

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

123



**FROM:** Executive Office

**SUBMITTAL DATE:**  
September 14, 2010

**SUBJECT:** Resolution No. 2010-273, Determining the Amount of Property Tax Revenue to be Exchanged Between the City of Riverside and the Jurupa Area Recreation & Park District – LAFCO 2010-10-1

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Resolution No. 2010-273, Determining the Amount of Property Tax Revenue to be exchanged between the City of Riverside and the Jurupa Area Recreation & Parks District based on the agreement between the parties as stated therein.

**BACKGROUND:** The City of Riverside has filed a proposal with the Local Agency Formation Commission (LAFCO) to include Annexation 116 (Pim) into the City [LAFCO 2010-10-1] and concurrent detachment from the Jurupa Area Recreation & Park District and Riverside County Waste Resources Management District. Prior to LAFCO proceeding with a public hearing to consider the proposal, an exchange of property tax revenue between the two jurisdictions responsible for public services must be negotiated. Per Revenue and Taxation Code Section 99(b)5 the Board of Supervisors on behalf of the affected jurisdictions shall negotiate any exchange of property tax revenue to become effective for tax purposes beginning July 1 of the subsequent calendar year following the date of annexation of the area described as LAFCO 2010-10-1,

Continued on page 2

*Michael R. Shetler*

Michael R. Shetler  
Senior Management Analyst

<b>FINANCIAL DATA</b>	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

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

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

BY: *Dean Deines*  
Dean Deines

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: September 14, 2010  
xc: EO, LAFCO, Flood Control, Auditor

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Dept Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: | District: 2 | Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

3.4

FORM APPROVED COUNTY COUNSEL BY: DALE A. GARDNER DATE: 9/21/10 Department Concurrence

**Background Continued:**

and generally described as being that portion northerly of Garner Road, easterly of the Santa Ana River, southerly of the Riverside County Flood Control right-of-way, and westerly of Main Street and further described in Exhibit A. Approximately 0.35 acres.

The Board is required to consult and negotiate with the affected jurisdictions prior to adopting the final tax exchange resolution.

The attached resolution reflects the terms agreed to through coordination with the Executive Office, the 2<sup>nd</sup> Supervisorial District, LAFCO and the executive director and board members from the Jurupa Recreation and Park District and the City of Riverside.

2  
3 RESOLUTION NO. 2010-273

4 DETERMINING THE AMOUNT OF PROPERTY TAX REVENUE  
5 TO BE EXCHANGED BETWEEN THE JURUPA AREA RECREATION AND PARK DISTRICT  
6 AND THE CITY OF RIVERSIDE RELATING TO  
7 ANNEXATION NO. 116 TO THE CITY OF RIVERSIDE  
8 LAFCO 2010-10-1

9 BE IT RESOLVED by the Board of Supervisors of the County of Riverside, State of  
10 California, in regular session assembled on September 14, 2010 that:

11 1. The Jurupa Area Recreation and Park District and the City of Riverside are the  
12 agencies whose area of responsibility for service would be affected by Annexation No. 116 to the City  
13 of Riverside.

14 2. Representatives of each of the affected agencies have been afford the opportunity  
15 to comment and negotiate on the following exchange of property tax revenue to become effective for tax  
16 purposes beginning July 1 of the subsequent calendar year following the date of annexation of the area  
17 described as Annexation No. 116 (Pim), generally located northerly of Garner Road, easterly of the  
18 Santa Ana River southerly of the Riverside County Flood Control right-of-way and westerly of Main  
19 Street.

20 a. The City of Riverside shall assume the service responsibility for the  
21 suppression and prevention of structural fires in areas to be annexed, for which purpose it maintains a  
22 fire department, and for such service assumption shall receive 100% of that portion of the property tax  
23 revenue generated within the territory to be annexed that is presently collected by the County of  
24 Riverside as a structural fire protection tax.

25 b. The City of Riverside shall assume the service responsibility for the  
26 provision of library services for which it maintains a library system, and for such service assumption  
27 shall receive 100% of that portion of the property tax revenue generated within the territory to be  
28 annexed that is presently collected by the County of Riverside for provision of library services.

c. The City of Riverside shall assume the responsibility of providing

FORM APPROVED COUNTY COUNSEL

BY Wanda A Gardner 9/17/10

DATE  
DALEA GARDNER

1 services to the annexation area in which the Jurupa Recreation and Park District maintains, for such  
2 service assumption the City shall receive 100% of the tax revenue generated within the territory to be  
3 annexed that has been collected by the County of Riverside for provision of recreation and park  
4 maintenance.

5 d. The City of Riverside shall assume the responsibility for all other general  
6 municipal services to the area to be annexed as are required by law or presently provided throughout the  
7 City, and for such service assumption shall receive 25% of that portion of the property tax revenue  
8 generated within the territory to be annexed under the ad valorem tax rate established by Article XIII A  
9 of the Constitution of the State of California, that represents the County of Riverside's share of such  
10 property tax revenue.

11 e. The County Auditor shall convert the above-established percentage figures  
12 into actual dollar figures and thereafter allocate such property tax revenue in accordance with the  
13 provisions of Section 95, et seq., of the Revenue and Taxation Code.

14 3. The Board of Supervisors of the County of Riverside hereby agrees to the above-  
15 recited exchange of property tax revenue.

16 4. The Clerk of this Board shall transmit a certified copy of this resolution to each  
17 affected agency, to the Executive Officer of the Local Agency Formation Commission and to the  
18 Auditor of the County of Riverside pursuant to Section 99 of the Revenue and Taxation Code.

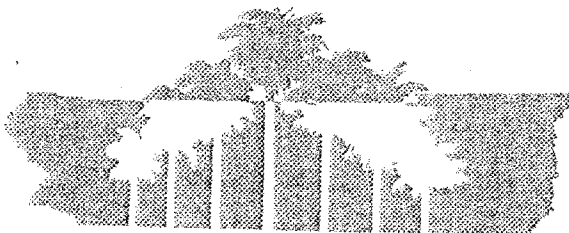
19 ROLL CALL:

20 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
21 Nays: None  
22 Absent: None

23 The foregoing is certified to be a true copy of a resolution duly  
24 adopted by said Board of Supervisors on the date therein set forth.


25 KECIA HARPER-IHEM, Clerk of said Board

26 By: \_\_\_\_\_  
27 Deputy



RIVERSIDE LAFCO

August 12, 2010

TO: Larry W. Ward, Assessor-County Clerk-Recorder  
FROM: George J. Spiliotis, Executive Officer   
Local Agency Formation Commission  
SUBJECT: PROPERTY TAX EXCHANGE-NOTICE OF FILING

Pursuant to Revenue and Taxation Code Section 99(b) please be advised that we have received an application for **LAFCO 2010-10-1-Reorganization to Include Annexation 116 to the City of Riverside (Pim) and Concurrent Detachments from Jurupa Area Recreation & Park District and from the Riverside County Waste Resources Management District.** The above-referenced section states, in part:

"(b) (1) (A) The county assessor shall provide to the county auditor, within 30 days of the notice of filing, a report which identifies the assessed valuations for the territory subject to the jurisdictional changes and the tax rate area or areas in which the territory exists.

(B) The auditor shall estimate the amount of property tax revenue generated within the territory that is the subject of the jurisdictional change during the current fiscal year.

(2) The auditor shall estimate what proportion of the property tax revenue determined pursuant to paragraph (1) is attributable to each local agency pursuant to Section 96.1 and 96.5.

(3) Within 45 days of notice of the filing of an application or resolution, the auditor shall notify the governing body of each local agency whose service area or service responsibility will be altered by the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to paragraph (2) that is subject to a negotiated exchange.

(4) Upon receipt of the estimates pursuant to paragraph (3)

August 10, 2010

the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies. This negotiation period shall not exceed 60 days.

The exchange may be limited to an exchange of property tax revenues from the annual tax increment generated in the area subject to the jurisdictional change and attributable to the local agencies whose service area or service responsibilities will be altered by the proposed jurisdictional change. The final exchange resolution shall specify how the annual tax increment shall be allocated in future years.

(5) In the event that a jurisdictional change would affect the service area or service responsibility of one or more special districts, the board of supervisors of the county or counties in which the districts are located shall, on behalf of the district or districts, negotiate any exchange of property tax revenues. Prior to entering into negotiation on behalf of a district for the exchange of property tax revenue, the board shall consult with the affected district. The consultation shall include, at a minimum, notification to each member and executive officer of the district board of the pending consultation and provision of adequate opportunity to comment on the negotiation."

Please take the steps necessary to facilitate a property tax split between the affected agencies in accordance with these sections. The proposal calls for changes in the boundaries of the City of Riverside and the Jurupa Area Recreation & Park District. Tina Grande in the Executive Office will coordinate the placement of a tax split resolution before the Board of Supervisors. If you have any questions, please give Tina or me a call.

Attachments: Map and Legal Description  
City of Riverside Property Tax Exchange Resolution

CC: Pam Elias, Auditor-Controller/Property Tax Division  
~~Tina Grande, County Executive Office~~  
Pam Walls, County Counsel  
Moises A. Lopez, City of Riverside  
Dan Rodriguez, Jurupa Area Recreation & Park District

**EXHIBIT 'A'**  
**PROPOSED ANNEXATION OF ASSESSOR'S**  
**PARCEL NO. 178-360-008 TO THE CITY OF RIVERSIDE**

THAT PORTION OF JURUPA ROAD (ABANDONED) AND THAT PORTION OF LOT 1 AS SHOWN ON THE "MAP OF THE ALAMO TRACT," RECORDED IN MAP BOOK 9, PAGE 5 IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE RIVERSIDE SAN BERNARDINO COUNTY LINE WITH THE CENTERLINE OF MAIN STREET AS SHOWN ON PARCEL MAP 7179 RECORDED IN BOOK 22, PAGE 31 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89° 59' 27" WEST 597.57 FEET ALONG SAID COUNTY LINE TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP 7179;

THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF PARCEL "A" OF FINAL ORDER OF CONDEMNATION RECORDED 8-7-58 AS INSTRUMENT NUMBER 56576 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA THE FOLLOWING 3 COURSES;

- (1) SOUTH 64° 40' 17" WEST, 401.60 FEET;
- (2) SOUTH 25° 19' 43" EAST, 10.00 FEET;
- (3) SOUTH 64° 40' 17" WEST, 333.46 FEET;
- (4) THENCE, LEAVING SAID NORTHWESTERLY AND SOUTHEASTERLY LINE NORTH 25° 19' 43" WEST, 12.00 FEET;
- (5) THENCE NORTH 62° 17' 36" EAST, 586.79 FEET;
- (6) THENCE NORTH 60° 08' 46" EAST, 80.00 FEET TO A POINT ON SAID COUNTY LINE;
- (7) THENCE NORTH 89° 59' 27" EAST, 76.37 FEET ALONG SAID COUNTY LINE TO THE TRUE POINT OF BEGINNING.

