

Temescal Canyon Annexation Area Fiscal Impact Analysis City of Corona

Prepared for:

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EXECUTIVE SUMMARY

The executive summary presents the projected fiscal impacts to the City of Corona for the Temescal Canyon Annexation Area. As shown in Figure 1, the annexation area is adjacent to the southern boundary of the City of Corona and extends from about Weirick Road on the north to below the Sycamore Creek Shopping Center at Indian Truck Trail intersection along Interstate 15.

The fiscal analysis projects ongoing General Fund revenues and costs and recurring revenues to Other City Funds related to roads upon annexation of the area. Fiscal impacts are projected in constant 2011 dollars, with no adjustment for future inflation.

Projected Recurring Fiscal Impacts

City General Fund. As shown in Panel A of Table 1, a recurring surplus of \$1,002,169 is projected to the City General Fund for the total Temescal Canyon area upon annexation after buildout of the incremental development. The projected recurring surplus for the existing development is \$540,177 and a recurring surplus of \$461,992 is projected for the incremental development in the Temescal Canyon Annexation Area.

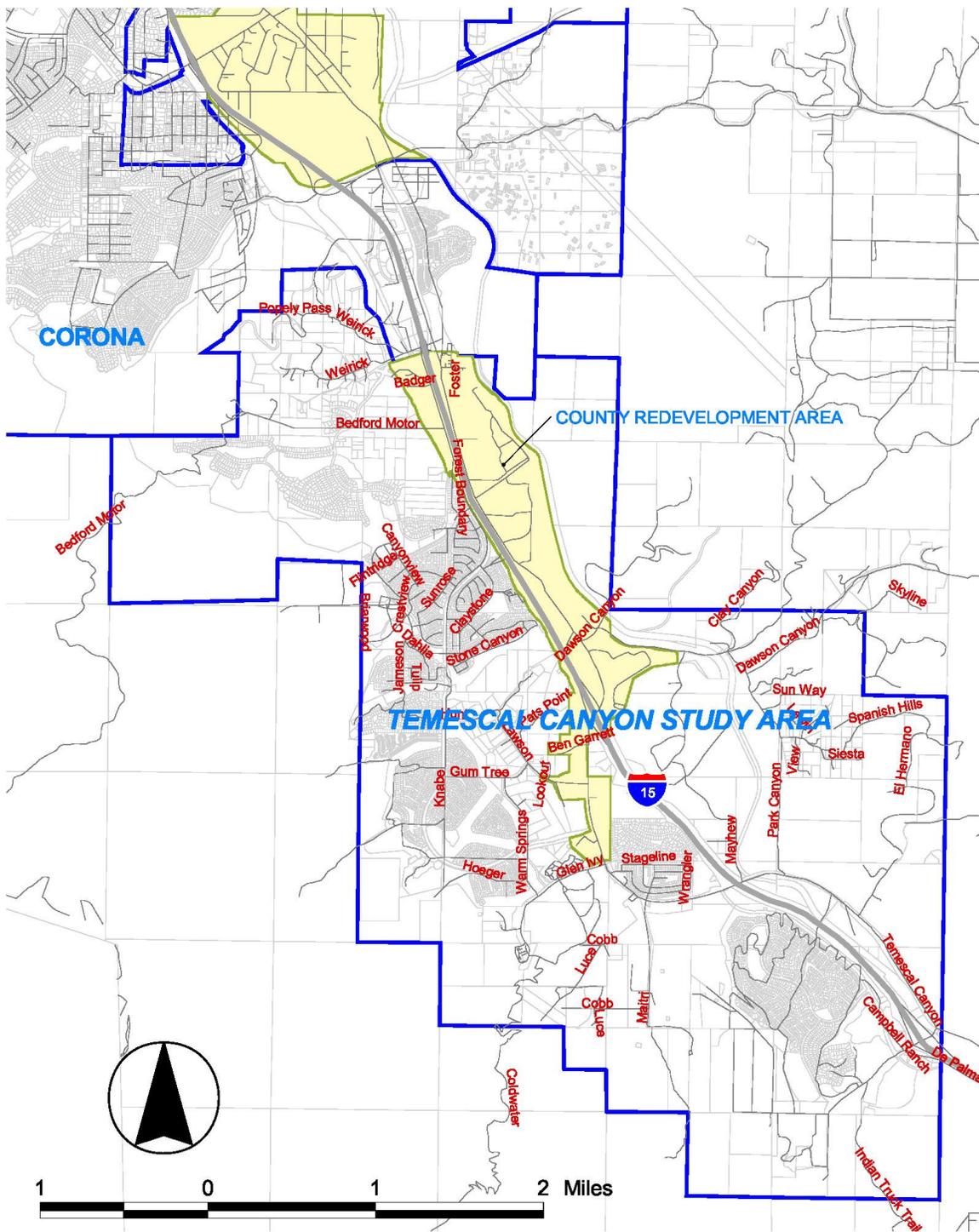
Table 1
Summary of Projected Recurring Fiscal Impacts
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development	Incremental Development	Total Development
A. CITY GENERAL FUND			
Annual Recurring Revenues	\$6,839,549	\$8,064,318	\$14,903,867
Annual Recurring Costs	<u>\$6,299,372</u>	<u>\$7,602,326</u>	<u>\$13,901,698</u>
Net Annual Surplus	\$540,177	\$461,992	\$1,002,169
Revenue/Cost Ratio	1.09	1.06	1.07
B. OTHER ROAD-RELATED CITY FUNDS			
<u>Annual Recurring Revenues</u>			
State Gas Tax Fund	\$391,227	\$272,212	\$663,439
Measure A/Local Streets Fund	<u>\$278,976</u>	<u>\$194,109</u>	<u>\$473,085</u>
Total Other Funds Recurring Revenues	\$670,203	\$466,321	\$1,136,524
C. COUNTY REDEVELOPMENT AREA¹			
Annual Recurring Property Tax Increment	\$1,922,888	\$961,349	\$2,884,237

Note: 1. The property tax increment is projected for RDA 1-1986 Project Area within the Annexation Area boundary. However, the State of California has recently eliminated redevelopment. The current RDA Project Area will go through a transition period where redevelopment property tax increment will be redistributed depending upon outstanding obligations and various agencies' shares of the increment. The disposition of the property tax increment has not been determined at this time. The City's General Fund could potentially receive more property tax increment.

Source: Stanley R. Hoffman Associates, Inc.

Figure 1
Temescal Canyon Annexation Area



Key recurring revenues to the City General Fund include property tax and sales and use tax. Major recurring costs to the General Fund include police protection, fire protection and general government.

Other City Funds. Recurring revenues to the Other City Funds (State Gas Tax Fund and Measure A/Local Streets Fund) for the Temescal Canyon Annexation area are projected as follows:

- Existing Development: \$670,203
- Incremental Development: \$466,321
- Total Development: \$1,136,524

Redevelopment Project Area. A portion of the Temescal Canyon Annexation Area is located in the El Cerrito/Temescal Canyon Sub-Area of the Riverside County Redevelopment Project Area 1-1986. As shown in Panel C of Table 1, the recurring property tax increment before any pass-through or housing set-aside for the development in the Redevelopment Project Area is projected at \$2,884,237 and is comprised of \$1,922,888 for existing development and \$961,349 for incremental development. Redevelopment has recently been eliminated by the State of California. The current Redevelopment Project Area within the Annexation Area will go through a transition period where redevelopment property tax increment will be redistributed depending upon outstanding obligations and various agencies' shares of the increment. The disposition of the property tax increment has not been determined at this time. The City's General Fund could potentially receive more property tax increment.

Key Fiscal Assumptions

Property Tax. The City General Fund is currently projected to receive about 11.9 percent of the basic one percent property tax levy for existing development located outside the Redevelopment Project Area (RDA) in the area upon annexation to the City. Existing assessed valuation for the annexation area is based on the Riverside County Fiscal Year 2010-2011 assessed valuation for parcels in the area as provided by the City. Assessed valuation for incremental development is projected based on the average value of recent sales in the area.

