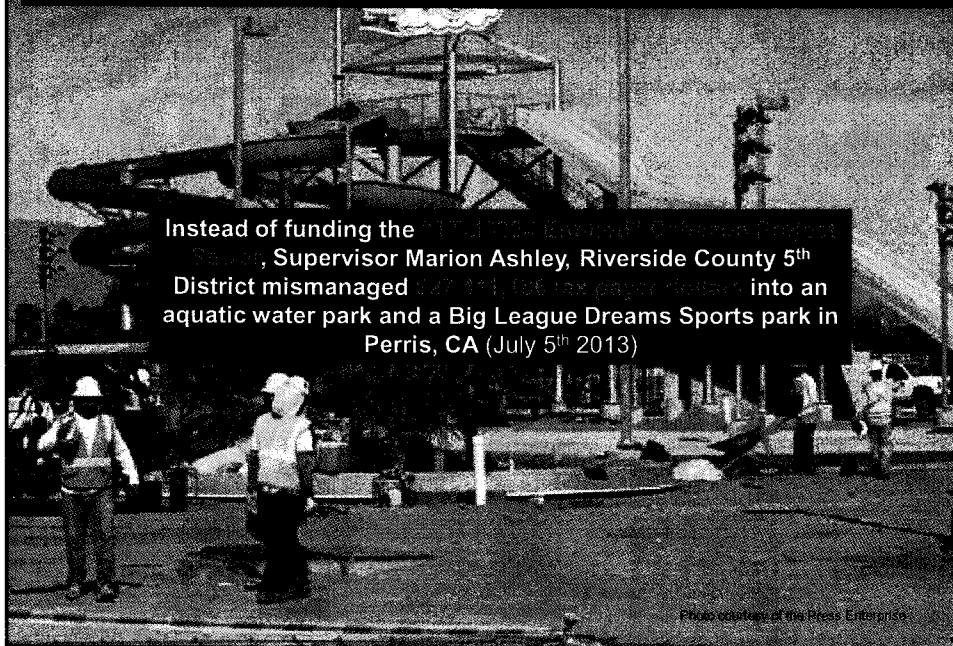
Eastern Municipal Water District

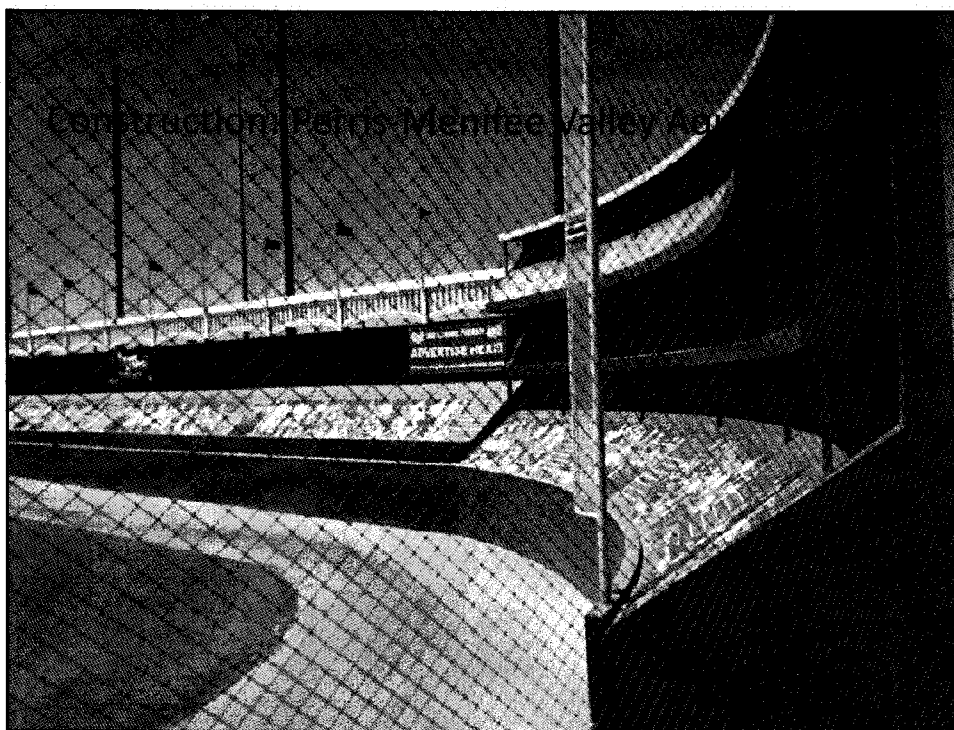
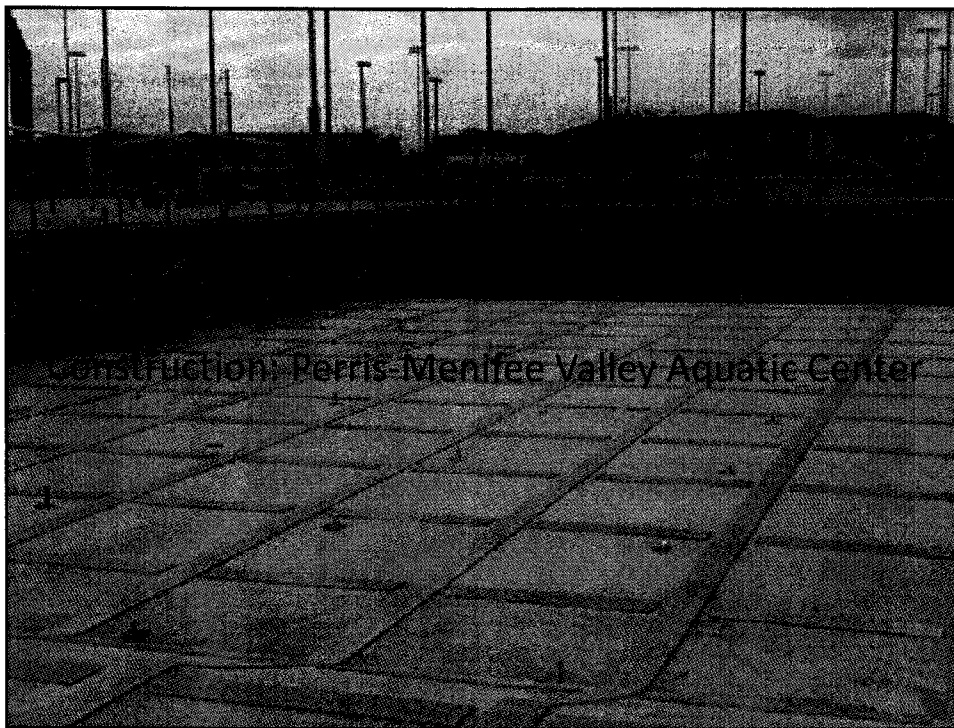


**\*Both the Perris-Menifee Aquatic Center & Big League  
Dreams Perris Valley Sports Park have their OWN  
Wastewater System.**

**The city of Cabazon DOES NOT.**

## Construction: Perris-Menifee Valley Aquatic Center





**“FUNDING ISSUES MAKING WAVES”  
11/14/13 – Jeff Horseman – Press Enterprise**

Summary:

**\$25 million to build**

**\$1.2 million to operate**

**Only open 3 months out of the year**

**\$600,000 subsidy to keep afloat.**

Supervisor Ashley to pursue more funding through the School District and the City of Perris.

**IN THE DEEP END**

The Perris-Menifee Ashley Aquatic Center has a \$650,000 gap between estimated revenue and operating expenses. Officials say the shortfall has been closed this fiscal year for the center, which is scheduled to open in February.

**\$25 million**

**\$1.2 million**

**\$3 to \$18**

COST TO BUILD

FISCAL 2013-14 OPERATING BUDGET

USER FEES

READ PAGES 12,17

DATE 11/13/13

**FUNDING ISSUE MAKING WAVES**

BY JEFF HORSEMAN  
JAN 14, 2013  
PERRIS/PEPPER

**“FUNDING ISSUES MAKING WAVES”  
11/14/13 – Jeff Horseman – Press Enterprise**

County Supervisor Marion Ashley, whose district includes Perris and Menifee, defended the new center, saying it's a much needed amenity that will serve local residents while boosting the economy.

“People are asking about it all the time” he said. “They’re really excited about it. We’re getting something the community really needs (and) really deserve. We’ll find a way to pay for it.”

**- Marion Ashley**

Mr. Ashley continues to hemorrhage money from an already struggling county to maintain a water park that will make returns only during the summer months.

