

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



ITEM  
3.9  
(ID # 8200)

**MEETING DATE:**

Tuesday, October 16, 2018

**FROM :** EXECUTIVE OFFICE:

**SUBJECT:** EXECUTIVE OFFICE: Adopt Resolution No. 2018-198 Determining the Amount of Property Tax Revenue to be Exchanged Between the County of Riverside and the City of Riverside - LAFCO 2018-08-1 & 2018-09-1; 1st and 5th Districts. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2018-198, a Resolution of the Board of Supervisors of the County of Riverside Determining the Amount of Property Tax Revenue to be Exchanged Between the County of Riverside and the City of Riverside Pursuant to LAFCO 2018-08-1 and 2018-09-1.

**ACTION:** Policy


  
Scott Bruckner 10/9/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 16, 2018  
xc: EO, Auditor, LAFCO

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Assessor's Parcel No. 294-100-004 ("Parcel") is comprised of approximately 10.7 acres of undeveloped land generally located south of Van Buren Boulevard, west of 11<sup>th</sup> Street, north of Krameria Avenue, and east of Barton Street. As a result of the Settlement and General Release Agreement for Development of the March Business Center within the March Joint Powers Authority, the City of Riverside ("City") annexed the Parcel in February 2008 (LAFCO 2007-60-1), for location of a City police and fire facility. The City has since identified an alternate location for its police and fire facility, and transferred ownership of the Parcel back to the March Joint Powers Authority ("March JPA") on November 16, 2015, to facilitate development of the Parcel consistent with March JPA's Meridian Business Center Specific Plan.

The County of Riverside (County) and March JPA are co-parties to a Municipal Services Agreement that sets forth revenue-sharing terms and service delivery responsibilities for territory located within the former March Air Base Reuse area. As the Parcel is located within this territory, March JPA has filed LAFCO Nos. 2018-08-1 and 2018-09-1, formally requesting a boundary reorganization to include detachment of the Parcel from the City, and concurrent annexation back to the Riverside County Waste Resources Management District.

Section 99(b) of the Revenue & Taxation Code requires that, prior to LAFCO proceeding with a public hearing to consider this proposal, an exchange of property tax revenue between agencies responsible for public services must be negotiated. On September 26, 2018, representatives from the City and County met and agreed to terms for the exchange of property tax revenues; these terms are set forth in attached Resolution No. 2018-198 and would become effective for tax purposes beginning July 1 of the subsequent calendar year following the date of detachment and annexation of the Parcel. As provided for in the attached resolution, the County would assume responsibility for all general municipal services to the Parcel as required by law or presently provided throughout the County, and as further specified within the Municipal Services Agreement with March JPA; for such service, the County would receive 100% of the property tax revenue generated within the annexed Parcel.

**Impact on Residents and Businesses**

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

Upon detachment from the City, the Parcel would be available for development pursuant to its originally planned use as part of the Meridian Business Center Specific Plan. Benefits would accrue to the area in the form of private development and job creation.

**Additional Fiscal Information**

The agreed-upon terms for exchange of property tax revenues, as detailed in the proposed resolution, would result in no readily foreseeable changes in revenue, as the Parcel is currently classified by the Assessor as owned by a governmental entity.

**ATTACHMENTS**

- Resolution No. 2018-198

  
\_\_\_\_\_  
Alex Gann 10/11/2018

  
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Gregory L. Priamos, Director County Counsel 10/11/2018



1 Board of Supervisors

County of Riverside

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3 RESOLUTION NO. 2018-198

4  
5 A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
6 THE COUNTY OF RIVERSIDE DETERMINING THE AMOUNT OF PROPERTY TAX REVENUE  
7 TO BE EXCHANGED BETWEEN THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE  
8 PURSUANT TO LAFCO 2018-08-1 AND 2018-09-1