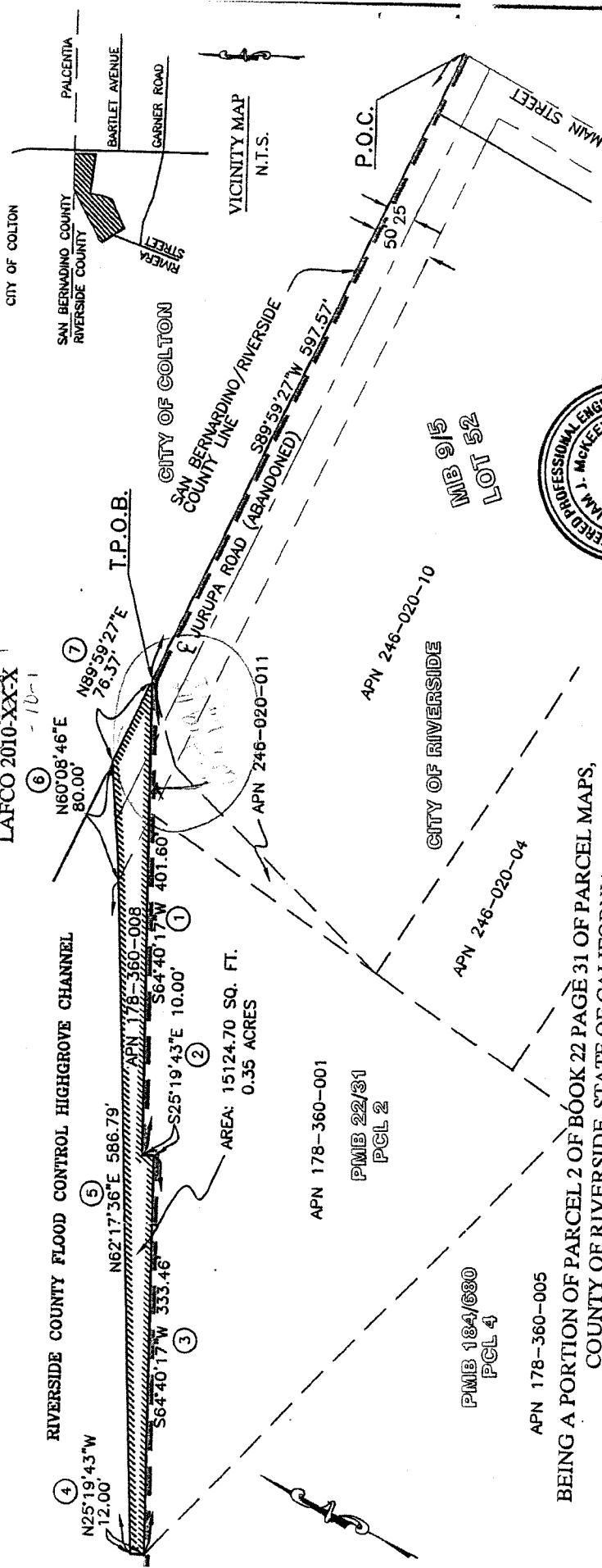
CONTAINS 15,124.70 SQUARE FEET OR 0.35 ACRES.

DESCRIPTION APPROVAL: \_\_\_\_\_ DATE 2/16/10  
MARK S. BROWN  
CITY SURVEYOR

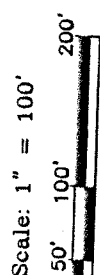


*William J. McKeever*  
2/4/10

**EXHIBIT 'A'**  
**PROPOSED ANNEXATION OF ASSESSOR'S**  
**PARCEL NO. 178-360-008 TO THE CITY OF RIVERSIDE, CALIFORNIA**  
**LAFCO 2010-XX-X**



BEING A PORTION OF PARCEL 2 OF BOOK 22 PAGE 31 OF PARCEL MAPS,  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



- LEGEND:
- PARCEL TO BE ANNEXED
  - PROPERTY LINE TO BE REMOVED
  - CENTERLINE
  - OLD RIGHT OF WAY
  - COUNTY LIMIT LINE

*Add the existing Riverside City limit on legend*



**W.J. MCKEEVER, INC.**  
 CIVIL ENGINEERING  
 900 E. WASHINGTON STREET, SUITE 208  
 COLTON, CALIFORNIA 92323  
 TEL: (909) 888-8044  
 FAX: (909) 888-8058

*W. J. McKeever*



RESOLUTION NO. 21978

1  
2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, DETERMINING THE AMOUNT OF PROPERTY TAX  
4 REVENUE TO BE EXCHANGED BETWEEN THE COUNTY OF RIVERSIDE  
AND THE CITY OF RIVERSIDE RELATING TO ANNEXATION NO. 116 -  
PIM TO THE CITY OF RIVERSIDE.

5 BE IT RESOLVED by the City Council of the City of Riverside, California, that:

6 Section 1: The County of Riverside and the City of Riverside the agencies whose area of  
7 responsibility for service would be affected by Annexation No. 116 - Pim to the City of  
8 Riverside.

9 Section 2: Representatives of each of the affected agencies have met and negotiated the  
10 following exchange of property tax revenue to become effective for tax purposes upon  
11 completion of the annexation of the area described as "Annexation No. 116" Pim, generally  
12 located northerly of Garner Road, easterly of the Santa Ana River, southerly of the Riverside  
13 County Flood Control right-of-way, and westerly of Main Street."

14 (a) The City of Riverside shall assume the service responsibility for the suppression and  
15 prevention of structural fires in the area to be annexed, and for such services shall receive  
16 100% of that portion of the property tax revenue generated within the territory to be annexed  
17 that is presently collected by the County of Riverside as a structural fire protection tax.

18 (b) The City of Riverside shall assume the service responsibility for the provision of  
19 library services in the area to be annexed, and for such services shall receive 100% of that  
20 portion of the property tax revenue generated within the territory to be annexed that is  
21 presently collected by the County of Riverside for provision of library services.

22 (c) The City of Riverside shall assume the responsibility for all other general municipal  
23 services to the area to be annexed as are required by law or presently provided throughout the  
24 City, and for such service assumption shall receive 25% of that portion of the property tax  
25 revenue generated within the territory to be annexed under the ad valorem tax rate  
26 established by Article XIII A of the Constitution of the State of California, that represents the  
27 County of Riverside's share of such tax revenue.  
28

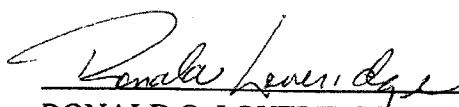
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(d) The County Auditor shall convert the above-established percentage figures into actual dollar figures and thereafter allocate such property tax revenue in accord with the provisions of Section 95 *et seq.* of the Revenue and Taxation Code


Section 3: The City Council of the City of Riverside does hereby agree to the above recited exchange of property tax revenue.

Section 4: The City Clerk of the City of Riverside shall transmit a certified copy of this resolution to each affected agency and to the Executive Officer of the Local Agency Formation Commission and to the Auditor of the County of Riverside pursuant to Section 99 of the Revenue and Taxation Code.

ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 9th day of March, 2010.

  
\_\_\_\_\_  
RONALD O. LOVERIDGE  
Mayor of the City of Riverside

Attest:

  
\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City  
3 at its meeting held on the 9th day of March, 2010, by the following vote, to wit:  
4

5 Ayes: Councilmembers Gardner, Melendrez, Bailey, Davis, Mac Arthur, and Hart

6 Noes: None

7 Absent: Councilmember Adams


8 Abtain: None  
9  
10

11 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the  
12 City of Riverside, California, this the 11th day of March, 2010.  
13

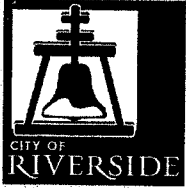
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15 COLLEEN J. NICOL  
16 City Clerk of the City of Riverside  
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The foregoing instrument is certified,  
under penalty of perjury, to be a  
correct copy of the original on file in  
this office.

  
6 Colleen J. Nicol, City Clerk  
City of Riverside, California

Executed on March 16, 2010 at  
Riverside, California



**Plan of Services**  
ANNEXATION 116 – PIM  
November 2009

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## INTRODUCTION

This Plan of Services is intended to provide the City of Riverside, affected property owners, the Riverside County Local Agency Formation Commission (LAFCO), and other interested persons with information concerning government functions, service costs, and revenues in order to facilitate the decision making process regarding this proposed annexation. It has been prepared pursuant to Riverside County LAFCO policies regarding annexation proposals. Included in this report are a brief description of the area, City annexation policy, a comparison of the current level of services and facilities with those that would be provided should the area be annexed, capital and staffing needs to accommodate the annexation, and estimates of revenues, costs and expenditures where possible as of September, 2009.

The following services are evaluated within this document:

- Animal Control Services
- Code Enforcement
- Electric Service
- Fire Protection
- Law Enforcement Services
- Library Services
- Open Space, Parks and Recreation
- Schools
- Solid Waste Collection
- Storm Water Services
- Streets
- Street Lights
- Water Services
- Wastewater/Sanitary Sewer Services

## SUMMARY OF FINDINGS

The following findings are elaborated in the body of this report:

### Advantages:

- The proposed annexation would not adversely impact the City of Riverside by extending needed infrastructure and services as this area already appears to be part of the City given its size, location and current development. This Annexation would also give the City control over the development and protection of the area through planning and zoning.
- The City of Riverside appears to already be providing much of the municipal services to the proposed annexation area. Such services include paramedic, law enforcement, code enforcement, and fire.

- The staff recommended General Plan land use Designation of B/OP – Business/Office Park)and Zoning designation of BMP – Business and Manufacturing Park will provide for the logical expansion of the City in a manner that is consistent with the long-term planning for the area and the current development of the property.
- The proposed annexation would in effect correct a discrepancy in the land boundaries between the County of Riverside and the City of Riverside as a result of a small remainder parcel left when the Riverside County Flood Control District acquired right-of-way for construction of the adjacent canal. The subject property is contiguous to the City of Riverside and is part of a single, unified development. The .35 acre parcel would not be a developable property as stand alone property in the County as it would have no access and the County would not have access to provide needed services.

**Disadvantages:**

- There are no significant disadvantages of this proposed annexation

**DESCRIPTION OF PROPOSED ANNEXATION/DETACHMENT AREA**

On June 9, 2009 the City Council authorized Planning Division staff to commence the preliminary processing necessary for an annexation request to be filed. City service providers sent reports of projected services that would be provided to the proposed area should the annexation be granted. These reviews also allowed staff to compile this Plan of Services.

The .35-acre single parcel annexation is located northerly of Garner Road, easterly of the Santa Ana River, southerly of the Riverside County Flood Control right-of-way, and westerly of Main Street. The site is bounded on the east and south by the City of Riverside, however, the parcel is not in the City's sphere of influence. The site is located within Sections 11 and 12 in Township 2, Range 5 West. The affected parcel number is 178-360-008 (Figure 1).

The annexation area is adjacent to City of Riverside Ward 1. Ward 1 is in the northeast part of the City and is generally bounded by the City limits to the north, the Box Springs Mountain Reserve to the east, Blaine Street, Third Street, State Route-91, Jurupa Avenue on the south, and the Santa Ana River and City limits to the west. The parcel is an outdoor storage facility and no registered voters live on the parcel.

