

# Temescal Canyon Annexation

General overview of land uses, and existing and anticipated development

Taxes applied to annexation area and county assessment districts

City services to be provided to Temescal Canyon

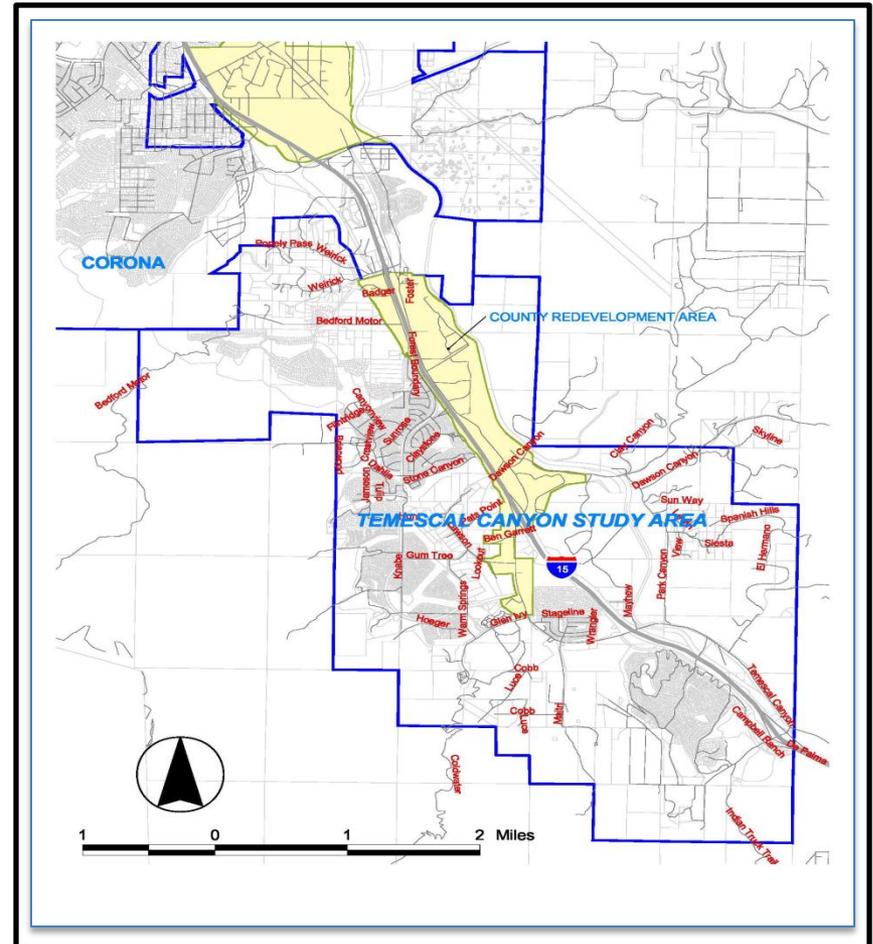
Overview of fiscal summary

Processing timeline

# Temescal Canyon Annexation Study Area

## Temescal Canyon:

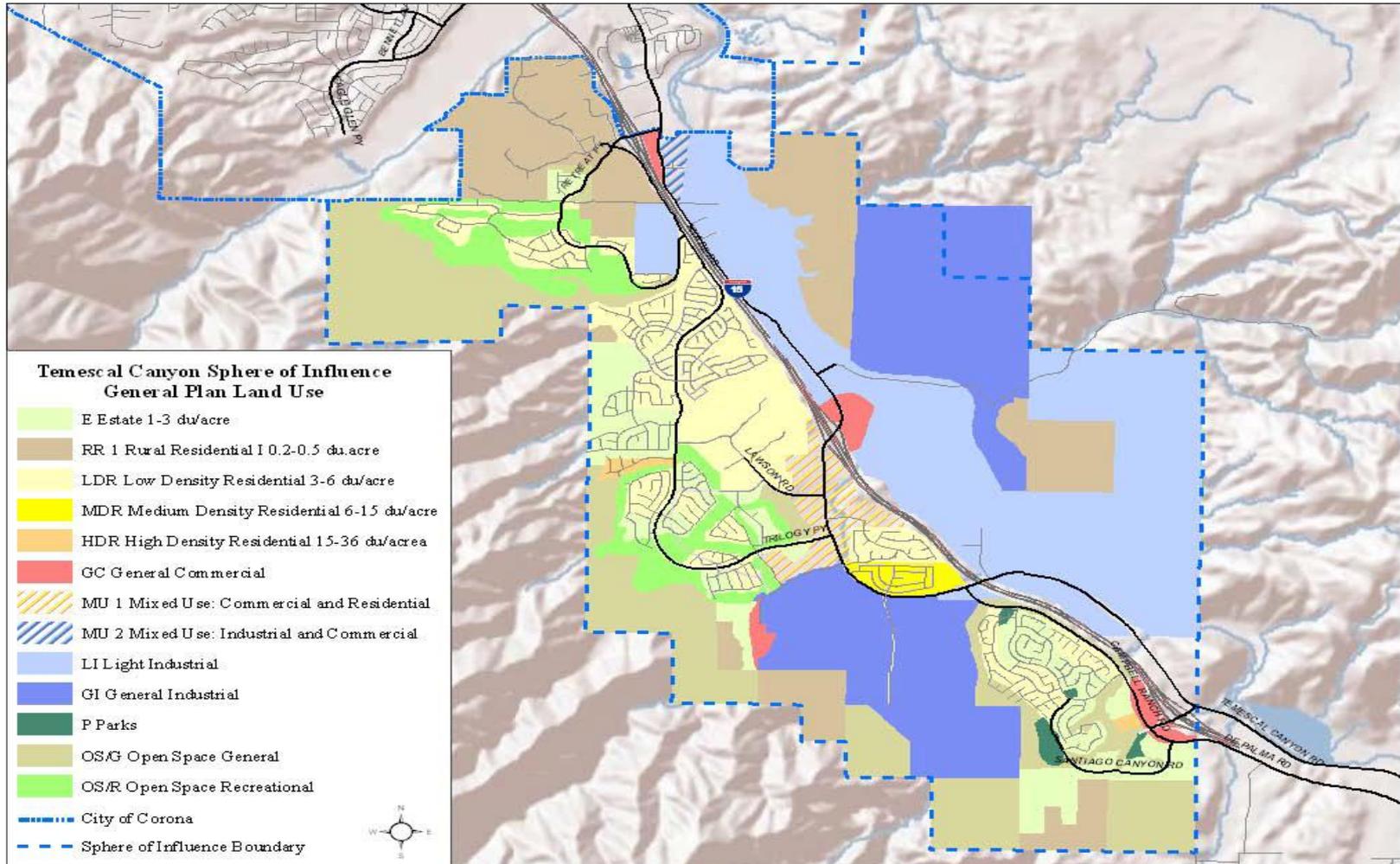
- I-15 Corridor between Weirick Road and Indian Truck Trail
- City's SOI
- 15.58 square miles
- Existing Population: 15,565
- Land Uses:
  - Master Planned Residential Communities (The Retreat, Wildrose, Mt. Springs, Sycamore Creek)
  - Estate, low and medium density residential development
  - Open Space/Recreation
  - Commercial
  - Industrial
  - Surface Mining