**“FUNDING ISSUES MAKING WAVES”  
11/14/13 – Jeff Horseman – Press Enterprise**

“...much needed amenity...”?

What about a wastewater system and affordable housing in Cabazon?

The Outlets provide jobs for countless individuals, shouldn't they be given the option to live closer to work?

“...boosting the economy...”?

1. \$25 million to construct.
2. \$600,000 to stay afloat in its first year.
3. \$1.2 million to operate.
4. More funding School District, Public Agencies, and City of Perris?

“...community really needs...”?

The Community needs a wastewater treatment plant and affordable housing.

**“FUNDING ISSUES MAKING WAVES”  
11/14/13 – Jeff Horseman – Press Enterprise**

The Cove in Jurupa Valley

How is the County's Other water park doing?

“The County's other water park in Jurupa Valley has yet to break even more than 2 years after it opened.”

“The Cove had a \$560,000 operating shortfall in fiscal 2011-12 and a \$300,000 shortfall last fiscal year.”

Other Concerns

CHL WESSON STAFF

Riverside County supervisors will consider diverting a share of sales tax from the Desert Hills Factory Outlets expansion to meet public safety needs tied to the Cabazon development. The addition of one full-time sheriff's deputy tops the list.

# Sales tax may prop Cabazon safety

**The expansion of Desert Hills Premium Outlets could generate revenue for a deputy and traffic help**

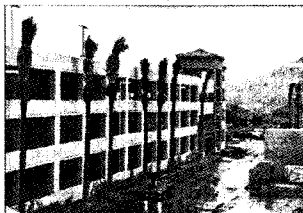
BY CHL WESSON  
STAFF WRITER  
CHLWESSON@COMCAST.NET

Loss of redevelopment revenue and Indian gaming impact funding is prompting the Riverside County Board of Supervisors to consider diverting future sales tax dollars to help pay for public safety needs tied to the expansion of the Cabazon factory outlets.

Supervisors will consider setting up the Cabazon Community Revitalization Act infrastructure and public safety fund for a 10-year period during the board's meeting at 9 a.m. Tuesday, Nov. 26, in Riverside.

Without the special funding, the expenses would come out of the county's general fund, which pays for day-to-day operating expenses.

The proposal to direct 25 percent of sales tax generated from the expansion of the outlets to a District Supervisor Marlon Ashley, who represents the Cabazon area, and 4th District Supervisor



The new parking garage has opened at Desert Hills outlets, which is expanding. After construction ends, the 23-year-old site will have 2,500 parking spaces.

John Benoit, who represents the nearby desert area. Completion of the 600 million expansion at Desert Hills Premium Outlets in Cabazon is expected in the spring, a spokeswoman for owner Simon Property Group of Indianapolis said recently.

The project will add about 147,000 square feet of retail space to the center. A four-story parking garage recently opened.

The outlets opened in 1990 near Marmona Casino Resort and Spa of Seminole Drive. The addition will bring the

complex to about 658,000 square feet, with more than 80 acres and 2,500 parking spaces, according to a memo from Cabazon sheriff's station Capt. Robert Peebles.

In the memo, Peebles estimated the outlets attract more than 49,000 shoppers a day, on holidays, weekdays such as Thanksgiving. Peebles wrote that more law enforcement presence will be needed to ensure the destination "remains a safe retail environment" with expansion.