The annexation site is adjacent to and contiguous with approximately 8.6 acres of property owned by the Riverside Construction Company and currently in the City of Riverside. The adjacent parcel (in the City of Riverside), along with the parcel to be annexed, is currently developed and is operated as a single unified development – an outdoor storage facility.

The proposed annexation will include detachment from the Riverside County Waste Resource Management District, Metro Water West, and the Jurupa Area Recreation and Park District.

## **AUTHORITY**

### ***Annexation Law***

LAFCO is authorized by State law as the agency responsible for approving annexations to a City. Prior to acceptance of an application, LAFCO requires pre-zoning by the affected agency and an environmental review. Further, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that the City submit to LAFCO a plan for providing services to the annexation area. This report satisfies that requirement.

Initial public hearings on an annexation proposal are held by LAFCO where the matter is approved, disapproved, or modified. If, after reviewing the annexation application, LAFCO determines that the annexation process should continue, LAFCO will be designated the conducting authority. As identified in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, if an area contains more than 12 registered voters the area is defined as inhabited, and a protest hearing must be coordinated by LAFCO to determine if the annexation process should continue. As this site is already developed as an outdoor storage facility with no one living on-site, it is considered uninhabited and therefore no protest hearing will be required. Furthermore, this annexation proposal has been initiated by the property owner.

Once approved by LAFCO, a City of Riverside resolution accepting the annexation and an ordinance placing it in Council Ward 1 will be required to finalize the process. This will enable recordation of the annexation immediately upon approval by the City Council and receipt from the City of the State Board of Equalization fees to complete annexation. The State Board of Equalization fees are the responsibility of the applicant.

### ***Annexation Fees***

Riverside has no annexation fees or special utility connection charges required in conjunction with annexations. There are LAFCO processing fees of \$5,750 plus a \$1,150 Sphere of Influence Amendment fee is required at the time of application for a project area less than 10 acres. An additional fee of \$300 will be due to cover a State Board of Equalization annexation-processing fee. These fees are required to be paid by the applicant and are subject to change in addition to any Riverside County Recorder fees determined to be necessary.

## **PLANNING AND LAND USE**

The proposed annexation technically lies outside the area identified for possible annexation in the City of Riverside's Sphere of Influence as adopted by the Riverside County Local Agency Formation Commission (LAFCO) and reaffirmed as part of the Municipal Service Review conducted in 2005. However, given its small size, 0.35 acre, and the fact that it is land-locked, cannot be served by the County and is currently, for the most part, being served by the City of Riverside (code enforcement, emergency services, utilities, solid waste collection, streets, etc.), it is reasonable to place this 0.35 acre parcel in the City's Sphere of Influence (SOI).

Riverside's Municipal Code and LAFCO's policies call for "pre-zoning" areas before annexation; in this instance, as the property is not in the City's SOI, a General Plan land use

designation will also be established. This permits planned future City zoning and General Plan land use designations to be known by property owners and other concerned parties prior to the finalization of any proposed annexation. Discussion of proposed zoning and General Plan designations are included in the City Planning and Zoning section of this report.

***Special Land Use Considerations***

There are no special assessment districts, service areas, or Williamson Act areas that would affect, or be affected by, this annexation.

***County Planning and Zoning***

*Existing County General Plan*

Land uses in the annexation area are currently subject to the policies outlined in the Riverside County Comprehensive General Plan. Per the 2003 Riverside County General Plan, and as indicated in the table below, the land use designation for the proposed annexation area is currently designated as LI (Light Industrial) within the Community Development Foundation Component. This land use designation allows for industrial and related uses including warehousing and distribution, assembly, light manufacturing, and repair facilities. Figure 2 illustrates the County's General Plan land use designations in the vicinity of the proposed annexation area.

<b>Foundation Component</b>	<b>Land Use Designation</b>	<b>Building Intensity Range</b>	<b>Comments</b>
<b>Community Development</b>	Light Industrial (LI)	0.25 – 0.60 FAR	Industrial and related uses including warehousing and distribution, assembly, light manufacturing, and repair facilities.

*Existing County Zoning*

The County regulates zoning pursuant to Ordinance No. 348 (Land Use). The zoning designation for the proposed annexation area is W-1 (Watercourse, Watershed, & Conservation Areas). This zone is utilized to classify land subject to periodic flooding and other hazards, and not suitable for permanent occupancy. The surrounding unincorporated County land is also designated W-1. Figure 3 illustrates the County's zoning designations in the vicinity of the proposed annexation area.

*County General Plan Vs. Zoning Inconsistencies*

When the County of Riverside adopted its new General Plan in 2003, it did not simultaneously approve a consistency zoning program. As a result, there are inconsistencies between the County's General Plan Land Use designation and Zoning classification for the annexation area. The County's General Plan designates the site as LI (Light Industrial), which allows for industrial and related uses including warehousing and distribution, assembly, light manufacturing, and repair facilities. However, the current County zoning is W-1 (Watercourse, Watershed, & Conservation Areas). This inconsistency will be addressed as part of this annexation with the staff recommended General Plan land use and zoning designations.

**City Planning and Zoning**

City General Plan

The proposed annexation area lies outside the City's adopted SOI. As part of the annexation process, the applicant proposes to amend the SOI. In addition, both the General Plan land use and zoning designations will be established for the proposed annexation area. Consistent with the existing General Plan land use and zoning of the adjacent parcels within the City, it is recommended that the B/OP – Business/Office Park General Plan land use designation be applied to this parcel.

The City's B/OP – Business/Office Park General Plan land use designation is intended for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic. Suitable uses include corporate and general business offices, research and development, light manufacturing, light industrial, and small warehouse uses (up to 10,000 square feet per site). Common features of business parks include high quality design, building materials, and landscaping. The maximum intensity of development is a floor-area ratio of 1.50.

Affected Assessor Parcel Numbers	Existing County General Plan Designation	Existing City General Plan Designation	Proposed City General Plan Designation
178-360-008	LI (Light Industrial)	N/A (Not in Sphere of Influence)	B/OP (Business/Office Park)

As the General Plan is being amended as part of this proposal, ten local Native American tribes were given the opportunity to consult on this project, pursuant to Senate Bill 18. As of the writing of this report, no local Native American tribes requested consultation and no comments were received.

To implement the annexation, a number of minor amendments to figures in the General Plan will be required to reflect the new boundaries and service areas. The following changes to the General Plan 2025 shall occur with the finalization of the annexation if approved.

- 1) The Land Use and Urban Design Element will be amended to modify Figure LU-10 – Land Use Policy Map to reflect the revised land use designations as well as the revised City boundaries and Figure LU-9 – Neighborhoods will be updated to assign a neighborhood to the annexation area. The annexation area will be placed in the Northside Neighborhood. With the assignment of neighborhoods, the graphics within the General Plan 2025 Land Use and Urban Design Element highlighting the affected neighborhood area will be updated.
- 2) The Public Safety Element will be amended to modify Figure PS-8 – Neighborhood Policing Centers to add the subject property into the North Neighborhood Policing Center (NPC) and to revise the City boundaries. Upon annexation the subject property will be placed into Police Reporting District (RD) A01 within the North NPC (Figure 7 – Neighborhood Policing Centers and Police Facilities).
- 3) The addition of the annexation area to the City of Riverside changes the City boundaries and effectively causes all of the figures throughout the General Plan 2025 to



be modified to reflect the change. These figures will be systematically updated following the effective date of the annexation if approved.

Objectives and Policies

Upon annexation, the properties will become part of the Northside Neighborhood. The General Plan 2025 includes a number of specific goals and policies that are relevant to this annexation within the Northside Neighborhood Plan section of the Land Use and Urban Design Element.

City Zoning

The annexation application to LAFCO requires that the City apply pre-zoning to the parcels under consideration. Upon annexation, the zoning for the 0.35 acre parcel will be BMP – Business and Manufacturing Park (Figure 5), which is intended for low-intensity and low-impact industrial, office, and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices; small-scale warehouses, light manufacturing; and support commercial.

This zoning has been determined to be the most appropriate for this isolated infill site as it is consistent with nearby land uses. This zoning is also consistent with the proposed General Plan land use designation of B/OP. The following table shows zoning (City and County) and the applicable development standards for the proposed BMP Zone.

County Zone	Minimum Lot			Minimum Building Setbacks		
	Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
W-1	--	--	--	--	--	--
City Zone	Minimum Lot			Minimum Building Setbacks		
	Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side (ft.)	Rear (ft.)
BMP Zone	40,000.	140	100	a. 40/50 ft. <i>(Buildings over 30 ft. in height on an arterial street. A 40 ft. front yard setback shall be permitted if it is landscaped in its entirety.)</i> b. 20 ft. <i>(Buildings 30 ft. or less in height on an arterial street. The 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety)</i>	a. 0 ft <i>(Interior Side)</i>  b. Same as Front Yard (Adjacent to Street or Alley)	a. 0 ft.  b. Same as Front Yard (Adjacent to Street or Alley)

**SERVICES AND FACILITIES**

The Local Agency Formation Commission (LAFCO) is responsible for determining that an agency is reasonably capable of providing needed resources and basic infrastructure to serve areas within the proposed annexation area. A detailed discussion of each of these services is found below.

## **Services**

### ***Animal Control Services***

The Riverside County Department of Animal Services currently provides animal control services to the proposed annexation area. Upon annexation, animal control services would be administered through the Public Works Department, which contracts with the Riverside County Department of Animal Services. The nearest City of Riverside/Riverside County Animal Shelter is located at 5950 Wilderness Avenue in Riverside. Property owners will be required to adhere to the requirements of Title 8 (Animals) of the Riverside Municipal Code upon annexation and will reap the benefits of the clinic, field, and shelter services provided by the Department of Animal Control Services. There will be no significant impact on the current level of service provided as a result of this annexation.

### ***Code Enforcement***

In general, code enforcement services will not be affected as the City boundaries are expanded through annexation as this site is already served by the City of Riverside Code Enforcement Division. The site is adjacent to and contiguous with approximately 8.6 acres of property owned by the Riverside Construction Company and appears to be a single developed site; therefore, the immediate affect of the proposed annexation upon these services will be negligible. However, as other areas are annexed, the cumulative affect may require an increase in staff to maintain acceptable levels of service. The costs to provide these services are funded through General Fund sources. Revenues expected from the property within the proposed annexation area should offset the related impact on the General Fund.

Upon annexation, the proposed annexation area will be within the jurisdictional boundaries of the City of Riverside Code Enforcement Division. Property owners will continue to benefit from dedicated code enforcement officers assigned to specific areas of the City. In addition to proactively addressing Municipal Code violations, the Code Enforcement Division will respond to general code enforcement complaints as they are received.

### ***Communication Systems – Telephone and Cable***

The primary residential telephone service provider for the area is AT&T and the primary provider of cable television service is Charter Communications. The current telephone and cable providers would not change as a result of annexation. However, upon annexation, customers utilizing these services will be subject to a City-levied 6.5% utility user's tax in addition to their monthly rates. There will be no change to the current level of service available or provided as a result of this annexation.