# Temescal Canyon Annexation Study Area

Category	Existing Development	Incremental Development	Total
<b>RESIDENTIAL DEVELOPMENT</b>			
Single Family Units	5,433	2,446	7,879
Multiple Family Units	0	1,341	1,341
<b>Total Residential Units</b>	<b>5,433</b>	<b>3,787</b>	<b>9,220</b>
<b>Population (2.86 persons per unit)</b>	<b>15,565</b>	<b>10,830</b>	<b>26,395</b>
<b>NON-RESIDENTIAL DEVELOPMENT</b>			
General Commercial (square feet)			
Retail Commercial	146,190	552,040	698,230
Service Commercial	0	97,419	97,419
<b>Total General Commercial</b>	<b>146,190</b>	<b>649,459</b>	<b>795,649</b>
Office	0	706,339	706,339
Light Industrial/Business Park	1,257,557	6,639,347	7,896,904
Heavy Industrial	75,500	0	75,500
<b>Total Non-Residential Square Feet</b>	<b>1,479,247</b>	<b>7,995,145</b>	<b>9,474,392</b>
<b>Employment</b>	<b>1,680</b>	<b>10,958</b>	<b>12,638</b>

# Temescal Canyon Annexation Study Area City Sphere of Influence General Plan



# Temescal Canyon Annexation Study Area

## Tax Detail

General Purpose (includes CNUSD & RCC)

Metro Water West

Stormwater/Cleanwater

Vector Control

Lee Lake Standby

L & LM District 89-1 C

L & LM District 89-1 C Group 1

L & LM District 89-1 C Group 2

CSA 134

CSA 152 (NPDES)

CSA 152 B

CSA 152 C

CFD 89-1 Mountain Cove

Lee Lake CFD 1

Lee Lake CFD 3

CFD 87-5 Wildrose

Lee Lake Imp 1

Lee Lake Imp 2

Corona Norco Unified SD CFD 05-1

## County Assessment Districts

- 1 Landscape and Lighting Maintenance District (divided into 10 zones)
- 2 Community Facilities Districts (construction districts)
- 2 County Service Areas
- Assessments by Lee Lake Water District (not a county assessment district)

Note:

Not all properties within the annexation area pay into the assessment districts.

Annual assessment for residential properties based on sampling: Range \$780.00 annually to \$6,658 annually

Annual Assessment for commercial: \$46,800.

Annual Assessment for industrial: Range \$18,900 to \$25,900

# Temescal Canyon Annexation Study Area

## Overview of Existing County Assessment Districts and Service Areas:

### CSA 134

- Covers properties both within and outside of the city's sphere of influence.
- Formed on October 30, 1980
- Funding mechanism for the maintenance of public street lights, landscaping, trail and parks and recreation services.
- Number of assessed parcels within this service area: 5,655
- Assessment range from \$28.86 to \$2,076