Property Tax in Lieu of Motor Vehicle License Fees (MVLFF). These revenues are received to offset the State reduction of motor vehicle license fees. The amount received is calculated by the State and grows with the change in gross assessed valuation of taxable property in the jurisdiction from the prior year. Per State law, when an annexation occurs the existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City.

Prior to the recently passed SB89 legislation, the City received property tax in lieu of MVLF at \$50 per capita annually, based on the estimated population of the annexation area at the time of annexation. With the passage of SB89, the annexing City does not receive any amount of property tax in-lieu of VLF based on the existing assessed valuation or population in the annexation area. For new development that is projected to occur after annexation, property tax in lieu of MVLF is projected based on the Citywide average change in assessed valuation.

Sales and Use Tax. Existing sales tax for the Temescal Canyon Annexation Area is provided by Hinderliter de Llamas and Associates. Sales tax for incremental development is projected based on factors developed for the City's General Plan Update. For purposes of projecting sales and use tax, the fiscal analysis assumes that 85 percent of the incremental development designated as General Commercial will be retail commercial land uses and the remaining 15 percent will be service commercial land uses.

Development Description

The development description for the Temescal Canyon Annexation Area is based on Geographic Information System (GIS) shape files provided by City staff, assessor parcel number (APN) files from the City, Census 2010 information and the Southern California Association of Government RTP 2012 Growth Forecast.

Residential Development. As shown in Panel A of Table 2, a total of 9,220 residential units are included in the total Temescal Canyon Annexation Area, with an estimated 5,433 existing residential units based on Census 2010. Additional units of 3,787 units are projected for development based on proposed plans and the General Plan. Based on Census 2010, the existing population for the Temescal Canyon area is estimated at 15,565. The incremental population growth is projected at 10,830 for the area, assuming about 2.86 persons per unit (per Census 2010 for the area). Total population for the area is projected at 26,395.

Non-Residential Development. Panel B of Table 2 presents the non-residential development. A total of 9.47 million square feet are included in the total Temescal Canyon Annexation Area after buildout. About 1.48 million square feet are estimated for existing uses, with about 8.00 million incremental square feet planned for the area.

General commercial square feet is estimated at 795,649 after buildout of the proposed projects. Existing general commercial is estimated at 146,190 square feet and new general commercial square

Table 2
Development Summary
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development	Incremental Development	Total
A. RESIDENTIAL DEVELOPMENT			
<u>Residential Units</u>			
Single Family	5,433	2,446	7,879
Multi-Family	n/a	<u>1,341</u>	<u>1,341</u>
Total Residential Units	5,433	<u>3,787</u>	9,220
<u>Population (@ 2.86 per unit)¹</u>	15,565	10,830	26,395
B. NON-RESIDENTIAL DEVELOPMENT			
<u>Non-Residential Square Feet</u>			
<u>General Commercial²</u>			
Retail Commercial	146,190	552,040	698,230
Service Commercial	n/a	<u>97,419</u>	<u>97,419</u>
Total General Commercial	146,190	649,459	795,649
Office	n/a	706,339	706,339
Light Industrial/Business Park	1,257,557	6,639,347	7,896,904
Heavy Industrial	<u>75,500</u>	n/a	<u>75,500</u>
Total Non-Residential Square Feet	1,479,247	7,995,145	9,474,392
<u>Employment</u>	1,680	10,958	12,638

Note: 1. Existing units and population are from Census 2010. The persons per unit factor of 2.86 is used to project population for the incremental units.

2. The fiscal analysis assumes that 85 percent of the incremental general commercial square feet is retail commercial and the remaining 15 percent is service commercial square feet.

Source: Stanley R. Hoffman Associates, Inc.

feet are estimated at 649,459. The fiscal analysis assumes that 85 percent of the new general commercial uses will be retail commercial and the remaining 15 percent will be service commercial.

Office uses are planned for 706,339 square feet after buildout. All of the office uses are planned for incremental development with no office uses estimated for existing development.

Existing light industrial/business park uses are estimated at about 1.26 million square feet and about 83 percent of the incremental growth (or about 6.64 million square feet) are planned for light industrial/business park development. Existing heavy industrial uses are estimated at 75,500 square feet, with no heavy industrial uses estimated for incremental development.

Existing employment for the annexation area is estimated at 1,680, and is projected to increase to 12,638 after the incremental development is built.

CHAPTER 1 INTRODUCTION

This report presents the fiscal impact analysis to the City of Corona for the proposed Temescal Canyon Annexation Area. Recurring revenues and costs to the General Fund, recurring State Gas Tax Fund gasoline revenues and Measure A/Local Streets Fund recurring revenues are projected upon annexation of the area to the City. Fiscal impacts are projected in year 2011 constant dollars, with no adjustment for future inflation.

1.1 Introduction

The proposed Temescal Canyon Annexation Area is adjacent to the southern boundary of the City of Corona at Weirick Road and extends east and west along Interstate 15 to just below the Sycamore Creek Shopping Center. The southern boundary of the annexation area extends west of Indian Truck Trail intersection with Interstate 15 at the Sycamore Creek Shopping Center. The El Cerrito/Temescal Canyon Sub-Area of the Riverside County Redevelopment Project Area 1-1986 is located within the annexation area.

After buildout of the incremental growth, the Temescal Canyon Annexation Area is estimated to have 9,220 units and a population of 26,395. The existing residential development in the area is estimated at 5,433 units with a population of 15,565. Therefore, the annexation area will add an estimated 3,787 units and an additional 10,830 people.

A total of about 9.47 million square feet of non-residential development is estimated for the annexation area after buildout of the proposed incremental development. About 83 percent of the development is light industrial/business park and the remaining development is distributed almost equally between general commercial and office uses. Employment after buildout of the proposed incremental square feet is estimated at 12,638. The existing commercial and industrial uses in the Temescal Canyon Annexation Area are estimated at about 1.48 million square feet and existing employment for the area is estimated at 1,680.

1.2 Approach

The fiscal analysis is based on data and assumptions from the following sources:

- The boundary of the annexation area and the Redevelopment Project Area boundary are based on the Geographic Information System (GIS) shape files provided by City staff.
- Existing residential units and population for the annexation area and the City are based on Census 2010 information.

- The existing commercial and industrial square feet in the Temescal Canyon Annexation Area are estimated based on a survey of the area using Google Earth.
- The current employment for the annexation area and the City are based on the Southern California Association of Government RTP 2012 Growth Forecast.
- Existing valuation is based on the Fiscal Year 2010-11 assessor parcel number (APN) files from Riverside County as provided by the City.
- Current sales tax in the annexation area is provided by Hinderliter de Llamas and Associates.
- Incremental growth for the annexation area is based on proposed projects, the City's General Plan and discussion with City staff.
- Residential valuation for incremental growth is projected based on current sales prices from various real estate listing websites.
- Non-residential valuation is projected based on average values by land uses that were used in the fiscal analysis for the General Plan.
- The fiscal analysis is based on the *City of Corona, Fiscal Year 2010-11 Adopted Annual Budget*, with adjustments based on discussions with key City staff.
- Revenue and cost factors are based on the City Budget revenues and expenditures, the Census 2010 City population estimate, the 2010 employment estimate from the Southern California Association of Governments (SCAG) *RTP 2012 Growth Forecast* and discussions with City staff.
- Property tax is projected based on current Tax Rate Area (TRA) information from the Riverside Auditor-Controller for the Temescal Canyon Annexation Area. Because the State of California recently eliminated redevelopment, the allocations of the property tax increment could change. However, the disposition of the redevelopment property tax increment is unknown at this time.
- Cost and revenue factors are projected in constant 2011 dollars with no adjustment for possible future inflation.

1.3 Organization of the Report

Chapter 2 summarizes the land uses, population, assessed valuation and taxable sales for the proposed Temescal Canyon Annexation Area. Chapter 3 describes the projected recurring fiscal impacts to the City of Corona General Fund, other City funds and the recurring property tax increment to the County Redevelopment Project Sub-Area. The fiscal assumptions are discussed in Chapter 4. Appendix A includes the supporting land use and market tables for the development description. Appendix B contains the supporting tables for the fiscal assumptions and Appendix C lists the project references utilized in the preparation of this analysis.