### ***Electric Service***

Upon annexation, the proposed annexation area will be within the Riverside Public Utilities' (RPU) service area. Technically, the current service provider is Southern California Edison (SCE). However, since the site is part of a larger 8.6 acre project site developed within the City of Riverside it may already be pulling any needed electric from City equipment to serve the small storage building on 0.35 acre parcel. Typically there is a multi-year process to transfer all existing electric equipment between SCE and RPU. However, because of the size of the parcel to be annexed and its established usage, service line extension and condemnation costs will be nominal or non-existent.

Upon annexation, prospective development would be responsible for paying the cost of any new electric equipment or facilities including underground ducts and vaults that may be installed. The installation of such equipment will have little or no significant impact on the current level of service provided by RPU as a result of this annexation.

In addition, customers will be required to pay a City-levied 6.5% utility users tax in addition to their usage fee on their electric bill from RPU.

### ***Fire Protection***

#### County

Technically, fire protection services are currently provided by the Riverside County Fire Department under contract with the California Department of Forestry and Fire Protection (CAL Fire). Since the site is developed as part of a larger 8.6 site within the City of Riverside and access to the 0.35 acre site is across private properties located within the City of Riverside, it is unlikely that the County is even aware that this parcel lies within its current jurisdiction. However, should they be called to provide service, primary response is delivered from County Fire Station 19 located at 469 Center Street, approximately 4.4 miles northeast of the annexation area. Current response time from this station is estimated to be at approximately nine minutes. The station is staffed with a three-person engine, with one being a firefighter paramedic. The backup response comes from County Fire Station 38 located at 5721 Mission Boulevard, approximately 5.4 miles southwest of the proposed annexation. The estimated response time is just over ten minutes. The station is staffed with one three-person engine, with one being a firefighter paramedic. In addition, the station has an aerial truck company staffed with four firefighters.

A third three-person engine, including one firefighter paramedic, can be dispatched from County Fire Station 18 located at 7545 Mission Boulevard, approximately 6.7 miles southwest of the proposed annexation. The estimated response time from this station is thirteen minutes.

Currently, dispatch services for the project area are provided by the Riverside County/CAL Fire – Perris Emergency Command Center (ECC). 911 calls for service are routed to Riverside County Sheriff dispatch center located in the City of Riverside. Calls are then transferred to the ECC center located in Perris. The ECC is a full-service regional command center providing dispatch service to all unincorporated County areas as well as a number of contract cities throughout Riverside County.

#### City

Realistically, fire and life safety services are currently (and would continue to be) provided to this site by the City since the site is adjacent to and contiguous with approximately 8.6 acres of property owned by the Riverside Construction Company and appears to be a single developed site. The proposed annexation area is primarily served by three City fire stations. The Northside Station (Station 6) at 1077 Orange Street is located approximately 1.4 miles to the east of the annexation area. The estimated response time from this fire station is under three minutes. The four-person engine is staffed with one or more firefighter paramedics.

The Downtown Fire Station (Station 1) at 3420 Mission Inn Avenue serves as the backup station to Station 6. It is located approximately 3.5 miles south of the annexation area. The

estimated response time from this fire station is seven minutes. The station is staffed with a four-person paramedic engine, a two-person paramedic squad, and a three-person non-paramedic aerial ladder truck; nine-firefighters total, not including a battalion chief who responds from that location.

The third fire station with primary backup responsibilities to the annexation area comes from the University Fire Station (Station 4). This station is located at 3510 Cranford Avenue, approximately 3.6 miles to the east of the annexation area. The estimated response time is slightly over seven minutes. The station is staffed with a four-person paramedic engine.

Given these fire station locations, staffing patterns, and response system, the service levels to the annexation area will be technically improved upon annexation to the City of Riverside over what the County could provide. The City's response time standard of five minutes will likely be met 95% of the time with the addition of the annexation area to the service area. Response times stated above are for non-fire medical emergencies. Response times for fires will likely exceed the City's five-minute response time standard. This is due to "turnout time," the time it takes firefighters to don firefighter safety clothing prior to response to a fire.

The City of Riverside has a dedicated Public Safety Communications Center located at 4102 Orange Street. 911 calls for service are handled by City of Riverside Public Safety Dispatchers. They are responsible for receiving, prioritizing, and sending appropriate assistance for police, fire, medical, and other life safety emergencies. Select dispatchers are trained to provide pre-arrival emergency medical instructions to those in need during fire department response.

The General Fund budget for the Riverside Fire Department is currently \$38.6 million and includes approximately 223 uniformed personnel as well as civilian support staff. The Fire Prevention Bureau ensures compliance with Fire, Wildland Urban Interface, and Life Safety codes through fire inspections, plan reviews, special use permits, and public education for the community in an effort to reduce the incidence of fire. To further reduce the risk of injury and property damage associated with structural fires, the City of Riverside requires the installation of fire sprinklers for all new buildings, including multi-family residential units. The Fire Department also ensures compliance with State codes through permitting, inspection, and enforcement of hazardous materials-use standards in order to prevent hazardous materials incidents in the City.

The impact of this annexation will not result in a financial impact or constitute a need for additional fire service personnel or additional fire stations. It will reduce any confusion as to which agency is the authority having jurisdiction for emergency responses and inspections at the property to the rear of 303 Rivera Street (the proposed annexation area). The evaluation of service does highlight the value of City Fire Services that will provide improved Fire and Life Safety response, Fire Prevention Inspections, and Advanced Life Safety (paramedic) services for the area.

### ***Law Enforcement Services***

Technically, the Riverside County Sheriff's Department, operating from the Jurupa Valley Station, currently provides law enforcement service to this unincorporated area. Since the site is developed as part of a larger 8.6 site within the City of Riverside and access to the 0.35 acre

site is across private properties located within the City of Riverside, it is unlikely that the County Sheriff is even aware that this parcel lies within their current jurisdiction. However, the station that would provide service is located approximately 7 miles away from the annexation area.

Realistically, since the site is adjacent to and contiguous with approximately 8.6 acres of property owned by the Riverside Construction Company, and appears to be a single developed site, the City has been providing any needed law enforcement services to this .35 acre parcel and will continue to do so. Upon annexation the subject property would be in Police Reporting District (RD) A01 in the North Neighborhood Policing Center (NPC). Existing police facilities include stations located at 8181 Lincoln Avenue, 4102 Orange Street, and 10540 #B Magnolia Avenue (Figure 7). The City is geographically divided into four Neighborhood Policing Center areas. Patrol divisions for the West and Central areas are based at the Magnolia facility, whereas patrol divisions for the North and East areas are based at the Lincoln facility. It should be noted that officers are not dispatched from these stations, but rather patrol a defined area between calls-for-service.

Although the City no longer has a mechanism to track response times for calls-for-service, it is anticipated that police service response will be substantially faster than that currently provided to this area by the County Sheriff Department. This can be attributed to the closer proximity of police facilities, a larger local police force and patrol car fleet, and officers assigned to specific neighborhood policing areas.

The General Fund budget for the Riverside Police Department is \$82,650,262 and includes 377 full-time sworn officers and 163 civilian support staff. The Riverside Police Department does not anticipate this annexation to require the addition of sworn officers or support staff personnel to provide service to the area. Impacts on existing services and resources will be minimal.

### ***Library Services***

The County of Riverside provides library facilities to the annexation area. The closest library facility is the Highgrove Branch (690 W. Center Street, Highgrove, CA 92507) located approximately 2.8 miles away. Property Owners can also access the Rubidoux Branch (5 miles away), or the Glen Avon Branch (9.7 miles away). The County's General Plan has a goal of 0.5 square feet of library space and 2.5 volumes per county resident.

However, since the 0.35 acre is part of a larger 8.6 acre property owned by the Riverside Construction Company, it is probable that the owners have been already using the City's library system. The City of Riverside Library Department, which has charter responsibility for providing library services to City residents, boasts a collection of approximately 600,000 books and other library materials, as well as 235 public access computers (including catalogs) and an annual circulation of 1.23 million in seven library branches totaling over 120,000 square feet. The proposed City General Plan 2025 calls for convenient library service within a three-mile travel distance. The City's Main Library at 3581 Mission Inn Avenue, the closest facility to the proposed annexation area, is approximately 2.8 miles away and houses over 270,000 volumes in a 60,000 square-foot facility.

A special library tax was adopted in 2002 for an additional \$19 per parcel per year fee for ten years. The final year of levy under the current authorization will be the 2011-12-tax year. Upon annexation, this would provide \$19 in annual parcel fee revenue assessed on the parcel to be annexed until the cessation of this levied tax. This annexation will not result in a significant impact on the current level of service provided, nor will it increase the need for additional staff.

### ***Open Space, Parks, and Recreation***

The annexation area is currently within the Jurupa Area Recreation and Park District (JARPD). The JARPD was established in 1984 to provide parks and recreational facilities for current and future families in the 91752 and 92509 zip code areas. To date, the JARPD maintains 18 facilities within the district (not including their district office). There are two JARPD facilities within the vicinity of the proposed annexation area. Avalon Park, a developed park, is located approximately 4.2 miles from the proposed annexation area at 2500 Avalon Street. Veterans Memorial Park Community Center and Pool is located approximately 5.4 miles from the proposed annexation area at 4393 Riverview Drive.

Upon annexation, the City of Riverside Parks, Recreation, and Community Services Department would assume provision of park and recreation services. There are two City parks in the immediate vicinity of the annexation area (Figure 8). The Ab Brown Sports Complex, a 55.5 special-use park, is located approximately 1.1 miles from the annexation site at 3700 Placentia Lane. Reid Park, a 42.24 acre site located 1.2 miles from the annexation site at 701 N. Orange Street, is a community park that offers multiple recreational offerings.

The City's General Plan 2025, as well as the Park & Recreation Master Plan, establishes a goal for three acres of developed parkland per 1,000 residents. The annexation area is considered to be generally well served for local and regional/reserve parks that feature many active and passive recreation opportunities.

Citywide, there is a deficiency in developed parkland. However, this annexation will not result in a significant increase in the need for additional parkland, especially since it will not add any residents to the City.

In addition to the parks and open space areas near the annexation area, the General Plan 2025 and the Park and Recreation Master Plan identify proposed multi-purpose trails running adjacent to the proposed annexation area – a proposed primary City trail and a proposed County trail – along the northerly property limit.

### ***Schools***

The annexation area is currently within the boundaries of the Riverside Unified School District (RUSD) (Figure 9). The nearest RUSD schools serving the annexation area include Beatty Elementary School at 4261 Latham Street, Central Middle School at 4795 Magnolia Avenue, and North High School at 1550 Third Street.

Required school development fees will be collected prior to the issuance of building permits on all new development. As of August 2009, the current RUSD school fee for new development is approximately \$0.47 per square foot for commercial and industrial development. It is important to note that these fees are levied by the school district and are subject to change.

No school district boundary changes are proposed as part of this annexation.

