

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

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FROM: Economic Development Agency

SUBMITTAL DATE:
September 20, 2005

SUBJECT: Establishing an Extended Services Benefit Zone within CSA 125 (Vista Santa Rosa)

RECOMMENDED MOTION: That the Board of Supervisors

1. Conduct the Public Hearing; and
2. At the conclusion of the Public Hearing, approve and adopt Resolution No. 2005-371 establishing an Extended Services Benefit Zone Within CSA125 (Vista Santa Rosa).

BACKGROUND: In October 2003, the 4th District unincorporated community of Vista Santa Rosa was identified as a Policy Area through the RCIP process. Consequently, focused community development design guidelines are being developed to protect and enhance the unique and special characteristics of the Vista Santa Rosa area.

(Continued on Page 2)

Departmental Concurrence

Robin Zimpler

RZ:DL:RF:SH:JT
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Robin Zimpler
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30 <input type="checkbox"/>
	Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandt

OCT 06 2005
BY *Lee A. Nino*

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 3.13 of 9/13/05	District: 4	Agenda Number:
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A major component of these guidelines includes equestrian trails, landscaped parkways, open space, street lighting and community monuments. Construction and development of these improvements are expected to be paid through ongoing development; however, a mechanism to finance the costs of maintaining these improvements must be established. The initial step in this process is the creation of a Zone of Benefit within CSA 125 to provide the extended services of trail, parkway, landscaping, and open space maintenance.

Government Code 25210.8 enables the Board of Supervisors to establish zones within any CSA with tax rates, service charges, or benefit assessments varying with the extent of benefit to each zone. Adoption of Resolution 2005-071 will establish a Zone of Benefit (CSA 125 Vista Santa Rosa) to provide trail, parkway, landscaping, and open space maintenance.

RESOLUTION NO. 2005 – 371

ESTABLISHING AN EXTENDED SERVICES BENEFIT ZONE

WITHIN COUNTY SERVICE AREA NO. 125

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8 **WHEREAS**, County Service Area 125 has been authorized by the Board of
9 Supervisors to provide various extended public services including street lighting and
10 recreation; and

11 **WHEREAS**, *Government Code 25210.8* enables the Board of Supervisors to establish
12 zones within any County Service Area with tax rates, service charges or benefit assessments
13 varying with the extent of benefit to each zone; and

14 **WHEREAS**, it is appropriate that a Benefit Zone be created within CSA 125 for trail,
15 parkway, landscaping, and open space maintenance in the unincorporated area of Vista Santa
16 Rosa; and

17 **WHEREAS**, a public hearing was conducted by the Board of Supervisors on
18 October 18, 2005, after which this Board determined that public convenience and
19 necessity require that the extended services Benefit Zone “CSA 125 Vista Santa Rosa” should
20 be established within that portion of County Service Area 125 as described in Exhibits A, B,
21 and C attached hereto.

22 **NOW, THEREFORE**, be it resolved by the Board of Supervisors of the County of
23 Riverside, State of California, in regular session assembled on October 18, 2005, that
24 Benefit Zone “CSA 125 Vista Santa Rosa” is hereby established within County Service Area
25 125, as described in Exhibits A, B, and C attached hereto.
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Exhibit A

County Service Area 125

Additional Extended Services Extended Services Benefit Zone

The CSA 125 Vista Santa Rosa Extended Services Benefit Zone is generally defined as that unincorporated area south of Avenue 50, east of Monroe Street, north of Avenue 66, and west of Van Buren Street in the County of Riverside. The proposed zone corresponds to the boundaries of the Vista Santa Rosa Policy Area, Riverside County Integrated Plan (RCIP).

