

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



**FROM:** EXECUTIVE OFFICE

**SUBMITTAL DATE:** February 20, 2003

**SUBJECT:** Response to Proposed Annexations 93, 94, and 96 to the City of Riverside

**RECOMMENDED MOTION:** Authorize the Chairman to Sign the Attached Letter to LAFCO Regarding Annexations 93, 94, and 96 to the City of Riverside.

**BACKGROUND:** On February 27, 2003, the Local Agency Formation Commission (LAFCO) will consider Annexation 93 (LAFCO 2002-21-1) and Annexation 94 (LAFCO 2002-40-1). LAFCO staff has indicated that a third annexation, Annexation 96, proposes to include areas north of Lurin Avenue, although no project has been filed as of this date. All three annexations cover portions of the Alta Cresta Specific Plan, as shown on the attached map. The Transportation Department has indicated in a memo dated February 11, 2003 (attached) that it is concerned about the piecemeal approach that results from these annexations. The Transportation memo states: "As portions of the Alta Cresta Ranch transition to City of Riverside control through annexation, some elements of the specific plan have been deleted and diluted in such a way that this area will be left with a series of incomplete intersection and part width streets that ultimately result in unacceptable levels of service."

The City of Riverside provided LAFCO with a letter dated February 14, 2003 (attached) that responded to the concerns raised by the County Transportation Department by concluding that the traffic recommendations in the Alta Cresta Specific Plan were no longer valid because the City Council had adopted a development plan which significantly reduced dwelling unit density, projected population and daily vehicle trips. The County Transportation Department has not had the opportunity to review the City's revisions to the Alta Cresta Plan or the road improvements proposed by the city to determine how these improvements affect the unincorporated areas, including the remaining areas of the Alta Cresta Specific Plan.

*Katherine Gifford*

Katherine Gifford, Senior Management Analyst

**FINANCIAL DATA:** N/A  
**CURRENT YEAR COST** \$  
**NET COUNTY COST** \$

**ANNUAL COST:** \$  
**IN CURRENT YEAR BUDGET:** Yes/ No/  
**BUDGET ADJUSTMENT FY:** Yes/ No/

**SOURCE OF FUNDS:**

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

*Barbara Kenmore*

County Executive Officer Signature

- Consent
- Policy
- Consent
- Policy

Department Recommendation:  
 Per Executive Office:

Prev. Agn. ref.

Dist.

AGENDA NO.

3.39

As currently drafted, the three annexations leave pockets of inhabited areas and exclude portions of the Alta Cresta Specific Plan that will be difficult for the County to serve. The Woodcrest Community of Interest, approved by LAFCO in 2002, extends north to Mariposa Avenue and does not address the Alta Cresta Specific Plan area. It is unclear at this time, whether the city intends to annex the remaining portions of the Alta Cresta Specific Plan and inhabited areas at a future date or if this area will be addressed at some future date through the Community of Interest discussions.

To address the circulation issues identified by the Transportation Department, as well as long-term land use governance issues, the Executive Office has drafted the attached letter for the Board's consideration. If approved by the Board, the letter will be forwarded to LAFCO for its consideration at its February 27, 2003 meeting in which Annexations 93 and 94 will be considered. In summary, the letter recommends the following:

- County and City staffs meet to formulate an agreement that clearly outlines the road system requirements and maintenance provisions for the two jurisdictions.
- The County, City and LAFCO staff develop appropriate jurisdictional boundaries and agreements for the area outside the Woodcrest Community of Interest, more specifically described as south of Van Buren Boulevard, east of Gamble Avenue, west of Barton Road, and north of Mariposa Avenue.
- LAFCO continue Annexations 93, 94 and 96 so that County, City, and LAFCO staffs can meet to address the traffic circulation and jurisdictional issues in this area.



