

19.0 COUNTY SERVICE AREAS WITHIN SOUTHWEST RIVERSIDE COUNTY, PASS AREA, AND THE CENTRAL VALLEYS

19.1 FORMATION, PURPOSE, ADMINISTRATION, MANAGEMENT, OPERATIONS

County Services Areas (CSAs) are governmental entities formed and operated by the County to provide specific enhanced service levels to particular geographical areas in the unincorporated County. CSAs are a method of financing and providing higher levels of specific services than would normally be provided within unincorporated areas. The higher level of service is typically intended to provide urban services equivalent to what would be provided within a city. The conceptual formation and method of implementation of CSAs allow residents to decide upon service levels through approval or rejection of assessments.

There are currently 59 active CSAs within the County of Riverside. This section includes the discussion of 25 separate CSAs, which provide various services within certain unincorporated areas of the Central Valleys, Pass Area, and southwestern Riverside County. The CSAs, which are discussed within this MSR, are listed in Table 19.A.

Table 19.A: CSAs within the Central Valleys, Pass Area, and Southwestern County areas

| CSA | Acres | General Location | Services |
|-----|---------|---------------------------------|-----------------------------------|
| 27 | 7055.77 | Cherry Valley | Lighting |
| 33 | 18.82 | Sun City | Lighting/landscape |
| 43 | 171.16 | Homeland | Lighting |
| 47 | 83.86 | W. Palm Springs | Lighting |
| 59 | 16.68 | Hemet | Lighting |
| 69 | 1250.50 | Hemet | Lighting |
| 70 | 709.18 | Wagon Wheel/Perris | Lighting |
| 80 | 3515.41 | Homeland | Lighting |
| 84 | 5839.44 | Sun City | Lighting |
| 85 | 3104.10 | Cabazon | Lighting/parks and recreation |
| 86 | 2135.65 | Quail Valley | Lighting/road maintenance/sheriff |
| 89 | 528.45 | Perris | Lighting/landscape maintenance |
| 91 | 697.07 | Valle Vista | Lighting |
| 93 | 18,368 | Moreno Valley/eastern Riverside | Parks |
| 94 | 27.14 | S.E. Hemet | Lighting |
| 103 | 1281.91 | Wildomar/French Valley | Lighting/landscape |
| 108 | 1472.31 | Minto Way | Road maintenance |

| CSA | Acres | General Location | Services |
|-----|----------|---|---|
| 117 | 9327.20 | Mead Valley | Lighting |
| 138 | 38.73 | Sun City | Lighting |
| 139 | 89.19 | Homeland | (Dormant) |
| 143 | 1632.97 | Temecula/Silverhawk/Morgan Hill/Murrieta | Street lights/parks and recreation, landscape maintenance |
| 145 | 3873.61 | Sun City | Street lights/Parks and recreation |
| 146 | 56144.54 | Lake View/Nuevo/Romoland/Homeland | (Dormant) |
| 149 | 11707.18 | Wine Country | Road maintenance |
| 152 | | All unincorporated areas of Riverside County, Banning, Cat City, Corona, DHS, Indio, La Quinta, Moreno Valley, Murrieta, Norco, Palm Desert, Palm Springs, Rancho Mirage, Riverside City, Coachella | National Pollution Discharge Elimination System (NPDES) |
| 152 | | Countywide | Street sweeping |

Source: Economic Development Agency of Riverside County, August 2005.

Each CSA is a separate entity, providing different services to different areas, and funded separately. However, all of the CSAs within the County are governed by the County Board of Supervisors. The Board is comprised of five members who are elected by the voters within their respective Districts. The Board is the decision-making authority regarding all CSA activities. In addition to governing the CSAs, the Board is the governing body of the entire County, certain special districts, and the Housing Authority. The Board enacts ordinances and resolutions, adopts the annual budget, approves contracts, appropriates funds, determines land use zoning for unincorporated areas, and appoints certain County officers and members of various boards and commissions. Public Board Meetings are held every Tuesday at 9:00 a.m. at 4080 Lemon Street in the City of Riverside.

The CSAs share common management and administrative staff, which is the Economic Development Agency of Riverside County (EDA). EDA is a County department that provides multiple services. In addition to administering the CSAs, the EDA administers the following services within the County:

- Economic development
- Aviation
- Redevelopment
- Housing
- Community development
- Tourism
- Workforce development

- County Fair and National Date Festival
- Edward Dean Museum and Gardens

It is the policy of the Board that a CSA shall be formed when it is critical to the health, safety, and welfare of residents. CSA formation is dependent upon support by a two-thirds majority of the registered voters/property owners who have demonstrated a desire for enhanced county/municipal services and a willingness to pay special taxes for such services. The formation of or annexation to a CSA may be initiated by an existing community, a developer in the process of creating a new housing subdivision, or by an entity creating a specific plan for a new community.

Where the purpose of the CSA is to provide for a “permanent maintenance entity” for in-tract facilities, the County’s Policy A-48 (adopted in 1994) states that:

- Ownership and long-term maintenance of in-tract facilities required as conditions of development approval shall be the responsibility of a Home Owners Association (HOA) established by the developer; and
- Requests to form or annex into a road CSA for the purposes of funding improvements to rural roads will be discouraged by the Board. Proposition 218 weighs heavily against the success of a long-term, pay-as-you-go road improvement program. Traditional Assessment Districts or other finance mechanisms are encouraged as the appropriate community or neighborhood solution.

Because County Policy A-48 discourages the formation of Road Improvement CSAs, the policy also states “that no road improvement projects be funded until a 3-Year Improvement Plan has been developed by the CSA’s Advisory Committee and has been approved by the Board, and all rights-of-way for the CSAs proposed road system have been perfected. In addition, it is the Board’s policy that the 3-Year Improvement Plan is annually updated by the CSA’s Advisory Committee in conjunction with the development of the annual budget and parcel fee. All of the proposed changes are subject to approval by the Board of Supervisors.”

Likewise, the policy explains that it is the Board’s intent that road CSAs should exist only for as long as it takes to complete the road improvement plan developed for the CSA and bring the specific roads into the County Maintained Road System. For this reason, the Board’s policy states that road CSAs should focus their financial resources on projects that result in permanent improvements, such as right-of-way perfection, engineering, drainage improvement installation, and paving. Maintenance grading is not considered a permanent improvement or step in the evolution of a graded road to County-paved standards, and, therefore, should be a minor focus of road CSA activities.

There are, however, three CSAs within the Central Valley, Pass Area, and Southwestern County areas that provide road services and have existed for long periods of time. As noted in Table 19.B, these CSAs were formed prior to the current County policy. However, because this policy now exists and because of the financial issues involved in road construction and maintenance, grading is the only type of service that these CSAs can afford to provide. Hence, it may be appropriate to evaluate different funding and service provision mechanisms for providing road services. Potential methods of financing and provision of service include Community Facilities Districts and Assessment Districts.

Table 19.B: CSAs Providing Road Services

| CSA | Date Formed | Current Services Provided |
|------------|--------------------|-------------------------------------|
| 86 | December 1971 | Road maintenance, lighting, sheriff |
| 108 | January 1975 | Road maintenance |
| 149 | June 1991 | Road maintenance |

19.2 FINANCIAL INFORMATION

Revenue sources for existing CSAs include: property taxes, special assessments, interest in invested funds, and Quimby Act fees. It is the County's policy (Policy Number A-48) that CSAs must be able to financially sustain anticipated levels of service upon their formation and continue until all residents receive that reasonable and feasible level of service, as well as other services that may be added subsequent to formation. Accordingly, it is the County's policy to levy a sufficient parcel fee and maintain a satisfactory fund balance to accomplish the basic service goals of the CSA. Riverside County Ordinance No. 573 establishes the methods for setting parcel fees to fund the CSAs. Per Ordinance No. 573, each year, in conjunction with the proceedings for adoption of the County Budget, a written report is to be prepared containing the following information:

- A listing of the CSAs and the services being provided;
- A list of all parcels within the CSAs, including the services provided to each parcel; and
- The amount of fees being charged to each parcel for each service.

EDA has stated that it has completed a draft annual report pursuant to the requirements of County Ordinance No. 573. This report is being submitted to the County Board of Supervisors for adoption in July 2006. As part of this MSR process, a copy of the draft annual report was requested for review. However, the report was not made available. Annual reports in the past did not include detail regarding the services provided to each parcel. EDA has stated that this analysis is included in the draft report, would therefore meet the requirements of Ordinance No. 573, and assist in confirming that parcels are being assessed correctly.

In addition, Ordinance No. 573 states that during annual budget preparation, the Board is to determine the nature, extent, and cost of services within each CSA and submit this along with any supporting data to the County Auditor-Controller. Then, pursuant to Ordinance No. 573, the rates for each service within each CSA will be computed by dividing the net cost of each service by the number of parcels. Based on this analysis, the assessment may vary from year to year. If the assessment needs to be increased to balance the budget, then the EDA would follow procedures to set the recommended assessment pursuant to State law. Likewise, Government Code Section 25210.44 states that each year the Board of Supervisors shall fix the rates of CSA taxes. These charges are included on property tax bills and are required to be identified separately along with the service being provided. Table 19.C provides a list of the assessments for each CSA discussed within this MSR. The assessments for the CSAs have either remained the same or are very similar to the previous year.

Table 19.C: Fiscal Year 2005–2006 CSA Charges

| County Service Areas with Streetlight Service Only | | |
|--|---|---|
| CSA # | Assessment Range | |
| 27 | \$20.66 | |
| 43 | \$13.20 | |
| 59 | \$21.02 | |
| 69 | \$7.54 | |
| 84 | \$20.72 to \$39.34 | |
| 89 | \$51.70 | |
| 91 | \$51.24 | |
| 94 | \$6.04 | |
| 117 | \$52.46 to \$53.02 | |
| 138 | \$35.58 | |
| County Service Areas with Multiple Services | | |
| CSA # | Services | Assessment Range |
| 33 | Lighting, landscaping | \$500.00 |
| 85 | Lighting, parks and Recreation | \$20.00 |
| 86 | Roads, sheriff | \$80.00 |
| 103 | Lighting, landscape | \$28.86 to \$46.36, \$20.00 |
| 108 | Roads | \$85.00 |
| 143 | Landscape, parks and recreation, lighting | \$102.00 to \$864.38, \$15.00 to \$75.00, \$57.00 to \$679.00 |
| 143SH | Landscape, parks and recreation, lighting | \$57.00 to \$679.00, \$75.00, \$31.90 to \$75.00 |
| 145 | Park & Recreation, Lighting | \$58.00 to \$75.00, \$3.36 to \$65.86 |
| 149 | Roads | \$200.00 |
| 149A | Wine country beautification | \$2,750.00 |
| 152 | Street sweeping | \$40.00 |
| 152 | Drainage basin | \$36.50 |
| 152NPDES | City of Corona | \$5.82 BAU |
| | City of Desert Hot Springs | \$1.56 BAU |
| | City of Lake Elsinore | \$6.64 BAU |
| | City of La Quinta | \$9.98 BAU |
| | City of Moreno Valley | \$8.14 BAU |
| | City of Murrieta | \$10.00 BAU |
| | City of Norco | \$5.78 BAU |
| | City of Palm Springs | \$9.50 BAU |
| | City of Rancho Mirage | \$4.68 BAU |
| | City of Riverside | \$2.82 BAU |
| | City of San Jacinto | \$4.26 BAU |

| Ad Valorem Paid County Service Areas – No Assessments Levied | |
|--|----------|
| 47 | Lighting |
| 70 | Lighting |
| 80 | Lighting |
| 86 | Lighting |
| 93 | Parks |
| 139 | Lighting |

Source: Economic Development Agency of Riverside County, August 2005.

County policy states that as much as is practicable, CSA parcel fees should maintain a level of stability from year to year. Accordingly, the policy requires that sufficient funds be carried over from year to year to assure adequate cash flow during the period between the beginning of the new fiscal year and the installment receipt of parcel fees and property taxes. As detailed in Table 19.D, out of the 24 budgets reviewed for this MSR, 2 show expenditures exceeding revenues. However, 14 budgets show revenue surpluses in excess of 35 percent of budgeted revenue.

