

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



**ITEM: 3.34
(ID # 18060)**

MEETING DATE:
Tuesday, January 11, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
Discharge of Accountability for Planning Department Accounts Receivable; All Districts. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and authorize the Planning Department the discharge of accountability for uncollectible accounts receivable.

ACTION:Policy

Charissa Leach, TLMA Director

1/3/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 11, 2022
xc: TLMA-Planning

Kecia R. Harper
Clerk of the Board
By:
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 21/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Transportation and Land Management Agency (“TLMA”) Planning Department provides various in-house services within the Current Planning division, related to private property land use matters utilizing accounts designated as deposit-based fee accounts. There are 100 customer accounts in which charges in excess of the deposits, have been billed and closed-out over the past 20 years, totaling \$957,915 for which the department is seeking a discharge of accountability. Projects are generally closed-out when they obtain entitlement approval, or no activity has occurred for over a year. Attempts are made to contact applicants whose projects fall under the “no-activity” category, but often times they are simply abandoned, and any negative balances become unfeasible to collect. In other cases, some larger or more complicated projects can take years to complete and have various complicated starts, stops, and substantial changes throughout their processing history. Due to this length of time, sometimes charges against a project can be borne from changes of assignment and project historical review and a final cost negotiation occurs. Lastly, the economic downturn in 2008 and the incorporation of three cities (City of Wildomar, Menifee, and Eastvale) further added to the collection challenges for Planning staff.

A determination that no anticipated additional payment will likely be received is made after the department has taken the following steps:

- 1) The responsible party was sent an itemized invoice.
- 2) The responsible party was sent a notice of outstanding invoices.
- 3) A hold has been placed on the project by Planning staff stopping all work from continuing until outstanding funds have been paid and an additional deposit established.

Pursuant to County Ordinance No. 671, the property owner does not have an obligation to pay a negative balance in a deposit-based fee account nor is required to make an additional deposit. The department policy is to stop all work when the deposit amount has been exhausted and coordinate with the applicant to submit additional funds. However, the decision whether to stop or continue working at that point, is case specific and is always brought to management’s attention to determine the appropriate course of action. In certain situations, work can continue when the applicant has agreed to deposit the appropriate funds. To ensure future projects are

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not closed with a negative account balance, staff is monitoring all DBF accounts on a weekly basis and also applies checks/balances when projects are being prepared for hearings. Should an active project become negative or is about to become negative, the project will be re-assessed for the appropriate amount and coordination with the applicant to obtain the funds, will occur.

These accounts were not referred to an independent debt collection agency. In the case of unpaid deposit-based fees the account is not actually due or payable because there is no obligation on the part of the property owner to pay a negative balance or to make subsequent deposits when a deposit-based fee account is depleted. However, the department has continued to work with the County Counsel to pursue collections to the extent the law allows.

Once these steps have been completed and the Planning staff concur that no further payment will likely be received on these accounts, the staff deems these accounts as no longer a valid collectible accounts receivable.

Discharge of accountability is a routine element of annual financial accounting and is legally provided for under California Government Code Sections 25257 - 25259. A discharge of accountability facilitates a more accurate reflection of current collectible accounts in annual financial reports and records. The Department will maintain historical data on these accounts outside the current accounts receivable inventory and, while no further action will be taken on these accounts, the discharge does not relieve any individual's liability to the department. The customer's legal obligation to pay the debt still remains. The Department would reinstate the account to an active status and reinitiate collection actions prior to performing additional services should a property owner of one of these accounts request the department to re-establish and continue work on said project.

With new technology and improved processes, the TLMA Planning Department is making every effort to manage their accounts receivables. The Department is in the process of updating all entitlement application fees and has prepared a draft update. Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), is being revised to more accurately reflect the actual costs of entitlement fees for better transparency. Furthermore, Planning staff is actively monitoring all deposit-based accounts on a weekly basis and is coordinating with applicants for the submittal of additional funds, when necessary. Also, prior to any application being automatically closed-out, a final assessment of the account is performed to determine any if additional funds are needed to ensure all negative balances are addressed.

Impact on Residents and Businesses

There is no impact upon existing residents or business.

Additional Fiscal Information

The negative DBF case balances will be adjusted with the reserve set aside by the department, as well as \$200K budgeted in current fiscal year as program revenue.

