



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 4, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 2**
DEPARTMENT

SUBJECT: PLANNING CASE P14-0246 (ANNEXATION) ON BEHALF OF ERIC FLODINE, STRATA CREST, LLC. FOR FINAL APPROVAL OF ANNEXATION 118 (CENTRAL/SYCAMORE CANYON) AND MODIFICATION TO WARD 2

ISSUE:

Adopt an ordinance, from the request of Eric Flodine of Strata Crest, LLC., adding the previously approved Annexation 118 (Central/Sycamore Canyon) to Ward 2, and a resolution to formally incorporate the area within City boundaries.

RECOMMENDATIONS:

That the City Council:

1. Adopt a resolution ordering the reorganization to the City of Riverside to incorporate Annexation 118 into the City of Riverside; and
2. Introduce, and subsequently adopt, the attached ordinance adding the area of Annexation 118 (Central/Sycamore Canyon) to the Second Ward.

BACKGROUND:

On July 28, 2015, the City Council adopted Resolution No. 22889, approving Annexation No. 118 on behalf of Eric Flodine of Strata Crest, LLC, for an approximate 16.6-acre project area generally located northerly of Central Avenue and southwesterly of the State Route 60, Interstate 215 freeway. As part of this approval, City Council adopted Resolution No. 22888 directing City staff to submit an application for Annexation 118 to the Local Agency Formation Commission (LAFCO).

On June 23, 2016, the LAFCO approved the reorganization request to annex the 16.6-acre area into the City of Riverside. The City has now completed all requisite tasks to satisfy LAFCO's post-approval requirements, and a Certificate of Completion was recorded on September 2, 2016. Therefore the effective date of Annexation 118 was September 2, 2016.

Two requests are before City Council for consideration, including a request to formally add the annexed area to Ward 2; and adopt a resolution to formally incorporate the area into the City Boundary. These two actions are necessary for the City to complete Annexation 118, and conclude the annexation process.

FISCAL IMPACT:

The City of Riverside has no annexation fees in conjunction with annexations. There was a LAFCO processing fee of \$ 5,750 and the State Board of Equalization annexation - processing fee was \$ 800. These fees were paid by the applicant, Strata Crest LLC, along with any other fees determined to be necessary in order to complete the annexation.

When annexed to the City, the property taxes, the City will realize a \$ 2,879 increase in property tax revenue from annexation of the property. The properties in question are currently undeveloped, and annexation to the City in their current condition will not have a negative fiscal impact to the General Fund. Furthermore, costs associated with any future development on this property after annexation will be borne by the applicant of the future development. It is expected that the cost of providing municipal services to the annexation area will be offset by tax revenues received.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Scott G. Miller, PhD, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. Resolution incorporating Annexation 118 into the City of Riverside
2. Ordinance adding Annexation 118 (Central/Sycamore Canyon) to the Second Ward