Table 19.D: Fiscal Year 2004–2005 Budget, Cost of Providing Services, and Percentage of Administrative Costs

| CSA | Services | Parcels | Budgeted Revenue | Percentage of Admin Cost of Budgeted Revenue | Budgeted Cost of Service Per Parcel by Expenditure | Surplus/ (Shortfall) of Budgeted Revenue Compared to Budgeted Expenditure | Percentage of Surplus/ (Shortfall) of Budgeted Revenue |
|-----|-----------------------------------|---------|------------------|--|--|---|--|
| 27 | Lighting | 427 | \$28,589 | 4.20% | \$42.66 | \$10,375 | 36.3% |
| 33 | Lighting/landscape | 53 | \$43,573 | 5.74% | \$489.06 | \$17,653 | 40.5% |
| 43 | Lighting | 198 | \$18,930 | 3.17% | \$48.73 | \$9,282 | 49.0% |
| 47 | Lighting | n/a | \$3,263 | 4.60% | \$23.78/ac* | \$1,269 | 38.9% |
| 59 | Lighting | 70 | \$5,026 | 3.98% | \$29.39 | \$2,969 | 59.1% |
| 69 | Lighting | 3,060 | \$94,150 | 3.82% | \$27.79 | \$9,113 | 9.7% |
| 70 | Lighting | n/a | \$31,987 | 5.95% | 27.66/ac* | \$12,371 | 38.7% |
| 80 | Lighting | n/a | \$47,837 | 3.87% | \$8.04/ac* | \$19,566 | 40.9% |
| 84 | Lighting | 10,164 | \$523,170 | 2.29% | \$29.63 | \$221,995 | 42.4% |
| 85 | Lighting/parks and recreation | 3,339 | \$255,404 | 10% | \$36.82 | \$6,776 | 5.2% |
| 86 | Lighting/road maintenance/sheriff | 3,517 | \$444,727 | 6.11% | \$48.57 | \$273,915 | 61.6% |
| 89 | Lighting/landscape maintenance | 311 | \$19,408 | 0% | \$117.15 | (\$17,027) | (87.8%) |
| 91 | Lighting | 2,376 | \$139,500 | 3.68% | \$31.73 | \$64,103 | 46.0% |
| 94 | Lighting | 49 | \$1,968 | 4.07% | \$32.20 | \$390 | 19.8% |
| 103 | Lighting/landscape | 6,877 | \$332,246 | 4.65% | \$33.94 | \$98,818 | 29.7% |
| 108 | Road maintenance | 159 | \$28,589 | 6.28% | \$18.98 | \$25,571 | 89.4% |

| CSA | Services | Parcels | Budgeted Revenue | Percentage of Admin Cost of Budgeted Revenue | Budgeted Cost of Service Per Parcel by Expenditure | Surplus/ (Shortfall) of Budgeted Revenue Compared to Budgeted Expenditure | Percentage of Surplus/ (Shortfall) of Budgeted Revenue |
|-----|---|---------|------------------|--|--|---|--|
| 117 | Lighting | 202 | \$26,968 | 1.61% | \$41.79 | \$18,526 | 68.7% |
| 138 | Lighting | 188 | \$6,213 | 4.27% | \$39.88 | (\$1,285) | (20.7%) |
| 139 | (Dormant) | n/a | n/a | n/a | n/a | n/a | n/a |
| 143 | Street lights/parks and recreation/ landscape maintenance | 5,461 | \$1,603,114 | 4.98% | \$173.96 | \$653,101 | 40.7% |
| 145 | Street lights/parks and recreation | 5,648 | \$592,009 | 7.53% | \$84.59 | \$114,271 | 19.3% |
| 146 | (Dormant) | n/a | n/a | n/a | n/a | n/a | n/a |
| 149 | Road maintenance | 1,425 | \$350,396 | 6.05% | \$139.71 | \$151,304 | 43.2% |
| 152 | NPDES | n/a | \$646,500 | 30.39% | n/a | \$157,101 | 21.9% |

Sources: Riverside County Proposed Budget for FY 2005–2006 and Economic Development Agency of Riverside County, August 2005.

Notes: Acreages for these CSAs were not available. Therefore, costs for services were determined by acreage within the CSA.

n/a = not available

As noted in Table 19.D most of the CSAs within this MSR appear to have sufficient revenue to provide services. However, CSA funding is constrained by Proposition 218, which limits the ability of local governments to impose assessments or property-related fees. Proposition 218 requires that any local tax imposed to pay for specific governmental programs be approved by two-thirds of the voters. In addition, Proposition 218 limits elections on general taxes to once every two years and limits the amount of assessment or property-related fees that may be voted upon. Therefore, implementation of additional financing mechanisms would most likely need voter approval.

In addition, Table 19.D notes that CSAs 139 and 146 are “dormant,” meaning that the CSAs are no longer collecting assessment revenue or providing services. Additionally, CSA 93 continues to collect ad-velorem tax revenue. This revenue totals approximately \$13,500 (FY 2004-05) after ERAF (59 percent) tax shift. These funds have been shifted to the City of Moreno Valley since at least 2001, perhaps earlier. When the EDA took over operation of the CSAs from the County Executive Office in 2002 did not receive any records for CSA 93 and initially believed that this CSA no longer existed. CSA 93 was created in 1972 to provide a funding mechanism for parks in the Moreno Valley area, which was an unincorporated area at the time. When the City of Moreno Valley incorporated in December 1984, the areas of CSA 93 that were within the new City were detached from the CSA, per State law. Each subsequent annexation into the City also detached the annexation area from the CSA. Currently, there are over 18,000 acres of territory within CSA 93. While much of the territory within CSA 93 is either vacant or part of the Lake Perris Recreational Area and Box Springs Mountain Reserve, there are several significant inhabited areas. These inhabited areas include University City; and areas along Alessandro Boulevard, Morton Road, and Piegion Pass Roads.

Because these three CSAs are not providing any services, dissolution of these CSAs should strongly be considered.

The Board's policy is that the CSAs are assessed annually for expenses incurred in administering the CSA, including the costs of any losses occurring within the CSA or establishment of a reserve for such losses. A basic charge for administration is charged to each CSA, depending on administrative complexity. The standard percentage rates to be applied to the CSAs' revenue for FY 2004–05 are as follows:

| | |
|-------------|---|
| 4.0 percent | All street lighting or fire hydrant CSAs |
| 6.5 percent | Combination street lighting/sweeping or CSA 152 (NPDES) |
| 6.5 percent | Road or fire or multifunction CSAs (without employees) |
| 8.0 percent | Road or fire or multifunction CSAs (with employees) |

As detailed in Table 19.D, the CSA budgets that were provided for this review indicate that the CSAs' administrative costs are generally within reasonable limits. However, CSAs 47, 70, 85, and 152 appear high.

The standard administration charge has changed for FY 2005–06. The new charges are as follows:

| | |
|-------|---|
| 6.0% | All street lighting or fire hydrant CSAs |
| 6.5% | CSA 152 (NPDES) |
| 8.5 % | Combination street lighting/sweeping |
| 8.5% | Road or fire or multifunction CSAs (without employees) |
| 10.0% | Road or fire or multifunction CSAs (with employees)/Advisory Boards |

Government Code Section 25250 states that "At least biennially the board of supervisors shall examine and audit, or cause to be audited, the financial accounts and records . . ." "The audit shall encompass the immediately preceding two-year period, or any portion thereof not included in a prior audit." In addition, Riverside County Policy A-48 states that on a regular timetable, as prescribed by the County Auditor-Controller, the Board of Supervisors shall examine and audit, or cause to be audited, the financial accounts and records of all officers having responsibility for the care, management, collection, or disbursement of money belonging to the CSA or money received or disbursed by it under authority of law. As a part of this MSR process, a copy of the most recent financial audit for the CSAs was requested. However, the Economic Development Agency (EDA) and the County Auditor Controller have stated that no recent audits have been completed. Thus, a review of financial audits was not possible.

19.3 POPULATION AND GROWTH

Existing and projected population information from State or regional agencies is provided at the city or county level. It is not provided in a manner that can be used to identify information at the CSA level. Hence, existing population figures and future projections are not projected for individual CSAs (except countywide CSAs) unless significant administrative staff time is devoted to that purpose. However, assumptions regarding the CSAs' growth can be made by analyzing trends of the larger geographical areas, which are provided in Table 2.C.

Because localized growth projections do not exist, it is difficult to project growth within individual CSAs. As a result, the CSAs cannot plan in advance for growth, but are forced to react to development proposals and actual growth, and thus coordinate with developers to ensure that service demands resulting from residential growth are met. The EDA has stated that the CSAs are capable of expanding services based on the collection of special taxes and the public's willingness to pay for enhanced services.

19.4 INFRASTRUCTURE

The CSAs generally provide services through contracts with a variety of service providers. For example, CSA contracts provide for road services to be provided by the County Transportation Department; sheriff services to be provided by the County Sheriff Department; park and recreation services to be provided by Park and Recreation Districts; lighting services to be provided by Southern California Edison; and construction and maintenance of drainage basins to be provided by the County Flood Control and Water Conservation District. Because the actual provision of services occurs via contract, the CSAs do not directly maintain any infrastructure. Some facilities, such as parks, are owned by the County, although funding for the facilities is provided by the CSAs. The CSAs generally do not have capital improvement plans. However, CSAs 143 and 145 have Master Plans for the provision of parks so that the CSAs can establish Quimby Act Fees.¹ Table 19.E lists the existing park and recreational facilities that are provided by the CSAs. Preparation of capital improvement plans or master plans may be helpful to identify and program capital improvements (i.e., road deficiencies, drainage basin improvements) or other capital projects, such as new lighting for a developing area, in advance of actual need. This would facilitate advance programming of financing for such improvements.

Table 19.E: Existing Park and Recreational Facilities Funded by CSAs 85, 143, and 145

| Facility and Location | Amenities | Acreage |
|---|--|---------|
| CSA 85 | | |
| Cabazon Park 14580 South Broadway, Cabazon | Baseball field; tot lots; restrooms; picnic shelters; basketball courts | 9 |
| James A Venable Community Center 14580 South Broadway, Cabazon | Meeting rooms; computer lab; kitchen; indoor sports court | N/A |
| CSA 143 | | |
| Willows Park 29750 Willows Avenue, Murrieta | Baseball field; basketball court; tot lot; walking trails; restroom; picnic areas | 8 |
| Morgan Hill Park 45320 Morgan Hill Drive, Temecula | Soccer field; baseball field; basketball court; tot lot; walking trails; picnic shelter | 5 |

¹ A CSA that provides for parks may collect Quimby Act Fees only if the CSA has an adopted Master Parks Plan.

| Facility and Location | Amenities | Acreage |
|---|--|----------------------|
| Central Park 30666 Central Park Drive, Murrieta | Tennis courts; basketball court; volleyball court; picnic areas; tot lot | 5 |
| Silverhawk Park and Trail System Bisects Silverhawk Community | 3 miles of trails; 4 small passive pocket parks | 3 miles of trails |
| CSA 145 | | |
| Lazy Creek Park and Community Center 26480 Lazy Creek Road, Sun City | Volleyball courts; tot lot; picnic areas | 6 |
| La Ladera Park 29629 La Ladera Road, Sun City | Baseball field; basketball court; tennis courts; tot lot; picnic shelters, walking trails; restroom | 8 |
| Nova Park 25444 Nova Lane, Sun City | Tot lot; soccer field | 5 |
| Marsh Park 27050 School Park Drive, Sun City | Picnic shelters; soccer field | 5 |
| Peterson Park 29621 Park City, Sun City | Basketball court; soccer field; horseshoe pits; tot lot; picnic shelters; restroom | 7 |

Quimby Act fees provide for the provision of parkland at a ratio of 3 acres per 1,000 population. As stated previously, existing population figures for the CSAs do not exist. Therefore, it is difficult to determine the ratio between parkland acreage and population, and the number of parcels is used as a factor instead of population. Based on the information provided by the EDA regarding the number of parcels within each CSA and the facilities that are currently being provided, CSA 85 is providing 0.0027 acre per parcel, CSA 143 is providing 0.0038 acre per parcel, and CSA 145 is providing 0.0055 acre per parcel.

19.5 BOUNDARIES

The current boundaries of each CSA encompass the specific areas in which services are being provided. All of the CSAs have a SOI. CSAs that provide only street lighting services were given Countywide SOIs in 1986, while other CSAs in this MSR that provide other or additional services have specific coterminous SOIs. As development occurs near an existing CSA, generally the area would be annexed into the existing CSA or a new CSA, or another type of district would be created to provide similar services.

As shown in Exhibit A at the end of this section, most of the CSAs that are discussed within this MSR are located either adjacent to city boundaries or within a city's SOI. Because of the projected growth of cities, numerous annexations can be expected to occur in the future. Government Code

Sections 25210.90 and 22613 provide for the automatic detachment from a CSA of any area that is annexed into a city, unless the city has annexed into the CSA to provide for specific services, as is the case with many cities and CSA 152, which provides Countywide street sweeping.

In addition, because cities are already providing urban services and would have existing staff, resources, and infrastructure, it would generally be preferable for proposed developments that are located adjacent or in proximity to a city and that can be served by the city to be annexed rather than forming new or expanding existing CSAs. Overall, having a city provide services would generally be more efficient than having a small entity provide only specific services.

As shown in Exhibit A, 12 of the 24 CSAs that are discussed within this MSR encompass several land areas that have noncontiguous boundaries. These CSAs include: 43, 69, 70, 80, 84, 85, 89, 91, 103, 143, 145, and 146. As shown, these areas are separated from each other and have service areas that reflect the formation of CSAs based on patterns of specific development projects, rather than over larger geographic areas, as would be the case for a special district.

An option for CSAs with noncontiguous boundaries, which are located in developing areas, may be to establish areawide SOIs for CSAs and work toward fewer larger CSAs, rather than continuing to create smaller CSAs. This would also provide for growth. As areas are developed, a method of service provision would already exist. The areawide CSA may be able to better provide and plan for services in the larger geographical area, functioning more like a special district. This structure could more effectively project growth within its boundaries, and boundaries would be more cohesive.

