



5.b. (errata) 6/23/2022

TO: Local Agency Formation Commission

FROM: Crystal M. Craig, Assistant Executive Officer

SUBJECT: LAFCO 2021-06-1,2,3,4&5 – COUNTYWIDE CITY MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEWS AND POTENTIAL AMENDMENTS.

Sphere of Influence (SOI) Determinations (five factors) as shown in the original MSR/SOI report were inadvertently left out as to three cities that have current Coterminous SOI's. The correct SOI Determinations appear for the Cities of Eastvale, Jurupa Valley, and Menifee in the attachment. The seventh MSR determination was also inadvertently left out for the City of Jurupa Valley. These omissions are now being included as part of the MSR/SOI report prepared by RSG, Inc. They will also be included as part of the Final MSR/SOI report.

This is being emailed to the Commission on June 22, 2022, at approximately 3:30 p.m. and posted on our website for public review at the same time it was sent to Commission.

SPECIFIC RECOMMENDATIONS:

Based upon the factors outlined above, IT IS RECOMMENDED that the Commission adopt a resolution taking the following actions:

1. Adopt the attached SOI Statement of Determinations.

Respectfully submitted,

Crystal M. Craig
Assistant Executive Officer

Attachments:

- 1) SOI Statement of Determinations:
 - a. Eastvale SOI recommendations
 - b. Jurupa Valley's missing 7th MSR determination (Any other matter related to effective or efficient service delivery as required by commission policy.)
 - c. Menifee SOI recommendations
 - d. Indian Wells SOI recommendations

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy.

The City did not identify any other matters related to effective or efficient service delivery as required by Commission Policy.

SOI RECOMMENDATIONS

RSG does not recommend any SOI changes for Eastvale. Presently the City's SOI is coterminous with its corporate boundary.

1. Present and Planned Land Uses

Most of the Eastvale SOI is fully developed. City staff indicated that changes to existing land uses will be as a result of future redevelopment, infill development, or improvements to underutilized sites.

2. Present and Probable Need for Public Facilities and Services

City staff did not identify any present or probable need for public facilities or services.

3. Present Capacity of Public Facilities

City staff did not identify any deficiencies related to present capacity of public facilities in the Eastvale SOI.

4. Social or Economic Communities of Interest

City staff did not identify any social or economic communities of interest in the Eastvale SOI.

5. Disadvantaged Unincorporated Community Present and Planned Need for Public Facilities

Eastvale's coterminous SOI does not contain any DUCs

instead opting to offer a 401K plan. While this benefits the City’s long term fiscal outlook, City staff turnover may increase as personnel seek opportunities with better benefit packages in other communities.

5. Opportunities for Shared Facilities

The City is seeking to acquire a corporate yard and vehicle maintenance facility, which it would look to share with other districts that provide services in Jurupa Valley.

6. Accountability for Community Service Needs

The current City Council has made accountability and transparency a priority by increasing social media and website engagement.

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy.

The City did not identify any other matters related to effective or efficient service delivery as required by Commission Policy.

SOI RECOMMENDATIONS

The City’s SOI is coterminous with its incorporated boundary. RSG does not recommend any changes to the Jurupa Valley SOI.

The Jurupa Valley corporate boundary and SOI are adjacent to several LAFCO-identified unincorporated pockets that are not within any city’s SOI, including P17, P18, P19, P20, and P21, each representing a different noncontiguous portion of the Santa Ana Riverbed. Pockets P17, P18, P19, P20, and P21 are illustrated in Exhibit 9. Given the context of these unincorporated pockets, the challenges associated with providing services, maintaining law and order, and the past-expressed interest from the City of Riverside, RSG recommends that LAFCO designate these pockets to be added to the City of Riverside SOI for potential future annexation, as they are geographically more accessible to Riverside as further described below:

- Pocket P17: This pocket is south of the Santa Ana Riverbed, meaning it is adjacent to and most readily accessible from the City of Riverside. Unless either community is providing services to this area, such as trail maintenance, law enforcement, or fire protection, we recommend that this area be added to the City of Riverside SOI.
- Pocket P18: This pocket is south of the Santa Ana Riverbed, and appears to be adjacent to and most readily accessible from the City of Riverside. The Santa Ana River Trail traverses this pocket on the south side, adjacent to the City of Riverside, of the Santa Ana Riverbed. As such, we recommend it be added to the City of Riverside SOI.
- Pockets P19 and P20: Pockets P19 and P20 are located on the south and north side of Mission Inn Avenue, respectively. Both pockets appear to be separated from Jurupa Valley by the Santa Ana Riverbed and most readily accessible from the City of Riverside. We recommend they be added to the City of Riverside SOI.
- Pocket P21: This pocket appears to be immediately north of Market Street and south of the Santa Ana Riverbed. The City of Riverside’s portion of the Santa Ana River Trail traverses this pocket, so we recommend it be added to the City of Riverside SOI.

The recommendations outlined above will be reiterated in the section of this MSR addressing the City of Riverside SOI Recommendations.

1. Present and Planned Land Uses

The Jurupa Valley SOI contains proportionally higher concentrations of single-family housing and industrial land uses.

2. Present and Probable Need for Public Facilities and Services

City staff identified challenges associated with obtaining funding for bridge infrastructure.

3. Present Capacity of Public Facilities

City staff did not identify any deficiencies related to the present capacity of public facilities in the Jurupa Valley SOI.

4. Social or Economic Communities of Interest

City staff did not identify any social or economic communities of interest in the Jurupa Valley SOI.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

The Jurupa Valley SOI does not contain any DUCs.

1. Present and Planned Land Uses

Menifee’s coterminous SOI includes proportionally higher concentrations of single-family housing and retail commercial uses, when compared to the Countywide distribution of land uses.

2. Present and Probable Need for Public Facility and Services

Because Menifee has grown rapidly in recent years and is projected to continue growing at an above-average rate through 2045, there may be shortfalls related to meeting demand for public facilities and services.

3. Present Capacity of Public Facilities

City staff did not identify any deficiencies with present capacity of public facilities located in the SOI.

4. Social or Economic Communities of Interest

City staff did not identify any social or economic communities of interest within the SOI.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

Menifee’s coterminous SOI does not contain any DUCs.

1. Present and Planned Land Uses

The Indian Wells SOI is largely developed, with a higher proportion of single-family housing when compared to the Countywide distribution of housing types. Because the Indian Wells SOI is largely built out, the City does not anticipate substantial shifts in the land use profile.

2. Present and Probable Need for Public Facilities and Services

The City's library services are presently provided by the City of Rancho Mirage. The City may wish to formalize this provision of services. Electrical service will need to be resolved prior to the expiration of the IID contract for electrical services.

3. Present Capacity of Public Facilities

City staff did not identify any deficiencies related to the capacity of public facilities located in the Indian Wells SOI.

4. Social or Economic Communities of Interest

City staff did not identify any social or economic communities of interest.

5. Disadvantaged Unincorporated Community Present and Planned Need for Public Facilities

The Indian Wells SOI does not contain any DUCs.