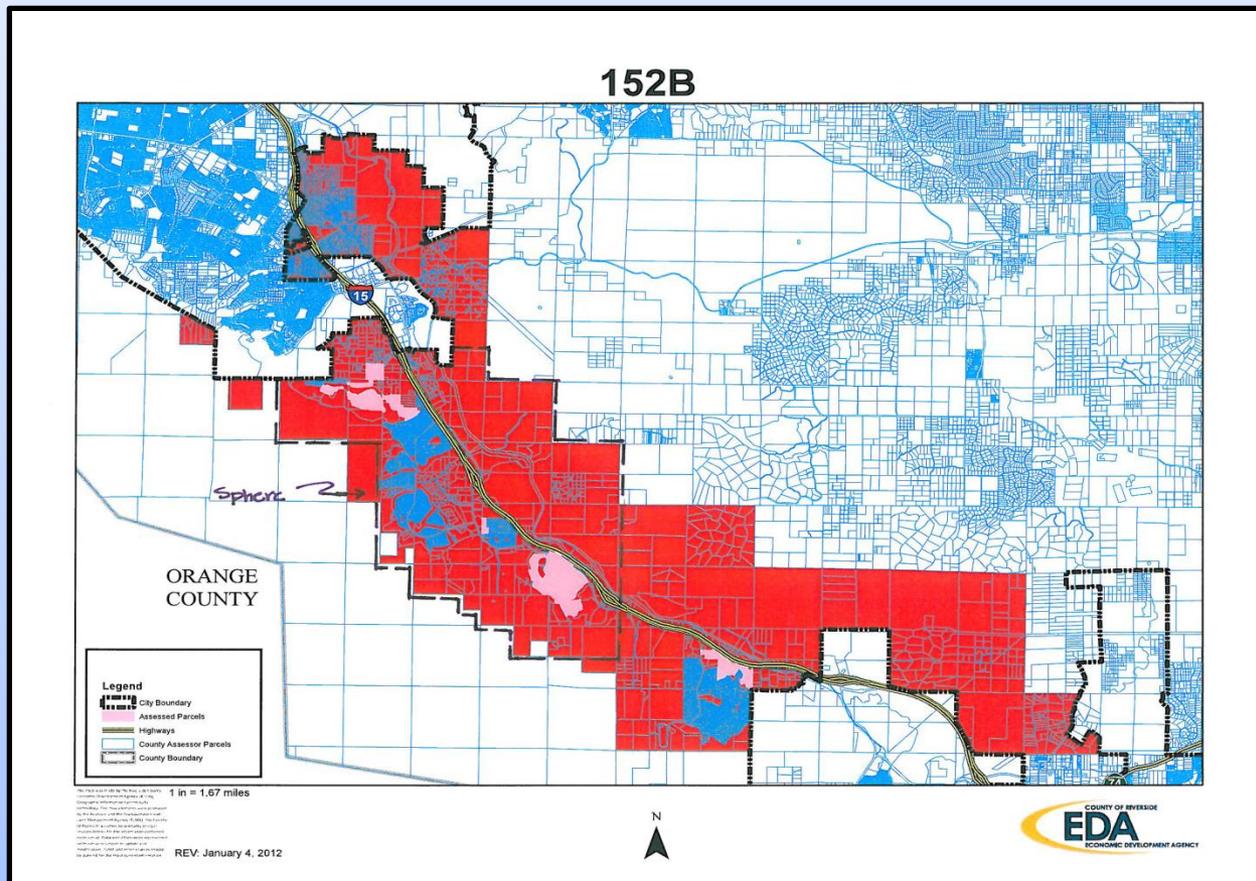
### CSA 152 B

- Covers properties both within and outside of the city's sphere of influence.
- Formed on October 3, 2000
- Provides park maintenance to three parks: Coral Canyon (9 acres), Montecito Park (6 acres), Deleo Sports Park (25 acres – under construction with completion scheduled in June 2012)
- Number of assessed parcels within service area: 1,713
- Assessments range from \$250 to \$271



# Temescal Canyon Annexation Study Area

## County Service Area 152B Boundary

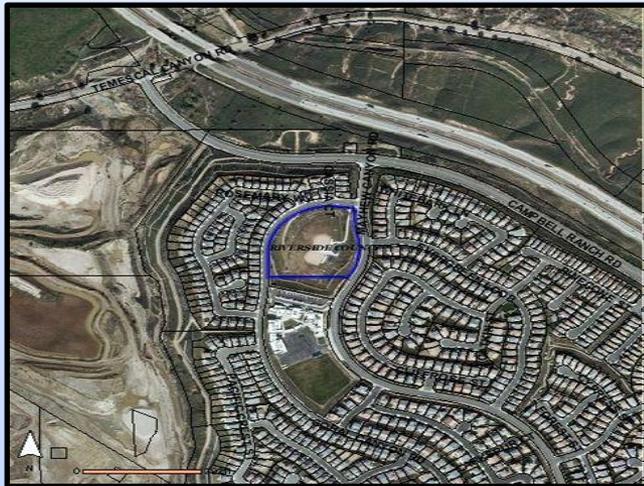


# Temescal Canyon Annexation Study Area

Park Maintenance by CSA 152 B

## Coral Canyon Park (9 acres)

Coral Canyon Road (Sycamore Creek)



## Montecito Park (6 acres)

Camino Terraza Street



## Deleo Park (25 acres)

Santiago Canyon Road  
(Sycamore Creek)