Table 2-1
Development Description after Buildout
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development	Incremental Development	Total
A. RESIDENTIAL DEVELOPMENT			
<u>Residential Units</u>			
Single Family	5,433	2,446	7,879
Multi-Family	n/a	<u>1,341</u>	<u>1,341</u>
Total Residential Units	5,433	3,787	9,220
<u>Population (@ 2.86 per unit)¹</u>	15,565	10,830	26,395
B. NON-RESIDENTIAL DEVELOPMENT			
<u>Non-Residential Square Feet</u>			
<u>General Commercial²</u>			
Retail Commercial	146,190	552,040	698,230
Service Commercial	n/a	<u>97,419</u>	<u>97,419</u>
Total General Commercial	146,190	649,459	795,649
Office	n/a	706,339	706,339
Light Industrial/Business Park	1,257,557	6,639,347	7,896,904
Heavy Industrial	<u>75,500</u>	n/a	<u>75,500</u>
Total Non-Residential Square Feet	1,479,247	7,995,145	9,474,392
<u>Employment</u>	1,680	10,958	12,638
C. ASSESSED VALUATION			
Non-RDA	\$3,186,314,310	\$1,850,666,600	\$5,036,980,910
RDA	<u>192,288,752</u>	<u>96,134,905</u>	<u>288,423,657</u>
Total Assessed Valuation	\$3,378,603,062	\$1,946,801,505	\$5,325,404,567
D. SALES AND USE TAX			
Retail Sales and Use Tax	\$330,230	\$1,003,774	\$1,334,004
Non-Retail Sales and Use Tax	381,567	1,152,358	1,533,925
Property Tax In-Lieu of Sales and Use Tax	<u>237,265</u>	<u>718,712</u>	<u>955,977</u>
Total Sales and Use Tax	\$949,062	\$2,874,844	\$3,823,906
C. SERVICE AREA POPULATION			
Population	15,565	10,830	26,395
Weighted Employment (@ 50 percent of total) ³	<u>840</u>	<u>5,480</u>	<u>6,320</u>
Total Service Area Population	16,405	16,310	32,715

Note: 1. Existing units and population are from Census 2010. The persons per unit factor of 2.86 is used to project the population for the proposed units.
2. The fiscal analysis assumes that 85 percent of the proposed general commercial square feet is retail commercial and the remaining 15 percent is service commercial square feet.
3. This analysis has weighted the employment at 50% to account for the estimated less frequent use of City services by employment versus population.

Source: Stanley R. Hoffman Associates, Inc.

2.2 Assessed Valuation and Property Tax

Projected Assessed Valuation. As shown in Panel A of Table 2-2, total assessed valuation at buildout of the Temescal Canyon Annexation Area is projected at about \$5.33 billion, with about 95 percent of the total projected assessed valuation for development in locations outside of the Redevelopment Project Area (RDA). Existing development represents \$3.38 billion of the total and incremental growth represents \$1.95 billion of the total assessed valuation at buildout.

At buildout of the annexation area, residential assessed valuation is projected at about \$4.01 billion. Existing valuation is based on the assessor parcel files from the County. Residential valuation for new units is based on information from various real estate listing websites, as shown in Appendix Table A-6. Valuation for single-family units is projected at \$300,000 per unit based on the average weighted valuation per unit of 323 homes in the City of Corona as shown on zillow.com. These homes ranged in average prices from \$243,790 to about \$531,469. Multiple family valuation is projected at \$260,000 per unit based on the weighted average of 21 units in Corona.

Non-residential assessed valuation is projected at about \$1.31 billion at buildout of the annexation area. Existing valuation is based on the assessor file from Riverside County and non-residential valuation for incremental growth is projected based on the following assumptions that were used for the fiscal analysis of the General Plan:

- General Commercial \$140 per building square foot
- Office \$150 per building square foot
- Light Industrial/Business Park \$100 per building square foot
- Heavy Industrial \$70 per building square foot

Projected Property Tax Increment. The one percent property tax increment after buildout of the incremental growth in the Temescal Canyon Annexation Area is projected at about \$53.25 million, as shown in Panel B of Table 2-2. Of this projected property tax increment, existing development accounts for a projected \$33.79 million and incremental growth in the annexation area is projected at \$19.47 million. The detailed projected assessed valuation and property tax increment by non-RDA and RDA development is presented in Appendix Table A-7.

Annual General Fund Property Tax. Based on the projected \$50.37 million of property tax increment for the non-RDA development after buildout, the City General Fund is projected to receive about \$5.99 million annually in property tax for the total Temescal Canyon area, also detailed in Appendix Table A-7. Annual recurring property tax for existing development in the City upon annexation is

Table 2-2
Assessed Valuation and Property Tax
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development ¹	Incremental Development	Total
A. ASSESSED VALUATION			
Residential - Non-RDA	\$2,899,021,155	\$1,082,460,000	\$3,981,481,155
Residential - RDA	<u>30,136,215</u>	n/a	<u>30,136,215</u>
Subtotal Residential	\$2,929,157,370	\$1,082,460,000	\$4,011,617,370
Non-Residential - Non-RDA	\$287,293,155	\$768,206,600	\$1,055,499,755
Non-Residential - RDA	<u>162,152,537</u>	<u>96,134,905</u>	<u>258,287,442</u>
Subtotal Non-Residential	\$449,445,692	\$864,341,505	\$1,313,787,197
Total Non-RDA	\$3,186,314,310	\$1,850,666,600	\$5,036,980,910
Total RDA	<u>192,288,752</u>	<u>96,134,905</u>	<u>288,423,657</u>
Total Assessed Valuation	\$3,378,603,062	\$1,946,801,505	\$5,325,404,567
B. ANNUAL PROPERTY TAX INCREMENT (@ 1% of Assessed Valuation)			
Total Non-RDA	\$31,863,143	\$18,506,666	\$50,369,809
Total RDA	<u>1,922,888</u>	<u>961,349</u>	<u>2,884,237</u>
Total Property Tax Increment	\$33,786,031	\$19,468,015	\$53,254,046
C. ANNUAL GENERAL FUND PROPERTY TAX			
Annual Property Tax (@ 11.9 percent of non-RDA property tax increment)	\$3,791,714	\$2,202,293	\$5,994,007

Note: 1. Existing assessed valuation is based on parcel data from the County assessor as provided by the City of Corona.

Sources: Stanley R. Hoffman Associates, Inc.
Riverside County Assessor's Parcel Data, Fiscal Year 2010 - 2011

projected at about \$3.79 million and property tax for incremental development is projected at \$2.20 million. Property tax to the General Fund for the annexation area is projected at 11.9 percent of the basic one percent levy on the assessed valuation of development.

2.3 Sales and Use Tax

Estimated sales and use tax for the Temescal Canyon area is presented in Table 2-3. The current sales and use tax for the Temescal Canyon area is provided by Hinderliter de Llamas (HdL). Taxable sales for incremental development are projected at \$220 per square foot for retail uses and \$21 per square foot for industrial uses. These factors were used for projecting incremental taxable sales for the proposed square feet shown in Panel A of Table 2-3.

Estimated Taxable Sales. As shown in Panel B of Table 2-3, no taxable sales are shown for existing development because HdL provided the estimated sales and use tax directly for existing uses.