# COUNTY OF RIVERSIDE

## Board of Supervisors

**Bob Buster**  
909-955-1010

**John F. Tavaglione**  
909-955-1020

**James A. Venable**  
909-955-1030

**Roy Wilson**  
909-955-1040

**Marion Ashley**  
909-955-1050

February 25, 2003

George J. Spiliotis, Executive Officer  
Local Agency Formation Commission  
1485 Spruce Street, Ste. J  
Riverside, CA 92507-2445

**RE: Annexations 93, 94, and 96 to the City of Riverside**

Dear Mr. Spiliotis:

The Riverside County Board of Supervisors has considered the current proposals of Annexations 93 and 94 and the proposed Annexation 96 to the City of Riverside. The County has provided comments on Annexation 93 and 94 that are still valid, but broader, cumulative impacts to service provisions, particularly the transportation system, resulting from the three annexations should be addressed, prior to LAFCO approval of any of the proposals. The County of Riverside is concerned with the following:

- Annexations 93, 94 and 96 propose to annex portions of the Alta Cresta Ranch Specific Plan in a piecemeal fashion that could have significant and long-term impacts to circulation in the area. In correspondence dated February 14, 2003, the City of Riverside indicates that the City has approved a development plan that invalidates the traffic requirements of the Alta Cresta Specific Plan. If this is the case, it is critical that County and City staffs meet to formulate an agreement that clearly outlines the requirements for the road system and its maintenance, prior to any action by LAFCO on the proposed annexations.

Until that agreement is reached, the attached memo from the County Transportation Department, dated February 11, 2003, reflects the County's position. This memo states that Annexations 93, 94, and 96, which transition portions of the Alta Cresta Ranch to the City of Riverside through annexation, deletes and dilutes circulation elements of the specific plan in such a way that this area will be left with a series of incomplete intersections and part-width streets that will ultimately result in unacceptable levels of service. The Alta Cresta Specific Plan addressed circulation in this area, as a whole, with an evaluation of each street and intersection. No provisions were made for partial improvements with the remaining improvements to be completed by unknown others at a later date. It is imperative that all specific plan recommendations are strictly adhered to for traffic-related improvements.

- Annexations 93, 94, and 96, as currently proposed, exclude portions of the Alta Cresta Specific Plan and unincorporated areas that could result in inefficient service responses by both the City and County. The Woodcrest Community of Interest extends to Mariposa Avenue, but excludes the area south of Van Buren Boulevard, west of Barton Road, north of Mariposa Avenue and east of Gamble Avenue. It is in the best interest of the County and City to meet with LAFCO staff to develop appropriate jurisdictional boundaries and agreements that ensure adequate service provisions for current and future residents in this area.

The County of Riverside recommends that LAFCO continue Annexations 93 and 94, and the forthcoming Annexation 96, so that the County, City, and LAFCO staffs can meet to address the traffic circulation and jurisdictional issues in this area.

We look forward to the Commission's decision on this matter and the opportunity to work with the City to develop a safe transportation plan and logical jurisdictional boundaries. If you would like to discuss these comments further, please contact Katherine Gifford, Senior Management Analyst at the County Executive Office, at 909-955-1110.

Sincerely,

John Tavaglione  
CHAIRMAN

Cc: Supervisor Buster, 1<sup>st</sup> District  
Ed Studor, TLMA  
Barbara Dunmore, Executive Office  
Katherine Gifford, Executive Office  
Thomas J. Boyd, City of Riverside, Public Works  
File



# City of Riverside

VAN BUREN BL

WOOD RD

MARCH AIR RESERVE BASE

BARTON RD

KRAMERIA AV

COLE AV

LURIN AV

MARIPOSA AV

DAUGHTY AV

CHICAGO AV

GAMBLE AV

Annex 94  
LAFCO  
2002-40-1

Annexation 93  
LAFCO 2002-21-1

Riverside Unified  
School District  
Martin Luther  
King High School

Riverside  
Christian  
High School

#96

UNBUILT  
AREA

#96

□ ALTA CRESTA SPECIFIC PLAN

▨ ANNEXATION 93 - LAFCO 2002-21-1

▩ ANNEXATION 94 - LAFCO 2002-40-1

□ CITY OF RIVERSIDE

□ WOODCRESTCOI #17

Proposed Arx 94



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



George A. Johnson, P.E.  
Director of Transportation

### Transportation Department

**DATE:** February 11, 2003

**TO:** Katherine Gifford, Senior Management Analyst

**FROM:** Edwin D. Studor, Administrative Manager

**RE:** Annexation 93, 94, and 96.

Our office has previously provided comments regarding Annexation 94 to the City of Riverside via the attached memo dated January 14, 2003. The two issues that were presented in that letter are still valid, but since that time, this office has become aware of other proposed annexations in this area, and it appears that Alta Cresta Ranch specific plan is being annexed piecemeal fashion. This piecemeal approach is of concern to the Transportation Department.

