

**Proposed Incorporation  
City of Jurupa Valley**

**Response to Comments  
Public Review Draft  
Comprehensive Fiscal Analysis**

December 26, 2009

Submitted to:  
**Riverside Local Agency Formation Commission  
3850 Vine St., Suite 110  
Riverside, CA 92507**

Prepared by:



3531 E. Miraloma Avenue  
Anaheim, CA 92806  
(714) 854-1890

This Response to Comments document is hereby provided for the Jurupa Valley Public Review Draft Comprehensive Fiscal Analysis (CFA). Responses are provided for all comments received. Responses to comments are provided for areas of technical relevance to CFA only, and no response is provided to opinions expressed by the commenter regarding findings contained within the analysis.

All correspondence is attached with the responses alpha numerically cross referenced to each comment contained in the correspondence.

**Riverside County Flood Control and Water Conservation District letter dtd November 3, 2009**

**Comment A-1:** Comment noted.

**Riverside County Sheriff Department letter dtd November 8, 2009**

**Comment B-1:** As indicated in the CFA, the 10 year forecast is based on a “constant dollar” model whereby no general inflationary factors are included in either revenue projections or expenditure projections. Real growth is applied in some areas of the forecast model to account for growth that will likely occur minus any inflationary factors. Real growth attributed to population growth is also factored in. The real growth and population growth factors applied to the projected Sheriff costs are considered reasonable for projections in a “constant dollar” model.

**Comment B-2:** The estimate for Fines and Forfeitures revenues is derived from a review of revenue generation for various cities within the region as is footnoted in the CFA. No anticipation nor expectation of an obligation on the Sheriff to meet this level of revenue generation is implied.

**Comment B-3:** The Comparable Cities analysis is intended to only provide a “snapshot” comparison of the proposed city as compared to existing cities. Additionally, as FY 12/13 is the first full fiscal year of operation (after the transition year), this is the only year that can be used to provide a comparison. Concur that it can be some what confusing, however, when taken in the context of comparing per capita costs, along with the “constant dollar” aspect of the model, the comparison is reasonable.

**Comment B-4:** See Response to Comments B-1 and B-2.

**Comment B-5:** The typo for the Transition Year has been corrected in the Public Hearing Draft CFA. See Response to Comment B-1 for the cost item identified.

**Comment B-6:** See Response to Comment B-1.

**Comment B-7:** See Response to Comment B-1.

**Comment B-8:** Comment noted.

**Comment B-9:** See Response to Comment B-1.

**Riverside County Department of Animal Services letter dtd November 3, 2009**

**Comment C-1:** Shelter activity data has been updated in the Public Hearing Draft CFA. The Exhibits for Alternatives 2 & 3 are correct. Net cost is reflective of expenditures and debt service less license fees. Alternative 1 has been eliminated from the Public Hearing Draft CFA. Debt service estimated costs are reflective of the estimates provided by the Animal Services Department at the meeting held March 17, 2009.

**Riverside County Transportation and Land Management Agency memorandum dtd November 4, 2009**

**Comment D-1:** Comment noted.

**Comment D-2:** See Response to Comment J-1 and Response to Comments F-1, F-2 and F-3.

**Comment D-3:** The Public Hearing Draft CFA has been updated to reflect the current employment data.

**Comment D-4:** Staffing levels depicted are for city employees only and do not reflect contract staff. For clarity, a table has been inserted in the staffing discussion section of the Public Hearing Draft CFA to reflect all staffing positions.

**Comment D-5:** The forecast model is developed on a “constant dollar” basis for most revenues and expenditures, thus inflationary factors are not included. The real growth factor of 1% has been applied to city staffing and contract costs. Additionally, total staffing is reflective of the projection of new development based on identified unit and square footage projections, and existing county staffing identified in the data submittals. It is inaccurate to correlate assessed valuation to actual staffing requirements for development projects as assessed valuation is not an indicator of workload requirements for processing.

**Comment D-6:** Reference to specific projects has been deleted from the Public Hearing Draft CFA. See also Response to Comment J-1.

**Comment D-7:** Concur with the comment. Off Highway Vehicle Fee revenue has been deleted from the Public Hearing Draft CFA.

**Comment D-8:** Base Year costs are not reflected in Table 2-A however are reflected in Table 2-B under the respective Department categories and are fully accounted for. The “net cost” reflected in Exhibit 1 for Alt 3 is correct per the data submittals from the county dated 12/26/08.

**Comment D-9:** Comment noted.

**Comment D-10:** Base Year costs are not reflected in Table 2-A however are reflected in Table 2-B under the respective Department categories and are fully accounted for.

**Comment D-11:** Although the county notes that new residential units were added in FY 07/08 and FY 08/09, for purposes of a conservative analysis, it was determined to reflect zero growth in development until FY 10/11. Additionally, as Building and Safety functions are generally 100% cost offset to revenues, any revenue reduction would include a commensurate reduction in cost. Also, see Response to Comment J-1.