Table 2-3
Sales and Use Tax
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development	Incremental Development	Total
A. TAXABLE SQUARE FEET			
Retail Commercial	146,190	552,040	698,230
Light Industrial/Business Park	<u>1,257,557</u>	<u>6,639,347</u>	<u>7,896,904</u>
Total Taxable Square Feet	1,403,747	7,191,387	8,595,134
B. ESTIMATED TAXABLE SALES¹			
Retail Commercial (@ \$220 per square foot for increment only)	n/a	\$121,448,800	\$121,448,800
Light Industrial/Business Park (@ \$21 per square foot for increment only)	n/a	<u>139,426,287</u>	<u>139,426,287</u>
Total Estimated Incremental Taxable Sales	n/a	\$260,875,087	\$260,875,087
C. ESTIMATED SALES AND USE TAX			
<u>Estimated Retail Commercial Sales and Use Tax¹</u>			
Retail Commercial Sales Tax (@ 1 percent of taxable sales)	n/a	\$1,214,488	\$1,214,488
<i>plus</i>			
Use Tax (@ 10.2 percent of sales tax)	n/a	\$123,878	\$123,878
<i>equals</i>			
Total Estimated Retail Sales and Use Tax	\$440,306	\$1,338,366	\$1,778,672
<u>Estimated Non-Retail Sales and Use Tax¹</u>			
Light Industrial/Business Park Sales Tax (@ 1 percent of taxable sales)	n/a	\$1,394,263	\$1,394,263
<i>plus</i>			
Use Tax (@ 10.2 percent of sales tax)	n/a	\$142,215	\$142,215
<i>equals</i>			
Total Estimated Non-Retail Sales and Use Tax	\$508,756	\$1,536,478	\$2,045,234
<u>Estimated Total Sales and Use Tax¹</u>			
Retail Commercial Sales and Use Tax	\$440,306	\$1,338,366	\$1,778,672
Non-Retail Sales and Use Tax	<u>508,756</u>	<u>1,536,478</u>	<u>2,045,234</u>
Total Estimated Sales and Use Tax	\$949,062	\$2,874,844	\$3,823,906
D. ALLOCATION OF SALES AND USE TAX			
<u>Property Tax In-Lieu of Sales Tax (@ 25 percent of total sales and use tax)</u>			
Retail Commercial	\$110,076	\$334,592	\$444,668
Light Industrial/Business Park	<u>127,189</u>	<u>384,120</u>	<u>511,309</u>
Total Property Tax In-Lieu of Sales Tax	\$237,265	\$718,712	\$955,977
<u>Retail Sales and Use Tax (@ 75 percent of total sales and use tax)</u>			
	\$330,230	\$1,003,774	\$1,334,004
<u>Non-Retail Sales and Use Tax (@ 75% of total sales and use tax)</u>			
	\$381,567	\$1,152,358	\$1,533,925
Total Estimated Sales and Use Tax	\$949,062	\$2,874,844	\$3,823,906

Note: 1. Hinderliter de Llamas and Associates (HdL) provided estimated existing sales and use tax for the Temescal Canyon Annexation Area. and Associates (HdL). The HdL data did not include a breakdown of the sales tax and the use tax, therefore the total sales and use tax is shown for the existing development.

Sources: Stanley R. Hoffman Associates, Inc.
Hinderliter de Llamas and Associates, "Temescal Canyon Sales Tax Revenues, Fiscal Year 2010-2011", July 25, 2011

Taxable sales for incremental growth are estimated at about \$260.88 million. Incremental taxable sales are projected assuming that 85 percent of the proposed general commercial development is retail commercial and the remaining general commercial development is service commercial.

Estimated Sales and Use Tax. Panel C of Table 2-3 presents the estimated existing sales and use tax from HdL and the projected sales and use tax based on the estimated incremental taxable sales. Sales tax is projected at one percent of taxable sales and use tax is projected at 10.2 percent of sales tax. After buildout of the incremental taxable square feet, sales and use tax is projected at \$3.82 million for the Temescal Canyon Annexation Area. About \$949,062 sales and use tax is estimated for the existing development and the remaining \$2.87 million of sales and use tax is estimated for the incremental taxable square feet.

Allocation of Sales and Use Tax. In 2004, the State reduced the local one percent sales tax allocation by 25 percent and replaced this with a dollar-for-dollar allocation of local property tax from County ERAF funds. Therefore, the property tax in lieu of State sales tax is projected based on 25 percent of the estimated retail and non-retail sales and use tax generated. As shown in Panel D of Table 2-3, the allocation of 25 percent of the retail and non-retail sales and use tax totals \$955,977 after buildout of the Temescal Canyon Annexation Area. The remaining 75 percent of the total retail sales and use tax is projected at about \$1.33 million and the remaining non-retail sales and use tax is projected at about \$1.53 million after buildout.

CHAPTER 3 FISCAL IMPACTS

This chapter describes the fiscal analysis of the Temescal Canyon Annexation Area. Fiscal impacts are first presented to the City of Corona General Fund followed by the projected recurring revenues to the City's road-related funds. Section 3.3 of this chapter presents the projected property tax increment to the County Redevelopment Agency. Fiscal impacts are shown in constant 2011 dollars with no adjustment for possible future inflation.

3.1 General Fund Projected Fiscal Impacts

Table 3-1 summarizes the recurring fiscal impacts and Table 3-2 presents the detailed fiscal projections.

City General Fund

A recurring surplus is projected to the City General Fund upon annexation of the Temescal Canyon Annexation Area. The projected surplus is \$1,002,169 after buildout and is comprised of a projected recurring surplus of \$540,177 for the existing development and \$461,992 for the incremental development. The projected surplus of \$1,002,169 after buildout is based on recurring revenues of about \$14.90 million and projected costs of about \$13.90 million. The revenue/cost ratio after buildout is 1.07, meaning that for every dollar of costs, \$1.07 of revenues are projected.

Projected Recurring Revenues. Property tax, sales and use tax and property tax in lieu of MVLF revenues are the largest projected recurring revenues for the annexation area. These three revenues sources account for about 72 percent of total projected recurring revenues after buildout.

Projected Recurring Costs. Police protection, fire protection and general government are the largest projected recurring costs and account for about 80 percent of total projected recurring costs for the annexation area after buildout.

3.2 Other Road-Related City Funds

Projected recurring revenues to the City's road-related funds are presented in Panel B of Table 3-2.

City Gas Tax Fund

Recurring state gasoline taxes are projected at \$663,439 for the annexation area after buildout and are comprised of \$391,227 for existing development and \$272,212 for incremental development.

Table 3-1
Summary of Projected Recurring Fiscal Impacts
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development	Incremental Development	Total Development
A. CITY GENERAL FUND			
Annual Recurring Revenues	\$6,839,549	\$8,064,318	\$14,903,867
Annual Recurring Costs	<u>\$6,299,372</u>	<u>\$7,602,326</u>	<u>\$13,901,698</u>
Net Annual Surplus	\$540,177	\$461,992	\$1,002,169
Revenue/Cost Ratio	1.09	1.06	1.07
B. OTHER ROAD-RELATED CITY FUNDS			
<u>Annual Recurring Revenues</u>			
State Gas Tax Fund	\$391,227	\$272,212	\$663,439
Measure A/Local Streets Fund	<u>\$278,976</u>	<u>\$194,109</u>	<u>\$473,085</u>
Total Other Funds Recurring Revenues	\$670,203	\$466,321	\$1,136,524
C. COUNTY REDEVELOPMENT AREA¹			
Annual Recurring Property Tax Increment	\$1,922,888	\$961,349	\$2,884,237

Note: 1. The property tax increment is projected for RDA 1-1986 Project Area within the Annexation Area boundary. However, the State of California has recently eliminated redevelopment. The current RDA Project Area will go through a transition period where redevelopment property tax increment will be redistributed depending upon outstanding obligations and various agencies' shares of the increment. The disposition of the property tax increment has not been determined at this time. The City's General Fund could potentially receive more property tax increment.

Source: Stanley R. Hoffman Associates, Inc.

Measure A /Local Streets Funds

Recurring revenues to the Measure A and Local Streets Funds are projected at \$473,085 for the annexation area after buildout. Of this total amount, recurring revenues are projected at \$278,976 for existing development and recurring revenues of \$194,109 are projected for incremental development.