As portions of the Alta Cresta Ranch transition to City of Riverside control through annexation, some elements of specific plan have been deleted and diluted in such a way that this area will be left with a series of incomplete intersection and part width streets that ultimately result in an unacceptable levels of service.

The specific plan addressed this area as a whole and with each street and each intersection being evaluated and no provisions were made for partial improvements with the remaining improvements to be completed by unknown others at a later date.

It is imperative that all recommendations of the specific plan in regards to traffic related improvements be adhered to strictly.

EDS: jas

cc: Supervisor Buster

Attachments



"People Serving  
People"

RECEIVED  
**CITY OF RIVERSIDE**  
RIVERSIDE LOCAL AGENCY  
FORMATION COMMISSION

03 FEB 14 PM 4:32



February 14, 2003

Wayne Fowler  
Local Agency Formation Commission  
1485 Spruce Street  
Riverside, CA 92501

Dear Mr. Fowler:

This letter is in response to your request for a reply to the County of Riverside's letter relating to the Annexation 93, 94 and 96. The County's Transportation and Land Management Agency has expressed concern that as the land within the Alta Cresta Ranch Specific Plan is annexed into the City this will dilute the elements of the specific plan in such a way that the area will be left with a series of incomplete intersections and part width streets that will result in an unacceptable level of service. In July of 2002, the City Council directed the Planning Department to coordinate the preparation of a land use plan for the area within the boundaries of the approximate 950 acre Alta Cresta Annexation Area, shown in Exhibit 1. The completed study was approved by the City Council on November 5, 2002. As part of the study City staff analyzed the impact of future development on City services and infrastructure that would occur under the proposed zoning and land use plan. The purpose of the study is to provide assistance to LAFCO and the City of Riverside in their consideration of future annexations within the boundaries of the study area.

The study indicated that based of the City's proposed zoning and land use, there would be an approximate 35% reduction in the number of dwelling units and population at build out within the Alta Cresta Annexation Study Area, with an approximate 27% reduction in daily vehicle trips and significantly less intersection improvements from the levels generated by the development proposed under the County's Alta Cresta Specific Plan. As a result of development in the Alta Cresta area generated by the City's proposed zoning/ land use and regional growth, the Public Works Department determined the Van Buren Boulevard will need to be widened to a 6 lane facility between Barton Street and westerly beyond Washington Street to accommodate post 2015 traffic. In addition, the following intersection improvements will be required to maintain adequate levels of service for post 2015 traffic:

- A traffic signal will be needed at the intersection of Van Buren Boulevard and Chicago Avenue.

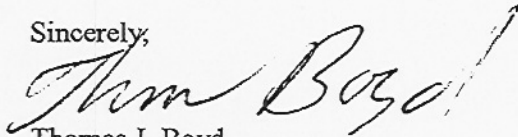
**PUBLIC WORKS DEPARTMENT**

3900 MAIN STREET • RIVERSIDE, CALIFORNIA 92522 • (909) 826-5341  
FAX: (909) 826-5542 • [www.riverside-ca.org](http://www.riverside-ca.org)

- Traffic signals will ultimately be required at Krameria Avenue and Cole Avenue and at Krameria and Barton Street. However, these intersections should be monitored and the traffic signals installed only when the traffic demand indicates that they are required.
- The intersection of Van Buren Boulevard and Washington Street will require the installation of a shared southbound through and right turn lane, an east bound and a west bound right turn lane, and a northbound left turn lane.
- Full improvements will be necessary on Wood Road at the intersection of Van Buren Boulevard and Wood Road.
- A right turn lane will be required on westbound Van Buren Boulevard at Trautwein Road.
- Allesandro Boulevard will need to be widened to a six-lane facility.
- Additional street improvements to insure adequate circulation within and surrounding the Alta Cresta Annexation area will be required as conditions of approval of development as it occurs within annexed areas.

Due to the significant reductions in dwelling unit density, projected population and daily vehicle trips generated under the City's proposed development plan from the levels generated by the County's Alta Cresta Specific Plan many of the recommendations of the Alta Cresta Specific Plan for street improvements are no longer valid. The improvements required by the City's Public Works Department based of the City's zoning and density requirements will be adequate to maintain an acceptable level of service in this area.

Sincerely,



Thomas J. Boyd  
Interim Public Works Director

cc: Ken Gutierrez, Planning Director  
Rob Van Zanten, Land Development  
Fran Dunajski, Traffic Engineer