**Comment D-12:** Costs identified have been included separately under the L & LMD-89-1-C costs per the Engineering Department data submittal. All costs for Engineering have been accounted for.

**Comment D-13:** Comment noted.

**Comment D-14:** Comment noted. Note- no comments were received from the Environmental Programs Department.

**Riverside County Economic Development Department email dtd November 4, 2009**

**Comment E-1:** Although CSA 73 is primarily funded by property tax, the service provided is for street lighting. Street lighting is authorized to be funded through Gas Taxes therefore if an augmentation is required due to lack of sufficient property tax, road related revenues may be utilized.

**Riverside County Assessor - County Clerk Recorder letter dtd November 5, 2009**

**Comment F-1:** The Public Hearing Draft CFA has been revised to reflect the current Zillow.com recent sales history median sales price and the comment, with an appropriate adjustment to FY 11/12.

**Comment F-2:** Comment noted.

**Comment F-3:** Comment noted and concern has been taken into account in the forecast model.

**Riverside County Code Enforcement Department memorandum dtd November 5, 2009**

**Comment G-1:** Comment noted.

**Riverside County Fire Department email dtd November 9, 2009**

**Comment H-1:** Comment noted.

**Riverside County Transportation Department letter dtd November 12, 2009**

**Comment I-1:** Comment noted.

**Comment I-2:** Correction to the Measure A allocation percentage for the new Measure A has been incorporated into the Public Hearing Draft CFA.

**Comment I-3:** Comment noted.

**Riverside County Planning Department email dtd November 17, 2009**

**Comment J-1:** Comment noted. As indicated in the comment, no changes to new development projections are necessary.

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1300  
FAX 951.788.9965  
www.rcflood.org

127740

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

November 3, 2009

Mr. George Spiliotis  
Executive Officer  
Riverside LAFCO  
3850 Vine Street, Suite 110  
Riverside, CA 92507-4277

Dear Mr. Spiliotis:

Re: Review of Public Review Draft  
Comprehensive Fiscal Analysis (CFA) for  
the Proposed Incorporation of the City of  
Jurupa Valley

**A-1** The District has completed a review of the "Public Review Draft Comprehensive Fiscal Analysis for the Proposed Incorporation of the City of Jurupa Valley", dated September 23, 2009, prepared by Winzler & Kelley, received by the District October 22, 2009 and has no additional comments.

If you should need any clarification, please feel free to contact me at 951.955.1345.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dale V. Anderson".

DALE V. ANDERSON  
Engineer Project Manager

cc: Executive Office  
Attn: Tina Grande  
Stuart McKibbin  
Mark Wills  
Ivan Chand

DVA:blj

KCWP 1/3/09



# RIVERSIDE COUNTY SHERIFF'S DEPARTMENT

Jurupa Valley Station  
Stan Sniff, Sheriff - Coroner

November 8, 2009

**TO:** Chief Deputy Steve Thetford

**FROM:** Captain Cynthia Mayman

**SUBJECT:** Jurupa Valley CFA review re: Police Services

---

I have reviewed the Jurupa Valley Comprehensive Fiscal Analysis (CFA) draft report dated September 23, 2009 (as it relates to Police Services) and have additional considerations I would like to present for your review.

This CFA is separated and reviewed by specific Boundary Alternatives. There are three identified Boundary Alternatives. Each Boundary Alternative describes specific Study Areas as presented by the Sheriff's Department and as they relate to police services. For quick reference, the Boundary Alternatives are as follows:

**Boundary Alternative 1:**

Study Area 6 (unincorporated, east of Wineville, and is generally bounded by the City of Riverside to the east, the Cities of Riverside and Norco to the south, and San Bernardino County to the north)

**Boundary Alternative 2:**

Study Areas 4, 5, 6 (unincorporated area east of I-15, and is generally bounded by the City of Riverside to the east, the Cities of Riverside and Norco to the south, and San Bernardino County to the north)

**Boundary Alternative 3:**

Study Areas 2, 4, 5, 6 (unincorporated area east of Hamner, north of Limonite, and east of the I-15, south of Limonite, and generally bounded by the City of Riverside to the east, the Cities of Riverside and Norco to the south, and San Bernardino County to the north.)

I believe it is important to reiterate that when estimated law enforcement costs were provided for inclusion and review by the consultant involved in completing the CFA, the costs provided were specifically identified at FY 07/08 rates. The CFA dated September 23, 2009, indicates an expected transition date for incorporation on July 1, 2011.

B-1

Specifically addressing Boundary Alternative 1 in the CFA Appendix, on page 2, the chart shows an incorporation or transition year as FY 11/12. Original figures provided for assessment were based on FY07/08 Sheriff Department's contract rates. Historically, the Sheriff Department's contract rates have increased an average of 5.1% annually. The CFA assumes a 1% contract real growth increase annually. Although the CFA does account for projected increase in population, thus law enforcement personnel, it appears the 1% annual growth falls short of the anticipated law enforcement contract growth. The

difference projected over 10 years is outlined in the attached spreadsheet. As well, the Sheriff Department's estimated cost for law enforcement services as projected over 10 years, does not assume any increase in personnel, thus the end result would likely be over and above the projected costs. For Boundary Alternative 1, at year 10, the difference between the CFA projection and the Sheriff Department's projection would likely be over \$6,000,000.00.