19.6 PUBLIC PARTICIPATION

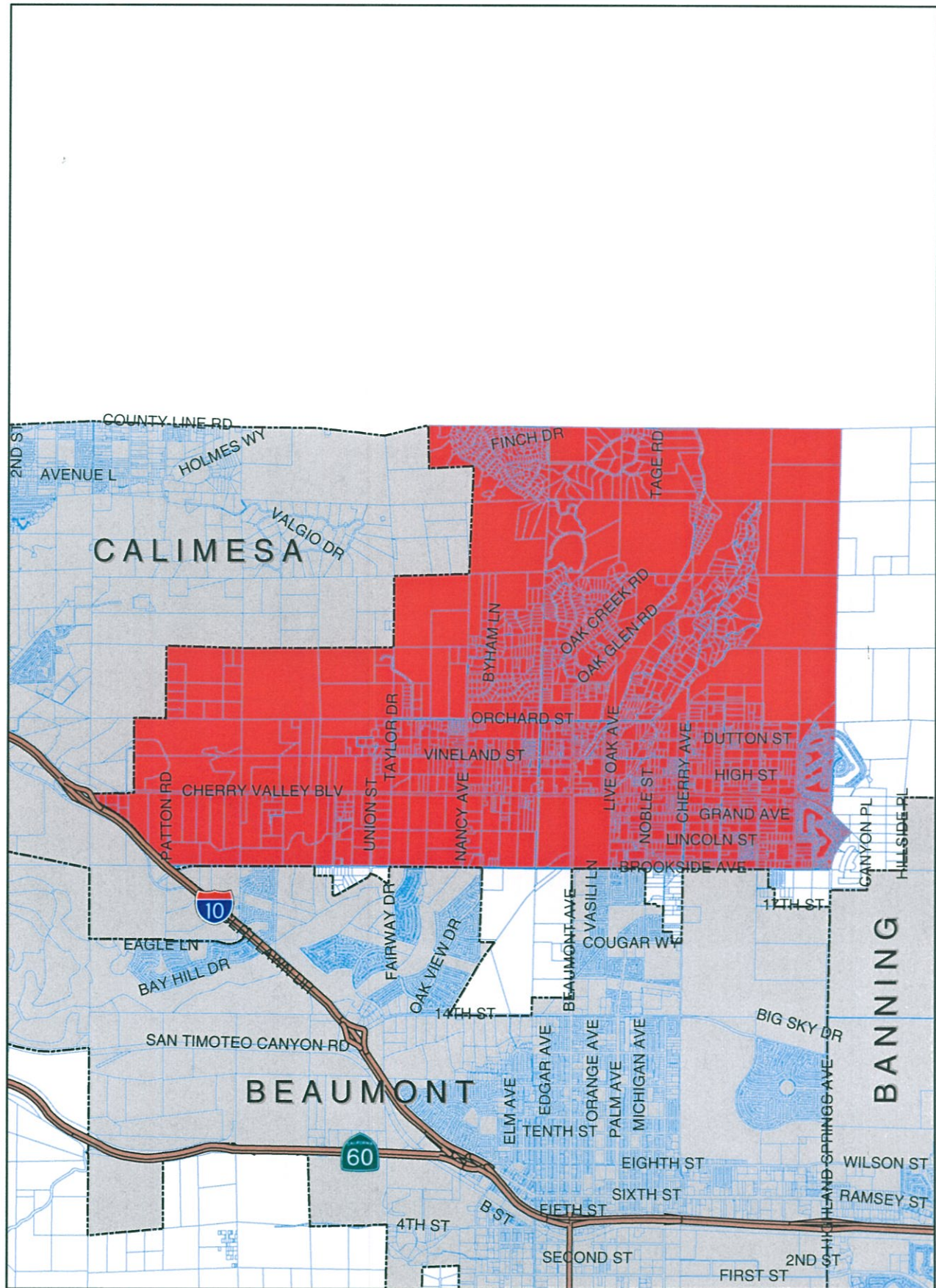
As mentioned previously, public meetings of the Board of Supervisors are held every Tuesday in the City of Riverside. In addition to these meetings and having the Board as the decision-making authority, some CSAs utilize advisory committees to represent residents and provide recommendations about the service.

Except in CSAs with routine operations, such as those with only street lighting functions, advisory committees may be formed to provide recommendations to the EDA on day-to-day operations within the CSA. For example, in a road improvement CSA, the EDA, in cooperation with the CSA Advisory Committee and the Transportation Department, would be responsible for perfecting the right-of-way dedication for public use, developing a priority list of roads to be paved and constructing same to County standards.

The EDA ensures that all advisory committee meetings are open to the public and conform to the provisions of the Ralph M. Brown Act. In addition, the County's legal counsel periodically instructs the advisory committees on the Brown Act and its requirements. Advisory committee meetings generally occur in the evening, on a regular schedule. The public is encouraged to attend via newspaper notifications, direct mail lists, and postings in CSA offices. Meetings are held in easily accessible public places such as meeting halls, libraries, government board rooms, or EDA public facilities.

EXHIBIT A

DETAILED MAPS OF THE CSA LOCATIONS

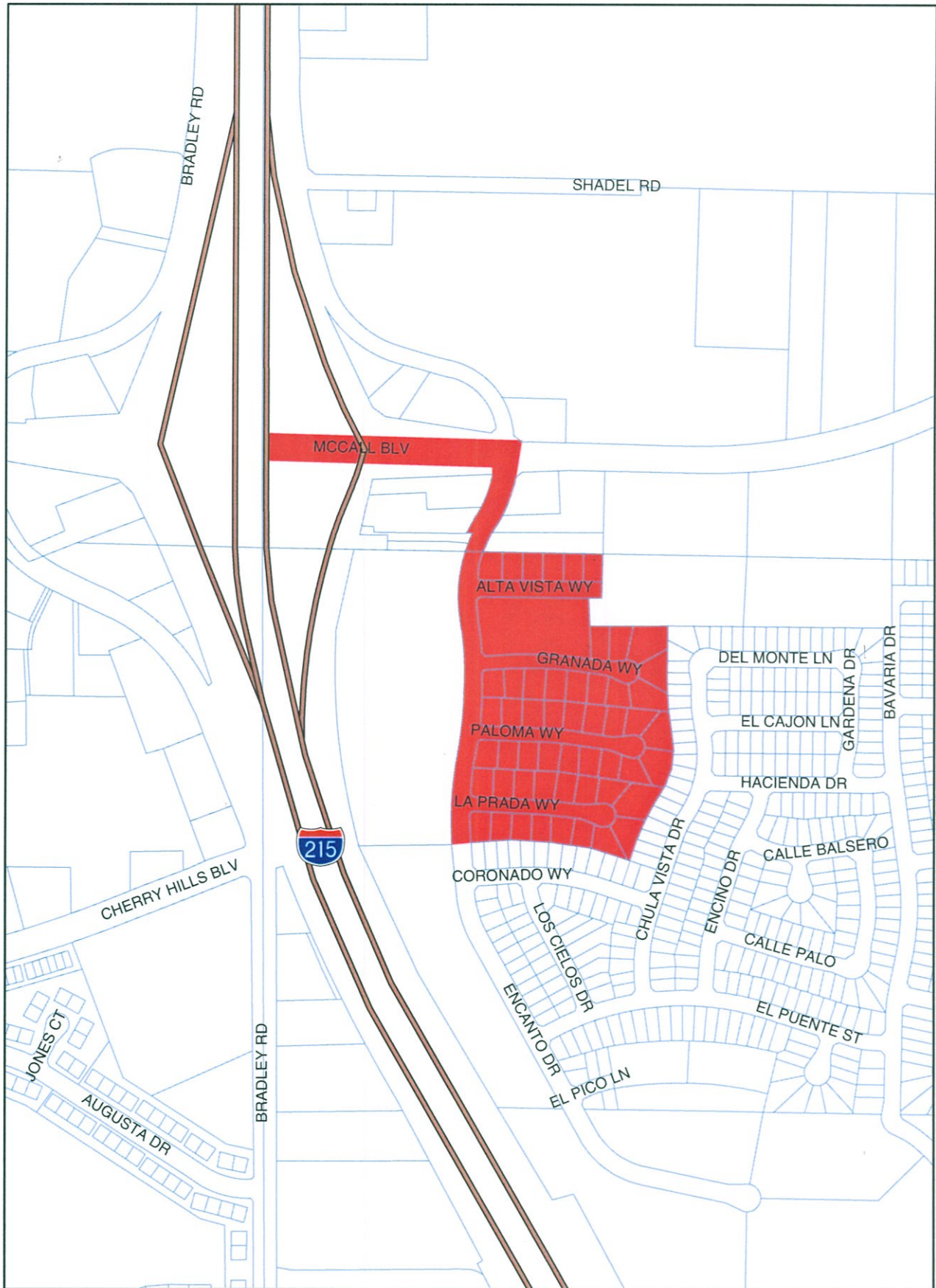


1 inch equals 5,000 feet



July 19, 2005

This map was made by the Riverside County Geographical Information System. The map elements were produced by the Assessor's department and the Transportation and Land Management Agency which is comprised of the Administration, Aviation, and Information Resources divisions and the Building & Safety, Planning and Transportation departments. The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to update and modification. The Geographic Information System and other sources should be queried for the most current information.

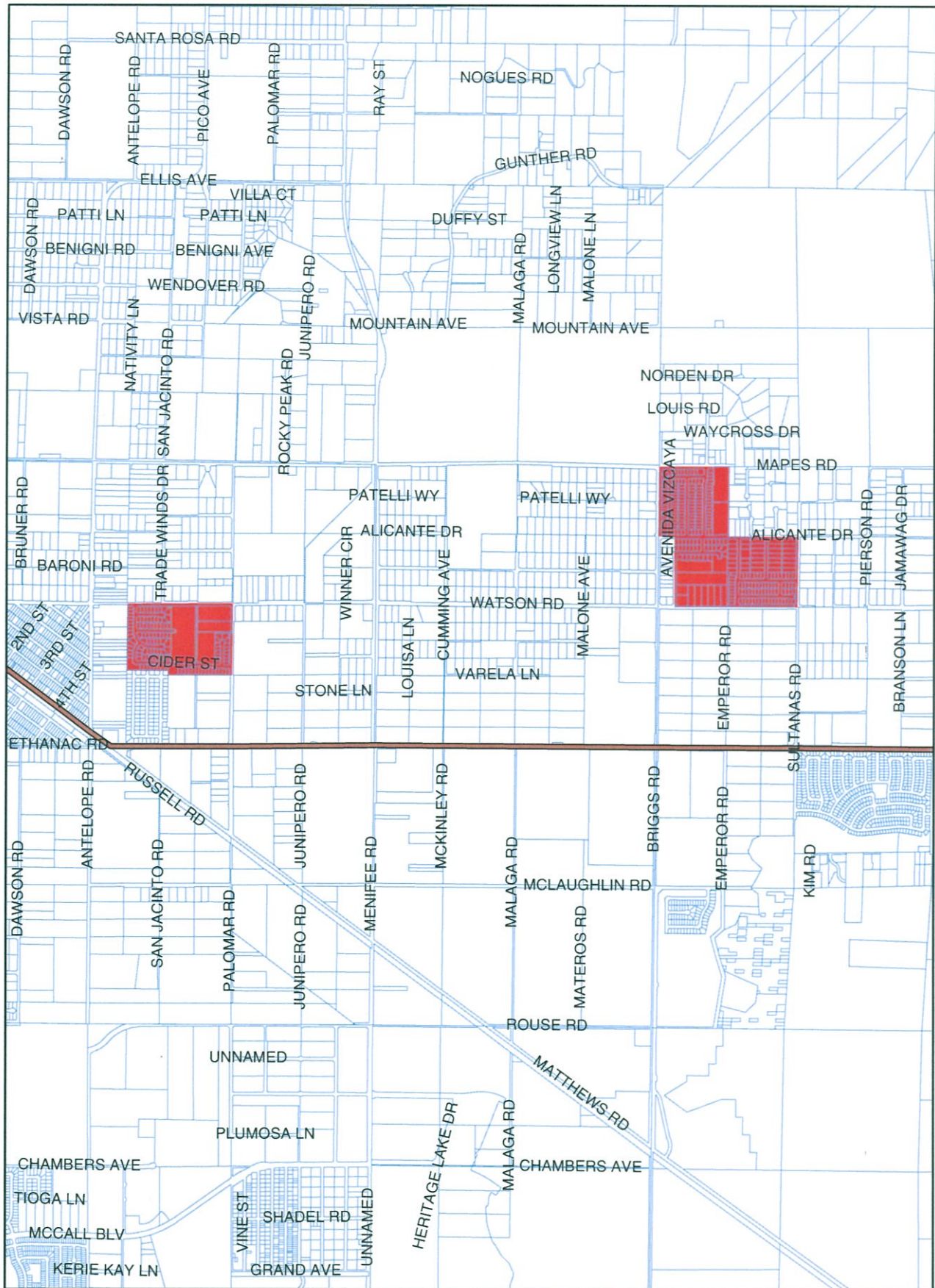


1 inch equals 500 feet



July 19, 2005

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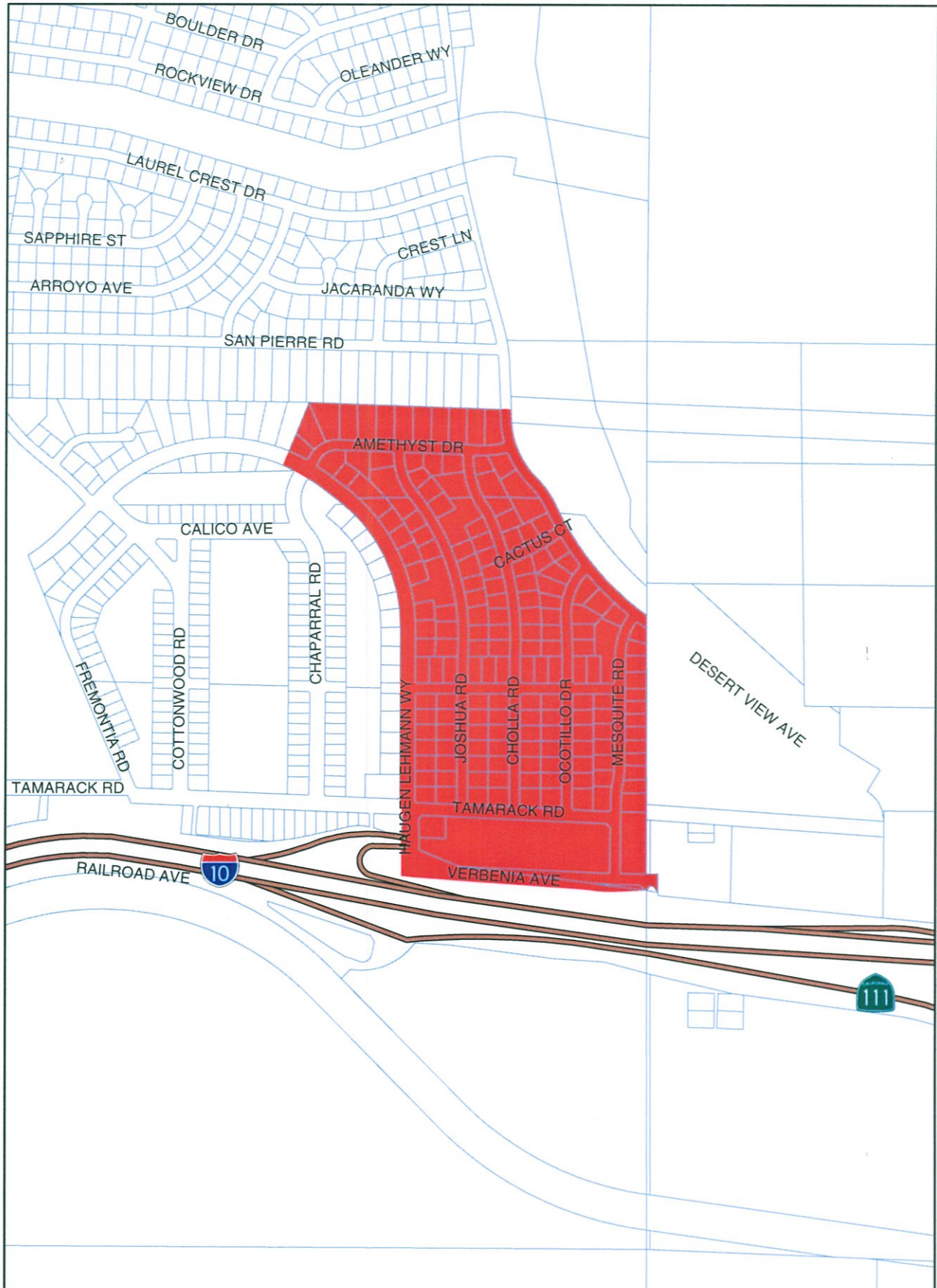


