



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 16, 2018**

FROM: CITY MANAGER'S OFFICE **WARDS: 4**

SUBJECT: DETACHMENT OF ASSESSOR PARCEL NUMBER 294-100-004 FROM THE CITY OF RIVERSIDE TO THE RIVERSIDE COUNTY WASTE RESOURCES MANAGEMENT DISTRICT FOR MARCH JOINT POWERS AUTHORITY; PROPERTY TAX EXCHANGE WITH THE COUNTY OF RIVERSIDE - RESOLUTION

ISSUE:

Support the Local Agency Formation Commission application 2018-08 and 2018-09-1 for the detachment of Assessor Parcel Number 294-100-004 from the City of Riverside to the Riverside County Waste Resources Management District for March Joint Powers Authority; and adopt a Resolution determining the amount of property tax revenue to be exchanged between the County of Riverside and the City of Riverside.

RECOMMENDATIONS:

That the City Council:

1. Support Local Agency Formation Commission application 2018-08 and 2018-09-1 (March Joint Powers Authority) for the detachment of Assessor Parcel Number 294-100-004 from the City of Riverside to the Riverside County Waste Resources Management District; and
2. Adopt a Resolution determining the amount of property tax revenue to be exchanged between the County of Riverside and the City of Riverside pursuant to Local Agency Formation Commission application 2018-08 and 2018-09-1.

BACKGROUND:

On October 18, 2005, the City Council approved the Public Safety Facilities Master Plan which included a proposed 12,000-square foot joint Police Facility and Police and Fire Communications Dispatch Center (Police and Fire Facility) to be located on land controlled by the March Joint Powers Authority (MJPA). The 10-acre site, Assessor Parcel Number (APN) 294-100-004 (Property – Attachment 1) was dedicated to MJPA by LNR Riverside, LLC in 2005, in accordance with the development agreement for the Meridian Business Park project located near the intersection of Barton Street and Van Buren Boulevard.

On November 1, 2005, the City Council approved a Memorandum of Understanding (MOU – Attachment 2) between the City of Riverside and MJPA for the transfer of the Property from the Meridian Business Park project to the City for the development of the Police and Fire Facility. Title of the Property was transferred to the City on October 10, 2005 and, as required by the MOU, the City was to determine if the Property was suitable for the intended use as a Police and Fire Facility by October 2008. The City did not compensate MJPA for the property since it was required to be dedicated to the City as a result of the development agreement between MJPA and LNR Riverside, LLC for the Meridian Business Park project. As such, the City assumed responsibility for all costs associated with the property transfer, due diligence, entitlements, and annexation of the Property into the City. In anticipation of developing the Property, the City council approved modifying the General Plan and Zoning of the property to Public Facility on July 10, 2007, and subsequently approved annexing the Property into the City on March 18, 2008.

As part of the Police Department's Strategic Plan 2010-2015, the Magnolia Police Station was identified as a preferred location for a communications center, and the former Redevelopment Agency approved funding for tenant improvements to include a new 1,800-square foot Police and Fire Dispatch Center. As a result of these improvements, the City decided against proceeding with the development of the Police and Fire Facility on the Barton Street Property.

On November 15, 2015, the City Council approved a Quitclaim Deed to transfer title of the Property back to MJPA to facilitate private development and job creation in accordance with the MOU. The City currently maintains jurisdiction over the Property and is responsible for approving all development proposals through the design review application process in the Planning Division.

DISCUSSION:

In 2017, the City received a request from MJPA to detach the Property from the City's jurisdiction and have it become unincorporated territory of the County of Riverside (County) with land use and planning decision by MJPA. Staff supports the proposed detachment, as the property is bounded by property owned by MJPA to the north, east, and south. Detachment of this property to MJPA would facilitate the development of the parcel in a manner consistent with the Meridian Business Center Specific Plan, which outlines the development of the surrounding area.

Through the detachment of the Property, the County will assume responsibility for the suppression and prevention of structural fires, provision of library services, and responsibility for all other general municipal services to the area. As such, the County will receive 100% of the portion of property tax revenue generated within the territory for these purposes.

In order to proceed with the Property detachment process, LAFCO is requiring the City and the County to adopt a resolution (attachment 3) outlining the exchange of property tax revenue for the Property as discussed above, to become effective on the date of the detachment.

LAFCO will consider the request to detach the Property at their October 25, 2018 meeting. Staff will return to the Council following LAFCO's approval of this request in order to proceed with the City's formal process for detaching the property.

FISCAL IMPACT:

There is no fiscal impact associated with this action, as the property is owned by a government entity and is property tax exempt.

Prepared by: Moises Lopez, Deputy City Manager
Certified as to
Availability of funds: Edward Enriquez, Interim Chief Financial Officer/Deputy Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Guess, City Attorney

Attachment:

1. Property Map
2. Memorandum of Understanding
3. Resolution