For Boundary Alternative 2, on page 2, the chart is reflective of the same analysis and at year 10, the difference between the CFA projection and the Sheriff Department's projection would likely be over \$5,500,000.00.

**B-1**

For Boundary Alternative 3, on page 2, the chart is also reflective of the same analysis and at year 10, the difference between the CFA projection and the Sheriff Department's projection would likely be over \$5,800,000.00.

The true dollar figure for the law enforcement services however, will likely be higher than projected in attachment 1. The current projection in the attachment accounts for a 5.1% across the board increase; to include RMS, CAL-ID, Facility Rate and Mileage. Historically, the contract rate for personnel has averaged an increase of 5.1% per year. The rates for RMS, CAL-ID, Facility use and Mileage are assessed on an annual basis and at a proportionate rate for use; calculated on a cost recovery basis only. The actual contract rates would likely be higher due to the fact that the 5.1% increase does not account for any projected increase in staffing levels anticipated to be required based on population increase expectations.

**B-2**

On page 7 of the CFA Appendix, the chart depicts *Fines and Forfeitures*, which probably assumes a certain revenue amount to be generated per year from traffic fines. It may not be appropriate to assume this level of revenue as the Sheriff's Department should not be held to any specific or expected quota for this purpose. The purpose for traffic enforcement is primarily to maintain safety on the roadways for the motoring and pedestrian traffic; not generating revenue.

**B-3**

On page 21 of the CFA Appendix, I find a confusing point. The comparable city chart indicates the population for each identified city as being provided for FY 08/09 with the exception being the population for Jurupa Valley which indicates it is for FY 12/13. There is an assumption of the increase in population given for Jurupa Valley fiscal year 12/13 and an associated law enforcement rate increase, but not for the other included cities to FY 12/13, which may skew a balanced comparison.

**B-4**

On page 23 of the CFA Appendix, the rates for comparable cities are again based off FY08/09, whereas Jurupa Valley is compared against FY 12/13 estimates. According to an estimated 5.1% contract rate increase, the law enforcement expenditure would likely be much higher than the CFA estimate; thus increasing the expenditure per capita.

**B-5**

On page 28 of the CFA Appendix, which outlines the transition period, the document shows the Transition Year as "FY10/11", however on page 2, 7, 8, 19, etc, it clearly states "FY 11/12". The CFA analysis for transition year "FY 10/11" gives an amount of \$11,260,682.00, however, even if we are to follow the transition year as "FY 10/11", the

**B-5** Sheriff's Department estimates an amount closer to \$12,433,776.00 for law enforcement; again, without taking into account any increase in law enforcement personnel commensurate with any increase in population.

**B-6** As it would follow, Boundary Alternatives 2 also has the same concerns for assessment and find that the Sheriff Department's analysis of an average 5.1% increase annually will further show that the CFA analysis is dramatically lower for each projected year than the Sheriff's Department (see attachment 1).

**B-7** As for Boundary Alternative 3, the issues remain the same, with the exception that on page 28 (for Boundary Alternative 3) the transition year is identified as FY 11/12, the same as identified on page 2, etc.

**B-8** Finally, as to the CFA, on page 34, it discusses service provided by the Sheriff's Department as it relates to baseline service to include responding to citizen calls for assistance, follow-up investigation, crime lab services, crime prevention programs and related police activities. I agree with all of this except that the baseline service does not account for any personnel to manage crime prevention programs. The baseline service, as defined, is for patrol functions, investigation and basic traffic services.