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ATTACHMENTS:

ATTACHMENT A. Accounting of Uncollectible Accounts

ATTACHMENT B. Application for Discharge from Accountability



Jason Farin, Principal Management Analyst 1/3/2022

ATTACHMENT A
Uncollectible Accounts Receivable

Customer Name	Case / Set #	Start Date	Last Activity Date	Amount
Moon Block LLC	ZPP25745	3/5/15	4/30/15	6,258.74
Hunsaker and Associates Irvine Inc	ZPP23111	10/9/07	6/13/17	5,638.14
Soltage Ca Devco LLC	ZPAR01537	6/13/17	9/30/20	5,659.46
Douglas Hartman	ZCC000811	5/24/00	12/9/2017	8,164.98
BLACK PAUL	ZCC001805	9/17/02	3/1/2006	7,159.48
Dan Samarin	ZCC002080	9/25/03	1/7/2020	13,081.54
Glc Enterprises LLC	ZCC002220	1/6/04	11/7/2019	10,726.34
Smith and Butler Construction	ZCC002261	1/28/04	9/15/08	21,740.34
Rei Management	ZCC002287	2/10/04	12/14/2017	9,312.90
Oz Bratene	ZCC002457	5/25/04	4/2/2019	8,802.61
Nuevo Dev Company LLC	ZCC002678	12/11/03	3/20/2018	7,843.53
CROWN WEST HOMES LP	ZCC002690	9/30/04	5/22/2017	11,806.21
Slais Tim	ZCC002926	1/11/05	6/10/2020	5,957.26
HOPES SPRINGS ETERNAL A CA CORP	ZCC002981	2/15/05	5/11/2017	6,837.18
Jason Merritt	ZCC003020	3/8/05	9/30/2020	11,485.41
Saied Motevassalani	ZCC003154	6/15/05	5/11/2017	7,594.45
Lee Entitlements Inc	ZCC003161	6/28/05	12/9/2017	14,336.84
Hansen Kirk	ZCC003168	7/21/05	5/24/17	5,124.90
Eric Velk	ZCC003200	8/1/02	12/10/2017	12,786.95
Majestic Ranch	ZCC003261	9/16/05	3/19/2019	9,236.51
Canadian Pacific Land LLC and	ZCC003288	10/12/05	3/20/2018	9,746.25
Menifee Vista Partners LLC	ZCC003343	10/31/05	12/10/2017	7,397.73
Villa Cloverdale	ZCC003447	11/29/05	4/10/17	5,252.37
Brett Karger	ZCC003493	12/13/05	12/10/2017	7,521.35
Hassan Roostai	ZCC003530	12/25/05	11/9/09	14,511.21
Emr Residential Properties	ZCC003596	2/6/06	1/25/2018	17,115.03
Engineering Solutions	ZCC003638	3/1/06	12/10/2017	7,719.91
Habeb Dabbaghian	ZCC003702	3/29/06	5/11/17	5,398.63
TEMESCAL CLIFFS-8 LLC	ZCC003786	5/16/06	6/13/2017	12,387.32
Wei Shaw Pen	ZCC003806	5/24/06	12/10/2017	8,471.30
Mohamad Harb	ZCC003860	7/3/06	12/13/2017	10,919.00
Ennio Schiappa	ZCC003929	8/25/06	12/21/2017	6,081.04
Ruth Street Dave/Perkowitz	ZCC003997	10/10/06	5/19/2010	5,063.36
Jesse James	ZCC004014	11/14/06	5/24/2017	6,805.57
Riverview Garden LLC	ZCC004021	10/19/06	1/9/2018	8,206.27
Eugene Doms	ZCC004065	11/4/06	5/11/2017	6,780.28
Panayoitis and Andriana Katelaris	ZCC004095	12/7/06	6/13/2017	7,828.89
Paul Johnson	ZCC004188	6/12/06	7/31/2012	9,523.34
Charles Joseph Associates	ZCC004227	5/23/06	1/9/2018	11,835.34
Usi Consulting	ZCC004289	5/14/07	5/24/2017	6,116.33
Cser Zoltan	ZCC004295	6/1/07	1/8/21	25,254.03
Kea Architectural Development	ZCC004316	6/20/07	12/22/2017	13,167.30
Joe Mineo	ZCC004318	6/21/07	6/13/2017	7,998.92
Enoch LLC	ZCC004328	7/2/07	12/10/2017	17,141.42
Menifee Partners LP	ZCC004399	7/17/07	8/24/09	5,441.36
Storage New Horizon Self	ZCC004411	10/3/06	1/25/2018	10,881.76
All God's Children	ZCC004464	9/19/07	12/10/17	5,133.06
Wildomar Square Partners	ZCC004501	10/12/07	5/1/2008	15,131.67
Jeric Samson	ZCC004546	11/26/07	5/24/17	5,370.96
Sean Court Estates LLC	ZCC004639	2/1/08	6/13/2018	6,811.73