### ***Solid Waste Collection***

Solid waste collection is currently provided by the City of Riverside Public Works Department – Solid Waste Division. The cost of collection services is typically recovered through user fees with no impact on the City's General Fund. Should a property owner wish to independently contract with a solid waste service provider and opt out of the City's collection services, the monthly fee will be waived. This annexation will not result in a significant impact on the current level of service provided, nor will it increase the need for additional staff.

### ***Storm Water Services***

The proposed annexation area is included in the University Area of the Riverside County Flood Control Master Drainage Plan. The Master Drainage Plan does not propose any facilities within the annexation area, nor do any currently exist. Any storm water collected in the annexation area flows to lower elevations via natural topography or man-made channels and roadways as runoff. Some of this runoff may eventually make it to existing City storm sewers, but the overall impact is negligible.

New developments within the annexation area will be required to meet on-site best management practices for storm water management and non-point source pollution prevention. Local storm drains may be necessary within the proposed annexation area to safely convey storm flows. Capital cost for any necessary local storm drains will be the responsibility of any private development within the area. Operation and maintenance costs for the facilities will be the responsibility of the City, funded through General Fund sources. The impact on the General Fund for these maintenance costs should be minimal, and be offset by expected revenues from the properties within the annexation area.

### ***Streets***

The City of Riverside Public Works Department already provides maintenance and street sweeping for all streets in the area around the proposed annexation; the proposed annexation has no street frontage. Therefore, this annexation will not result in a significant impact on the current level of service provided, nor will it increase the need for additional staff.

### ***Street Lights***

No street lights are in close proximity to the proposed annexation area as it is landlocked. The annexation site is adjacent to and contiguous with approximately 8.6 acres of property at 303 Rivera Street (currently in the City of Riverside); two street lights are located on the northern terminus of Rivera Street. These existing lights would continue to be maintained by RPU upon annexation. The responsibility of providing additional new street lights, if necessary, would be required as a condition of the future development, subject to Riverside Public Utilities standards, at no cost to the City. Once annexed, the property would be placed into the City of Riverside Street Lighting Assessment District to cover the cost of providing power to the street lights.

### ***Water Services***

As depicted in Figure 10, the proposed annexation area lies within the retail service area of the City of Riverside Public Utilities (RPU). As the adjacent 8.6 acre property is presently served

by RPU, there will be no appreciable impact to existing water service or operations as a result of annexation; no change to the service areas is proposed as a result of this annexation.

Upon annexation, prospective development would incur the cost to extend water lines and any new water equipment or facilities to support such development.

Additionally, customers will be required to pay a City-levied 6.5% utility users tax in addition to their usage fee on their water bill from RPU.

### ***Wastewater/Sanitary Sewer Services***

The City of Riverside Public Works Department maintains a sewer line under Rivera Street that provides service to the adjoining 8.6 acre parcel. The additional collection system and treatment capacity needed downstream of the proposed annexation will be paid through capacity charges when permits are obtained for new development. Operation and maintenance costs for the facilities serving the proposed annexation are paid through monthly user fees.

## **REVENUE CONSIDERATIONS**

The proposed annexation should be conditioned so that the City may levy or fix and collect all existing City taxes, benefit assessments and property related fees/charges on annexed property. This would result in the annexed property being subject to existing City street light assessments, utility users' taxes, business license taxes and development, building and utility fees/charges. With this condition, the voter and landowner approval requirements of the Constitution related to taxes, assessments and fees/charges do not apply. Anticipated revenues include the following:

Property Taxes – The City currently receives approximately 12% of the general property tax levy. Due to the small size of the proposed annexation, the revenue that will be realized is negligible.

Utility Users' Tax – The 6.5% City of Riverside utility user's tax (UUT) is assessed on electric, water, sewer, refuse, natural gas and telephone service. The proposed annexation will not likely generate significant Utility Users' Tax given the small size and projected use of the property.

Motor Vehicle License Fees/Property Tax Backfill – The City of Riverside has historically received approximately \$15.15 per capita. Based on an estimated population of 0, the City would not receive any revenue.

Transportation Taxes – The City of Riverside receives approximately \$14.50 per capita of Section 2105 and 2107 gas tax revenue, used for street maintenance and improvements. Based on an annexation population of 0, the City would not receive any revenue.

Sales Tax – No increase in sales tax revenue associated with the annexation is assumed given the current land use.



Street Light Assessment District (SLAD) – The City's SLAD assessments will not increase because the annexation does not include any street frontage, upon which assessments are based.

Fire Bond Special Taxes – The voter approved Fire Bond Tax, currently levied at approximately \$5.77 per \$100,000 of assessed valuation, will impact the tax bills of the annexed property owners. This, however, will not be additional revenue to the City, as it can only levy the amount needed for debt service, a fixed amount of funds. The growth of the City through annexation has the affect of slightly lowering the tax rate for all property owners as the base grows over which to levy the tax.

Library Parcel Tax – The voters approved a \$19 per parcel tax to increase Library services for a ten-year period. The final year of levy under the existing authorization will be the 2011/12 tax year. Through that period, this special tax will be received to specifically supplement the Library operating budget.

### SUMMARY AND CONCLUSION

Based on the information in this report, the City of Riverside could provide a level of service to this annexation area equal to or greater than the level of service of the providers currently serving this area. This service level could be provided without the need for additional general government staff. Revenue to the City would be generated from the fee charges to all development within annexation area, utility user tax revenue, general fund transfer, and sales tax revenue, thereby offsetting the cost of providing services. Infrastructure costs to serve new development would be paid by development of the property.

Upon annexation, the City will begin to collect a share of the property tax revenue paid to the County Assessor. According to Assessor's data, the current assessed value of the 0.35 acre parcel is \$1,387. Due to the small size of the annexation area, the anticipated cost of providing City services to this area is not significant and is expected to be offset by the anticipated revenues in the long-term.

This annexation will result in a logical extension of the City boundaries and the municipal services provided by the City. The staff recommended B/OP – Business/Office Park General Plan land use designation and BMP – Business and Manufacturing Park zoning designation will provide for the logical expansion of the City in a manner that is consistent with other properties in the area.

Approved by:

Bradley J. Hudson  
Bradley J. Hudson  
City Manager

3-30-10  
Date

Attest: [Signature]  
City Clerk

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

## FIGURES

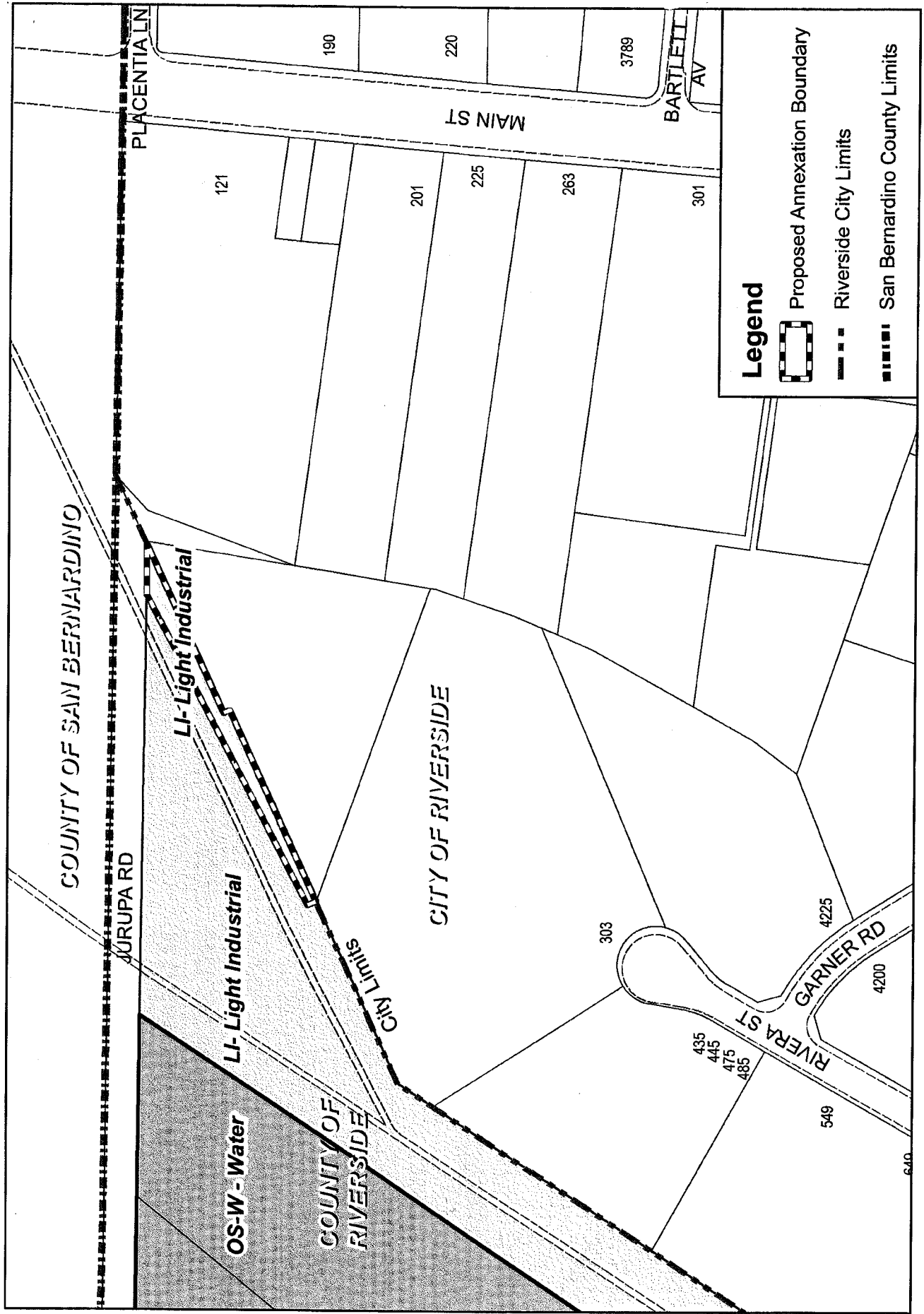
- Figure 1 – Proposed Annexation Boundary (with aerial)
- Figure 2 – County General Plan
- Figure 3 – County Zoning
- Figure 4 – Staff Recommended General Plan
- Figure 5 – Staff Recommended Zoning
- Figure 6 – Fire Facilities
- Figure 7 – Neighborhood Policing Centers and Police Facilities
- Figure 8 – Parks
- Figure 9 – Schools and School District Boundaries
- Figure 10 – Water Utility Service Areas

