

TEMESCAL VALLEY ANNEXATION

PUBLIC INFORMATION MEETING NUMBER 5 – July 25, 2012

Questions posed from the public:

1. How will rights and entitlements from the county be treated by the city? For example, there is animal keeping in the county area. Also, the standards that apply to uses such as churches are different between the county and city such as location, traffic and access. How would those differences be reconciled?

The pre-zoning that has been prepared for the Temescal Valley matches as closely as possible to the county zoning. For those areas where animal keeping is permitted, an overlay zone has been prepared to apply to those properties so that there will be no change in the animal keeping rights those properties currently enjoy. For specific development projects, it is not the city's intention to preclude any use that is obtaining or would obtain entitlements from the county. The city welcomes the opportunity to discuss, on an individual basis, specific concerns related to any specific development project in the county.

2. In terms of processing, how will the city notify and update the public as the process unfolds? Will the city accept letters from the public?

The city will post public notices prior to its actions on the annexation in the newspaper and on the city's website. The city will accept letters from the public and make them part of the record of the proceedings. In addition to the city's process, the public will also have the opportunity to speak at the LAFCO hearing and submit letters. However, it is important to understand that LAFCO has a specific procedure and timeframe for official protests against the annexation. The protests must be on the forms made available by LAFCO and must be done during the designated 21-day time frame that follows the LAFCO hearing. Although the letters of opposition will be part of the record, they will not serve as officially recognized protests that count toward the residents' ultimate official decision. The official protests must be done according to LAFCO procedures.

3. What is the fiscal health of the city when other cities are struggling, and what are the implications of the dissolution of Redevelopment Agencies?

The city's budget is balanced. The city has proactively kept its spending in line with revenues which has meant that several staffing reductions have unfortunately occurred since 2008. The fiscal analysis for the annexation area shows a net positive to the city; otherwise, it would not be pursued. Any impacts from the dissolution of the Redevelopment Agency have been absorbed with little impact to the general fund, which is what will fund services to the annexation area.

4. There is an area off of Dawson Canyon Road that is not part of the annexation. How will that area be served?

That area would still receive fire protection service through the Integrated Protection partnership among public safety agencies. With the combination of Corona Fire Department and CalFire all areas would receive fire protection. The area is excluded from the annexation because it is not within the city's sphere of influence, which is governed by LAFCO.

5. Was there a fire department response time study done?

Response times are not mapped but rather based on distance and current service areas. For example Station 7 on Bedford Canyon Road and County Station 64 respond every day to calls in the Temescal Canyon. The location of another city station would be established in the area upon annexation likely reducing response times even more.

6. Would Lee Lake Water District still serve the area, and are there any guarantees to the residents that would continue to be the case?

The Lee Lake Water District is a special district. LAFCO has jurisdiction over the boundaries of the special districts just like it does over city boundaries. There is no interest on the part of the city to take over the Lee Lake Water District service area which has its northerly boundary at Weirick Road.

7. Will the city take over the areas at Trilogy that are currently maintained by its HOA?

The city will not take over the areas currently maintained by the Trilogy HOA. The city will maintain the landscape areas currently funded by CSA 134 and LLMD 89-1, which is how the county currently maintains those areas.

8. Why is this annexation so important?

The annexation would offer the residents better local representation and local control over land uses.

9. Why would a retail center be better than a distribution center especially when it comes to traffic?

Traffic related to distribution centers involves heavy truck traffic that has a regional effect beyond the immediate area.

10. If the county code was the foundation for the city's animal keeping overlay, would that be changed later after annexation?

The county ordinance was used to draft the city's animal keeping overlay for the rural residential areas and is basically identical. There is no desire by the city to change that, and there would be no reason to.

11. Will the ability to keep livestock be retained under the city zoning?

The overlay provisions will be part of the pre-zoning ordinance that will be presented to the Planning Commission and City Council as part of the adoption process.

12. Will water well systems be affected?

Water wells will not be impacted by the annexation. There are three groundwater basins within the Temescal Valley, the Coldwater Basin, Bedford Basin and Temescal Basin. The City of Corona has wells located in all three basins. All of these basins are not adjudicated, that means the property owner has a right to pump water from a well located on their property for use only on their property. The City of Corona will not and could not impose fees or charges on those water wells.

13. Regarding CSA's 134 and 152, since the Sycamore Creek area is not yet built out, will the assessments under these services areas reduce as build-out occurs?

This depends on how the county structured the districts. At the time the annexation would become reality, the city's tax consultant would evaluate the CSA structures to see how the assessments would be affected by the implementation of entitled development. However, the base rate would not change.

14. Would the assessments under the CSA's eventually cease?

The CSA's have no maturity date like construction bonds do. They continue in perpetuity because they pay for maintenance that is ongoing.

15. With the proposed master plan at Cajalco Road (Arantine Hills) what will be the impacts to Cajalco and the I-15?

The Arantine Hills project by condition cannot be constructed until the new Cajalco interchange is complete. Furthermore, improvements to the I-15 are being planned by RCTC. This is a regional roadway that is not under the jurisdiction of the city, and physical construction of upgrades to the freeway itself cannot be implemented by individual development projects, but must rather be implemented on a contributory basis, which unfortunately lags in time resulting in congested freeways until the funding and improvements have time to catch up.

16. Did the city council recently approve four ordinances to raise CFD assessments, and what is the difference between the CFD's and the CSA's?

CFD's (Community Facilities Districts) pay for special facilities and have sunsets when the assessments cease as those facilities are paid for in full. LLMD's (Landscape and Lighting Maintenance Districts) and CSA's (Community Service Areas), however, do not sunset or cease because they pay for ongoing costs for maintenance of improvements and facilities. Each year the districts that exist in the city by law must undergo a re-authorization, which is what is seen on the city council agenda every June. These districts are already structured for automatic Consumer Price Index increases in assessments, not increased by council action. Council action is only for re-authorization to continue the maintenance districts. Under Proposition 218, no new assessment increases can occur without voter approval.

17. Will the city issue a written guarantee that taxes will not be raised or new ones created?

The city cannot legally raise any taxes without a 2/3 vote. If the city council even had the power to do that, elected officials are ultimately accountable to their constituents through the ballot box. City council sets policy but cannot raise taxes. City staff cannot raise taxes. Only voters can raise taxes since Proposition 218.

18. Is the addition of another fire station and its staffing forecast in the budget, or would it require a special assessment?

There would be no special assessment for public safety. Staffing costs would be borne by the general fund as accounted for in the fiscal analysis for the annexation. New facilities would fall under Capital Improvement Projects which are budgeted separately from the general fund and over a longer period of time (five years out).

19. Can the 5 minute public safety response time in the new Zone 5 be guaranteed?

The five minute response time is an average of response times that occur in the existing zones. There is no guarantee because the response times are between two minutes and seven minutes resulting in the five minute statistical average.