**JURUPA VALLEY**

<b>Scenario 1: (Study Area 6)</b>												
FY Ending:	FY 07/08	FY 08/09	FY 09/10	FY 10/11	Transition Year	FY 11/12	FY 12/13	FY 13/14				
CFA analysis projection w/pop increase and LE increase:	\$10,710,134	N/A	N/A	N/A	N/A	\$0	\$11,435,141	\$11,618,903				
*RSO analysis with avg 5.1% increase annually:	\$10,710,134	\$11,256,351	\$11,830,425	\$12,433,776		\$13,067,899	\$13,734,362	\$14,434,814				
Difference	\$0					-\$13,067,899	-\$2,299,221	-\$2,815,911				
						(proated-5 yrs)						
FY Ending:	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21					
CFA analysis projection w/pop increase and LE increase:	\$12,006,955	\$12,401,606	\$12,802,950	\$13,211,080	\$13,647,854	\$14,092,042	\$14,543,750					
*RSO analysis with avg 5.1% increase annually:	\$15,170,990	\$15,944,710	\$16,757,891	\$17,612,543	\$18,510,783	\$19,454,833	\$20,447,029					
Difference	-\$3,164,035	-\$3,543,104	-\$3,954,941	-\$4,401,463	-\$4,862,929	-\$5,362,791	-\$5,903,279					
<b>Scenario 2: (Study Areas 4, 5, 6)</b>												
FY Ending:	FY 07/08	FY 08/09	FY 09/10	FY 10/11	Transition Year <td>FY 11/12</td> <td>FY 12/13</td> <td>FY 13/14</td> <td></td> <td></td> <td></td> <td></td>	FY 11/12	FY 12/13	FY 13/14				
CFA analysis projection w/pop increase and LE increase:	\$10,976,988	N/A	N/A	N/A	N/A	\$0	\$12,108,923	\$12,438,341				
*RSO analysis with avg 5.1% increase annually:	\$10,976,988	\$11,536,814	\$12,125,192	\$12,743,577		\$13,393,499	\$14,076,568	\$14,794,473				
Difference	\$0					-\$13,393,499	-\$1,967,545	-\$2,356,132				
						(proated-5 yrs)						
FY Ending:	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21					
CFA analysis projection w/pop increase and LE increase:	\$12,835,445	\$13,241,289	\$13,653,986	\$14,073,572	\$14,522,197	\$14,978,387	\$15,442,248					
*RSO analysis with avg 5.1% increase annually:	\$15,549,991	\$16,341,989	\$17,175,431	\$18,051,378	\$18,971,998	\$19,939,570	\$20,956,488					
Difference	-2,713,546	-3,100,700	-3,521,445	-3,977,806	-4,449,801	-4,961,183	-5,514,240					
<b>Scenario 3: (Study Areas 2, 4, 5, 6)</b>												
FY Ending:	FY 07/08	FY 08/09	FY 09/10	FY 10/11	Transition Year <td>FY 11/12</td> <td>FY 12/13</td> <td>FY 13/14</td> <td></td> <td></td> <td></td> <td></td>	FY 11/12	FY 12/13	FY 13/14				
CFA analysis projection w/pop increase and LE increase:	\$11,524,873	N/A	N/A	N/A	N/A	\$0	\$12,782,129	\$13,156,307				
*RSO analysis with avg 5.1% increase annually:	\$11,524,873	\$12,112,642	\$12,730,386	\$13,379,636		\$14,061,987	\$14,779,159	\$15,532,896				
Difference	\$0					-\$14,061,987	-\$1,907,030	-\$2,377,589				
						(proated-5 yrs)						
FY Ending:	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21					
CFA analysis projection w/pop increase and LE increase:	\$13,559,054	\$13,969,561	\$14,386,921	\$14,811,232	\$15,254,379	\$15,725,107	\$16,193,523					
*RSO analysis with avg 5.1% increase annually:	\$16,325,074	\$17,157,653	\$18,032,693	\$18,952,360	\$19,918,931	\$20,934,796	\$22,002,471					
Difference	-\$2,766,020	-\$3,188,092	-\$3,645,772	-\$4,141,128	-\$4,664,552	-\$5,209,689	-\$5,808,948					

\*RSO analysis considers a 5.1% across the board increase (RMS, FAC Rate, CAL-ID, Mileage and Personnel). It does not include consideration for population increase (which would, no doubt, require increase in personnel). Further, the 5.1% increase should only include personnel (contract) cost. Rates for RMS, Facility Rate, CAL-ID and mileage are generally assessed at a different rate proportionate and dependant on direct use (facilities and RMS), Increase/decrease in population (CAL-ID) or other market fluctuations (mileage). Additional associated costs for LE are not included.

Rec'd 11/4/09



Department of Animal Services  
Robert Miller, Director

Administration  
Betsy Webster

November 3, 2009

LAFCO  
3850 Vine Street, Suite 110  
Riverside, CA 92507  
ATTN: George Spiliotis, Executive Officer

RE: Jurupa Valley Incorporation – Comprehensive Fiscal Analysis (CFA) Public Review Draft

Dear Mr. Spiliotis,

I have reviewed the Public Review Draft of the Comprehensive Fiscal Analysis (CFA) for the Jurupa Valley incorporation on behalf of the Department of Animal Services and am in agreement with the information and analysis provided as it relates to the Department in accordance with the information that we provided your team in February of this year with the exception of the following:

C-1

- Page 55 – shelter activities for should be 2,222 for Study Area 1; 2,261 for Study Area 2; and 2,334 for Study Area 3
- Exhibit 1 for Study Area 2 - the General Fund amount for Animal Services & Shelter Debt Services should be \$1,313,526
- Exhibit 1 for Study Area 3 - the General Fund amount for Animal Services & Shelter Debt Services should be \$1,352,449
- Exhibit 4 for Study Area 1 - the Expenditure by County amount for Animal Services & Shelter Debt Services should be \$1,296,948

Additionally, the CFA references Debt Service costs for the department that we did not provide; however, I have used these numbers to verify the information and come to my conclusions. If you find that the numbers have changed, please contact me so that we can review the CFA again