3.3 Redevelopment Area

As shown in Panel C of Table 3-2, property tax increment, before any pass throughs or housing set-aside, to the County Redevelopment Project Area located in the Temescal Canyon Annexation Area is projected at about \$2.88 million after buildout. Of this total, recurring property tax increment for existing development is projected at about \$1.92 million and the remaining property tax increment of \$961,349 is projected for the incremental development. Redevelopment has recently been eliminated by the State of California. The current Redevelopment Project Area within the Annexation Area will go through a transition period where redevelopment property tax increment will be redistributed depending upon outstanding obligations and various agencies' shares of the increment. The disposition of the property tax increment has not been determined at this time. The City's General Fund could potentially receive more property tax increment.

Table 3-2
Detailed Projected Recurring Fiscal Impacts
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Existing Development	Incremental Development	Total Development	Percent of Total
A. GENERAL FUND				
Annual Recurring Revenues				
Property tax	\$3,791,714	\$2,202,293	\$5,994,007	40.2%
Property tax in lieu of MVLF ¹	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	23,494	16,347	39,841	0.3%
Current services	170,761	169,772	340,533	2.3%
Other revenues	77,822	77,371	155,194	1.0%
Recreation revenue	42,016	41,772	83,788	0.6%
Library revenue	10,235	7,122	17,357	0.1%
Other ECB owned revenue	80,892	80,424	161,316	1.1%
Business licenses	373,363	371,201	744,564	5.0%
Administrative services to other funds	259,954	258,449	518,403	3.5%
In lieu charges to other funds	32,260	32,073	64,333	0.4%
Interest earned on investments	217,361	256,284	473,645	3.2%
Total Recurring Revenues	\$6,839,549	\$8,064,318	\$14,903,867	100.0%
Annual Recurring 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 ²	0	151,276	151,276	1.1%
Park maintenance ²	0	531,302	531,302	3.8%
Urban forestry	22,960	22,828	45,788	0.3%
Recreation services ²	0	108,226	108,226	0.8%
Community services ²	0	89,551	89,551	0.6%
General government	1,177,931	1,421,573	2,599,504	18.7%
Total Recurring Costs	\$6,299,372	\$7,602,326	\$13,901,698	100.0%
Net Annual Surplus	\$540,177	\$461,992	\$1,002,169	
Revenue/Cost Ratio	1.09	1.06	1.07	
B. OTHER FUNDS				
Annual Recurring Revenues				
State Gas Tax Fund	\$391,227	\$272,212	\$663,439	
Measure A/Local Streets Fund	\$278,976	\$194,109	\$473,085	
Total Other Funds Recurring Revenues	\$670,203	\$466,321	\$1,136,524	
C. COUNTY REDEVELOPMENT AREA³				
Annual Property Tax Increment	\$1,922,888	\$961,349	\$2,884,237	

- Note: 1. Per the recently adopted SB89 legislation, the City will not receive any property tax in lieu of vehicle license fees (VLF) for the existing development in the annexation area. The city will receive property tax in lieu VLF based on the increase in assessed valuation from new development after annexation.
2. The City is currently providing library, park, recreation and community services to the Temescal Canyon annexation area. Therefore, these costs have been estimated for the incremental development only.
3. The property tax increment is projected for RDA 1-1986 Project Area within the Annexation Area boundary. However, the State of California has recently eliminated redevelopment. The current RDA Project Area will go through a transition period where redevelopment property tax increment will be redistributed depending upon outstanding obligations and various agencies' share of the increment. The disposition of the property tax increment has not been determined at this time. The City's General Fund could potentially receive more property tax increment.

Source: Stanley R. Hoffman Associates, Inc.

CHAPTER 4 FISCAL ASSUMPTIONS

This chapter includes the revenue and cost assumptions for the Temescal Canyon Annexation Area fiscal analysis. General City demographic and employment assumptions used for calculating fiscal factors are first presented. The revenue assumptions for projecting recurring revenues are then presented followed by the cost assumptions for projecting recurring costs. Revenue and cost assumptions are based on the *City of Corona, Fiscal Year 2010-2011 Adopted Annual Budget*, with adjustments based on discussions with key City staff, and the general assumptions presented in this chapter.

4.1 General Assumptions

The general assumptions used in the fiscal analysis are presented in Table 4-1. These assumptions include population, housing units and employment estimates for the City of Corona. The assumptions are based on the Census 2010, the California Department of Finance (DOF), *E-5 City/County Population and Housing Estimates* for 2010 and the 2010 employment estimate from the Southern California Association of Governments (SCAG), *RTP 2012 Growth Forecast*.

Population

As shown in Table 4-1, the Census 2010 estimates the City's resident population at 152,374. This total City population estimate is used for projecting certain revenues and costs on a per capita basis, such as State subvended motor vehicle license fees. Household population is estimated at 151,742 based on the 632 group quarters population estimated by DOF for 2010.

Housing Units

The Census 2010 estimates 47,174 total housing units and 44,950 occupied housing units, or households, for the City.

Employment

The 2010 employment estimate of 73,597 is based on an interpolation of the SCAG 2008 and 2020 employment projections from SCAG's *RTP 2012 Growth Forecast*.

Service Population

Several revenues and costs are impacted by both population and employment growth, such as franchise taxes and police costs. Therefore, these fiscal factors are estimated by allocating total

**Table 4-1
General City Assumptions
Temescal Canyon Annexation Area, City of Corona**

Assumption	Description
	<u>Population and Housing</u>
152,374	Total resident population - Census 2010
151,742	Household population - estimated by SRHA
632	Group quarters population - DOF 2010
47,174	Total housing units - Census 2010
44,950	Occupied housing units - Census 2010
	<u>Employment</u>
73,597	Total City employment - SCAG
	<u>Service Population¹</u>
152,374	Total resident population
<u>36,799</u>	<u>Employment at 50 percent of total employment</u>
189,173	Total Service Population

Note: 1. This analysis defines service population as the resident population plus employment weighted at 50 percent. Employment is weighted at 50% to account for the estimated less frequent use of City services by employment versus population.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, 2010 Census
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark*, Sacramento, California, May 2010
Southern California Association of Governments (SCAG) *RTP 2012 Growth Forecast*, November 2010

budgeted revenues or costs to both population and employment. For these revenues and costs, the City employment estimate was weighted at 50 percent to account for the estimated less frequent use of City public services by employment versus population.

As shown in Table 4-1, the service population for Corona is estimated at 189,173. This estimate includes the resident population of 152,374 and the estimated weighted employment of 36,799 (estimated at 50 percent of total employment).

4.2 Revenue Assumptions

The revenue factors that are used to project revenues generated by land uses and the population and employment for the Temescal Canyon Annexation Area are summarized in Table 4-2. The detailed General Fund recurring revenues for Fiscal Year (FY) 2010-2011 are presented in Appendix Table

Table 4-2
Summary of Projected Recurring Revenue Factors
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