The boundaries of the Extended Services Benefit Zone can be described as follows:

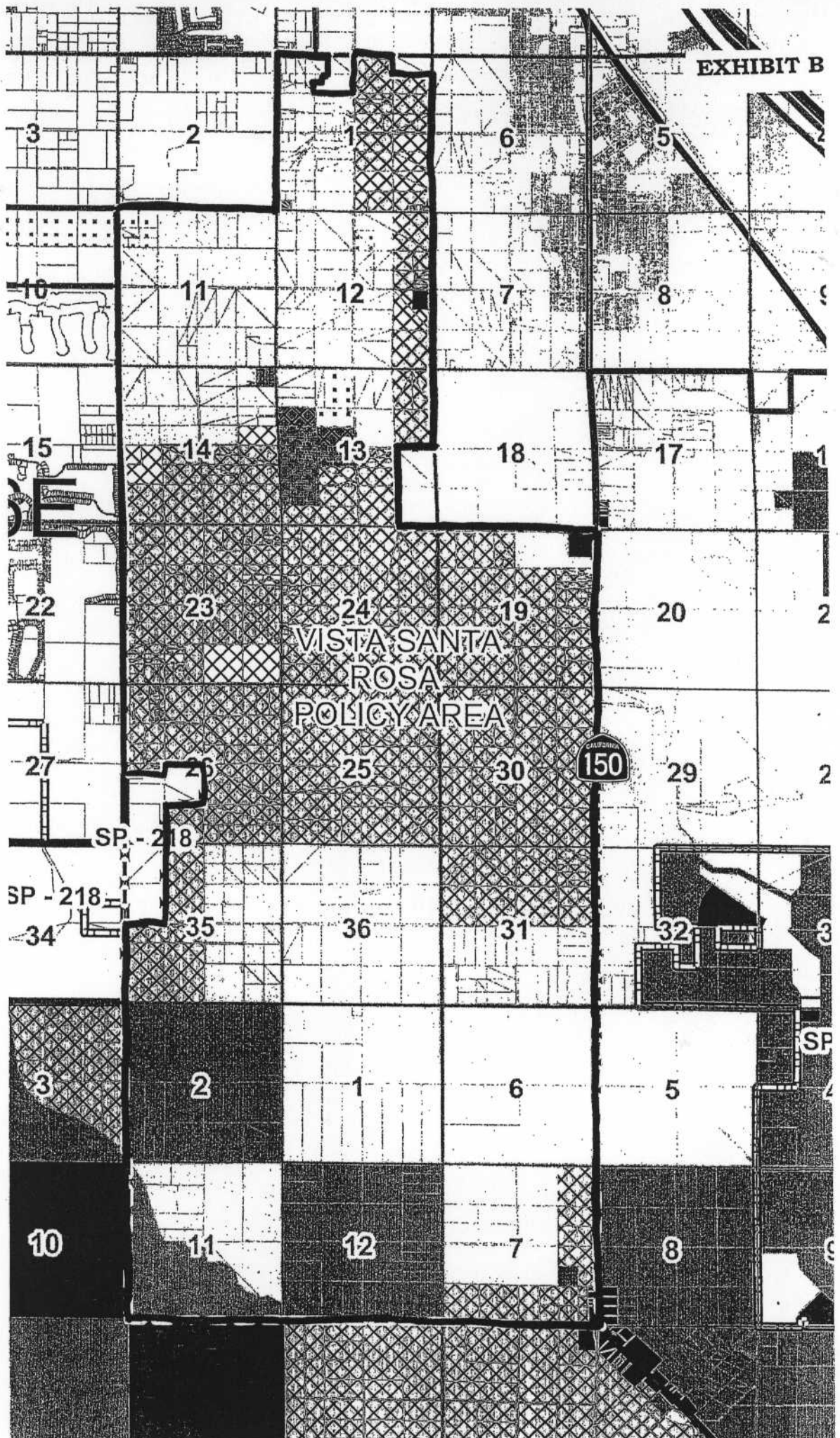
That portion of unincorporated land including all of the following Sections: Sections 1, 2, 11, and 12 T7S R7E; Sections 6 and 7 T7S R8E; Sections 19, 30, and 31 T6S R8E; Sections 11,12,14, 23, 24, 25, and 26 T6S R7E, all in the San Bernardino Base and Meridian, in the County of Riverside, State of California.

Also, that portion of land within Section 1 excluding that portion of land within the City of Coachella generally described as the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ T6S R7E, all in the San Bernardino Base and Meridian, in the County of Riverside, State of California.

Also, that portion of land within Section 13 excluding that portion of land within the City of Coachella generally described as the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ T6S R7E, all in the San Bernardino Base and Meridian, in the County of Riverside, State of California.