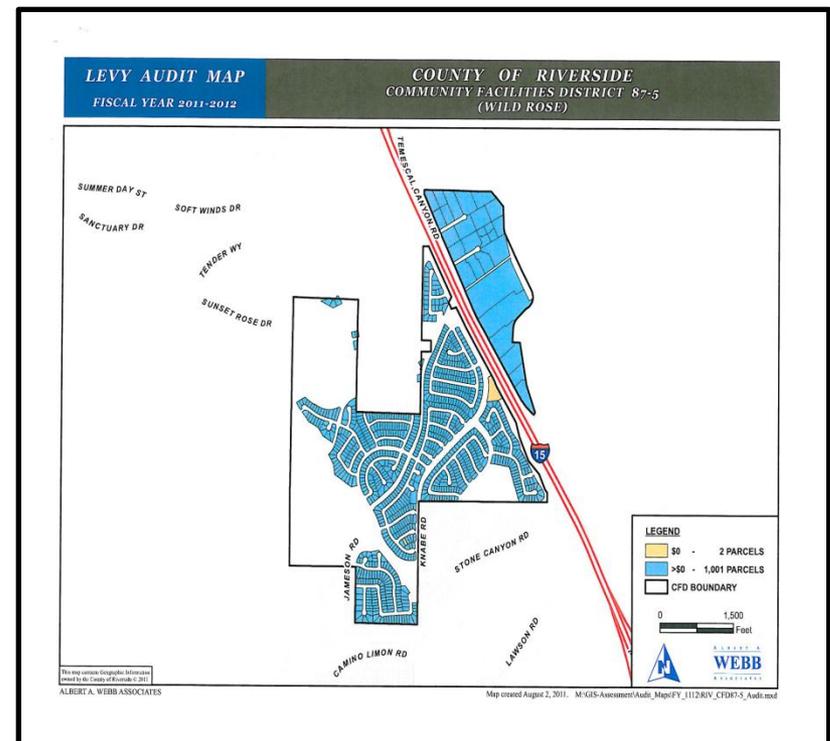


# Temescal Canyon Annexation Study Area

## CFD 87-5 (Wildrose)

- Established: 1987
- Maturity: September 1, 2013
- Community Facilities District for the construction of public infrastructure:
  - Street and roadway improvements
  - Water and waste water facilities
  - Flood control and drainage facilities.

## CFD 87-5 Boundary

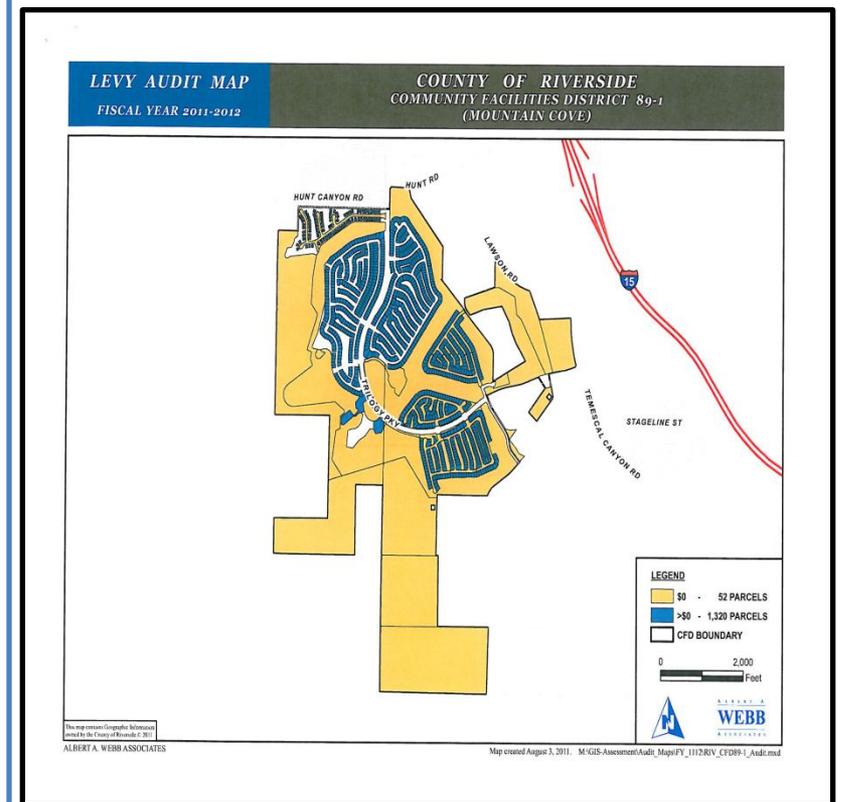


# Temescal Canyon Annexation Study Area

## CFD 89-1 (Mountain Cove)

- Established: 2006
- Maturity: September 1, 2025
- Community Facilities District for the construction of public infrastructure:
  - Street improvements
  - Traffic signals
  - Street lights
  - Storm drainage facilities
  - Sanitary sewer improvements
  - Water facilities
  - Dry utilities

## CFD 89-1 Boundary



# Temescal Canyon Annexation Study Area

## Landscape and Lighting Maintenance District 89-1 Consolidated

- Covers 10 zones within the annexation area (additional zones located outside of annexation area).
- Number of parcels currently assessed within annexation area: 878
- Covers services related to:
  - Operation and maintenance of landscape improvements within the public right-of-way (designated areas covered under the zones)
  - Servicing, maintenance and electricity usage of traffic signals (not all traffic signals are funded by L&LMD 89-1)
  - Electricity usage for street lights (street lights owned and maintained by SCE)
  - Servicing and maintenance of fossil filters in public rights-of-way

# Temescal Canyon Annexation Study Area

Pending discussion with County staff, City staff proposes:

- County continue to administer and manage CFD 87-5 and 89-1
- Enter into an agreement with the County to continue to administer CSA 134 and 152
- Enter into an agreement with the County to continue to administer L & LM District 89-1 consolidated
- New development after annexation will annex into city LMD and CFD