## REFERENCES




- City of Riverside General Plan 2025 Land Use Map, April 2008
- City of Riverside General Plan 2025
- Title 19 (Zoning Code) of the City of Riverside Municipal Code
- City of Riverside Park and Recreation Master Plan Update, 2003
- Riverside County General Plan, 2003
- Riverside County Multi Species Habitat Conservation Plan
- City of Riverside Fire Department Memo Dated 7/6/2009
- City of Riverside Police Department Memo dated 7/15/2009
- Interoffice Memo from the City of Riverside Library Department dated 8/5/2009
- Interoffice Memo from Riverside Public Utilities dated 7/10/2009
- Interoffice Memo from Riverside Public Utilities Water Planning Division dated 6/26/2009
- E-mail from the City of Riverside Community Development Department dated 7/28/2009
- E-mail from the City of Riverside Parks, Recreation and Community Services Department dated 6/15/2009
- E-mail from the City of Riverside Public Works Department dated 7/15/2009
- Municipal Service Review, County Service Areas within Western Riverside and the Southern Coachella Valley, May 2005
- Jurupa Area Recreation and Park District website: <http://www.jarpd.org/index.html>
- Riverside County Transportation and Land Management Agency Geographic Information System website: <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>
- Riverside County Regional Park and Open-Space District website: <http://www.riversidecountyparks.org/>
- Riverside County Waste Management District website: <http://www.rivcowm.org/>
- Riverside County Fire Department website: <http://www.rvcfire.org/opencms/index.html>
- Riverside Unified School District website: <http://www.rusd.k12.ca.us/start/intro.aspx>



P09-0111 (Annexation 116 - Pim)  
 Figure 1 - Proposed Annexation Boundary

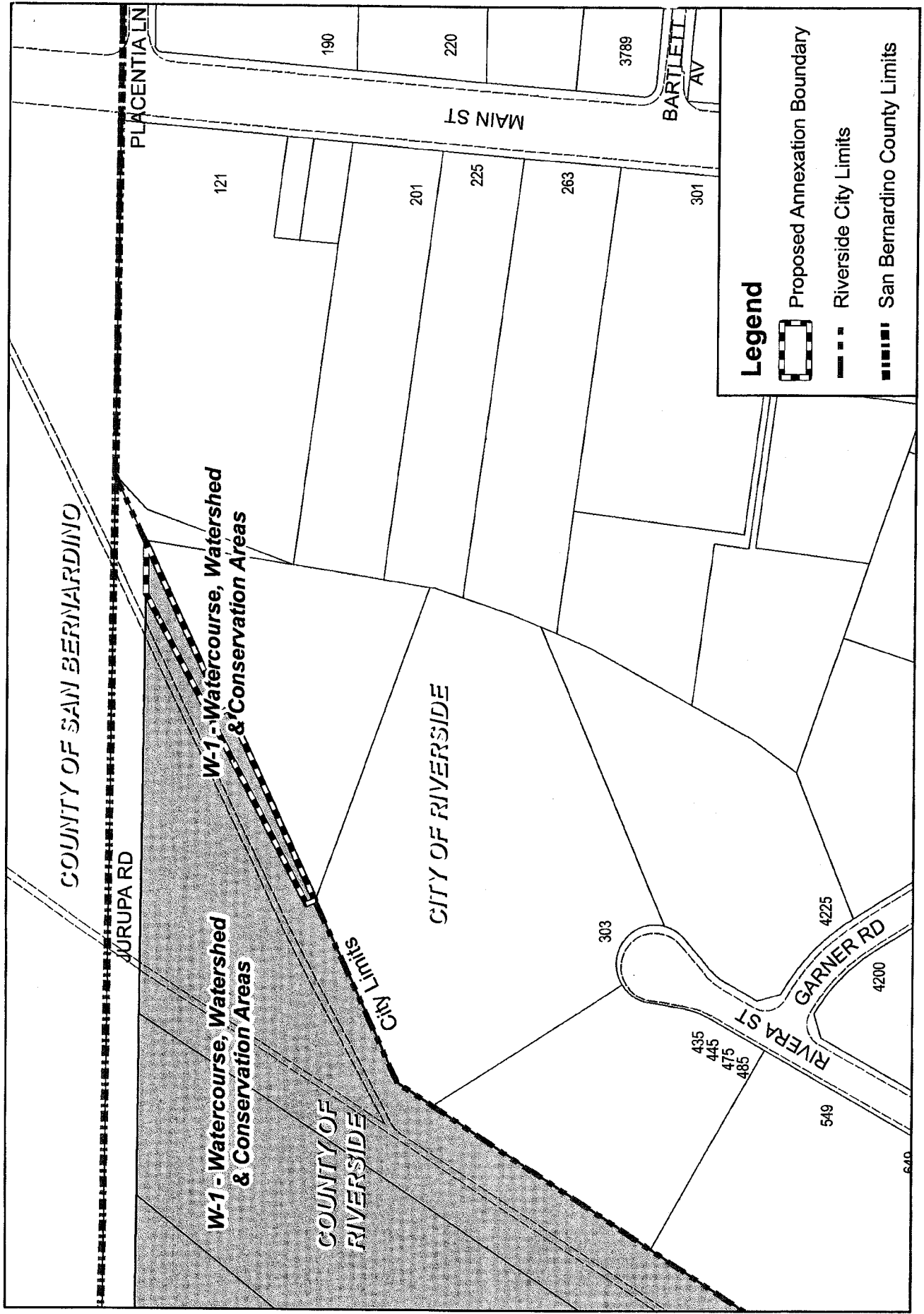


**Legend**




-  Proposed Annexation Boundary
-  Riverside City Limits
-  San Bernardino County Limits



**P09-0111 (Annexation 116 - Pim)  
Figure 2 - County of Riverside General Plan**

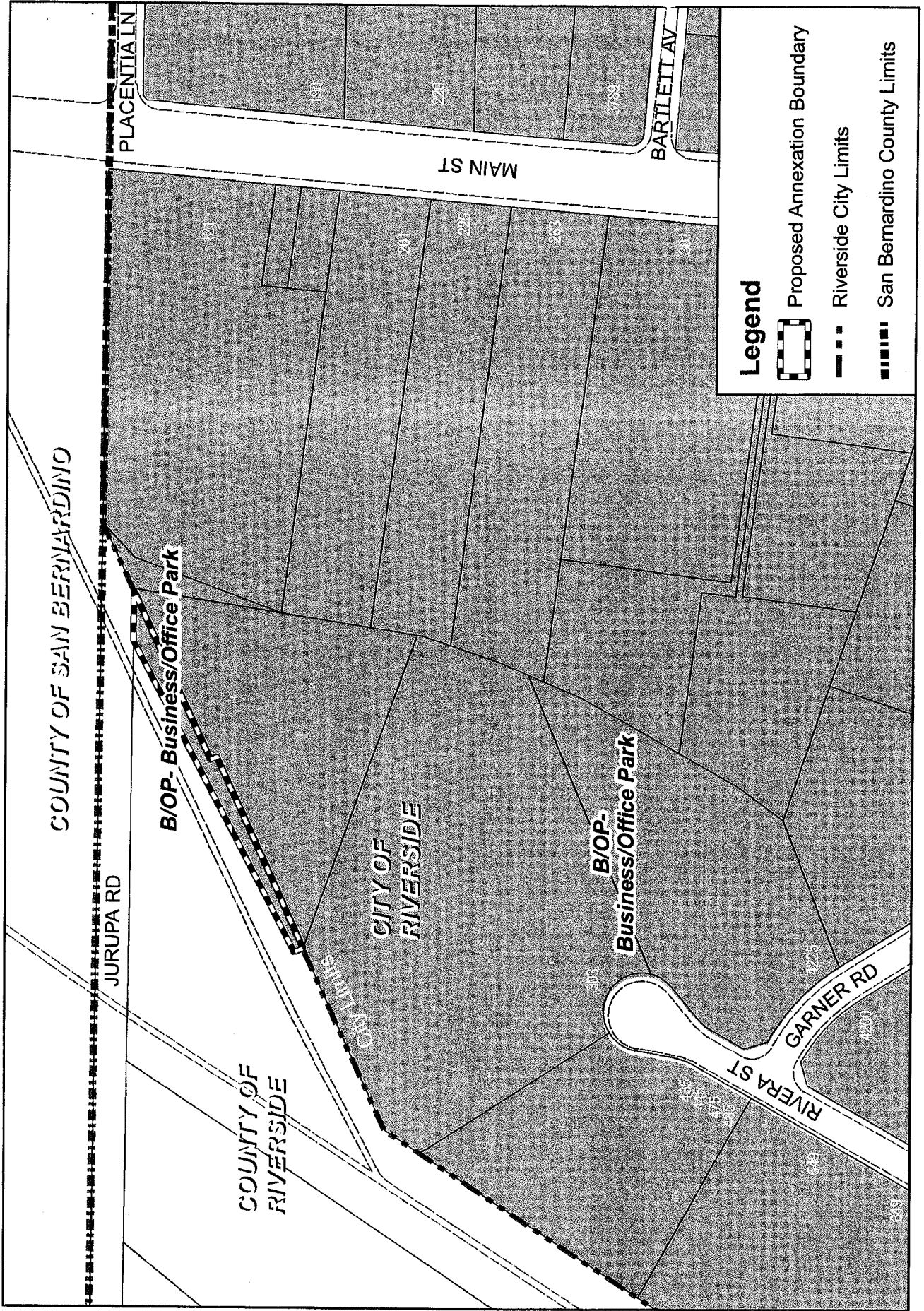


**Legend**

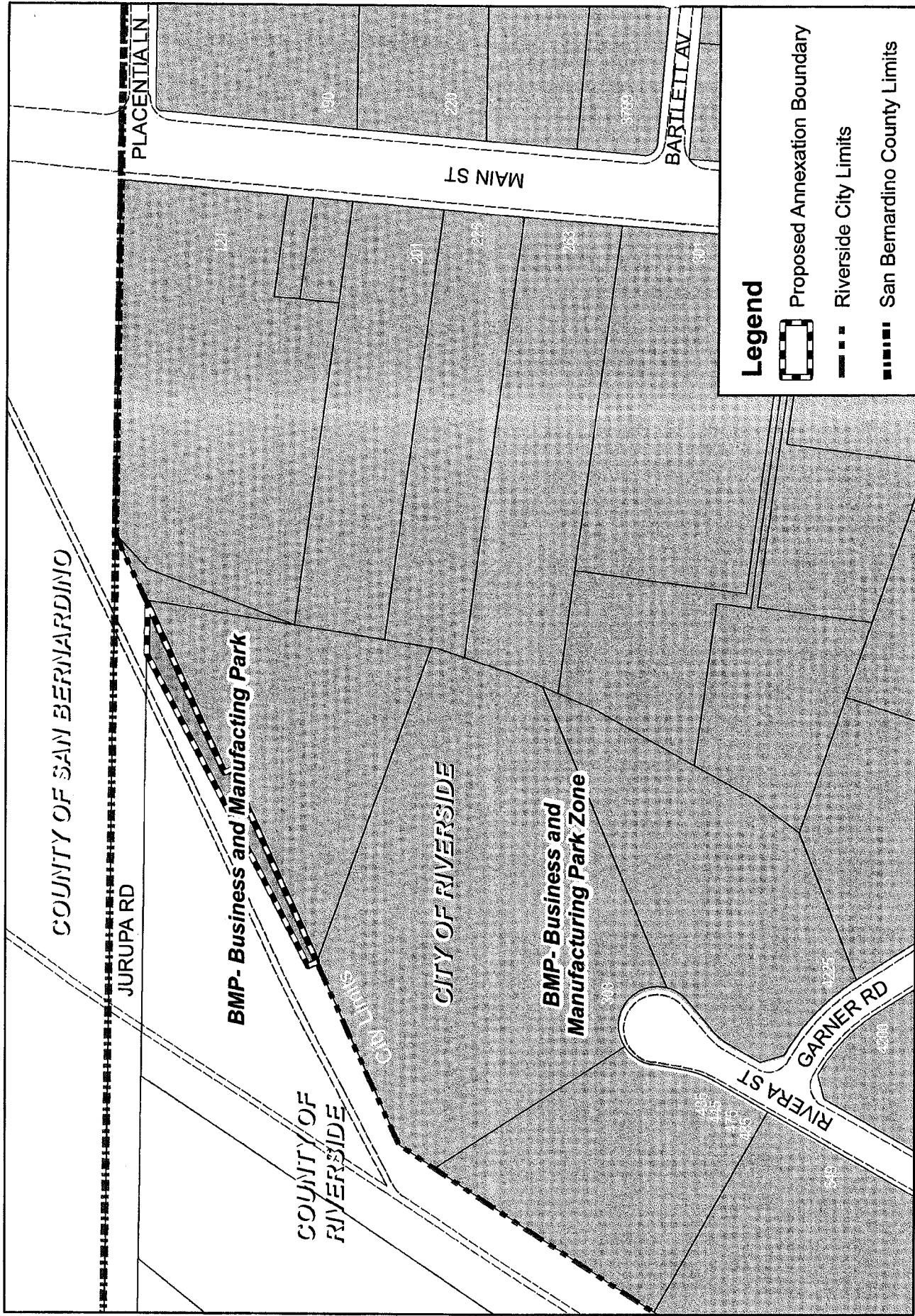
-  Proposed Annexation Boundary
-  Riverside City Limits
-  San Bernardino County Limits