He is recommending that a full-time deputy be assigned

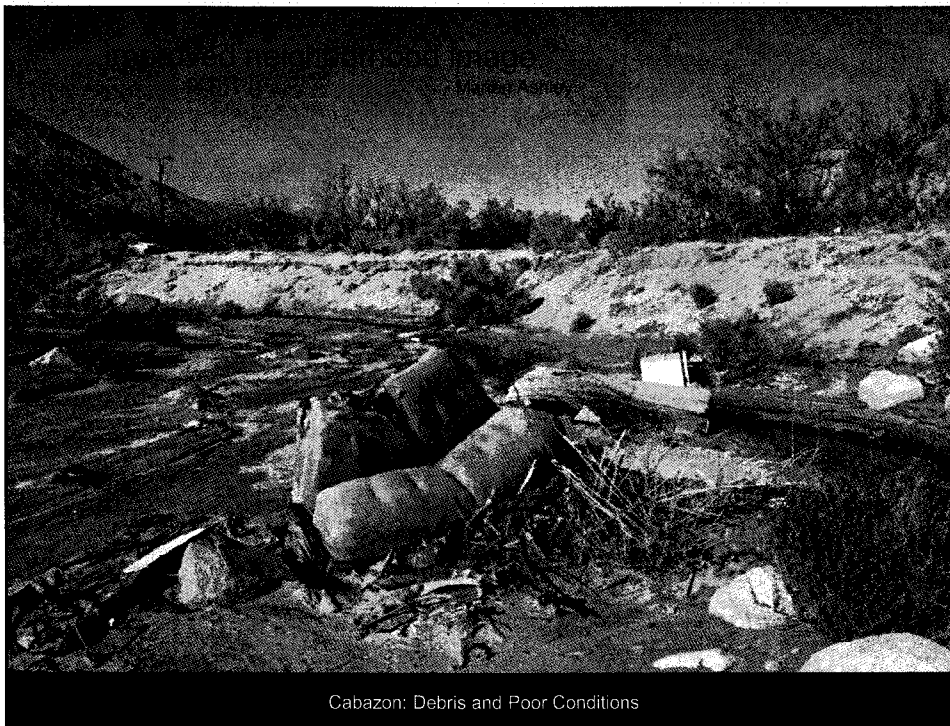
as a crime-prevention and liaison officer and additional patrols. The estimated cost is \$190,000 for fiscal year 2014-15.

Some of the sales tax revenue would go toward traffic projects included in the Interstate 10 "Lifetime" Emergency Action Plan adopted by the county and other local governments last year. The lifeline plan proposes bypass roads and electronic message signs to advise motorists about freeway closures on nearby I-10, where alternate detours are lacking.

Officials estimate that \$800,250 in new revenue could be diverted for the special public safety and infrastructure fund, according to the memo from Ashley and Benoit.

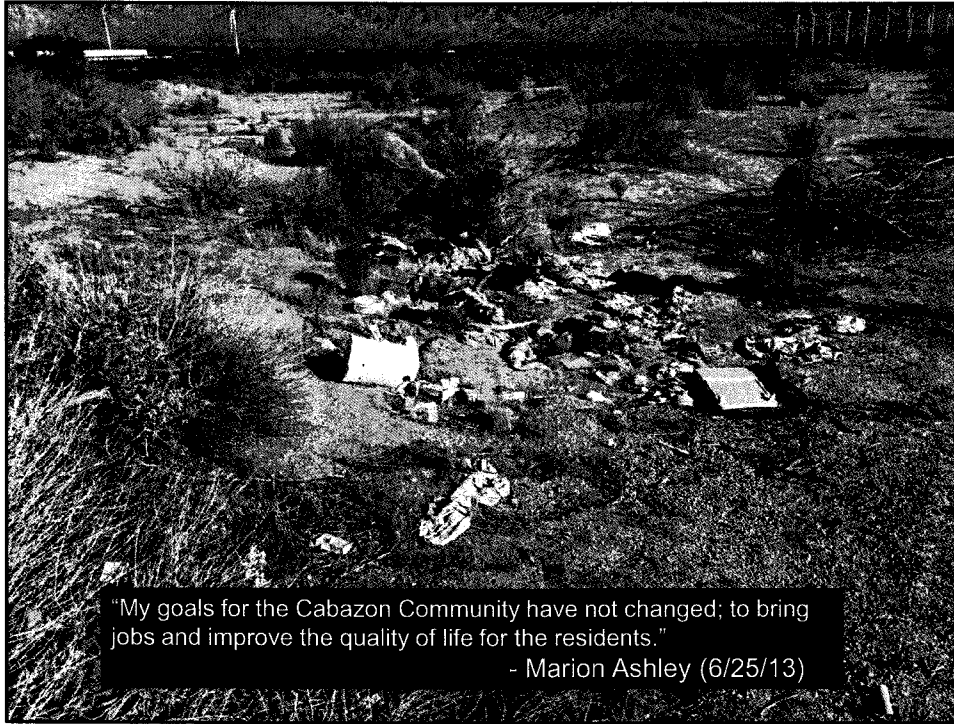
The Indian gaming impact funds last allocated in 2006-11 provided an average \$526,293 over the previous six fiscal years, according to the memo. Cabazon would have generated about \$462,100 in redevelopment tax increment dollars if the program had existed.