Sincerely,

Paige M. Garner  
Administrative Manager

Riverside County Community Health Agency  
DEPARTMENT OF ANIMAL SERVICES – Administrative Offices  
5950 Wilderness Avenue, Riverside, California 92504  
(951) 358-7387 FAX (951) 358-7300 TDD (951) 358-5124

Rec'd 11/5/09



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George Johnson  
Agency Director*

*Katherine Gifford  
Director,  
Administrative  
Services Dept.*

*Ron Goldman  
Director,  
Planning  
Department*

*Juan Perez  
Director,  
Transportation  
Department*

*Mike Lara  
Director,  
Building & Safety  
Department*

*John Boyd  
Director,  
Code Enforcement  
Department*

*Carolyn Syms Luna  
Director,  
Environmental  
Programs Dept.*

**MEMORANDUM**

**DATE:** November 4, 2009  
**TO:** George Spilliotis, LAFCO  
**FROM:** Lyn Tontz, APA *LT*  
**SUBJECT:** Public Review Draft CFA September 23, 2009 – Jurupa Valley

As you requested we have reviewed the subject document and comments from TLMA Administrative Services, Planning and Building and Safety Departments are included below.

TLMA Administrative Services

**D-1** TLMA Administrative Services, which includes development counter services, did not receive a questionnaire to complete. TLMA counter services revenues come primarily from fees and surcharges collected by TLMA departments who were surveyed and included in their reported revenues and costs.

**D-2** In Table 2-C of Boundary Alternative 3 of the Appendices the consultants have projected total residential and commercial new development assessed value for Boundary Alternative 3 to grow at an average annual rate of approximately 12.7% from FY11/12 through FY20/21 with a large jump up in new commercial development in FY18/19. Also, Figure 9 on page 15 of the report projects an average annual increase of 6.9% for Boundary Alternative 3 in general property taxes for the projection years FY12/13 through FY20/21. As reported in Riverside County Fiscal Year 2009/2010 1st Quarter Budget Report, countywide property taxes declined 5% in FY08/09 and are projected to decline 10% in FY09/10 and to decline 3% in FY10/11. In Figure 9, on page 15 the consultants forecast general property tax to increase 6.8% in FY13/14, while the County Quarterly budget report projects countywide assessed valuation growth of 3% for FY13/14. This declining and then moderate growth trend applied to the General Property Tax revenue for Boundary Alternative 3 would materially reduce projected general property tax revenue for FY11/12 and the following years. Sales and Use Tax revenue are also expected to decline in FY09/10.

In light of the major decline in the level of new residential and commercial development and decline in assessed valuations it seems reasonable for the consultant to recalculate the projected level of new development and to recalculate revenue projections for Boundary Alternative 3.

**D-3** Please note that on Table 3-C of the CFA Appendices that for the latest 2009 Riverside County Progress Report the number of Total County Employment (labor force) has declined 54,400 from the base year of 847,400 to 793,000.

**D-4** Full time staffing levels of 4 staff for the community development functions in Table 4B of the Appendices appear low for a proposed "full contract" city of this size.

**D-5** For Boundary Alternative 3, the Table 2-B on page 12 of the Appendices shows total expenditures for Community Development function thru FY20/21 which increases at total of 1% over nine years from FY011/12 to FY20/21. This is at odds with the forecasted increase in Secured Assesed Valuations (New development) in Table 2-A on page 6 which averages 12.7% increase per fiscal year over the projected 11 fiscal years. The consultant should recalculate projected assessed valuation increases.

Planning Department

Although the development projection information in the report is consistent with that provided to the consultant, there has been a marked change in the local economy since the base year data of FY07/08 were compiled.

**D-6** The CFA on page 27 anticipated revenue from projects in process that were identified by the county. Unfortunately, development in this area has all but stopped and the 7,000 residential units, 1,020,000 sq. ft. of commercial retail, and 5,700,000 sq. ft. of combined commercial office and industrial development, including the 267,900 sq. ft. Pedley Shopping Center located on Pedley Road south of State Hwy 60, have not materialized and in many cases have been withdrawn from further consideration. While projections of new development by the county assumed minimal activity until FY 11/12, with increasing activity as the economy recovers, did not take into consideration the depth of the current recession. Future development may not materialize until FY12/13 or later.

**D-7** The CFA on page 42 anticipates that the city will receive \$5,541 in OHV fees for Boundary Alternative 3 based upon a per capita rate. However, these funds are not distributed this way. The funds are distributed based upon ridership on legal sites within an area. The funds are used by the Sheriff for enforcement and are not available for other uses. There are no legal riding areas in the Jurupa Valley area and therefore, the new city would not receive any OHV funds from the State.