1 inch equals 2,640 feet



July 19, 2005

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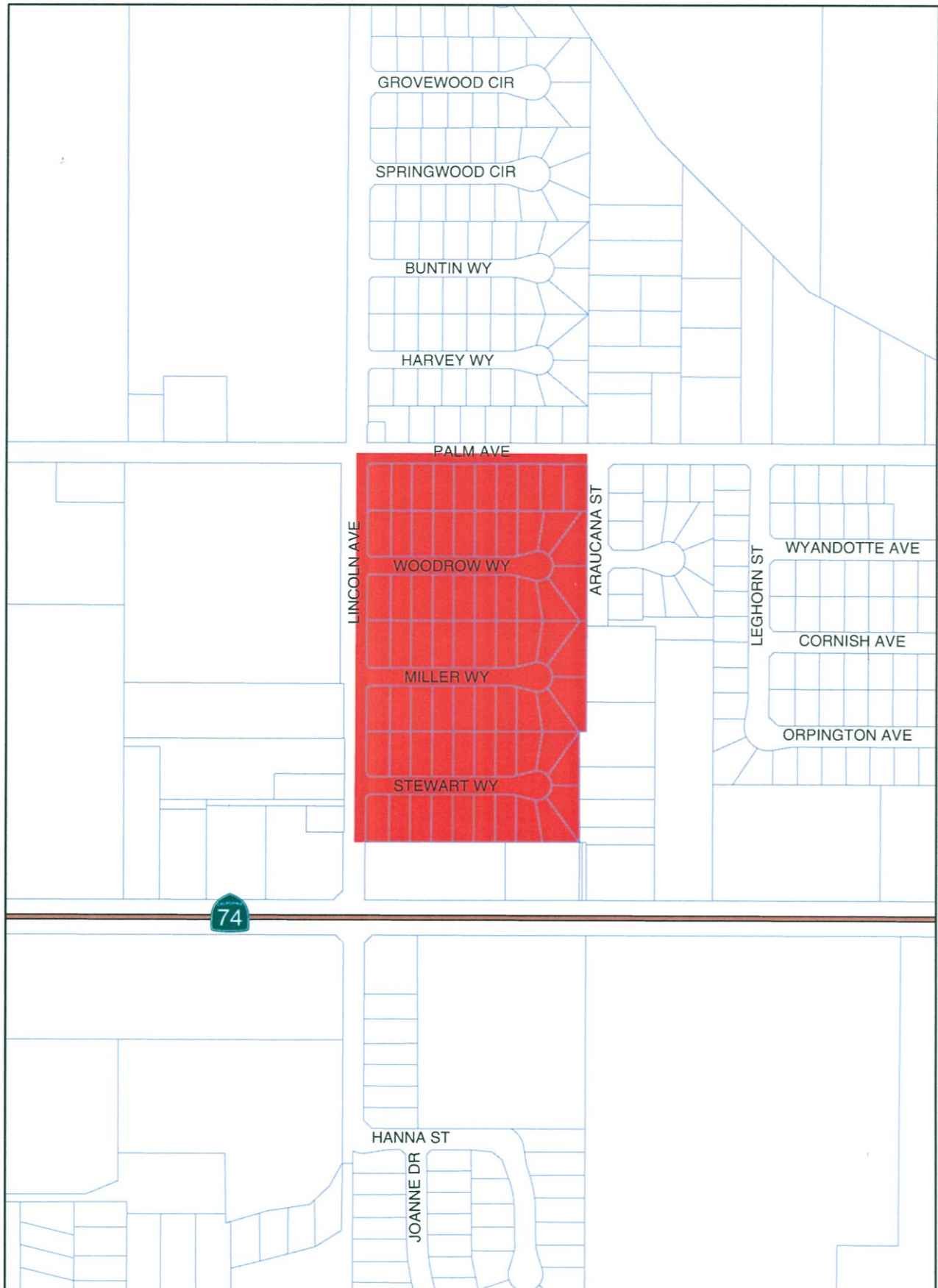


1 inch equals 800 feet



July 19, 2005

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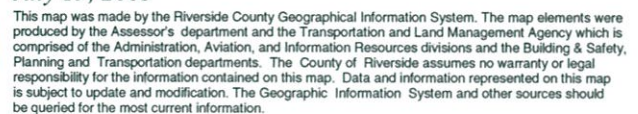


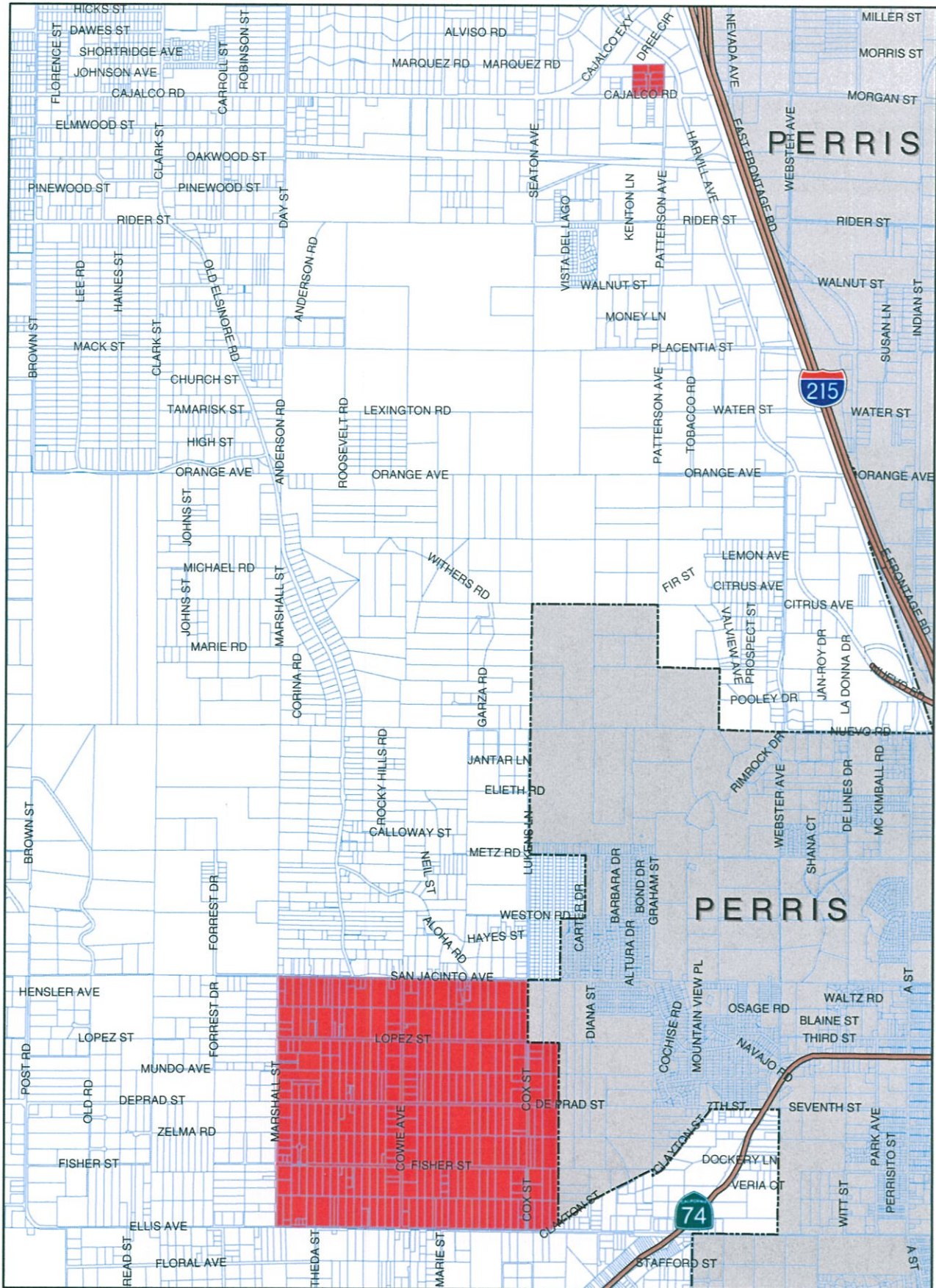
1 inch equals 400 feet



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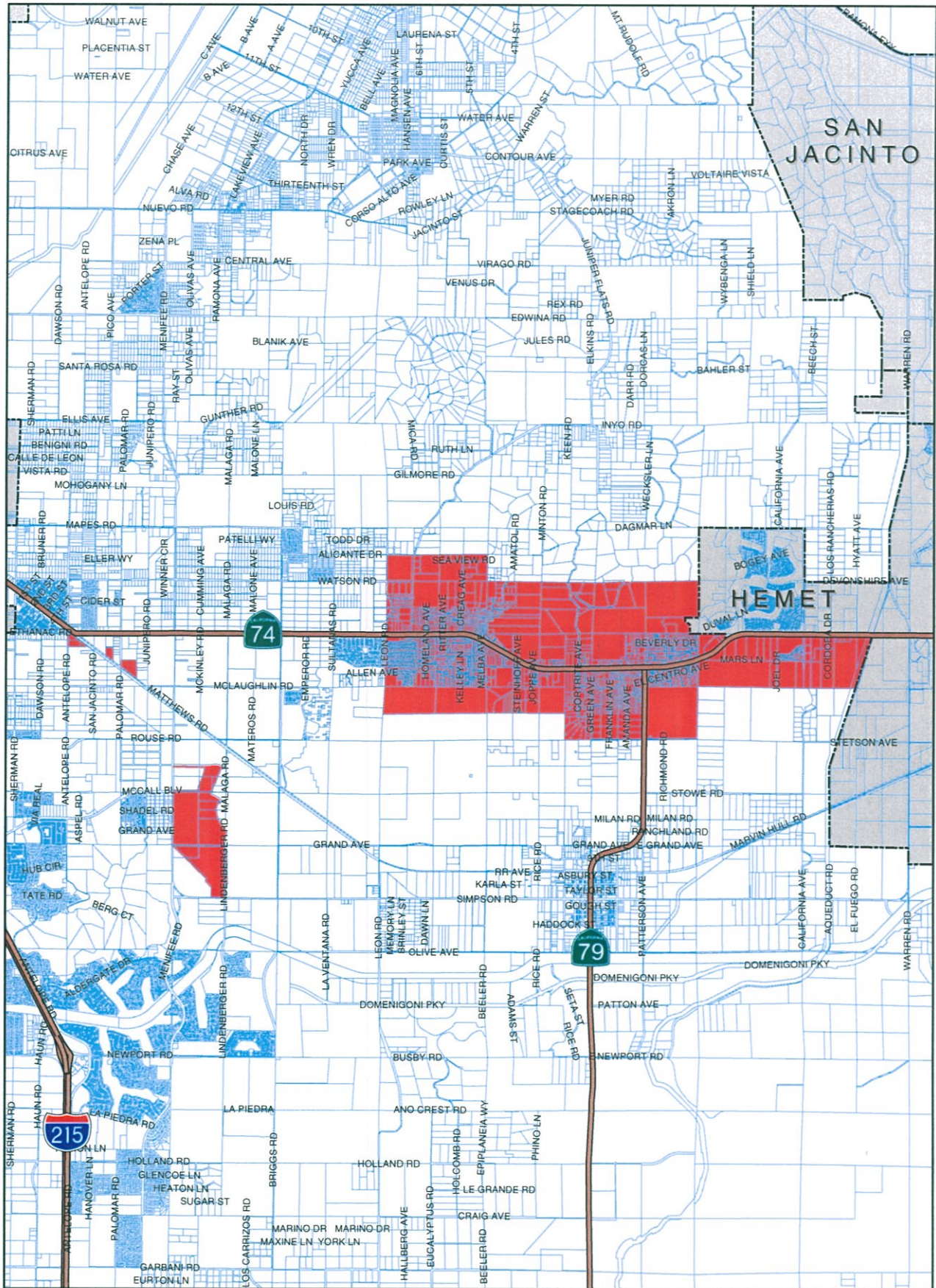


