

TEMESCAL VALLEY ANNEXATION

PUBLIC INFORMATION MEETING NUMBER 2 – June 27, 2012

Questions posed from the public:

1. **How do the city zoning code and county zoning code compare with each other in terms of more versus less restrictive, and can the public see a side-by-side comparison of regulations pertaining to pets, automobiles, boats and RV's and where they are allowed to be parked, small home businesses and employment and equipment related to home businesses, and other zoning related regulations?**

Because of the various zones located in Temescal Valley and the volume of information provided in the county's zoning ordinance it would be beneficial for residents to meet with city staff to review their existing county zoning and understand the city's zoning that would be applied to their property. With respect to animal keeping the city is aware of the rural residential properties in Temescal Valley that have animal keeping provisions. As part of the pre-zoning for Temescal Valley the city created an Animal Keeping and Agricultural Operation (AA) Overlay zone for those properties. If your property is not shown on the city's draft pre-zoning map with an AA overlay and you currently have rural animal keeping the city will add that provision to your property.

The county does allow residential properties to have 9 domestic cats and 4 domestic dogs. The city will create a provision within its Non-Conforming Ordinance that would allow the properties annexed as part of Temescal Valley to maintain the current county requirement for cats and dogs.

Automobiles, boats and recreational vehicles are allowed to be parked on paved driveways or side yards. At least one point of access shall be maintained to a garage space. If these vehicles are located in the rear yard they are not required to be on a paved surface. Also, non-operational vehicles shall not be located in the front yard, but are allowed in the garage or rear yard.

Both the county and city allow home occupations. The county's definition for home occupation can be found in Section 21.36 of the county's zoning ordinance. The city's home occupation ordinance is CMC Chapter 17.80. The county's ordinance is available on the county's website and the city's municipal code is available on the city's website.

2. Can Corona afford to annex, and will it raise its fees for revenue?

The city's budget is balanced for FY 2012-2013 (i.e., revenues match expenses without the use of reserve funds). Corona officials are watching carefully and looking several years into the future to identify any shortfall issues and deal with them proactively. The fiscal analysis prepared for this annexation revealed potential revenues of \$6.8 million that would cover the cost to serve the Temescal Valley area. Fees cannot be raised without a special study that demonstrates that those fees only cover costs of service. No fees can be raised simply to increase revenue not associated with direct costs.

3. Has Corona laid-off police or fire personnel and would they be re-hired?

The city has not laid off any police or fire personnel. There have been no lay-offs of sworn police or fire personnel for at least the last 25 years, if not longer.

4. Would the city approve development that further congests the freeways and roadways?

The city will accept the entitlements that have already been approved by the county. Each development is responsible for improving or contributing to roadway improvements to mitigate impacts from the development such as traffic movement. The freeways are under state and federal control, and improvements to regional roadway systems can lag; however, the city works closely with the agencies that are involved with regional roadway system improvements as evidenced by upcoming improvements slated for SR 91 and in the future to the I-15.

5. In the case of wildland fire would there still be adequate circulation for evacuations?

Again, as development occurs, the necessary road improvements are required with development to ensure that circulation on city streets is not impeded and flows according to acceptable standards.

6. How did the annexation idea initiate?

The Temescal Valley area has been in the Sphere of Influence of the City of Corona since 1986. Spheres of Influence are officially recognized areas that can ultimately be annexed into an incorporated city. The Temescal Valley annexation has been studied in the past, but at this time based on the fiscal analysis, the annexation of this area makes fiscal

sense in that the revenues that would come from the area would be sufficient to pay for the costs to serve the area.

7. If the Temescal Valley is annexed, can residents of the area run for a council seat?

Yes, once the annexation is final and the Temescal Valley is legally within the corporate boundary of the city, residents can run for the at-large council seats. Five council members are elected at staggered four-year terms of two seats then three seats. Although two seats are up for election this November, the annexation cannot occur and be final by that time.

8. Would the city contract with Temescal Valley residents to keep all taxes, fees, and building plans and entitlements as they are with no change?

No. There are no contracts with existing residents within the city to make such commitments. The current entitlements by the county would be accepted by the city. The history of the city's responsible administration speaks for itself, and elected officials are ultimately accountable to their electorate if the administration of the city should not be generally accepted.

9. Will there be a city fire station in addition to the county station (#64) at Sycamore Creek, and if that station closes, what would happen?

There would be immediate service to the annexation area by the Corona Fire Department. Temporary facilities would immediately house a new city Station 8, and a permanent facility constructed in the future. The city does not know if the county station (#64) will continue. If it does not, then the city would evaluate the use of the current station at Sycamore Creek. The Temescal Valley would also receive service from city Station 7 on Bedford Canyon Road. However, with integrated fire protection, all fire response agencies assist each other seamlessly in protecting all areas regardless of jurisdiction.

10. What is meant by the annexation depending on a fiscal ratio of 1?

This means that for every dollar of cost to serve the annexation area, there would be at least a dollar of revenue from the annexation area to cover that cost. The fiscal analysis done resulted in slightly more revenue than cost (1.08) to serve the area.

11. From some perspectives, the city suffers from a poor image especially when viewed from the freeways. Should this be a concern

for the annexation area in terms of what can be expected in the future and property values?

The City of Corona has been incorporated for more than 100 years. Parts of the city contain older land uses that were not developed with aesthetic appeal in mind. More recent development shows higher standards for design that now apply to current development across the city.

12. What is the city's total budget?

The city's overall budget is over \$300 million. Expected revenue from the annexation is \$6.8 million.

13. The annexation area contains a population of 15,000 people which would be 10% of the city's overall population. Can the occupants of the annexation area expect ten percent of the budget to be spent for the annexation area specifically?

If the area is annexed it will become part of the city for which budgeting is not segmented geographically but wholly considered. The city's budgets are publicly available from the Finance Department and can be viewed for more understanding of the city's budget management.

14. Does the Mayor sit on the LAFCO Board, and does the County Supervisor sit on the LAFCO Board? How many sit on that Board, and this a conflict of interest?

Both the Mayor of the city and the County Supervisor sit on the LAFCO Board. That Board is made up of seven members. Legal counsel has advised that there is no conflict of interest for either the Mayor or the County Supervisor to participate in actions pertaining to their jurisdictions.

15. Where is the hub of the city, or its city-center, and what are the long-range plans for that hub?

The city is proud of a number of quality activity centers that have been developed in various locations across the city in recent years such as at Ontario and Main Streets, North Main Street, and Dos Lagos, and the potential exists for other nice areas to be developed in the future. Some areas of the city need improvement just like some areas of the Temescal Valley need improvement.

16. If Temescal Valley is annexed will it be the minority in the city, in other words, the new kid on the block, and will it have equal representation?

The five city council members are elected by popular vote and all are accessible by all of their constituents. By comparison, the County Supervisor that represents the Temescal Valley represents about 450,000 constituents in his district of which Temescal Valley is only a small part. So in comparing the representation of five at-large council members accessible to more than 150,000 people, Temescal Valley would represent 10 percent of that population, whereas, now it represents two to five percent of the supervisorial district, which is arguably an ineffectual percentage.