**D-8** The Planning Department base year FY07/08 expenditures of \$1,295,788, as a subtotal of Community Development costs for Study Area 3 are missing from Table 2-A on page 8 of the Appendix, for Boundary Alternative 3. The FY07/08 Base Year Net Costs are reported incorrectly for Boundary Area 3 Exhibit 1 of the Appendix and should be \$369,030. Please note that Planning Department applications have declined 50% for the Fiscal Year 08/09 compared to the study base year Fiscal Year 07/08. Given the magnitude of this decline it would appear reasonable for the consultant to recalculate projected revenue for the Community Development function.

Transportation Department

**D-9** The Transportation Department will submit their response under separate cover.

Building and Safety Department

**D-10** The base year FY07/08 revenues and expenditures in the report are the same as submitted. Base year FY07/08 total expenditures of \$778,050, as a subtotal of Community Development expenditures for Study Area 3 are missing from Table 2-A on page 8 of the Appendices.

**D-11** Total base year FY07/08 Community Development (Planning, Building & Safety, Environmental Programs and Code Enforcement) revenue total \$1,954,931. Please note that new residential units added to Boundary Alternative 3 were 341 for FY07/08 and 130 for FY08/09. Total countywide Building

and Safety permits have declined 43% for the Fiscal Year 08/09 compared to the study base year Fiscal Year 07/08.

D-11

Given the magnitude of this decline it would appear reasonable for the consultant to recalculate projected revenue for this function and the total number of projected new Housing Units. In Table 2-C in the Appendices the consultants project new Commercial/retail construction to increase from adding 69,375 square feet in FY10/11 to adding 445,000 in FY18/19 an average annual growth rate of approximately 43%. Given the recent decline in commercial/industrial construction this projection should be recalculated.

Engineering Department (portions of Building & Safety and Transportation Departments)

D-12

On page 54 the Transportation contract costs of \$794,712 for all Study areas were omitted from the combined totals for the two departments. The correct combined cost figures are: \$1,837,890 for Boundary Alternative 1, \$1,941,984 for Boundary Alternative 2 and \$2,097,242 for Boundary Alternative 3. The corresponding figures in the Appendices require correction. The total base year engineering cost of \$2,097,242 for Boundary Alternative 3 is missing from Table 2-A on page 8 of the Appendix.

Code Enforcement Department

D-13

The Code Enforcement Department will respond under separate cover.

Environmental Programs Department

D-14

The Environmental Programs Department will respond under separate cover.

Please contact me at (951-955-6753) or [ltoutz@rctlma.org](mailto:ltoutz@rctlma.org) if you have any questions.

cc: George Johnson, TLMA Director  
Kathy Gifford, Director of Administrative Services  
John Boyd, Code Enforcement Director  
Ron Goldman, Planning Director  
Mike Lara, Building & Safety Director  
Carolyn Luna, Environmental Programs Department  
Juan Perez, Transportation Director  
Gary Christmas, County Executive Office  
Tina Grande, County Executive Office

Kaub 11/5/09

>> [terande@ceeo.org](mailto:terande@ceeo.org)

&gt;&gt;

&gt;&gt; From: Jacobson, Amber

&gt;&gt; Sent: Wednesday, November 04, 2009 3:34 PM

&gt;&gt; To: Grande, Tina

&gt;&gt; Cc: Holland, Suzanne

&gt;&gt; Subject: RE: Jurupa Valley Incorporation

&gt;&gt;

&gt;&gt; Hi Tina,

&gt;&gt;

E-1 >> We have no comments but just one question in regards to CSA 73. On page 12 of the Public Review Draft Comprehensive Fiscal Analysis CSA 73 is listed under the Road Fund as a transfer to CSA 73 for expenditures. We were just wondering what that was for since CSA 73 is a street lighting CSA and is paid through Ad Valorem.

&gt;&gt;

&gt;&gt; Thanks,

&gt;&gt; Amber Jacobson

&gt;&gt; Senior Project Manager

&gt;&gt; Economic Development Agency

&gt;&gt; 1325 Spruce Street, Ste 400

&gt;&gt; Riverside, CA 92507

&gt;&gt; (951) 955-6146 Direct

&gt;&gt; (951) 955-9505 Fax

&gt;&gt;

>> Please note: Beginning August 14, 2009, our office will be closed every Friday thru June 30, 2010 per order of the Board of Supervisors (July 21, 2009).

&gt;&gt;

&gt;&gt; From: Holland, Suzanne

&gt;&gt; Sent: Thursday, October 22, 2009 3:03 PM

&gt;&gt; To: Jacobson, Amber

&gt;&gt; Subject: Fw: Jurupa Valley Incorporation

&gt;&gt; Importance: High

&gt;&gt;

&gt;&gt;