Contact CHL Wesson at CHLWESSON@COMCAST.NET



Cabazon: Debris and Poor Conditions



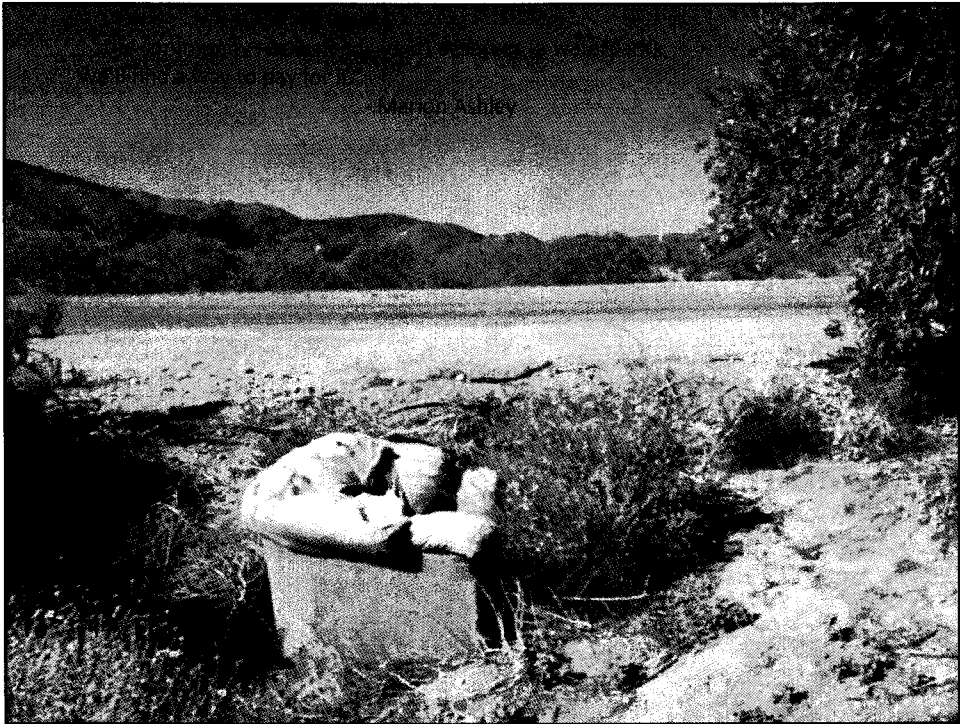
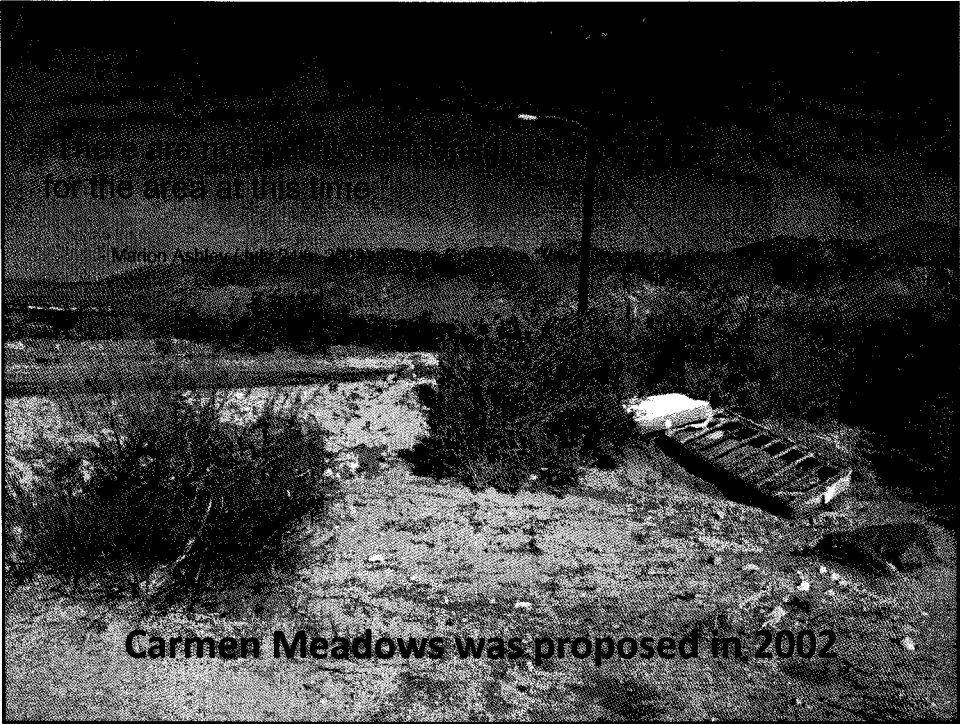