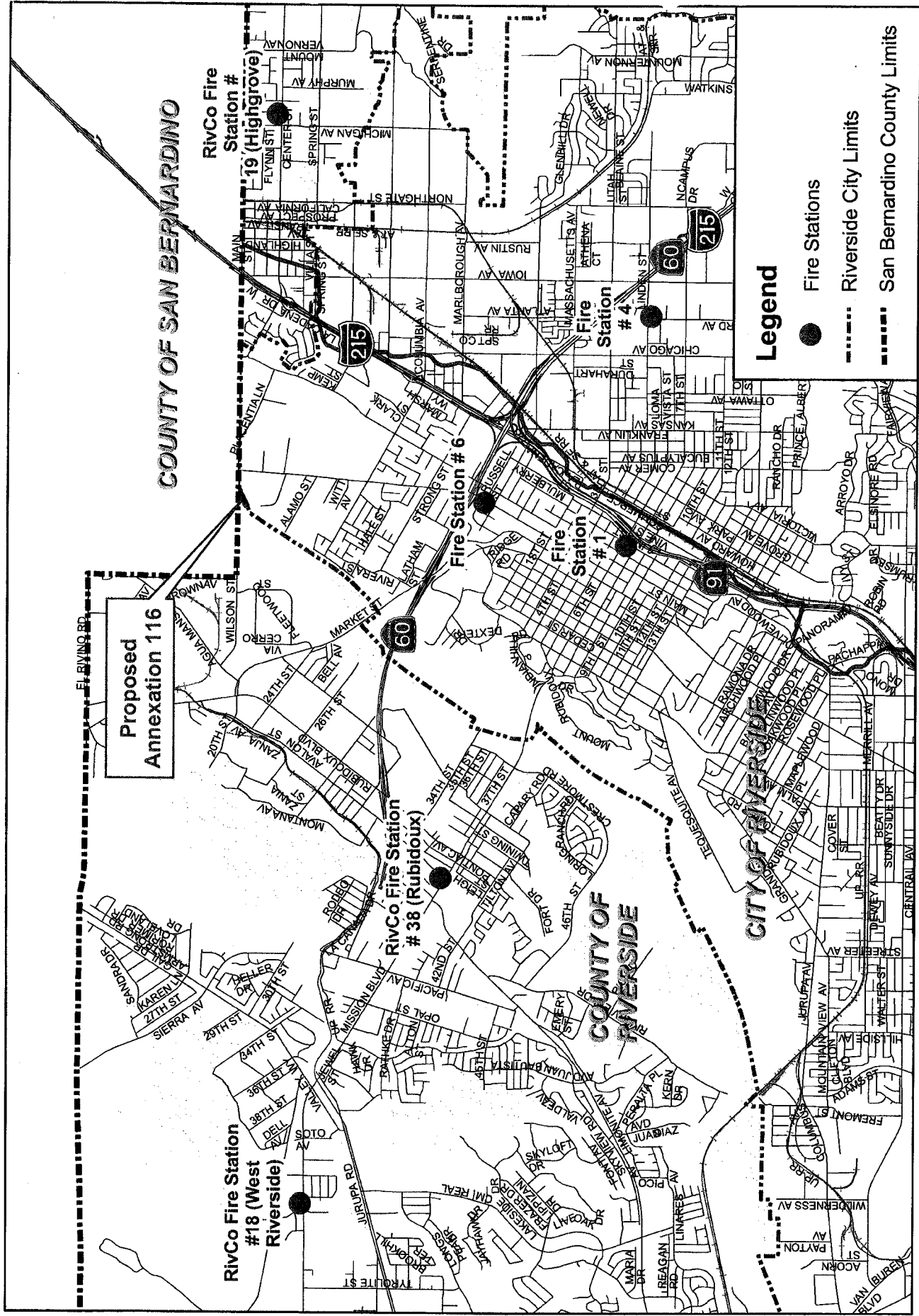
**P09-0111 (Annexation 116 - Pim)**  
**Figure 3 - County of Riverside Zoning**