1 inch equals 2,940 feet

July 19, 2005



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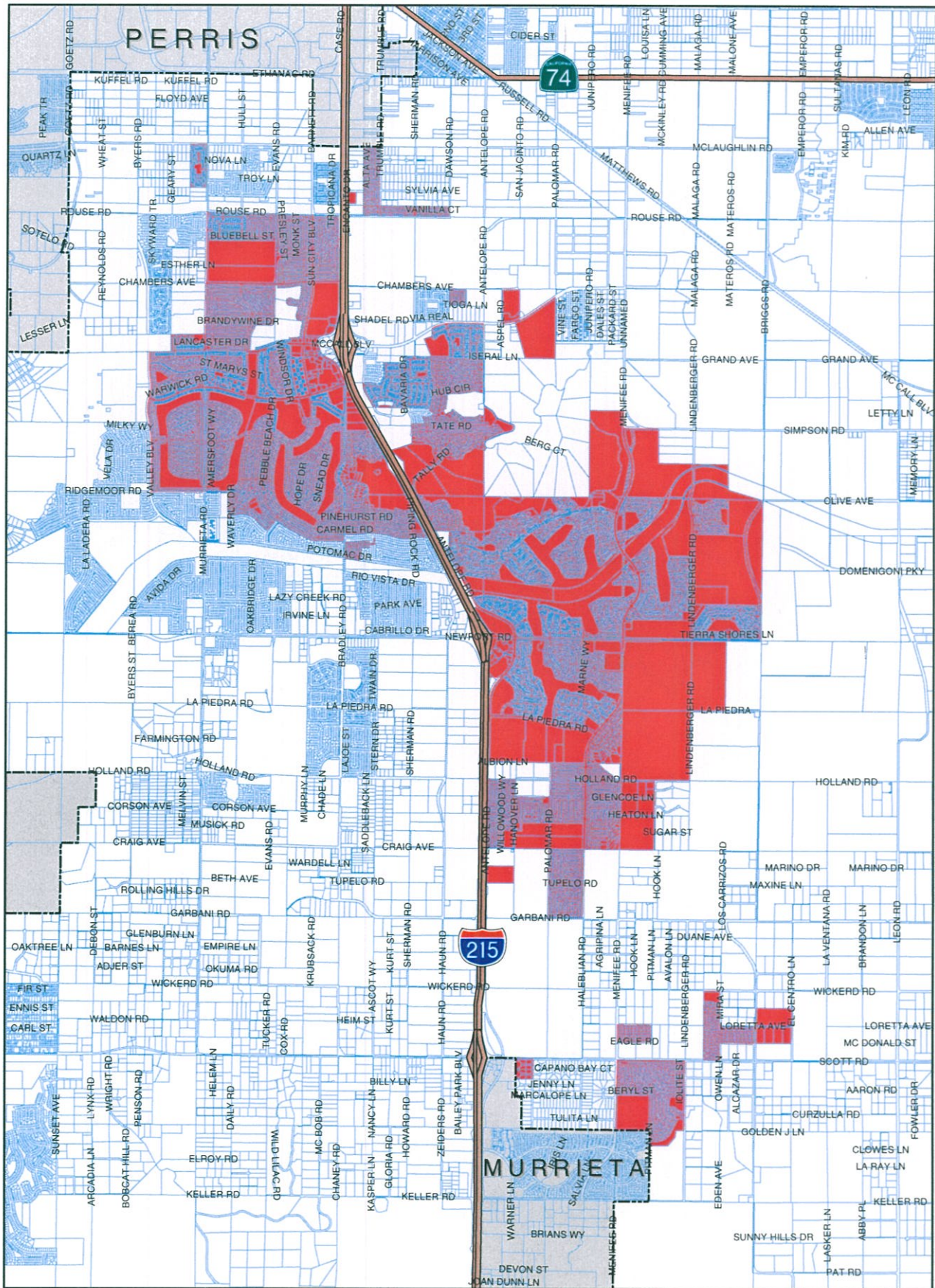


1 inch equals 7,000 feet

July 19, 2005

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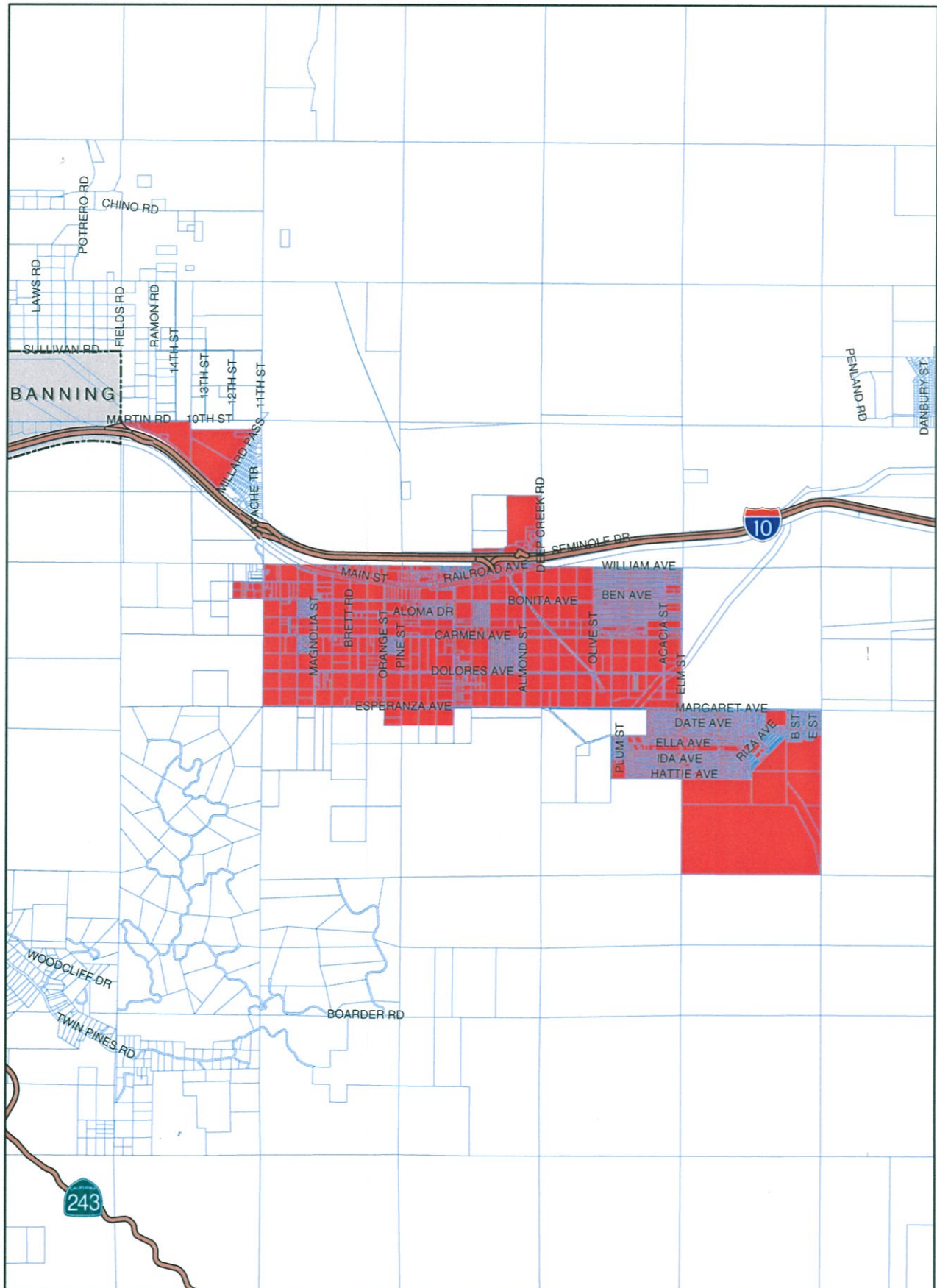


1 inch equals 5,280 feet

July 19, 2005



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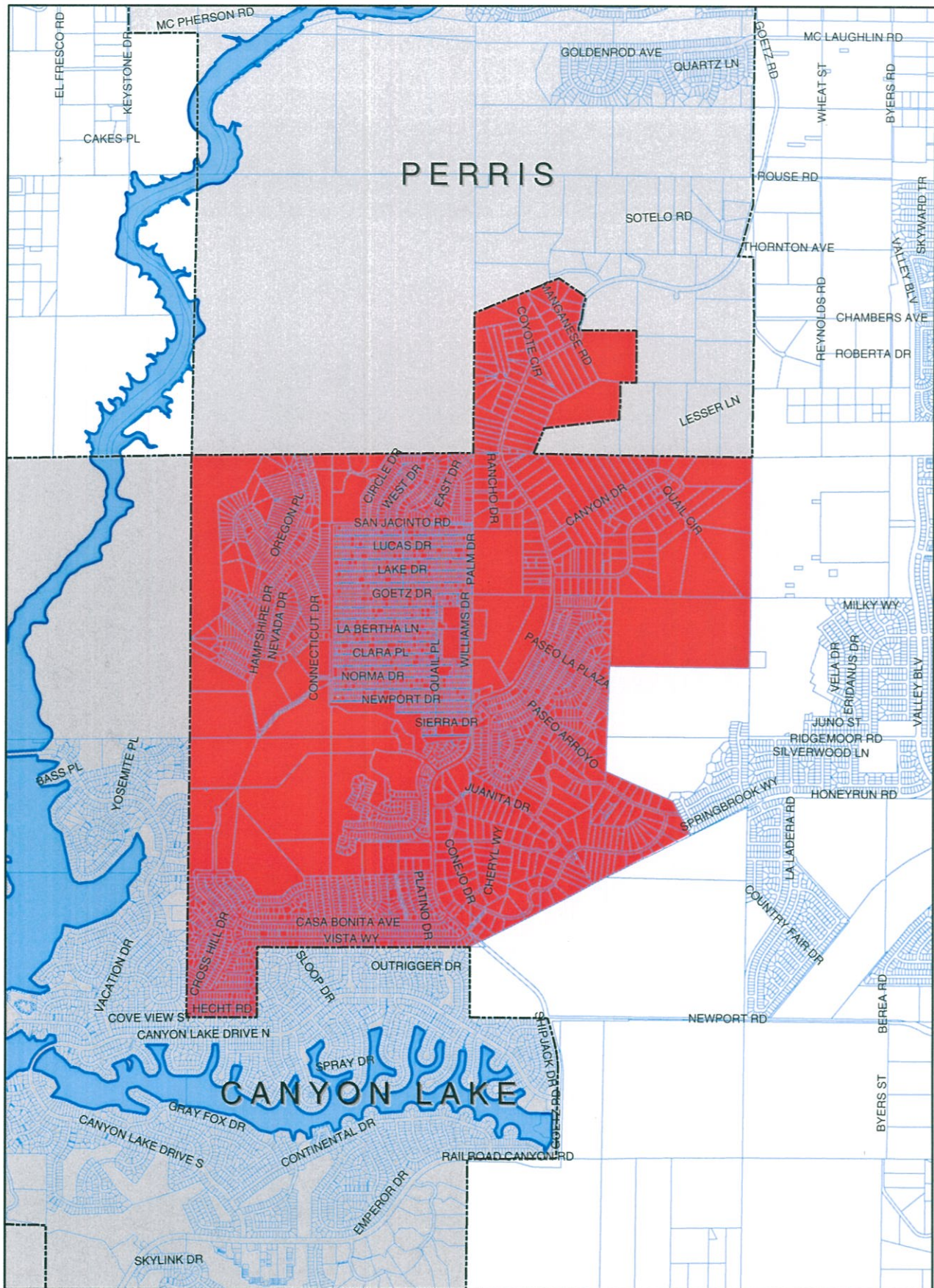