Customer Name	Case / Set #	Start Date	Last Activity Date	Amount
Gene Byong Jin Oh	ZCC004645	2/6/08	6/14/2018	11,281.34
Trust Wolfskill-Pedrorena	ZCC004661	2/8/08	6/14/2018	12,125.46
Carl Rheingans	ZCC004667	2/13/08	1/3/2019	13,193.22
Londen Land Companies LLC	ZCC004669	2/13/08	6/14/2018	11,351.84
Bob Taghdiri	ZCC004702	2/14/08	6/14/2018	7,227.08
USA Waste of California Inc	ZCC004723	2/14/08	6/14/2018	10,252.94
Happy Valley LLC	ZCC004724	2/13/08	6/14/2018	7,730.44
NNH Properties LLC	ZCC004725	2/13/08	6/14/2018	7,729.38
Sunrise Capital Ltd	ZCC004761	2/15/08	12/10/2017	10,738.13
Miguel Sandoval	ZCC004762	2/15/08	6/15/2018	12,551.88
Maria Brambila	ZCC004799	7/17/07	1/23/2018	7,706.54
JONG'S RIVERSIDE LLC	ZCC004800	10/4/07	5/6/2008	14,426.75
DW PALM DESERT, LLC	ZCC004820	3/26/08	1/22/2018	10,950.99
GRANT MENIFEE LLC	ZCC004836	4/15/08	12/10/2017	18,459.53
Sw Engineering Inc	ZCC004845	4/25/08	5/19/2010	14,251.36
Louie Dibernardo	ZCC004847	5/15/08	4/23/2018	9,958.53
Turner Development LLC	ZCC004848	5/2/08	4/23/2018	5,980.90
James Gonzales	ZCC004849	5/2/08	11/19/2009	9,853.60
George and Karen Duet	ZCC005035	2/9/09	12/10/2017	13,811.74
Mdmg	ZCC005352	9/11/03	9/15/2009	6,093.71
Ramuni Inc	ZCC005971	1/25/10	4/2/2014	5,503.21
Santa Rosa Academy	ZCC006077	11/4/10	5/10/2017	5,073.85
Reinhart Canyon Associates LLC	ZCC006094	12/1/10	12/10/2017	7,643.43
Steve Kleeman	ZCC006614	12/15/14	4/18/2019	20,689.74
Derek Catalano	ZCC006643	3/11/15	1/4/2018	6,331.76
Pine Airpark Association	ZCC006660	5/12/15	4/23/2018	7,157.30
Timothy and Elizabeth McVicker	ZCC006711	8/14/15	12/21/2017	17,898.48
Darryl Moore	ZCC007005	2/24/16	10/16/19	5,446.07
Neil Gascon	ZCC007006	2/25/16	3/5/2019	14,047.52
Hubert Hinds	ZCC007009	3/8/16	7/26/2016	5,057.42
Valerie Gersch	ZCC007024	4/11/16	1/4/2018	7,687.36
Abdallah Matta	ZCC007026	4/13/16	3/20/2018	7,220.54
Riverside County Travel Zone Cen	ZCC007034	5/17/16	1/23/2018	10,497.88
Ecology Auto Parts Inc	ZCC007036	5/17/16	2/21/2019	7,825.26
Robyn Garrison	ZCC007039	5/4/16	2/21/2019	11,221.30
Halum Abesud	ZCC007070	7/29/16	8/30/2018	5,772.86
Commerce Construction Co Attn: Matthew V	ZCC007077	9/14/16	2/15/2019	11,840.83
Cre Simon	ZCC007078	9/8/16	1/11/2018	8,739.28
Holland Motor Homes	ZCC007101	11/22/16	4/23/2018	7,135.07
Helena Chemical Co	ZCC007143	4/5/17	9/30/2019	11,791.32
SAN CREEK DEVELOPMENT LP	ZCC007160	3/13/17	11/11/17	5,241.79
Verizon Wireless C/O J5lp	ZCC007165	6/23/17	3/21/2019	6,576.58
Standard Temecula LLC	ZCC007175	7/26/17	5/23/2019	6,552.95
VanDorpe Bettencourt Family Properties	ZCC007181	6/27/16	12/12/2019	17,107.78
Sac Wireless For Verizon	ZCC007185	9/5/17	3/19/2019	6,446.38
Dolgen California LLC#17975	ZCC007217	10/18/17	12/13/2018	8,100.40
Verizon Wireless (c/o J5 Infrastructure	ZCC007256	12/19/17	1/10/2019	8,487.28
Mountainside Ministries Inc	ZCC007574	6/8/18	3/12/2019	7,717.88
The Garrett Group	ZST00680	8/16/06	11/30/07	9,081.12
Ann Nugent	ZABS19008	5/8/19	5/27/20	5,780.80
Total				957,915.30

Verification

Application for Discharge from Accountability

Government Code section 25259

Transportation and Land Management Agency - Planning Department, applies for a discharge from accountability for the collection thereof and attest that the facts stated in the application and Attachment A are true and correct to the best of my knowledge.

A discharge from accountability does not constitute a release of any person from liability for payment of any amount owed. The names of the persons liable and the amounts owed by each are shown in the attached Attachment A.

The total amount requested to be discharged from accountability: \$ 957,915.30

 1/3/22
John Hildebrand

TLMA Deputy Director/Planning Director