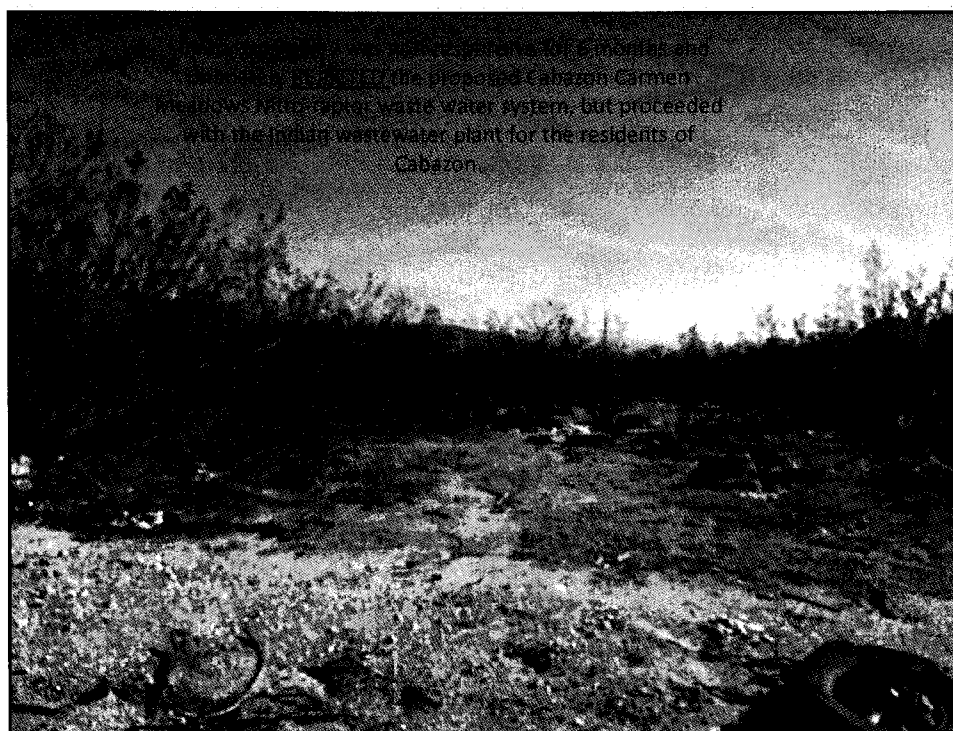
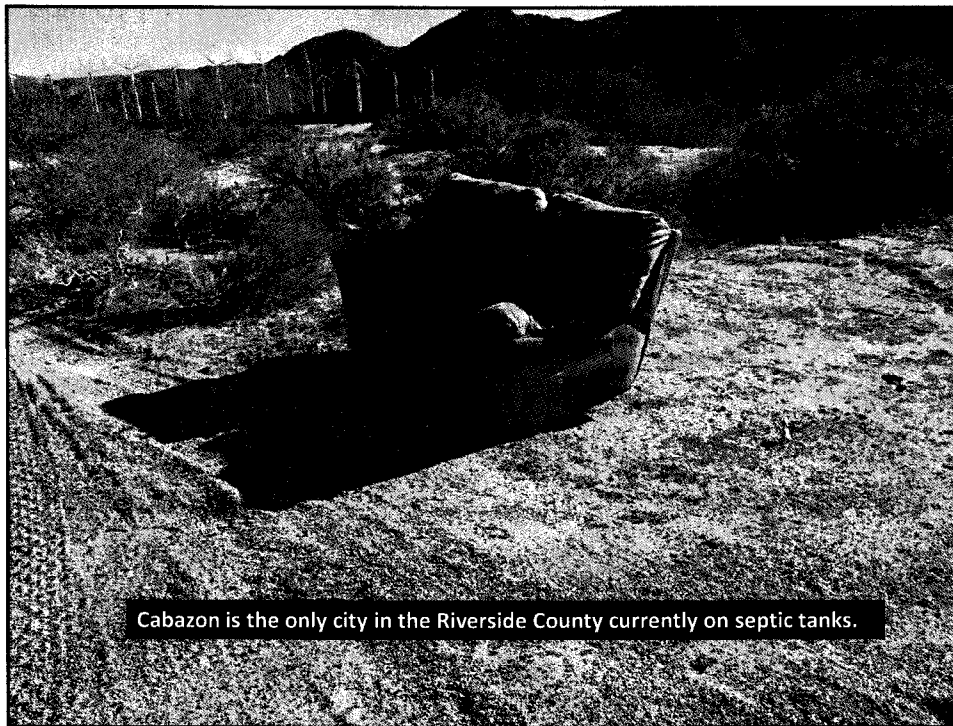
"My goals for the Cabazon Community have not changed; to bring jobs and improve the quality of life for the residents."  
- Marion Ashley (6/25/13)