	FY 2010-2011 Recurring Revenues	Projection Method and/or Assumptions	Projection Factor
GENERAL FUND			
<u>Property and Other Taxes</u>			
Property taxes	\$22,611,651	Valuation assumptions	11.9% Average for Temescal Canyon annexation
Property Tax in lieu of MVLF ¹	\$10,427,859	Assessed valuation and Case Study	\$493 per \$1,000,000 increase in assessed valuation
Sales and use tax	\$21,000,000	Case study	1.0% Retail sales tax percentage 10.2% Use tax percentage
Sales Tax Compensation	\$7,000,000		25.0% of total sales tax
Transient occupancy tax	\$0	Room and occupancy rates	10% of room receipts
Franchises	\$4,434,460	Service population	\$23.44 per service population
Property transfer tax	\$478,960	Valuation & turnover	\$0.55 per \$1,000 of turnover assessed valuation 5% estimated residential turnover rate 5% estimated non-residential turnover rate
Sales tax - Proposition 172	\$1,310,555	Population	\$8.60 per capita
<u>Licenses, Fees and Permits</u>	\$101,300	Service population	\$0.54 per service population
<u>Fines, Penalties and Forfeitures</u>			
Business license penalties	\$75,000	Employment	\$1.02 per employee
Code/parking/traffic fines & penalties	\$1,789,250	Service population	\$9.46 per service population
<u>Investment Earnings</u>	\$2,597,215	Percentage of Fund revenue	3.3% of non-interest General Fund revenues
<u>Intergovernmental Revenues</u>	\$230,000	Population	\$1.51 per capita
<u>Current Services</u>	\$1,969,115	Service population	\$10.41 per service population
<u>Other Revenues</u>	\$897,400	Service population	\$4.74 per service population
<u>Recreation Revenues</u>	\$484,500	Service population	\$2.56 per service population
<u>Animal licenses and fees</u>	\$345,850	Population	\$2.27 per capita
<u>Library revenues</u>	\$100,200	Population	\$0.66 per capita
<u>Other ECB Owned Revenue</u>	\$932,800	Service population	\$4.93 per service population
<u>Payments in Lieu of Services</u>			
Business license taxes	\$1,600,000	Employment	\$21.74 per employee
Administrative services to other funds	\$2,997,644	Service population	\$15.85 per service population
In lieu charges to other funds	\$372,000	Service population	\$1.97 per service population
GAS TAX FUND			
State Gas Tax	\$3,766,428	Population	\$24.72 per capita
Interest on Fund Investments	\$63,496	Percentage of Fund revenue	1.7% of non-interest Gas Tax Fund revenues
MEASURE A FUND - 227			
Measure A Tax	\$2,468,000	Population	\$16.20 per capita
Interest on Fund Investments	\$263,044	Percentage of Fund revenue	10.7% of non-interest Gas Tax Fund revenues

Note: 1. Property tax in lieu of MVLF revenues are received by cities and counties to offset the State reduction in motor vehicle license fees, which began in 2004. Under State law, the increase in property tax in lieu of MVLF is based on the increase in assessed valuation in the jurisdiction. For new development in the area after annexation, property tax in lieu of MVLF is based on the increase in the City's assessed valuation over the 2004/2005 to 2009/2010 period, as shown in Table 4-4. Per the recently adopted SB89 legislation, the City will not receive any property tax in lieu of MVLF for the existing development in the annexation area.

Sources: Stanley R. Hoffman Associates, Inc.
City of Corona, *Fiscal Year 2010-2011, Adopted Annual Budget*
City of Corona, Finance Department

B-1. Appendix Table B-2 presents the recurring revenues to the road related funds. The applicable revenues in the budget and the general demographic assumptions presented earlier in Table 4-1 are used as the basis for calculating the revenue factors that are summarized in Table 4-2.

Revenue sources considered to be non-recurring or one-time, such as fees, grants and reimbursements are deducted from total revenues to estimate recurring revenues. Revenues attributable to Building, Planning and Public Works, such as plan check, planning application, and engineering and inspection fees, are viewed as one-time fees and are not used to calculate recurring revenue factors.

General Fund Revenues

Property Tax. Property tax revenues are projected based on the City's current estimated share of the one percent property tax levy on the estimated valuation of the development outside the Redevelopment Project Area. As shown in Table 4-3, the General Fund property tax allocation rate upon annexation of the Temescal Canyon Annexation Area to the City is estimated at about 11.9 percent of the basic one percent tax levy. The property tax allocation is based on an average of the tax rate areas (TRAs) allocations in which the annexation area is located. Because the State of California recently eliminated redevelopment, the allocations of the property tax increment could change. However, the disposition of the redevelopment property tax increment is unknown at this time.

Upon annexation, and based on the current property tax allocations, the Riverside County General Fund will shift 25 percent of the County's current allocation of 15.6 percent (or 3.9 percent) to the City of Corona General Fund. The City General Fund will also receive the current allocations to the County Fire Protection District (about 6.4 percent) and the County Library (about 1.6 percent). Upon annexation, the City will provide fire protection and library services to the annexation area.

Property Tax In-Lieu Motor Vehicle License Fee (MVLf). These revenues are received by the City to offset the State reduction of motor vehicle license fees. The amount received is calculated by the State and grows with the change in gross assessed valuation of taxable property in the jurisdiction from the prior year. As shown in Table 4-4, the property tax in lieu of MVLf in the City is projected to increase at \$493 per million dollars of assessed valuation. This factor is based on the change in assessed valuation and property tax in lieu of MVLf over the period from fiscal year 2004/2005 to fiscal year 2010/2011, adjusted to current dollars.

**Table 4-3
Tax Rate Area (TRA) Property Tax Allocations Prior To and Upon Annexation
Temescal Canyon Annexation Area, City of Corona**

Description of Fund ¹	Temescal Canyon Annexation Area ²		
	Prior to Annexation	Upon Annexation ³	
	Riverside County	Riverside County	City of Corona
General Fund	15.6%	11.7%	3.9%
Fire Protection	6.4%	n/a	6.4%
Library	1.6%	n/a	<u>1.6%</u>
Total	23.6%	11.7%	11.9%

- Notes: 1. Only the property tax allocations for the funds analyzed in this report are presented in this table.
2. Tax rate allocations are adjusted for the shift to the Education Realignment Augmentation Fund (ERAF).
3. The fiscal analysis assumes that upon annexation of the Temescal Canyon area, 25 percent of the current average allocation of 15.6 percent to the County General Fund will shift to the City of Corona General Fund. In addition to this shift of about 3.9 percent, the Corona General Fund will receive the total current average property tax allocations to the County Fire Department (6.4 percent) and the County Library District (1.6 percent) because the City will assume provision of fire and library services upon annexation of the area. The total average property tax allocation to the City General Fund upon annexation of the area is estimated at about 11.9 percent of the basic one percent property tax levy.

Source: Stanley R. Hoffman Associates, Inc.
Riverside County Auditor-Controller's Office, Property Tax Division, 4/4/2011

**Table 4-4
Estimated Property Tax In-Lieu Motor Vehicle License Fee (MVLFF) Factor
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)**

Category	2004/2005	2010/2011	Change in MVLFF
<u>Nominal Dollars</u>			
Property Tax - MVLFF	\$8,014,541	\$10,427,859	\$2,413,318
Assessed Valuation	\$12,083,931,511	\$16,353,397,817	\$4,269,466,306
MVLFF Increase per Assessed Valuation (AV) Increase	0.000663	0.000638	0.000565
MVLFF Increase per \$1,000,000 increase in AV	\$663	\$638	\$565
<u>Consumer Price Index</u>			
January 2005 = 195.4			
January 2010 = 224.6			
Change Factor = 1.15			
<u>2011 Constant Dollars</u>			
Property Tax - MVLFF	\$9,216,722	\$10,427,859	\$1,211,137
Assessed Valuation	\$13,896,521,238	\$16,353,397,817	\$2,456,876,579
VLF Increase per Assessed Valuation (AV) Increase	0.000663	0.000638	0.000493
VLF Increase per \$1,000,000 increase in AV	\$663	\$638	\$493

Note: 1. Property tax in lieu of MVLFF revenues are received by cities and counties to offset the State reduction in motor vehicle license fees which began in 2004. Under State law, the increase in property tax in lieu of MVLFF is based on the increase in assessed valuation in the jurisdiction.

Sources: Stanley R. Hoffman Associates, Inc.
State Controller's Office, Division of Account and Reporting, *Revenue and Taxation Code Section 97.90 © 1 (B) (i) Vehicle License Fee Adjustment Amounts*, 2004-2005
City of Corona, *Fiscal Year 2010-2011, Adopted Annual Budget*
Riverside County Assessor, *Assessed Value for Cities, 2010/2011*, riverside.asrcrkrec.com

Per State law, when an annexation occurs the existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City. Prior to the recently passed SB89 legislation, a City received property tax in lieu of MVLF for the existing development in the annexation area at \$50 per capita annually, based on the estimated population of the annexation area at the time of annexation. Based on the new SB89 legislation, an annexing City will no longer receive property tax in lieu of MVLF for the existing assessed valuation in the area being annexed. The City will receive property tax in-lieu of MVLF based on the change in its gross assessed valuation of taxable property for new development in the annexed area.