Also, that portion of land within Section 26 excluding that portion within the City of La Quinta generally described as the W $\frac{1}{2}$ of the SW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ T6S R7E, all in the San Bernardino Base and Meridian, in the County of Riverside, State of California.

Also, that portion of land within Section 35 excluding that portion of land within the City of La Quinta generally described as the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ T6S R7E, all in the San Bernardino Base and Meridian, in the County of Riverside, State of California.



County of Riverside General Plan

Eastern Coachella Valley Area Plan



Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Vista Santa Rosa Community

The Vista Santa Rosa community was recognized by the County Board of Supervisors in 2001. The community's boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. The community is adjacent to the Cities of Coachella, Indio, and La Quinta; Thermal Airport; and major polo facilities. It is also connected, via trails, to Lake Cahuilla, and Torres-Martinez Tribal lands. Vista Santa Rosa is a special community where country club and residential development interface with agricultural and rural, equestrian-oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and the County, the County of Riverside has begun the preparation of a detailed Vista Santa Rosa community land use plan that will be incorporated into the Eastern Coachella Valley Area Plan. The area is an important producer of date crops. Rural Residential and Rural Community uses are also prevalent, with an emphasis on equestrian lifestyles.

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ECVAP = Eastern Coachella Valley
Area Plan Policy

Policies:

- ECVAP 1.1
- a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.
 - b. Establish an Incentive Program to encourage development to occur that is consistent with the plan.
 - c. Within the Vista Santa Rosa Policy Area, the minimum lot size in the Agriculture designation is 5 acres, not 10 acres, and the allowable intensity of land use is 0.2 dwelling units per acre, not 0.1 dwelling units per acre.
 - d. Several portions of the Vista Santa Rosa community, including a large area generally between Avenue 55 and Avenue 62, and smaller areas located along Avenue 66, Harrison Street, and Van Buren Street, are designated as Agriculture, 5-acre minimum parcel size, with a Community Development Overlay. It is the intent of these designations to encourage agricultural uses to



County of Riverside General Plan

Eastern Coachella Valley Area Plan

remain in the area as long as area landowners desire, while providing for a gradual, orderly transition to other land use types.

When conversion of farmland to other uses occurs, adequate buffering shall be incorporated into development proposals to ensure that there will be adequate land use compatibility protection for other nearby landowners who desire to continue farming indefinitely. The overall density range of the Community Development Overlay area shall be 1-3 dwelling units per acre. Continuous buffer areas of minimum one-acre, rural residential lifestyle parcels shall be provided within all residential development proposals located within the Community Development Overlay area, where such development proposals would be adjacent to areas located outside the Community Development Overlay area and designated Agriculture, Rural Residential, or Estate Density Residential, in the following locations: 1) the east side of Monroe Street, between Avenues 55 and 62, 2) Avenue 55 between Monroe Street and a point located one-quarterly mile west of Van Buren Street, and protrusions of the Community Development Overlay located to the north of this segment along the west side of Jackson Street and between Jackson and Calhoun Streets, and 3) Avenues 60 and 62, Calhoun Street between Avenues 60 and 61, and the north-south midsection line of Section 35, Township 6 South, Range 7 East, between Avenues 60 and 62, all of which are located between Monroe and Harrison Streets.

Except where significant environmental effects would occur due to road noise, and no other feasible mitigation measures are available, walls, earthen berms, and similar types of project elements that present barriers to a general open, rural-in-character view into a development when the development is viewed from the street, shall not be permitted along the following roads where they are classified by a Circulation Element designation: Airport Boulevard, Avenues 50, 52, 54, 58, 60, 62, and 66, and Monroe, Jackson, Van Buren, and Harrison Streets. Split-rail fences and other edge features that allow for an open view and evoke a rural character are encouraged.

- e. All development proposals within the Vista Santa Rosa Policy Area shall include multi-purpose recreational trails and shall provide for potential linkages of such trails to the County's planned trail system as shown in the Circulation Element.

ECVAP 1.2

Provision for a Community Center or Community Center Overlay may be made in the Vista Santa Rosa community. Residential densities in such a Community Center may exceed three dwelling units per acre.