1 inch equals 5,280 feet



July 19, 2005

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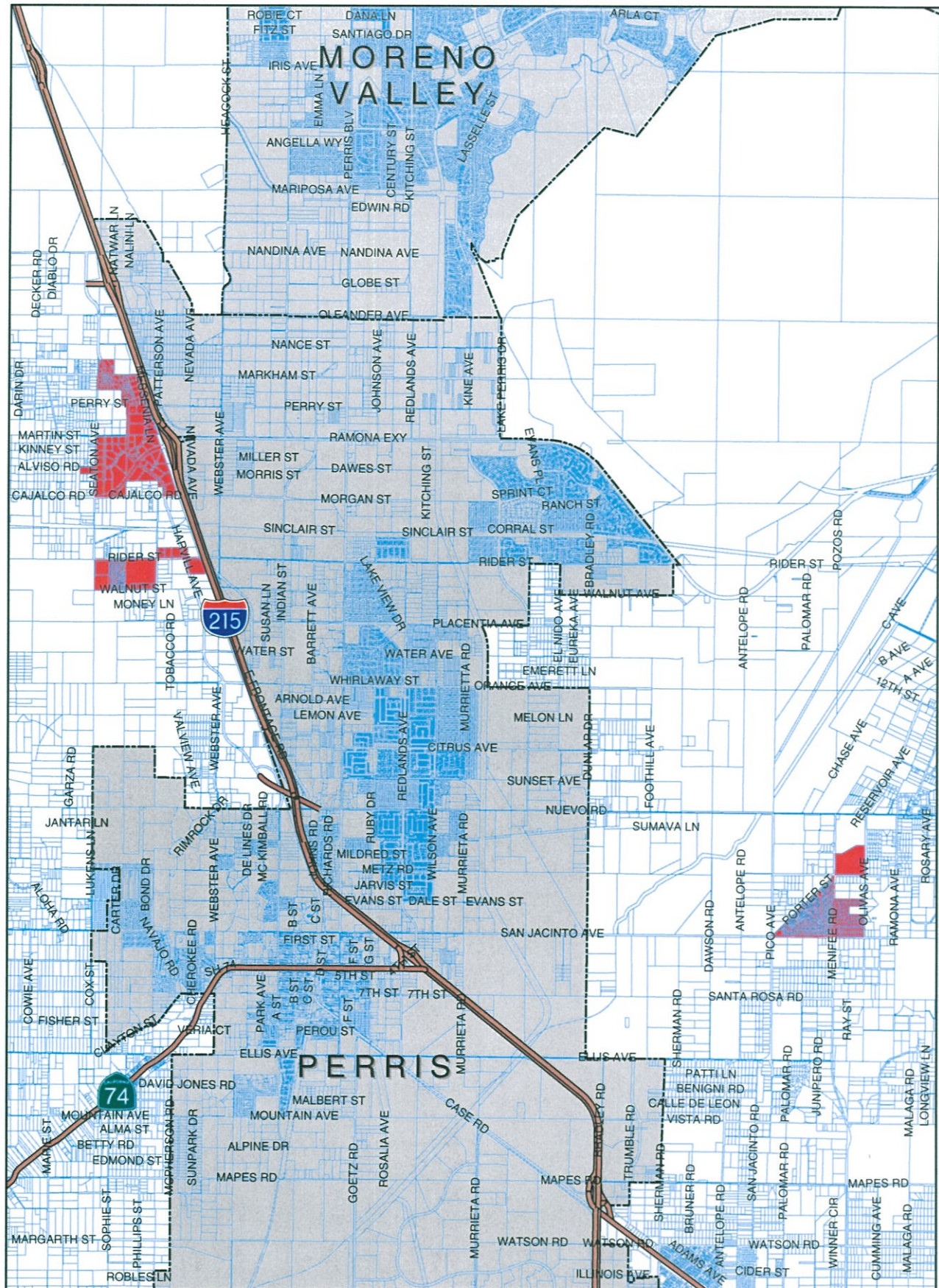


1 inch equals 2,640 feet

July 19, 2005



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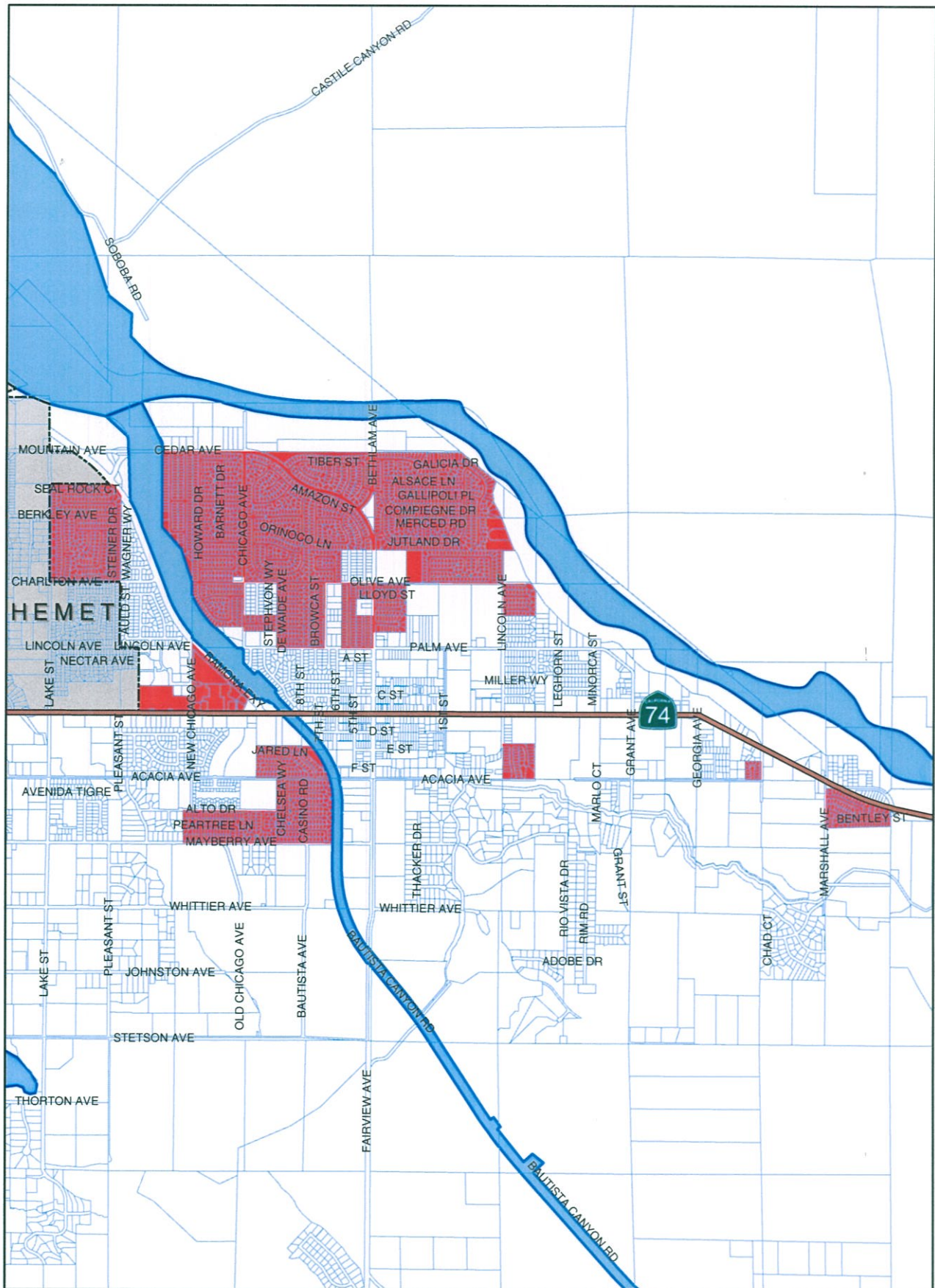


1 inch equals 6,000 feet

July 19, 2005



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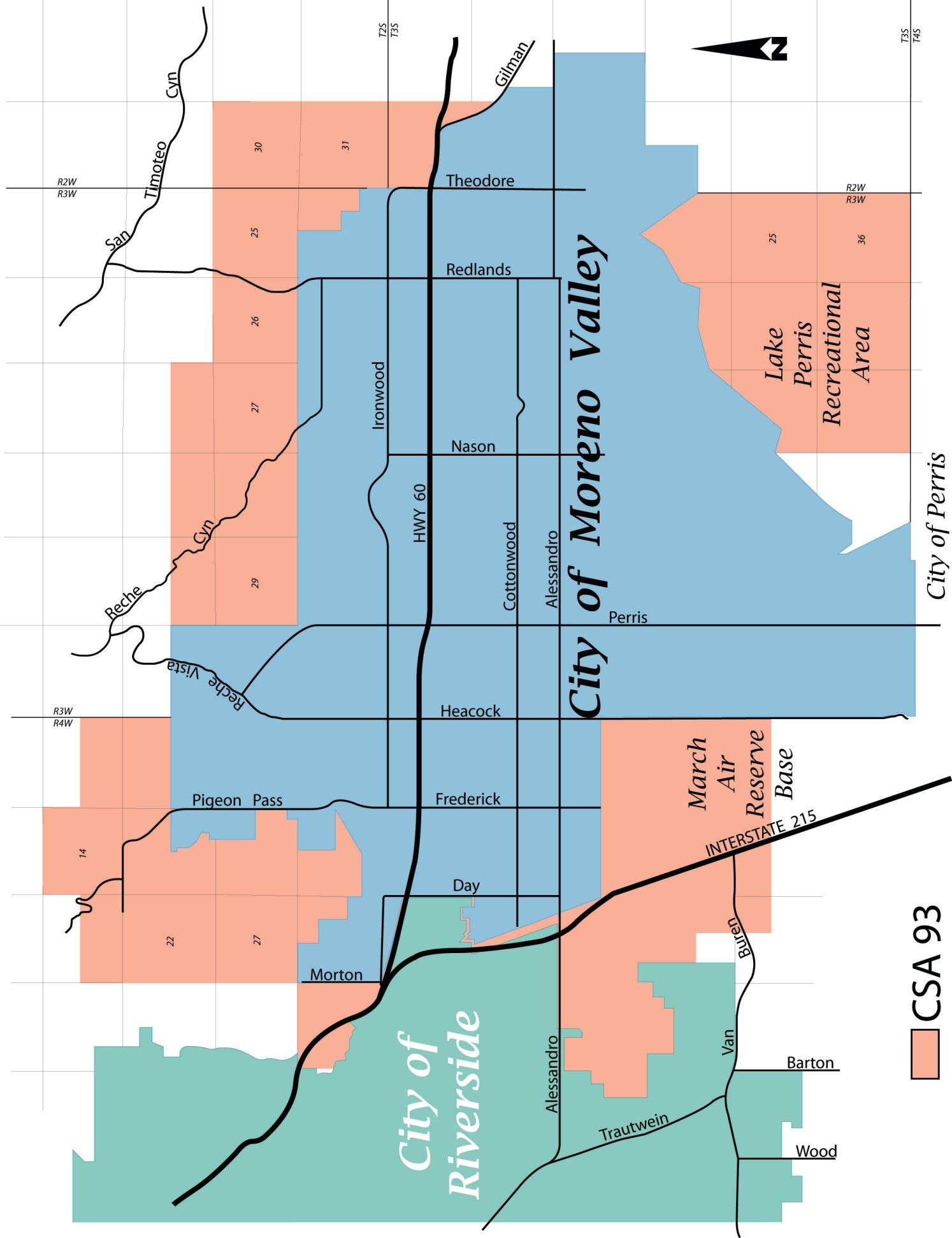