"The Morongo Indian wastewater plant is needed to accommodate new residential and commercial growth in the unincorporated Pass area south of Interstate 10 and west of Casino Morongo, which includes Cabazon."

-Marion Ashley (July 24<sup>th</sup>, 2003) – Press Enterprise "Views mixed on Indian Sewage"









**Neglect of Supervisor Marion Ashley**

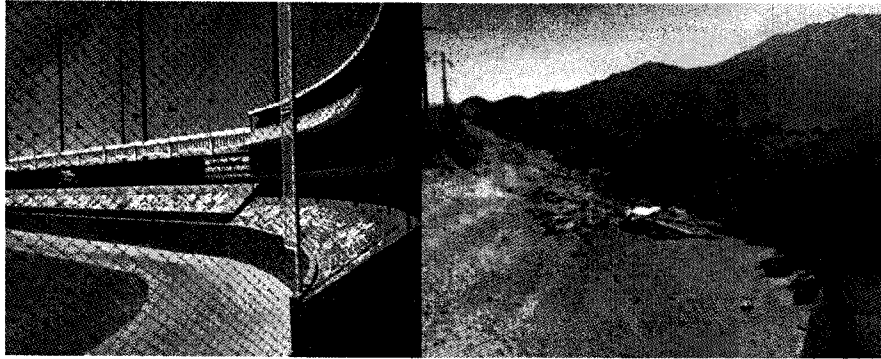


**\$25,000,000**  
spent to build water park



**Cabazon remains on septic tanks**

## Neglect of Supervisor Marion Ashley



**\$2,411,000**  
spent to Sports Park

**Cabazon has limited Housing Options**

Why would Mr. Ashley elect to spend \$25 million on a water slide park to include sewer plant that is only used during the summer months instead of a 40 unit Carmen Meadows single family residential affordable housing tract for use year round?

(This amount is in addition to the \$32 million spent on County Buildings in the Cabazon area that are currently on septic tanks.)

## CONCLUSIONS

- The County is in BREACH of its responsibility and since the County has not been forthcoming with this critical sewer infrastructure, as promised, it is also derelict in its duty.
- ***In a word, "we have to reapply, pay exorbitant fees, and wait up to another 15 months for approval. STILL WITHOUT SEWER FACILITY CONNECTIVITY!"***

## TR33884; IMMEDIATE COUNTY ACTIONS REQUIRED

- Receive confirmation & assurance that the County plans to build and that our project will receive access to a Wastewater Treatment Facility and associated structures (sewer mains) with sewer line connectivity onto the property located at the corner of Broadway and Carmen, pursuant to the November 4, 2008 TR33884 entitlement approvals by the County of Riverside Board of Supervisors and the Transportation & Land Management Agency.
- Receive interim authorization from Riverside County Environmental Health to use septic tanks as a temporary replacement for the Wastewater Treatment & Disposal Facility thus allowing us to build our project NOW with the use of Septic Tanks until such time, in the future, when the County can complete the build-out of a future wastewater plant and sewer line.
- Receive concurrence & assurance that the temporary septic tank costs will be offset from other applicable County fee(s) for our Carmen Meadows project such as water meter(s), etc.