# Temescal Canyon Annexation Study Area

## City services to be provided upon annexation

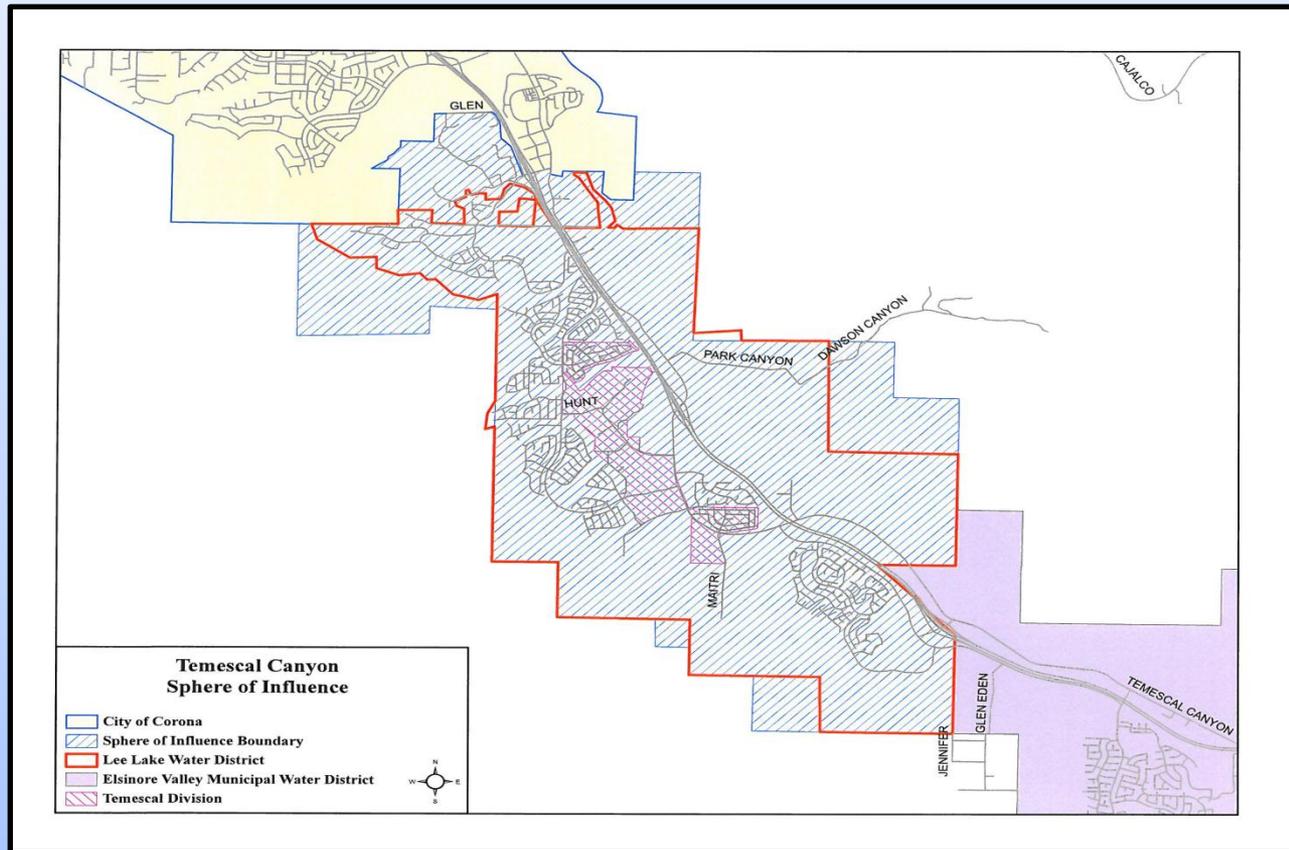
- Local representation by Corona City Council
- Corona Police services
- Corona Fire services with an automatic aid agreement with Riverside County Fire Department
- Planning, Zoning, Building and Code Enforcement services
- Public Works (areas to be covered will depend on an agreement between the city and county for the county maintained CSA and L & LM Districts)
- Parks and Community Services (coordinate with county on services being provided under CSA 134 and 152B)
- Corona Library

## Note:

Corona DWP will not serve the annexation area. Lee Lake Water District and Elsinore Valley Metropolitan Water District (Temescal District) will continue to serve its existing customers.

# Temescal Canyon Annexation Study Area

## Water and Waste Water Service Boundary



# Temescal Canyon Annexation Study Area

## Corona Police Service

Upon annexation city can anticipate:

- 10,000 to 13,000 annual calls for service in annexation area.
- Type of calls and crime are consistent with the existing Corona Police Zones within the city.
- Demand for more patrol and visibility of police units.