**P09-0111 (Annexation 116 - Pim)  
Figure 4 - Staff Recommended General Plan**



**P09-0111 (Annexation 116 - Pim)  
Figure 5 - Staff Recommended Zoning**



**P09-0111 (Annexation 116 - Pim)  
Figure 6 - Fire Facilities**



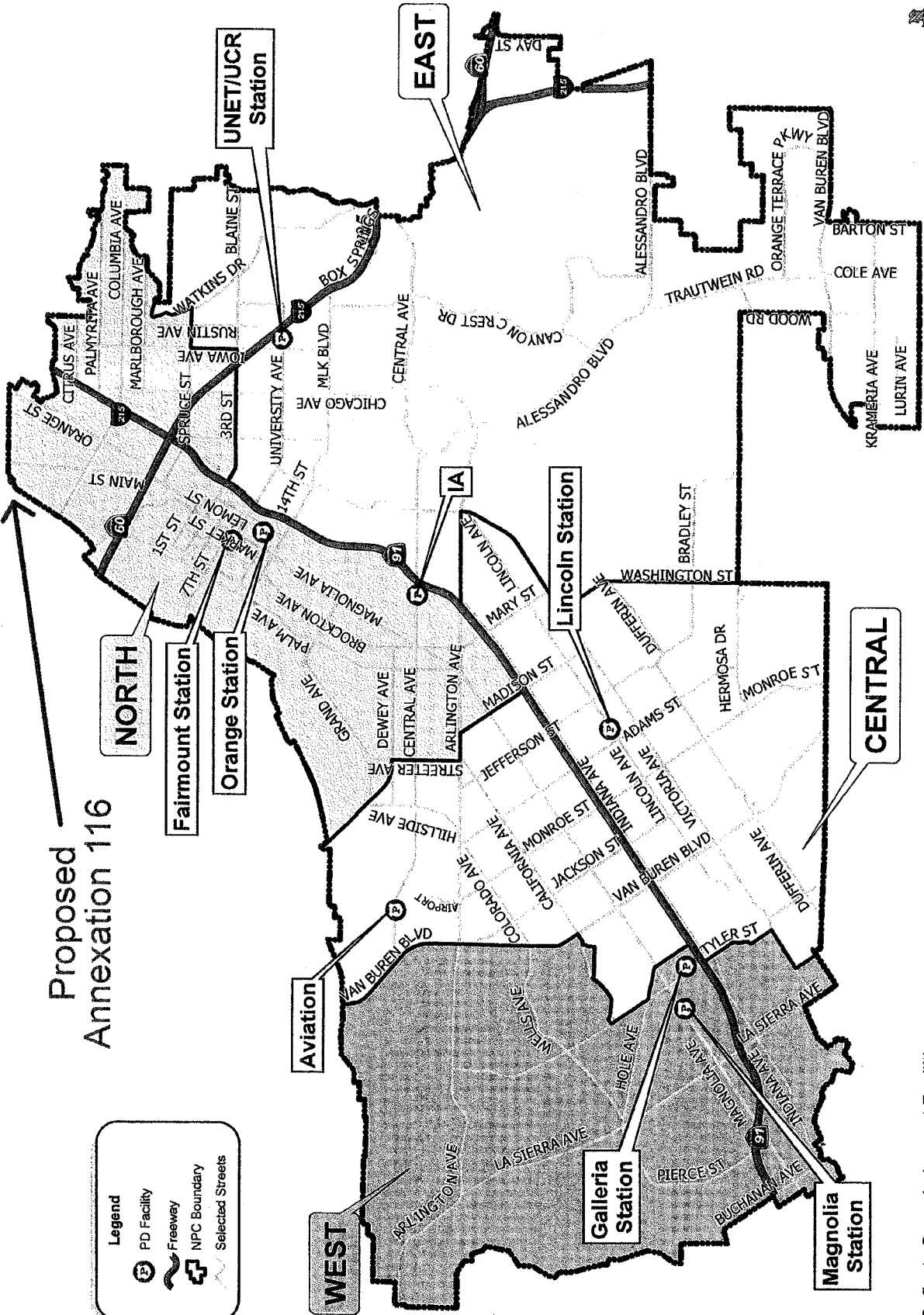
# P09-0111, Figure 7

## City of Riverside Neighborhood Policing Centers (NPCs), and Police Facilities

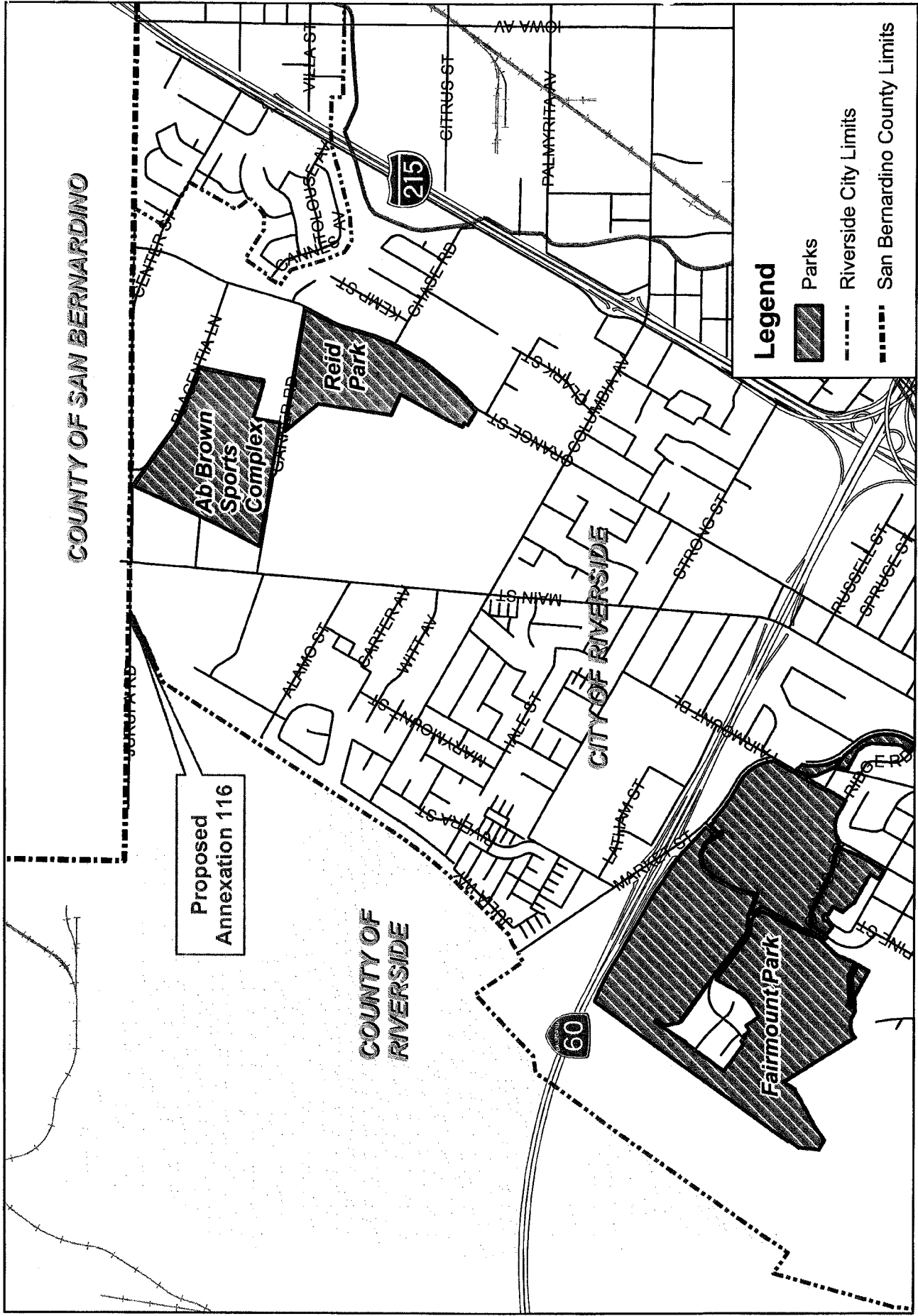
### Proposed Annexation 116

**Legend**

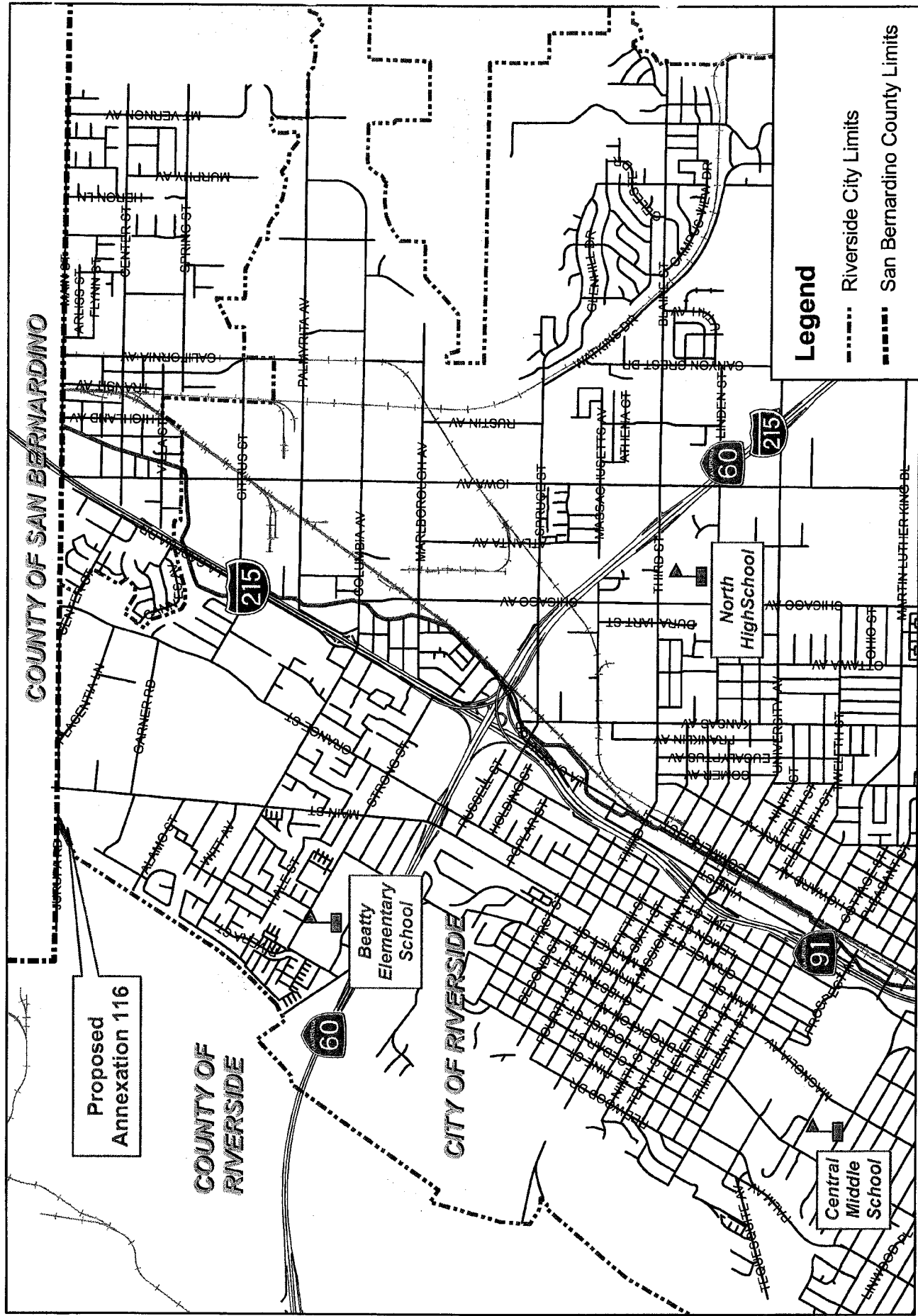
- PD Facility
- Freeway
- NPC Boundary
- Selected Streets



Reflects Boundaries and Facilities  
as of 02/19/2009

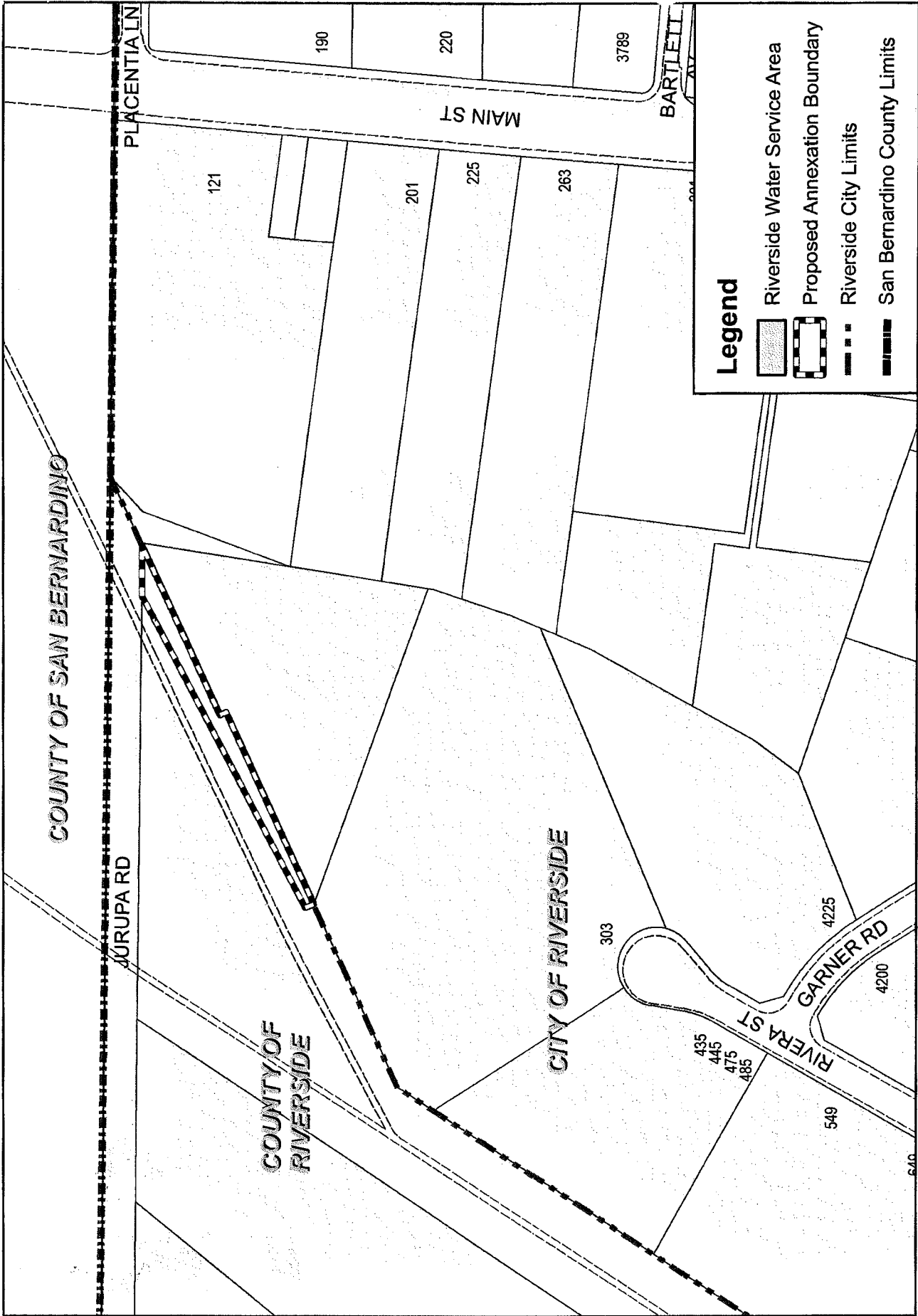


P09-0111 (Annexation 116 - Pim)  
 Figure 8 - Parks



P09-0111 (Annexation 116 - Pim)

Figure 9 - Schools in the Riverside Unified Schools District



**P09-0111 (Annexation 116 - Pim)**  
**Figure 10 - Water Utility Service Areas**