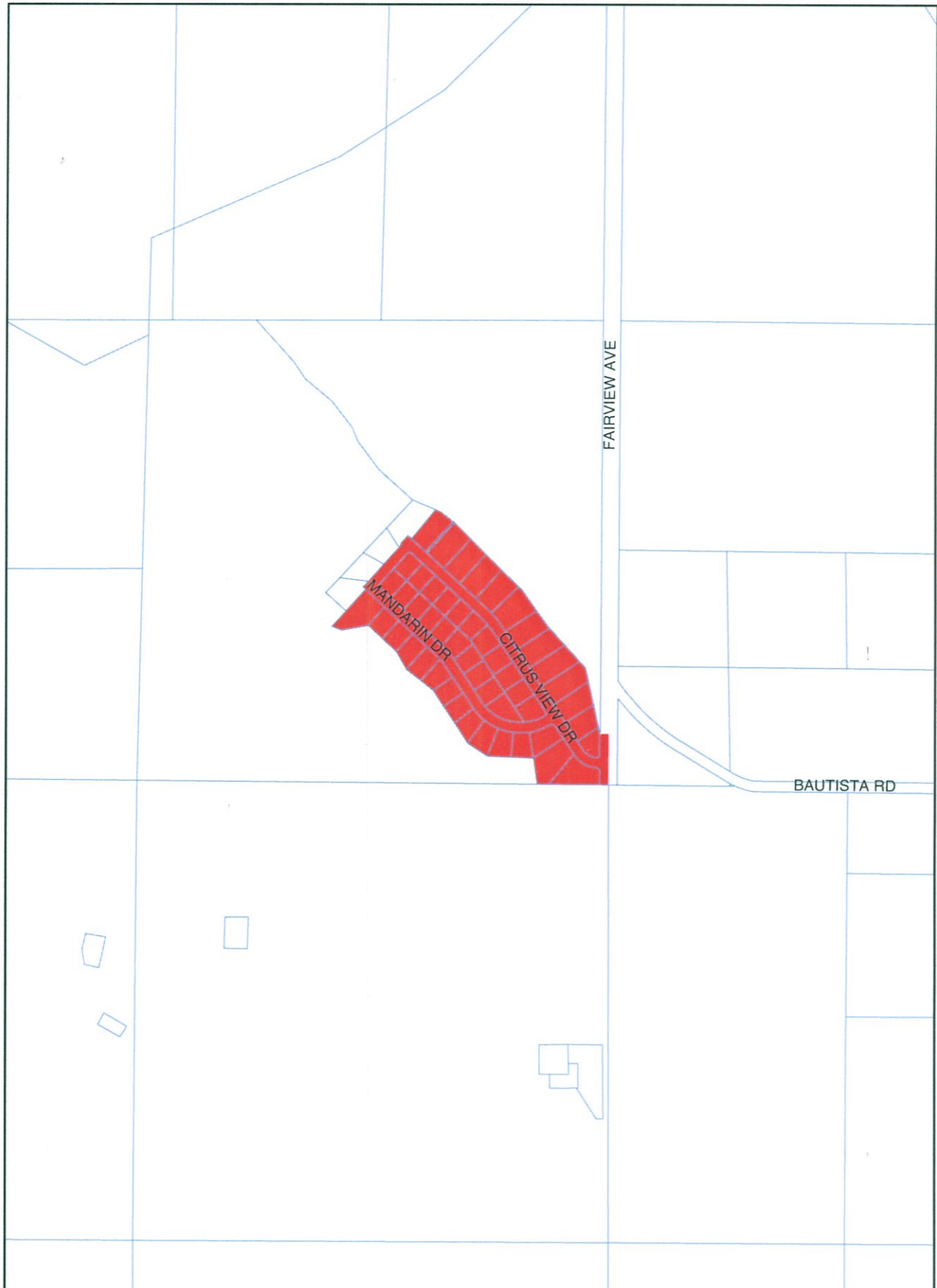
1 inch equals 2,845 feet

July 19, 2005



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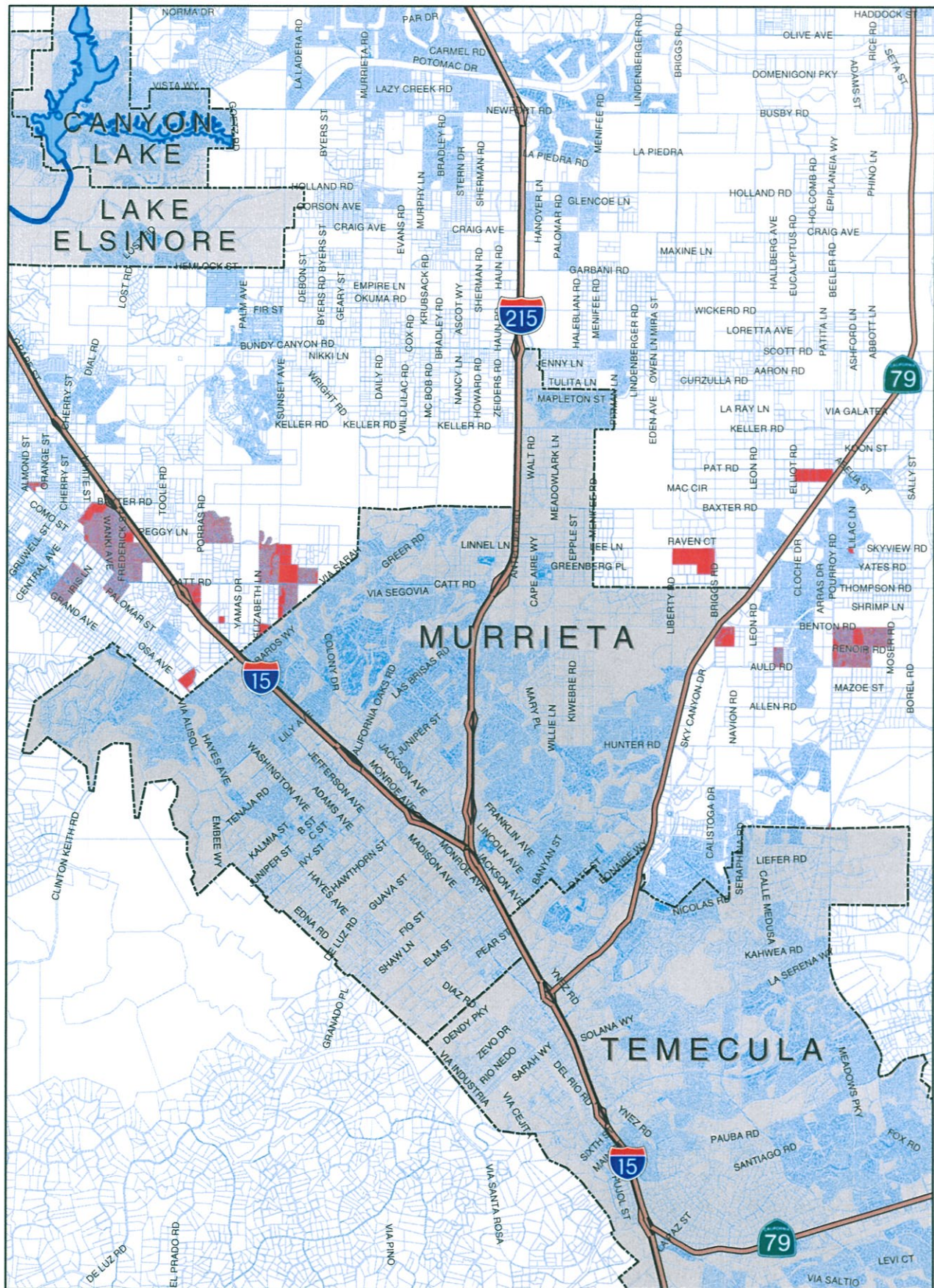
1 inch equals 800 feet

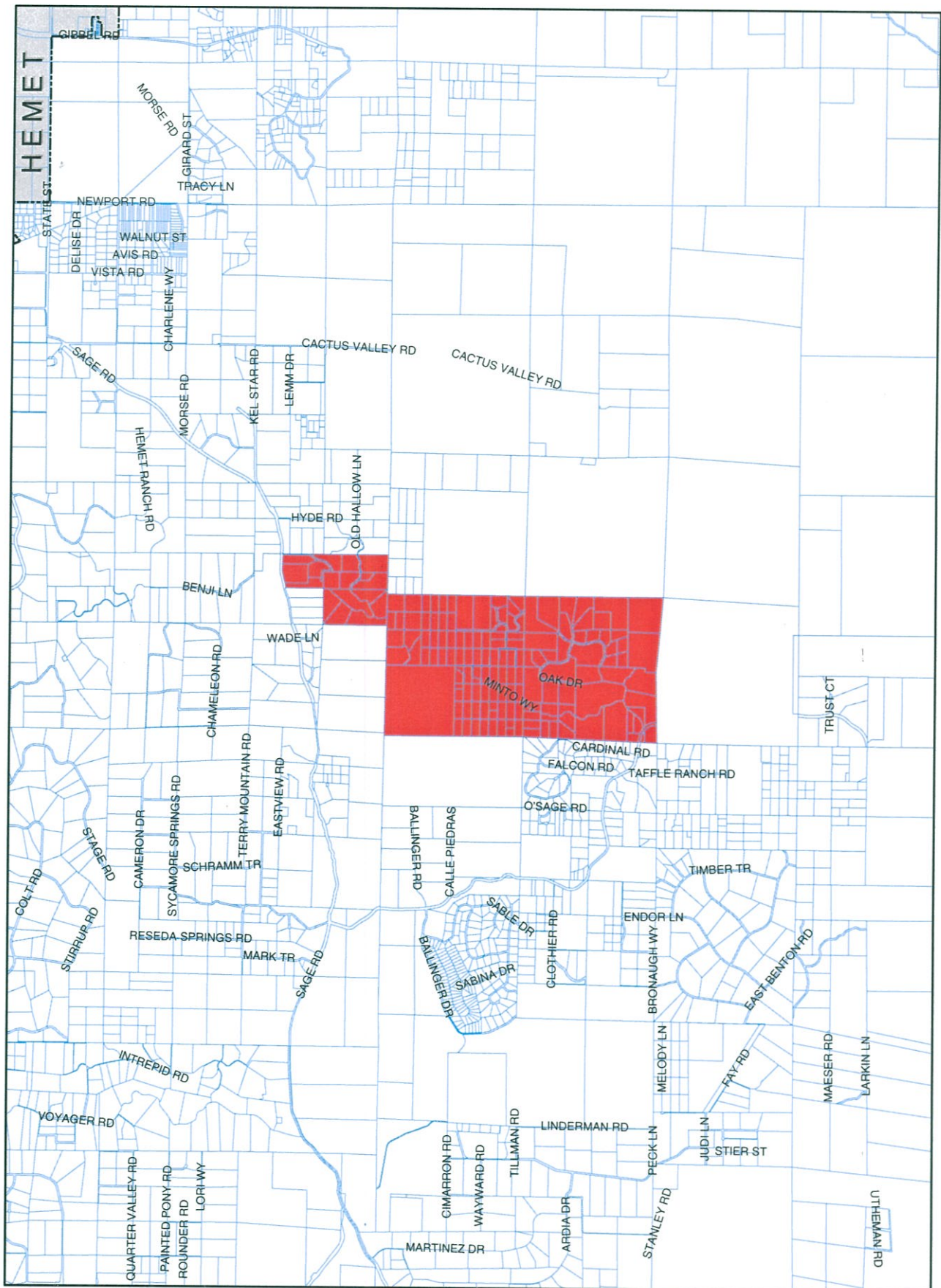


July 19, 2005

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EXHIBIT A



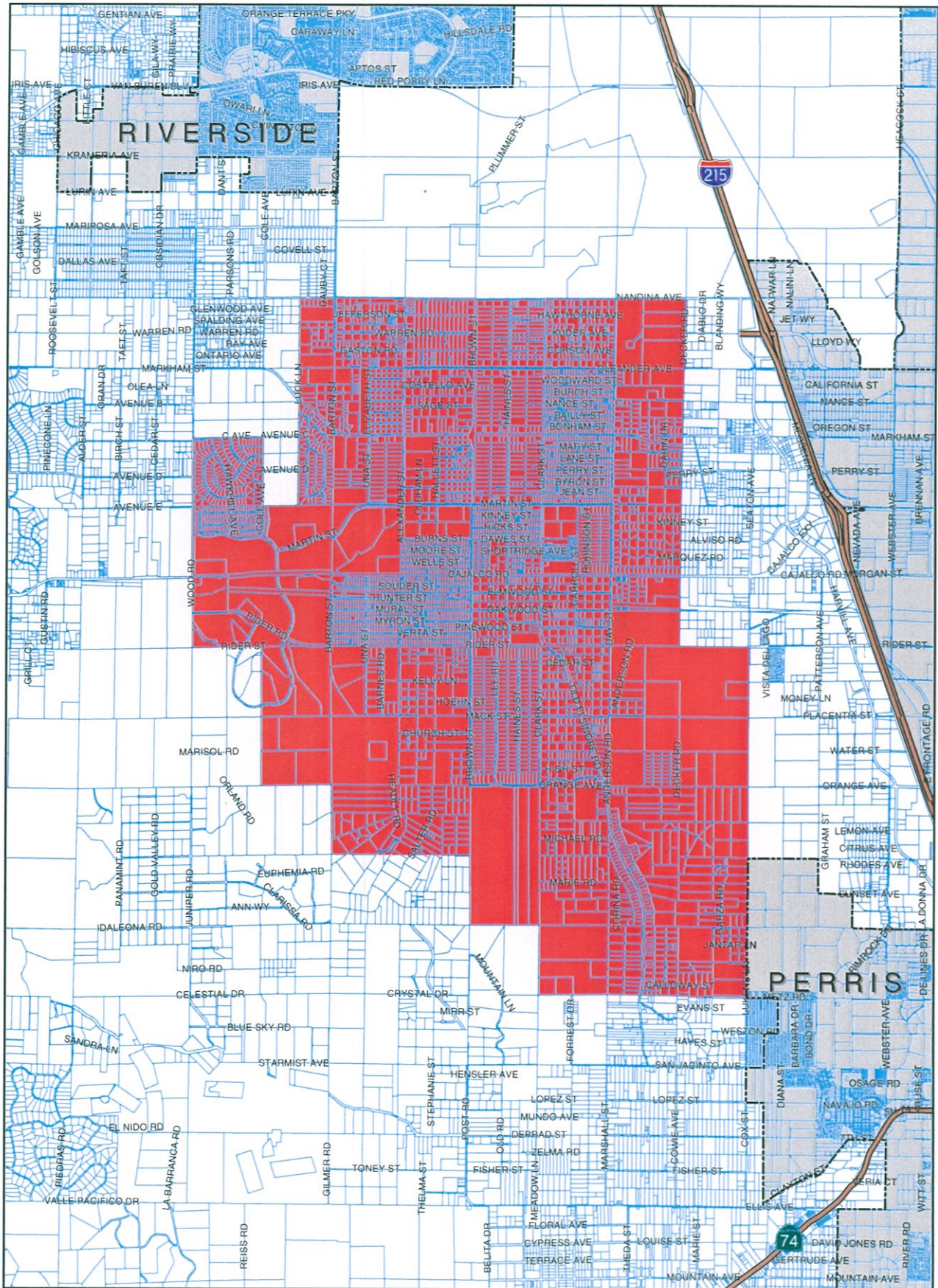


1 inch equals 5,280 feet

July 19, 2005



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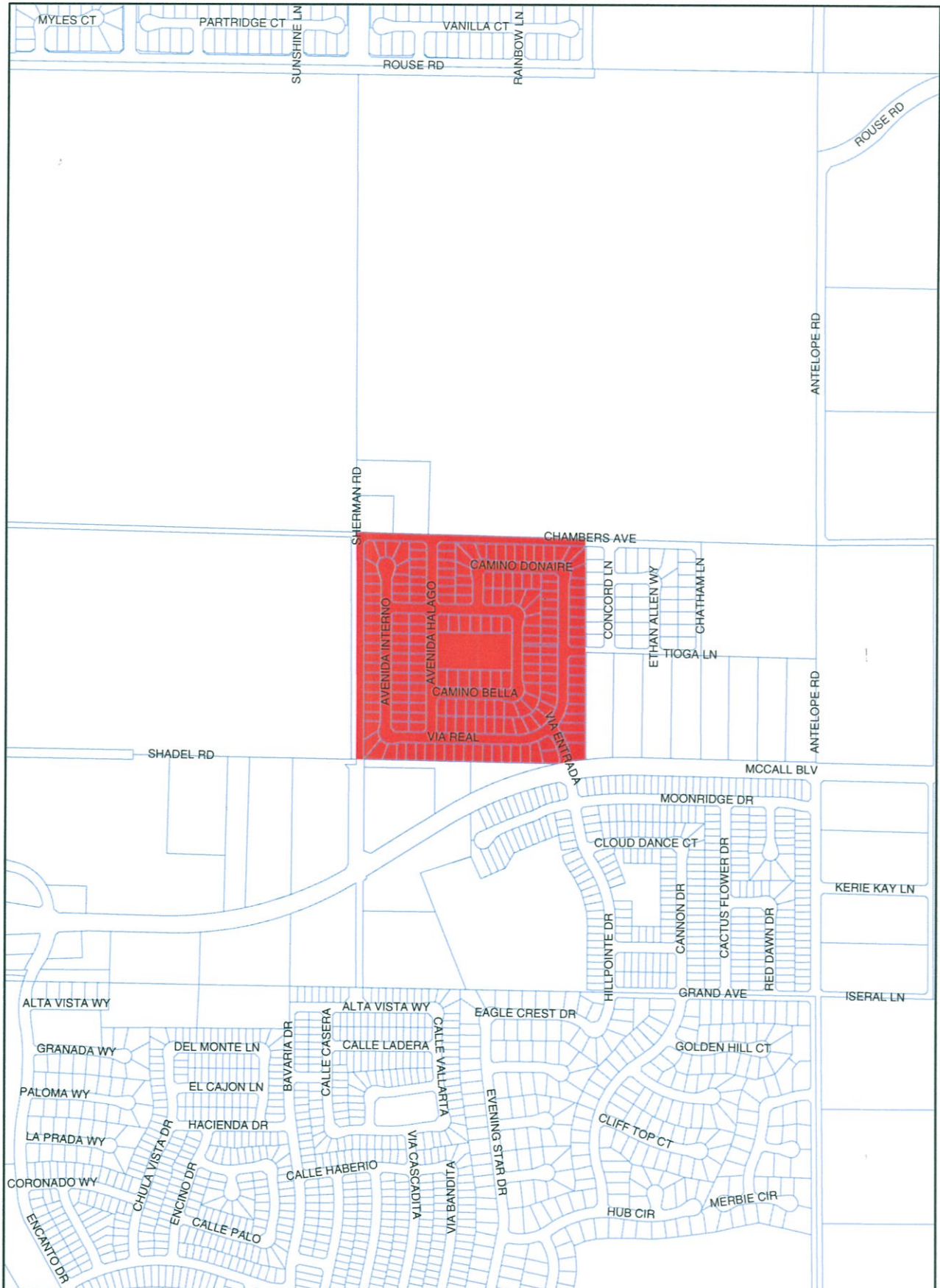