>> \_\_\_\_\_  
>> From: Grande, Tina

>> To: Aldana, Peter; Alexander, Michael; Anderson, Dale; Boyd, John; Brown, Bill; Chow, Serena; Cooper, Ed; Corvino, Frank; Deines, Dean; English, Tina; Fagelson, James; Field, Robert; Fox, Tony ; Gann, Alex; Garner, Paige; Gayk, Bill; Gifford, Kathy; Hans, Christopher; Harden, Denise; Hawkins, John; Hobday, Tracy; Holland, Suzanne; Hutchinson, Dale ; Jensen, Randy; Johnson, George; Johnson, Karen; Jolliffe, Jerry; Kent, Don; Kincaid, Bruce; Lara, Mike; Letterman, Jeff; Linn, Carley; Ma, Sungkey; Macgavin, Brian; McKibbin, Stuart; Miller, Robert; Paz, Mario; Perez, Angel; Perez, Juan; Rockholt, Daniel; Ross, Ryan; Roush, Jana; Shetler, Mike; Sinclair, Diane; Taylor, Will; Thetford, Steve; Thomas, Steve; Tontz, Lyn; Van Stockum, Steve; Wagner, Lee; Ward, Larry; Webster, Betsey

&gt;&gt; Sent: Thu Oct 22 14:01:55 2009

&gt;&gt; Subject: FW: Jurupa Valley Incorporation

&gt;&gt; Hello:

>> Attached, please find the Public Review Draft Comprehensive Fiscal Analysis (CFA). Please review the documents and send any comments by November 5, 2009. Your comments should be made in writing and directed to George Spiliotis, Executive Officer, Riverside LAFCO, 3850 Vine Street, Suite 110. Please email your comments directly to LAFCO. Your comments should be on your department's letterhead and a PDF file sent to: [info@lafco.org](mailto:info@lafco.org)<<mailto:info@lafco.org>> or [gspiliotis@lafco.org](mailto:gspiliotis@lafco.org)<<mailto:gspiliotis@lafco.org>>. Please

Revised 11/6/09



COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER  
P.O. BOX 751  
RIVERSIDE CA 92502-0751  
(951) 486-7450

TAUNA MALLIS  
ASSISTANT  
County Clerk-Recorder Division

LARRY W. WARD  
Assessor-County Clerk-Recorder

November 5, 2009

Tina Grande  
Principal Management Analyst  
Executive Office, County of Riverside  
4080 Lemon Street, 4<sup>th</sup> Floor

Re: Jurupa Valley Administrative Draft

Tina,

Following are results of the Assessor's review concerning the draft Jurupa Valley CFA. The Assessor restricted his review to the proposed values projected for single family units, multi-family units, retail, office, and industrial space per square foot.

F-1

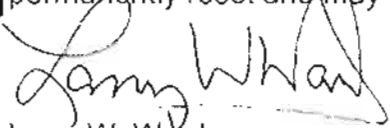
For single-family residential properties, from January 2009 through October 2009 in Tax Rate Area 099 (Jurupa Unincorporated), our sales database indicates the average sales price was \$179,000. This indicates a decrease in value of approximately 10% from the average value of a single-family residence as of January 1, 2009. We have noted that sale prices have appeared to stabilize over the summer. Industry analysts such as Dataquick have noted, also, that the sale prices of single-family residences in California have stabilized over the last several months as well.

F-2

Property sales of multi-family residential, retail, office and industrial in the Jurupa Valley area are scarce. Because of the scarcity of sales of these types of properties in Riverside County as a whole, we have begun to track sales from neighboring counties as well. These sales indicators, however, leave us less than confident there has not been a significant value drop for these property types. Thus far, however, sales data from the adjacent Corona area would indicate that the proposed assumptions in the analysis for multi-residential, retail, office and industrial properties are reasonable. The values in Corona are slightly higher than the proposed Jurupa Valley assumptions but that would be anticipated in that more developed and populated area.

F-3

An additional concern regarding the property tax assumptions is the lack of consideration given to Prop 13 resets of values in the incorporation area. Because of dramatically declining values and the number of foreclosures and REO transfers in this area, a large number of assessments will be permanently reset and may only increase 2% annually by law.

  
Larry W. Ward  
Assessor-County Clerk-Recorder  
RIVERSIDE COUNTY

REC'D 11/9/09



John Boyd  
Director

Code Enforcement Department  
County Of Riverside

**MEMORANDUM**

TO: George J. Spiliotis  
Date: 11/5/2009

FROM: Ward Komers

RE: Public Review Draft CFA September 23, 2009 - Jurupa Valley

---

As requested, the Code Enforcement Department has reviewed the subject document.

6-1 | The department concurs with the information provided in the "Code Enforcement Fines" section on page 46 and the "Code Enforcement" section on page 54.

Please contact me at (951) 955-3372 or wkomers@rctlma.org if there are any questions.

RECV'D 11/9/09

**Gary Thompson**

**From:** "Grande, Tina" <TGRANDE@rceo.org>  
**To:** <gsthompson@cox.net>; "Spiliotis, George" <gspiliotis@lafco.org>  
**Sent:** Monday, November 09, 2009 8:46 AM  
**Subject:** FW: Jurupa

Fire does not have any changes. Gary, let me know you received this email. I am having difficulty emailing you.