# Temescal Canyon Annexation Study Area

## Corona Police Service

### Recommendation:

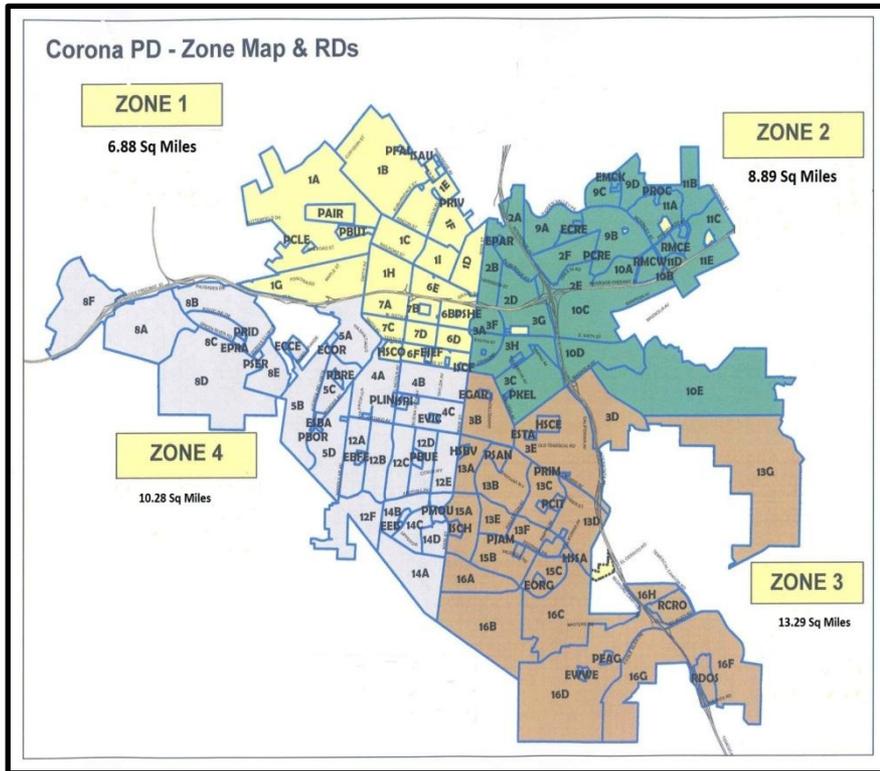
- Create a new Zone 5 in the annexation area to meet city's five minutes response time.
- Proposed Staffing & Vehicles. 12-Month ramp-up notice to hire:
  - 1 Lieutenant [Zone Commander]
  - 1 Sergeant [Supervision]
  - 1 Detective [Follow-Up Temescal Valley Crimes]
  - 11 Officers [Field Personnel assigned to Temescal Valley]
  - 1 C.S.O. [Field Personnel – Routine Reports]
  - 1 Records Clerk [Process Temescal Valley incidents]
  - 3 Patrol Vehicles [Patrol of Temescal Valley]

Total: 14 sworn personnel and 2 non-sworn personnel

Staffing enables two field personnel for majority of days/hours and ensures ability to handle multiple incidents and provide for emergency availability, backup, and officer safety.