Sales and Use Tax. As part of the total sales tax levied by the State, all cities and counties in the State generally receive a basic one percent (1.0 percent) sales tax and have the option to levy additional sales taxes under certain circumstances. In addition to sales tax revenue, the City receives revenues from the use tax, which is levied on shipments into the state and on construction materials for new residential and non-residential development not allocated to a situs location. Use tax is allocated by the State Board of Equalization (BOE) to counties and cities based on each jurisdiction's proportion of countywide and statewide direct taxable sales.

Sales Tax. Current sales tax for the annexation area is provided by Hinderliter de Llamas and Associates. Sales tax is projected based on the taxable sales generated by the retail and non-retail land uses in the annexation area.

Use Tax. Table 4-5 presents the City sales and use tax for Calendar Year 2010 provided by Hinderliter de Llamas and Associates (HdL). HdL estimates that \$2.51 million was use tax while total point-of-sale sales tax was estimated at about \$24.72 million. Therefore, use tax revenues to the City of Corona are estimated at an additional 10.2 percent of point-of-sale sales tax.

Sales Tax Compensation (Property Tax In-Lieu of Sales Tax). In 2004 the State reduced the local one percent sales tax allocation by 25 percent and replaced this with a dollar-for-dollar allocation of local property tax from County ERAF funds. Therefore, the property tax in lieu of State sales tax is projected based on 25 percent of the estimated retail and non-retail sales and use tax generated.

Transient Occupancy Tax. The City collects a tax of 10 percent of room receipts on lodging within the City. Transient occupancy tax is not projected because lodging is not planned for the annexation area.

Table 4-5
Calculation of Use Tax Factor
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

City of Corona	Amount
<u>Use Tax</u>	
County Pool	\$2,500,161
State Pool	<u>12,894</u>
Total Use Tax	\$2,513,055
	<i>divided by</i>
<u>Point-of-Sale</u>	\$24,718,015
	<i>equals</i>
Use Tax Rate	10.2%

Note: 1. The use tax rate is the County Pool plus the State Pool divided by point-of-sale taxable sales tax.

Sources: Stanley R. Hoffman Associates, Inc.
The HdL Companies, *Sales Tax Allocation Totals, Calendar Year 2010*

Franchise Fees. The City receives a franchise fee from natural gas, electricity, telephone/mobile and cable businesses within Corona for use of public rights-of-way. As shown in Table 4-2, based on the City Fiscal Year (FY) 2010-2011 franchise revenues of \$4.43 million and the City’s estimated service population of 189,173, franchise taxes are projected at \$23.44 per service population.

Property Transfer Tax. Sales of real property are taxed by the County of Riverside at a rate of \$1.10 per \$1,000 of property value. For property located in the City, property transfer tax is divided equally between the City and the County, with the City receiving \$0.55 per \$1,000 of transferred property value. As shown in Table 4-6, residential development is assumed to change ownership at an average rate of about 5.0 percent per year, or on the average of once every 20 years, based on year householder moved survey data from the U.S. Bureau of the Census, *American Community Survey* for 2009. While change of ownership data is not available for non-residential development, the fiscal analysis assumes the same change of ownership at an average rate of about 5.0 percent per year for non-residential development.

Proposition 172 Sales Tax (Half-Cent Sales Tax). As shown in Table 4-2, Proposition 172 half-cent sales tax for FY 2010-2011 is estimated at \$1.31 million. Based on this amount and the City population of 152,374, Proposition 172 sales tax is projected at \$8.60 per capita.

Table 4-6
Estimated Residential Turnover Rate
Temescal Canyon Annexation Area, City of Corona

Category	Occupied Housing Units	Percent of Total
Total Owner Occupied:	30,410	100%
Moved in 2005 or later	5,629	19%
Annual Turnover Rate¹	1,407	5%
Moved in 2000 to 2004	10,689	35%
Moved in 1990 to 1999	9,356	31%
Moved in 1980 to 1989	3,156	10%
Moved in 1970 to 1979	1,061	3%
Moved in 1969 or earlier	519	2%

Note: 1. The annual turnover rate is based on the assumption of four years for the 2005 or later period.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, American Community Survey (ACS), 2009

Licenses, Fees and Permits. Based on FY 2010-2011 revenues of about \$101,300 and the City service population estimate of 189,173, these revenues are projected at \$0.54 per service population.

Business License Penalties. These revenues are projected at \$1.02 per employee based on the City Budget amount of \$75,000 and the City total employment estimate of 73,597.

City Code/Parking/Traffic Fines and Penalties. As shown in Table 4-2, these revenues are projected at \$9.46 per service population based on the City's service population estimate of 189,173 and the City Budget estimated fines of about \$1.79 million.

Investment Earnings. Investment earnings are currently estimated at about 3.3 percent of recurring, non-interest General Fund revenues. This factor is based on FY 2010-2011 interest on investments of about \$2.60 million and non-interest recurring revenues of about \$79.13 million.

Intergovernmental Revenues. These revenues include the reduced allocation of motor vehicle in-lieu tax and POST reimbursements by the State. Intergovernmental revenues are projected at \$1.51 per capita based on the FY 2010-2011 revenue amount of \$230,000 and the City population estimate.

Current Services. Charges for services include document processing, copying, police and fire fees, services to other programs, abandoned vehicle fees, tipping fees, miscellaneous charges/damage

reimbursements/other revenues. As shown in Table 4-2, based on the City FY 2010-2011 revenue amounts totaling about \$1.97 million for these services and the City's service population estimate of 189,173, current services revenues are projected at \$10.41 per service population.

Other Revenues. Paramedic and other miscellaneous revenues are included in this category and are projected at \$4.74 per service population based on the budget revenues of \$897,400 and the City's estimated service population of 189,173.

Recreation Revenues. Based on the City's FY 2010-2011 budget estimate of \$484,500 and the City's service population estimate, these revenues are projected at \$2.56 per service population.

Animal Licenses and Fees. As shown in Table 4-2, animal licenses and fees are projected at \$2.27 per capita based on the FY 2010-2011 revenue amount of \$345,850 and the existing City population estimate of 152,374.

Library Revenues. These revenues are projected at \$0.66 per capita based on FY 2010-2011 estimated revenues of \$100,200 and the City population estimate of 152,374.

Other Expenditure Control Budget (ECB) Revenues. This category includes reimbursements for police, fire, emergency and other services, and is projected at \$4.93 per service population based on budgeted revenues of \$932,800 and the City's service population estimate of 189,173.

Business License Taxes. As shown in Table 4-2, these revenues are projected at \$21.74 per employee based on FY 2010-2011 business license revenues of about \$1.60 million and the City's total employment estimate of 73,597.

Administrative Services to Other Funds. These revenues are received for providing General Fund services to selected non-General Government functions that impact both population and employment. Based on discussion with City Finance Department staff, the City currently provides administrative services for utility funds serving the Temescal Canyon annexation area. Therefore, the current revenue received by the City of \$5,329,145 for these services is subtracted from budgeted FY 2010-2011 amount of \$8,326,789 for administrative services to other funds.

As shown in Table 4-2, based on the net revenues of \$2,997,644, administrative services to other funds for the Temescal Canyon Annexation area are projected at \$15.85 per service population based on Budget revenues of about \$3.00 million and the combined City's service population estimate of 189,173.

In Lieu Charges to Other Funds. These revenues include charges to non-General Funds, and are projected at \$1.97 per service population based on Budget revenues of \$372,000 and the City's service population estimate of 189,173.

Gas Tax Fund

Revenues in this Fund include State gasoline tax and interest earned on Fund investments. Gas tax revenues are earmarked for road related costs, including capital and maintenance functions. As shown in Table 4-2, State gasoline taxes for Corona are projected at \$24.72 per capita based on the FY 2010-2011 revenue amount of about \$3.77 million and the City's population estimate of 152,374. Interest earned on Fund investments are projected at 1.7 percent of non-interest recurring Fund revenues.

