

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



ITEM: 3.33
(ID # 27249)

MEETING DATE:
Tuesday, March 11, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Approve Allocation of \$100,000 in Cabazon Community Revitalization Act Funds to the Transportation Land Management Agency's Planning Department for Cabazon Community Planning and the Cabazon Wastewater Treatment Plant Siting Study. District 5. [\$100,000 Total Cost - Cabazon CRA Infrastructure Fund 100%] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Allocation of \$100,000 in Cabazon Community Revitalization Act Funds to the Transportation Land Management Agency's Planning Department for Cabazon Community Planning and the Cabazon Wastewater Treatment Plant Siting Study;
2. Direct the Executive Office and the Transportation Land Management Agency's Planning Department to Take Necessary Administrative Actions to Implement Project Expenditures, Including Execution of Agreements as may be Necessary, and as Approved as to Form by County Counsel; and
3. Approve and Direct the Auditor-Controller to Make Budget Adjustments as Detailed in Schedule A.

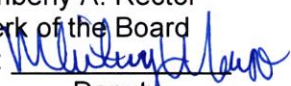
ACTION: 4/5 Vote Required, Policy


John Hildebrand, Planning Director 3/9/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: March 11, 2025
xc: TLMA-Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 100,000	\$ 0	\$ 100,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Cabazon CRA Infrastructure Fund			Budget Adjustment: Yes	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On December 10, 2013, (Item 3-7a&b), the Board established the Cabazon Community Revitalization Act (CRA) Infrastructure Fund, into which is deposited 25% of the annual growth in Bradley-Burns 1% Sales and Use Tax revenue generated by the expansion area of the Desert Hills Factory Outlets development; the Executive Office administers this fund. Per Board direction, these proceeds are to be used exclusively for infrastructure and public safety needs in and around the Cabazon community.

The unincorporated community of Cabazon is in western Riverside County, east of the City of Banning, west of the Cities of Desert Hot Springs and Palm Springs, with the Morongo Reservation and unincorporated County area located to the north and the Cleveland National Forest located to the south. The majority of Cabazon has been classified by the Riverside Local Agency Formation Commission as a disadvantaged unincorporated community pursuant to Senate Bill 244, and the area features critical water, wastewater, and flood control infrastructure deficiencies.

In 2024, the Board of Supervisors directed the Transportation and Land Management Agency's Planning Department to initiate a Cabazon Community Planning process to analyze existing and potential land uses, while partnering with the community to proactively plan for optimization of future growth and prepare both the requisite General Plan Amendments (GPA) and necessary California Environmental Quality Act (CEQA) studies. In tandem with this effort, an infrastructure planning process was initiated to analyze Cabazon's existing infrastructure, explore opportunities and feasibility for infrastructure expansion, and analyze a conceptual future infrastructure plan.

A major barrier to growth in Cabazon is lack of wastewater collection and treatment services. Portions of Cabazon are located within Desert Water Agency (DWA), Mission Springs Water District (MSWD), and Cabazon Water District (CWD) service area boundaries; however, the DWA sanitary sewer collection area is limited to its boundary within the City of Cathedral City, the MWSD sanitary sewer collection area is concentrated in the town of Desert Hot Springs, and CWD does not provide sewer services. As such, Cabazon residents and businesses must rely on septic systems for sewage disposal. Similarly, no Wastewater Treatment Plants (WWTP) exist within the Cabazon Community Area. Two plants are in the near vicinity: City of Banning WWTP and Morongo WWTP; however, these WWTPs are located a considerable distance

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outside of Cabazon and are owned and maintained by the City of Banning, and the Morongo Band of Mission Indians Wastewater Department, respectively.

Consistent with the Cabazon Community Revitalization Act's intent, TLMA-Planning seeks Board of Supervisors approval for utilization of \$100,000 in Cabazon CRA Infrastructure Funds to assist with the Cabazon Community Plan project, and to conduct a Cabazon Wastewater Plant Siting Study. The proposed siting study would involve complex analysis of various area sites for opportunities, constraints, and feasibility for location of a WWTP to serve the Cabazon community. This effort is informed by TLMA-Planning's Community and Infrastructure Planning efforts and will serve as a key component of both project's deliverables.

Impact on Residents and Businesses

Lack of wastewater collection and treatment infrastructure is a major barrier to economic growth and higher quality of life in Cabazon. A Cabazon WWTP Siting Study will holistically analyze the area's opportunities and constraints, potential site and infrastructure costs, and other factors, to assess feasibility and potentially provide a list of optimal sites for consideration of a WWTP to serve Cabazon residents and businesses.

Additional Fiscal Information

A budget adjustment in the amount of \$100,000 is requested as detailed in Schedule A below, to allow TLMA-Planning to fund Community Planning development and outreach activities and procure professional services to conduct the requisite technical analyses for the siting study. A professional services agreement would come for Board of Supervisors consideration on a future Board agenda, in accordance with County Procurement Policies and Procedures. This use of Cabazon CRA Infrastructure Funds is consistent with the intent of the Cabazon Community Revitalization Act.

ATTACHMENTS:

SCHEDULE A.

BUDGET ADJUSTMENTS FY24/25

Increase Appropriations:

10000- 3120100000-525440	Prof/Spec Services	\$100,000
30360-1110600000-551100	Contributions to Other County Funds	100,000


Increase Estimated Revenues:

10000- 3120100000-790600	Contribution fr Other County Funds	100,000
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Anticipated Use of Committed Fund Balance:

30360-1110600000-330109	Committed Fund Balance – Capital Projects	100,000
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Jason Farin, Principal Policy Analyst 3/5/2025


Aaron Gettis, Chief of Deputy County Counsel 3/3/2025