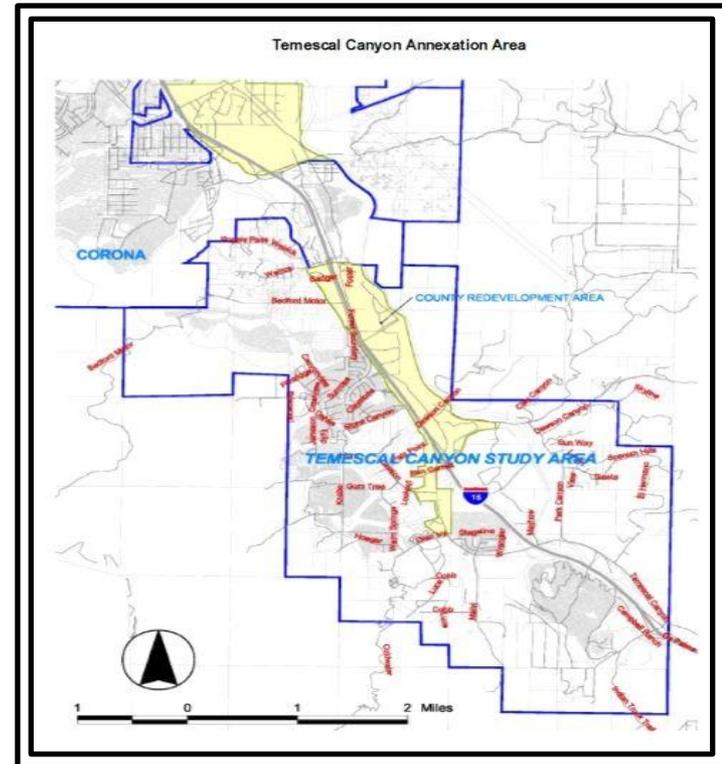
# Temescal Canyon Annexation Study Area

## Existing Police Zones



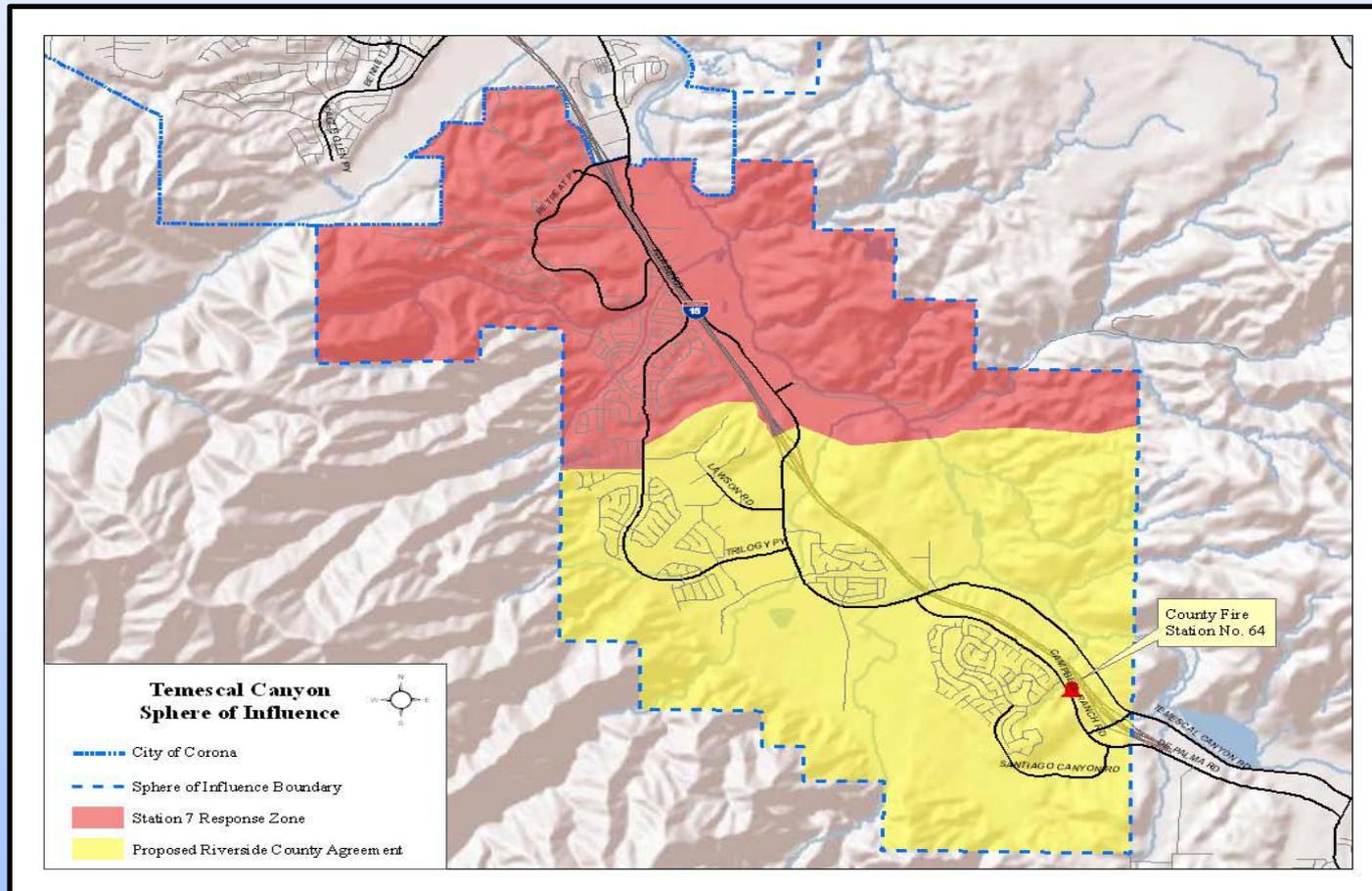
## Proposed Zone 5

15.58 square miles



# Temescal Canyon Annexation Study Area

## Corona Fire Service



# Temescal Canyon Annexation Study Area

## Corona Fire Service

### Recommendation for annexation area:

- Corona Fire Station 7 cover Temescal Canyon north.
- County Fire Station 64 cover Temescal Canyon south.
- City to enter into Automatic Aid Agreement with Riverside County Fire Department to cover T. Canyon south.
- Place city's second Truck Company back in service.
- Corona would provide additional fire resources on a multiple company response.
- Enter into a Wildland Agreement with Cal-Fire.
- **Buildout:** Additional fire station with a single engine company.

Note: Corona Fire Department provides an optional subscription service for \$4.00 per month to residents.