9  
10 WHEREAS, on October 10, 2005, the March Joint Powers Authority (the "March JPA")  
11 transferred its ownership interest in the parcel of real property identified by the Assessor of the County of  
12 Riverside as Assessor's Parcel Number 294-100-004 (the "Parcel") to the City of Riverside (the "City")  
13 for potential use as a police and fire facility; and

14 WHEREAS, on December 4, 2007, the Board of Supervisors of the County of Riverside  
15 (the "County") adopted Resolution No. 2007-538 determining the amount of property tax revenue to be  
16 exchanged between the County and the City in conjunction with the City's annexation of the Parcel; and,

17 WHEREAS, the City subsequently annexed the Parcel into the boundaries of the City  
18 (LAFCO 2007-60-1); and,

19 WHEREAS, the City has since identified an alternate location for its police and fire facility  
20 and, therefore, no longer intends to proceed with development of the Parcel; and,

21 WHEREAS, on November 16, 2015, the City transferred its ownership interest in the  
22 Parcel back to the March JPA via quitclaim deed to facilitate development of the Parcel consistent with  
23 March JPA's Meridian Business Center Specific Plan, which quitclaim deed was recorded with the  
24 County on March 16, 2016 as Document No. 2016-0102592; and,

25 WHEREAS, March JPA and the County are co-parties to an agreement that sets forth  
26 revenue-sharing terms and service delivery responsibilities for the territory located within the former  
27 March Air Base Reuse area, and the Parcel is located within this territory; and,

1 WHEREAS, March JPA has filed LAFCO Nos. 2018-08-1 and 2018-09-1, requesting  
2 boundary reorganization to include annexation of the Parcel to the Riverside County Waste Resources  
3 Management District and concurrent detachment from the City of Riverside, resulting in the Parcel  
4 becoming unincorporated territory of the County; and,

5 WHEREAS, Revenue and Taxation Code Section 99(b)(4) sets forth that local agencies  
6 whose service area or responsibility will be altered by a jurisdictional change must negotiate an exchange  
7 of property tax revenues, and,

8 WHEREAS, such negotiations occurred between the County and the City regarding  
9 proposed LAFCO Nos. 2018-08-1 and 2018-09-1 on September 26, 2018;

10 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the  
11 Board of Supervisors of the County of Riverside, in regular session assembled on October 16, 2018 at  
12 9:00am or soon thereafter in the meeting room of the Board of Supervisors located on the 1st floor of the  
13 County Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

14 Section 1. The County of Riverside and City of Riverside are the agencies whose area of  
15 responsibility would be affected by LAFCO Nos. 2018-08-1 and 2018-09-1.

16 Section 2. Representatives of each of the affected agencies have met and negotiated the  
17 following exchange of property tax revenue to become effective as of the date of annexation for the parcel  
18 identified in LAFCO Nos. 2018-08-1 and 2018-09-1 (March JPA) as APN 294-100-004:

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

24 (b) The County of Riverside shall assume service responsibility for the provision of  
25 library services with respect to the subject parcel, for which it maintains a library system,  
26 and for such service assumption shall receive 100% of that portion of the property tax  
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1 revenue generated within the territory to be annexed that is presently allocated to the City  
2 of Riverside for provision of library services.

3 (c) The County of Riverside shall assume responsibility for all other general  
4 municipal services with respect to the subject parcel, as are required by law or presently  
5 provided throughout the County, and for such service assumption shall receive 100% of  
6 that portion of the property tax revenue generated within the territory to be annexed  
7 under the ad valorem tax rate established by Article XIII A of the Constitution of the  
8 State of California, that represents the City of Riverside's share of such property tax  
9 revenue.

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

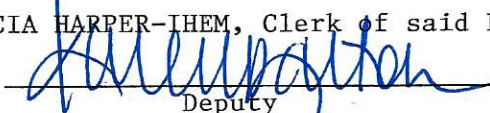
13 Section 3. The Board of Supervisors of the County of Riverside hereby agrees to the  
14 above-recited exchange of property tax revenue.

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

19 ROLL CALL:

20 Ayes: Jeffries, Tavaglione, Washington, Perez 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  Deputy  
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