1 inch equals 5,280 feet

May 4, 2005

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1 inch equals 800 feet

July 19, 2005



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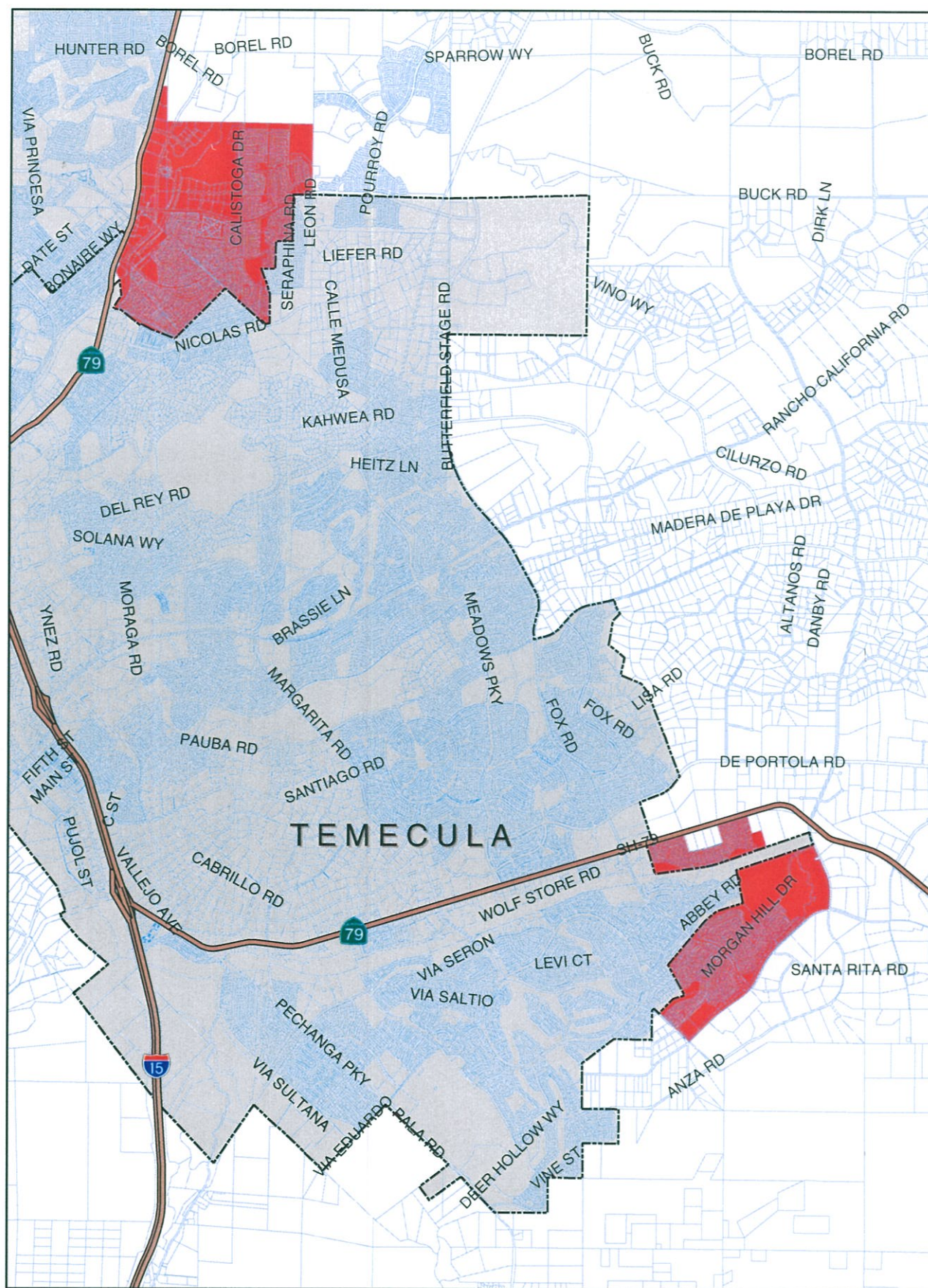
1 inch equals 1,000 feet

July 19, 2005



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EXHIBIT A

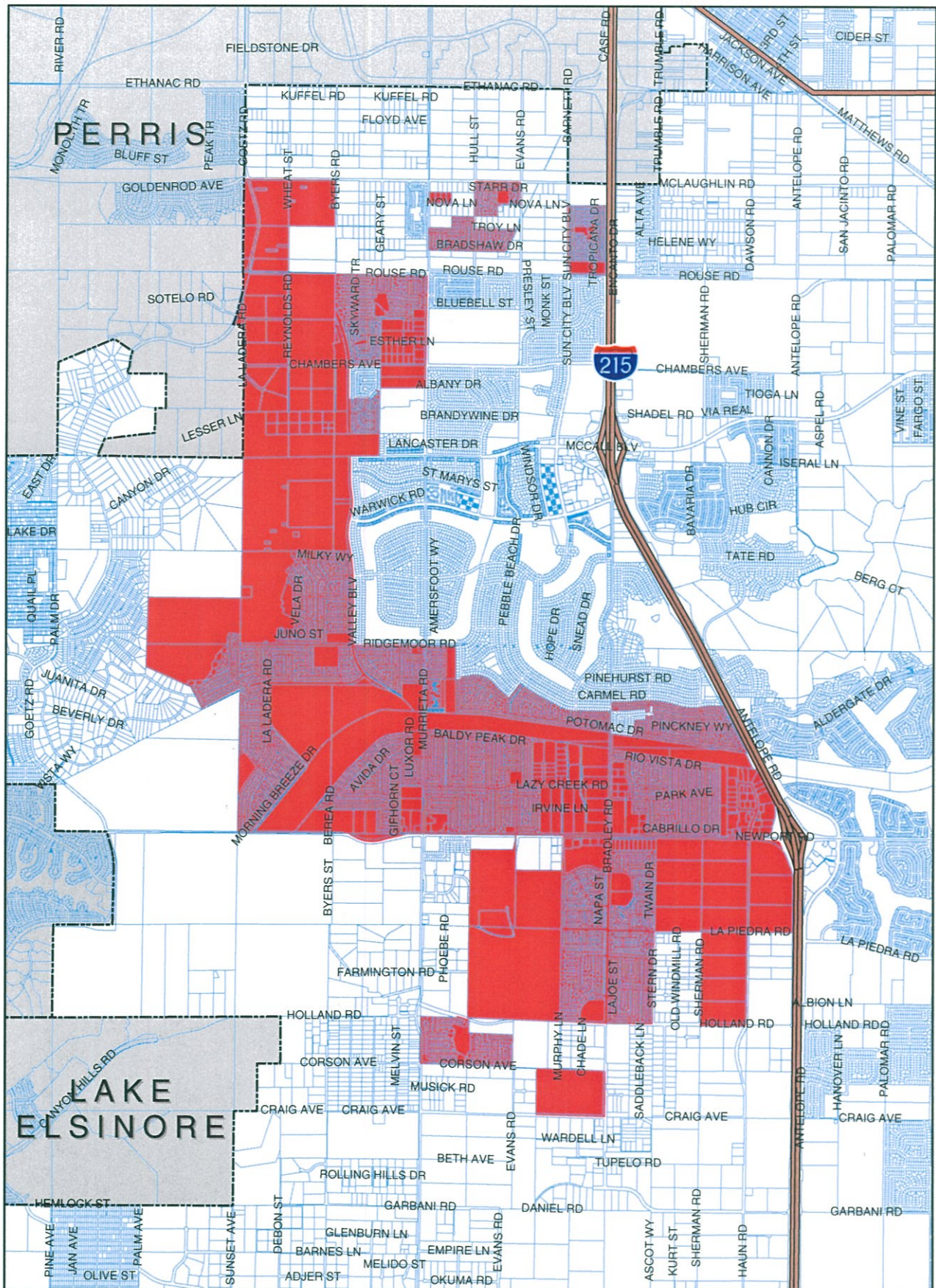


1 inch equals 5,280 feet



July 19, 2005

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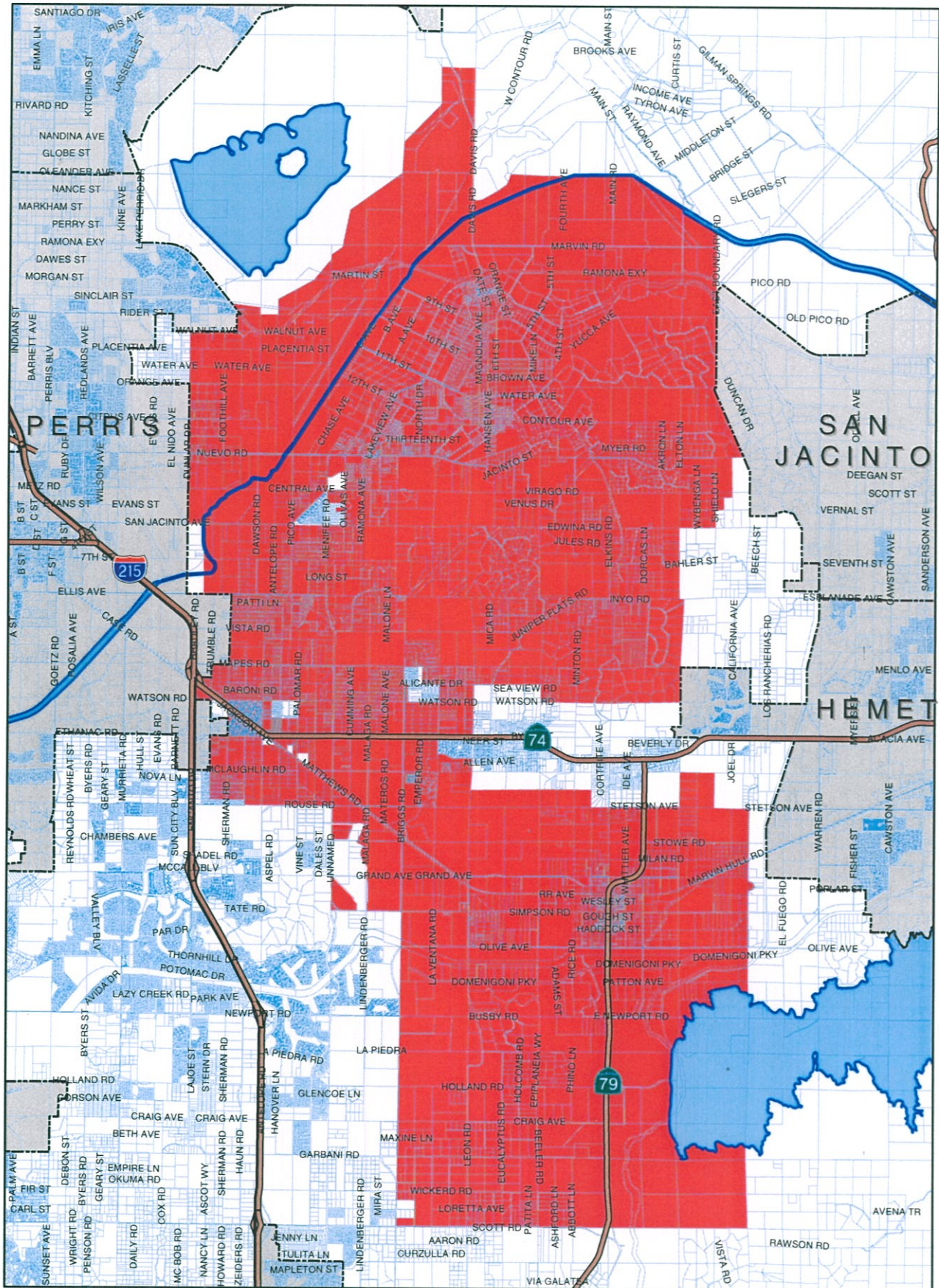


1 inch equals 3,960 feet

July 19, 2005



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1 inch equals 10,560 feet

July 19, 2005



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EXHIBIT A