# Fiscal Summary

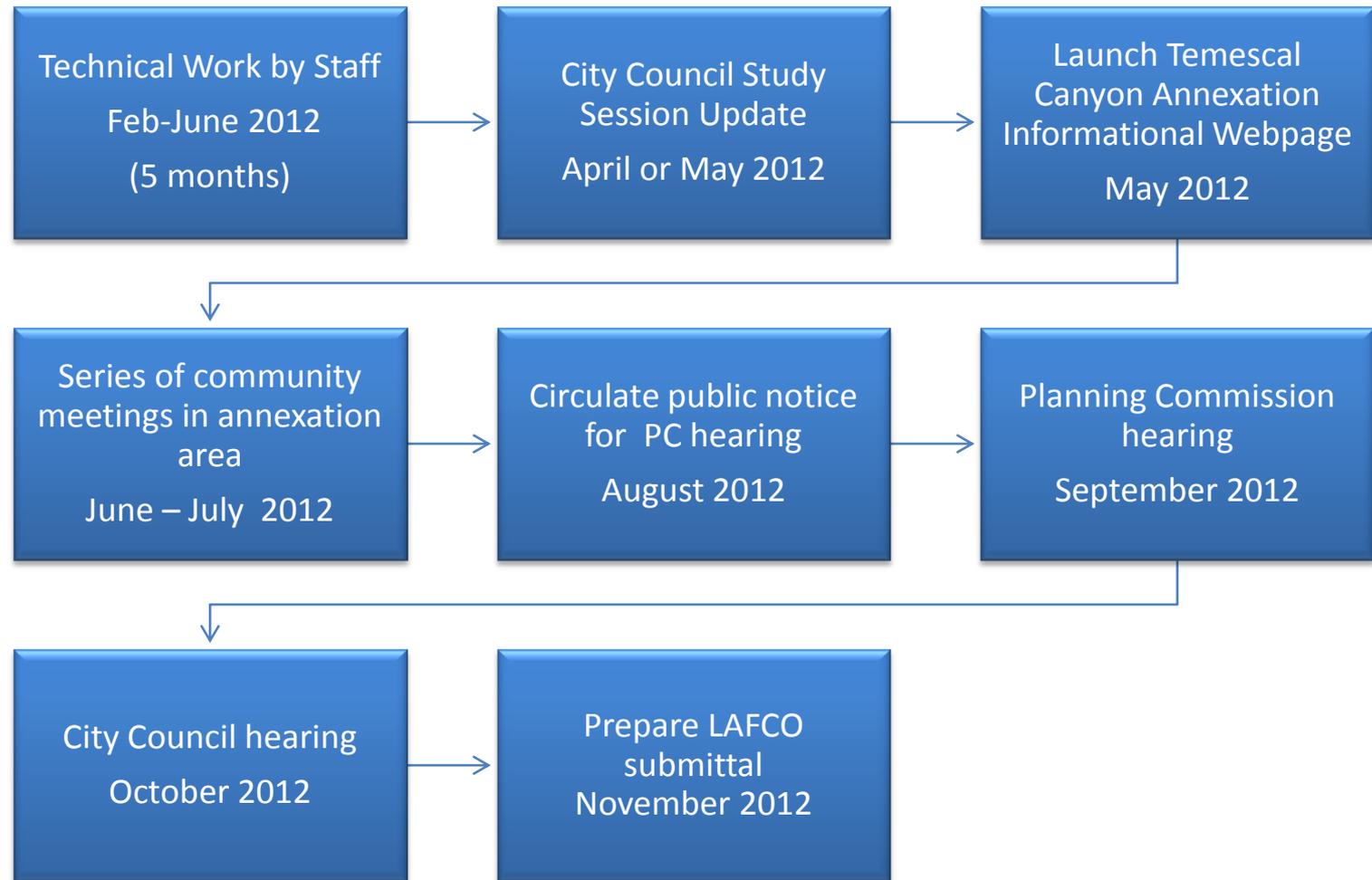
Category	Existing Development	Incremental Development	Total Development	Percent of Total
<b>A. GENERAL FUND</b>				
Annual Recurring Revenues				
Property tax	\$3,791,714	\$2,202,293	\$5,994,007	40.2%
Property tax in lieu of MVLF <sup>1</sup>	0	959,773	959,773	6.4%
Property transfer tax- turnover	92,912	53,537	146,449	1.0%
Retail sales and use tax	330,230	1,003,774	1,334,004	9.0%
Non-retail sales and use tax	381,567	1,152,358	1,533,925	10.3%
Sales tax compensation (property tax in lieu of sales tax)	237,265	718,712	955,977	6.4%
Proposition 172 sales tax	133,873	93,148	227,021	1.5%
Franchise fees	384,554	382,328	766,882	5.1%
Animal Licenses	35,329	24,581	59,910	0.4%
Other licenses fees and permits	8,785	8,734	17,519	0.1%
Fines, penalties and forfeitures	155,163	154,264	309,427	2.1%
Intergovernmental revenues Current services	23,494	16,347	39,841	0.3%
Other revenues	170,761	169,772	340,533	2.3%
Recreation revenue	77,822	77,371	155,194	1.0%
Library revenue	42,016	41,772	83,788	0.6%
Other ECB owned revenue	10,235	7,122	17,357	0.1%
Business licenses	80,892	80,424	161,316	1.1%
Administrative services to other funds	373,363	371,201	744,564	5.0%
In lieu charges to other funds	259,954	258,449	518,403	3.5%
Interest earned on investments	32,260	32,073	64,333	0.4%
	217,361	256,284	473,645	3.2%
<b>Total Recurring Revenues</b>	<b>\$6,839,549</b>	<b>\$8,064,318</b>	<b>\$14,903,867</b>	100.0%
Annual <u>Recurring</u> Costs				
Fire protection	\$1,496,535	\$2,068,489	\$3,565,024	25.6%
Police protection	2,700,000	2,312,359	5,012,359	36.1%
Community development	127,373	126,636	254,009	1.8%
Public works	774,572	770,087	1,544,659	11.1%
Library <sup>2</sup>	0	151,276	151,276	1.1%
Park maintenance <sup>2</sup>	0	531,302	531,302	3.8%
Urban forestry	22,960	22,828	45,788	0.3%
Recreation services <sup>2</sup>	0	108,226	108,226	0.8%
Community services <sup>2</sup>	0	89,551	89,551	0.6%
General government	1,177,931	1,421,573	2,599,504	18.7%
<b>Total Recurring Costs</b>	<b>\$6,299,372</b>	<b>\$7,602,326</b>	<b>\$13,901,698</b>	100.0%
<b>Net Annual Surplus</b>	<b>\$540,177</b>	<b>\$461,992</b>	<b>\$1,002,169</b>	
Revenue/Cost Ratio	1.09	1.06	1.07	
<b>B. OTHER FUNDS</b>				
Annual Recurring Revenues				
State Gas Tax Fund	\$391,227	\$272,212	\$663,439	
Measure A/Local Streets Fund	\$278,976	\$194,109	\$473,085	
<b>Total Other Funds Recurring Revenues</b>	<b>\$670,203</b>	<b>\$466,321</b>	<b>\$1,136,524</b>	

# Temescal Canyon Annexation Study Area

## Consolidated Fiscal Summary

Category	Existing Development	Incremental Development	Total Development
<b>A. CITY GENERAL FUND</b>			
Annual Recurring Revenues	\$6,839,549	\$8,064,318	\$14,903,867
Annual Recurring Costs	\$6,299,372	\$7,602,326	\$13,901,698
<b>Net Annual Surplus</b>	<b>\$540,177</b>	<b>\$461,992</b>	<b>\$1,002,169</b>
<b>B. OTHER ROAD-RELATED CITY FUNDS</b>			
<b>Annual Recurring Revenues</b>			
State Gas Tax Fund	\$391,227	\$272,212	\$663,439
Measure A/Local Streets Fund	\$278,976	\$194,109	\$473,085
<b>Total Other Funds Recurring Revenues</b>	<b>\$670,203</b>	<b>\$466,321</b>	<b>\$1,136,524</b>

# Temescal Canyon Annexation Timeline (City)



# LAFCO Timeline

(6-9 months estimated)