*Tina Grande*

Principal Management Analyst  
 Executive Office, County of Riverside  
 4080 Lemon Street, 4th Floor  
 Riverside, California 92501  
 (951) 955-1110  
 (951) 955-1105 fax  
 tgrande@rceo.org

**From:** Hobday, Tracy  
**Sent:** Monday, November 09, 2009 8:26 AM  
**To:** Sinclair, Diane  
**Cc:** Grande, Tina  
**Subject:** RE: Jurupa

Thanks.

*Tracy Hobday*  
 Battalion Chief  
 Strategic Planning Bureau  
 951-940-6334 - office  
 951-453-7565 - cell

**From:** Sinclair, Diane  
**Sent:** Monday, November 09, 2009 7:54 AM  
**To:** Hobday, Tracy  
**Subject:** Jurupa

Chief,

I have reviewed the Jurupa documents and I have no comments or questions. It looks good to me.

Thank you,

*Diane Sinclair*, Deputy Director - Administration  
 Riverside County Fire Dept. in Cooperation with CAL FIRE  
 210 W. San Jacinto Avenue, Perris, CA 92570  
 Bus 951-940-6978 FAX 951-657-2662  
 Email [diane.sinclair@fire.ca.gov](mailto:diane.sinclair@fire.ca.gov)  
[www.rvcfire.org](http://www.rvcfire.org)  
 Mail Stop 5036

*"Integrity\*Leadership\*Customer Service\*Competence\*Safety"*

"The time is always right to do what is right." - *Martin Luther King, Jr.*

"This email message, including any attachments, is intended for the sole viewing and use of the individual or entity to which it is addressed, and may contain confidential and privileged information, which is prohibited from disclosure. Any unauthorized review, use, disclosure, distribution, or the taking of any action in reliance on the information contained in this email, including attachments, is prohibited. If you are

11/9/2009

Revised 11/16/09



COUNTY OF RIVERSIDE  
TRANSPORTATION AND  
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.  
Director of Transportation

Transportation Department

MEMORANDUM

DATE: November 12, 2009  
TO: Tina Grande  
Executive Office  
FROM: Juan C. Perez  
Director of Transportation  
RE: Jurupa Valley CFA – September 23, 2009 Draft

I-1

I have reviewed the document. Overall, it looks like the previous comments that we had made about the growth in revenue projections for Gas Tax, Measure A and Prop. 42 have been adequately addressed. The revised revenue growth projections for Gas Tax and Prop. 42 of 2% annually are within reason, although a bit optimistic given our depressed current economic environment where we are seeing annual decreases.

I-2

Same for the Measure A estimate of 3% annual growth, historically reasonable although higher than the current trend. The one comment on Measure A is that, on page 49, they reference that the share of Measure A that gets returned directly to Cities and Counties is 40%. This was correct under the old Measure A formula, but the current one that went into effect this year with the extension of the Measure reduces that to 35%.

I-3

Keep in mind that the estimates for Gas Tax, Measure A and Prop. 42 were not developed or validated by us. The consultant prepares those from the State formula and projections of RCTC sales tax, so our comments on revenue are really just targeted at the growth patterns used to forecast future years.

Thanks.

JCP:sa

cc: George Johnson  
Kathy Gifford  
Patricia Romo  
Lyn Tontz

Rev's 11/18/09

**Gary Thompson**

**From:** "George J. Spiliotis" <GSpiliotis@lafco.org>  
**To:** "Gary Thompson" <gsthompson@cox.net>  
**Sent:** Wednesday, November 18, 2009 9:14 AM  
**Subject:** FW: Jurupa Incorporation Study

Planning looked at what they had put together again and determined no changes are necessary. See below.

George Spiliotis, Executive Officer  
 Local Agency Formation Commission  
 3850 Vine Street, Suite 110  
 Riverside, CA 92507  
 Ph. (951)369-0631  
 Fax (951)369-8479

**From:** Fagelson, James [mailto:JFAGELSO@rctlma.org]  
**Sent:** Tuesday, November 17, 2009 5:47 PM  
**To:** Grande, Tina; George J. Spiliotis  
**Cc:** Goldman, Ron; Meins, Damian; Tontz, Lyn  
**Subject:** Jurupa Incorporation Study

J-1  
 Ron, Damian and I discussed the projections for the Jurupa Incorporation Study area and determined that the figures can stay as they are. Our concern is that the current downturn has stalled a number of cases in that area and that industrial development has been made more difficult due to citizen's desire to limit new warehousing on industrial land. We feel that the current projections were conservatively developed and that even if the economic recession continues longer than our current estimate (2011-2012) that the impact will be minimal on the total feasibility of the incorporation study.

Upon re-evaluation of the method that was used to develop the projections, we were unable to adequately quantify any change that would provide a better or different projection. As the projections now stand, the development of one building within the area could meet the projected growth.

**James Fagelson**

Principal Planner  
 951-955-9514  
 951-955-3157 (fax)

Starting August 14, 2009, the County will be closed every Friday until further notice

 Please consider the environment before printing this e-mail.