Measure A Fund - 227

Measure A is a fund to account for the money generated by a Riverside County one-half percent sales tax. The money is used to maintain and construct local streets and roads. Measure A Fund revenues are projected at \$16.20 per capita based on FY 2010-2011 estimated revenues of about \$2.47 million and the City population of 152,374. Interest earned on Fund investments are projected at 10.7 percent of non-interest recurring Fund revenues.

4.3 Cost Assumptions

Table 4-7 presents the General Fund FY 2010-2011 recurring costs. The cost factors for each of the cost categories in the General Fund are presented in Table 4-8. As with revenue factors, cost factors become assumptions for the fiscal analysis, and are used to project recurring costs generated by the population and employment for the Temescal Canyon Annexation Area.

General Government

General government costs include City Council, City Management Services, City Treasurer, Human Resources, Information Technology, Finance and non-departmental costs. Costs for general government services are viewed as citywide overhead and are projected using an overhead rate applied to departmental line costs. Panel A of Table 4-7 presents the allocation of General Fund costs between non-departmental general government functions and departmental functions.

As shown in Panel B of Table 4-7, when the estimated general government costs of about \$25.46 million are divided by the estimated non-general government costs, or direct costs, of about \$83.23 million, the estimated annual overhead rate is 30.6 percent. Based on discussion with City Finance

Table 4-7
Summary of General Fund Expenditures
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

A. GENERAL FUND EXPENDITURES			
Cost Category	General Fund		
	FY 2010-2011 Costs	General Overhead	Direct Costs
<u>General Government Costs</u>			
<u>General</u>			
City Council	\$139,659	\$139,659	\$0
Management Services	1,379,649	1,379,649	0
Treasurer	15,412	15,412	0
Human Resources	1,926,332	1,926,332	0
Information Technology	1,839,752	1,839,752	0
Finance	<u>3,434,455</u>	<u>3,434,455</u>	0
Total General	8,735,259	8,735,259	0
<u>Non-Departmental</u>			
Debt Service	\$4,691,801	\$4,691,801	\$0
General Government	9,493,205	9,493,205	0
Capital Projects	1,724,401	1,724,401	0
Separations Fund	720,000	720,000	0
City Facilities Fund	<u>95,500</u>	<u>95,500</u>	<u>0</u>
Total Non-Departmental	\$16,724,907	\$16,724,907	\$0
Total General Government	\$25,460,166	\$25,460,166	\$0
<u>Direct General Fund Costs</u>			
Community Development	\$2,826,445		\$2,826,445
Building	\$0		\$0
Fire	\$21,501,030		\$21,501,030
Police	\$41,001,592		\$41,001,592
Public Works	\$8,931,923		\$8,931,923
Library	\$2,128,398		\$2,128,398
Parks and Community Services:			
Department administration	\$836,983		\$836,983
Park maintenance	\$3,907,534		\$3,907,534
Urban forestry	\$264,767		\$264,767
Recreation services	\$1,101,791		\$1,101,791
Community services	<u>\$734,325</u>		<u>\$734,325</u>
Total Parks and Community Services	\$6,845,400		\$6,845,400
Total Direct General Fund Costs	\$83,234,788		\$83,234,788
General Fund Total	\$108,694,954	\$25,460,166	\$83,234,788
B. CALCULATION OF GENERAL GOVERNMENT OVERHEAD COSTS			
General Government Expenditures			\$25,460,166
Direct General Fund Costs		<i>divided by</i>	\$83,234,788
Current General Government Overhead Rate		<i>equals</i>	30.6%
Marginal Increase in General Government Costs Estimated @ 75% of Total Overhead Rate			23.0%
<p>Note: 1. General government costs for the project are not assumed to increase on a one-to-one basis. Therefore, the fiscal analysis projects general government at a marginal rate of 75 percent, or 23.0 percent of direct recurring costs.</p> <p>Sources: Stanley R. Hoffman Associates, Inc. City of Corona, California, <i>Fiscal Year 2010-11 Adopted Annual Budget</i></p>			

Table 4-8
Summary of Projected Recurring Cost Factors
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Cost Category	FY 2010-2011 Costs	Net Cost	Projection Method and/or Assumptions	Projection Factor
<u>General Government</u>	\$25,460,166	\$25,460,166	Case Study	23.0% of other General Fund costs
<u>Community Development</u> ¹	\$2,826,445	\$1,468,795	Service Population	\$7.76 per service population
<u>Fire Department</u> ²	\$21,501,030	\$21,501,030	Case study	<u>average annual cost</u> \$1,496,535 existing development \$2,068,489 new development \$3,565,024 buildout
<u>Police Department</u> ³	\$41,001,592	\$41,001,592	Case study	<u>average annual cost</u> \$2,700,000 existing development \$2,312,359 new development \$5,012,359 buildout
<u>Public Works</u> ⁴	\$8,931,923	\$8,931,923	Service Population	\$47.22 per service population
<u>Library</u>	\$2,128,398	\$2,128,398	Per capita	\$13.97 per capita
<u>Parks, Recreation and Community Services</u>				
Department administration	\$836,983	\$836,983	Share of department costs	13.9% of department costs
Park maintenance	\$3,907,534	\$3,907,534	363 developed City park acres	\$10,765 per developed park acre
Urban forestry	\$264,767	\$264,767	Per Service Population	\$1.40 per service population
Recreation services	\$1,101,791	\$1,101,791	Per Service Population	\$5.82 per service population
Community services	\$734,325	\$734,325	Per capita	\$4.82 per capita

Note: 1. Community development costs are projected based on net costs after budgeted costs are adjusted by estimated one-time revenues, as shown in Table 4-9.
2. Fire costs for the Temescal Canyon Annexation Area are summarized in Table 4-10.
3. Police costs for the Temescal Canyon Annexation Area are summarized in Table 4-11.
4. Public works includes street maintenance, traffic signal maintenance, street sweeping, drain maintenance, and weed abatement.

Sources: Stanley R. Hoffman Associates, Inc.
City of Corona, California, *Fiscal Year 2010-11 Adopted Annual Budget*

staff, the general government costs are not assumed to increase on a one-to-one basis for the annexation area. Therefore, general government overhead is projected to increase at a marginal rate of 75 percent, or at 23.0 percent of projected direct General fund costs.

Community Development Services

As shown in Table 4-8, development services costs are projected at \$7.76 per service population based on annual net costs of about \$1.47 million (\$2.83 million minus \$1.36 million) and the City service population estimate of 189,173.

Development services expenditures are based on the total expenditures of about \$2.83 million as reported in the City's FY 2010-2011 budget minus projected building permit and plan check revenues of about \$1.36 million, as presented in Table 4-9. Building permit and plan check revenues are not projected in the fiscal analysis; therefore, they are removed from development services costs.

Table 4-9
Estimated Annual Net Community Development Costs
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Amount
<u>Community Development/Planning Costs</u>	\$2,826,445
<i>minus</i>	
<u>One-Time Revenues</u>	
<u>Licenses, Fees and Permits</u>	
Plumbing Permits	\$45,800
Electrical Permits	82,500
Miscellaneous Building Permits	26,250
Heating and AC Permits	92,250
Public Works Permits	\$50,000
Overload Permits	\$15,000
Occupancy Fees	\$199,350
Encroachment Permits	<u>\$5,000</u>
	\$516,150
<u>Current Services</u>	
Plan Check - Building	\$95,500
Plan Check - Public Works	\$212,000
Planning Application Fees	\$190,000
Engineering and Inspection	\$328,000
Landscape Inspection	\$2,000
Reimbursed Expenses - Miscellaneous Plan Fees	<u>\$14,000</u>
	\$841,500
Total One-Time Revenues	\$1,357,650
<i>equals</i>	
<u>Recurring Net Community Development/Planning Costs</u>	\$1,468,795

Sources: Stanley R. Hoffman Associates, Inc.

City of Corona, California, *Fiscal Year 2010-11 Adopted Annual Budget*

Fire Department

Upon annexation, the City will provide fire protection to the Annexation Area utilizing two Fire Stations, each with a single engine company. Corona's existing Station 7 will provide coverage south to Temescal Canyon Road and Riverside County Fire Department Station 64 will provide coverage from Temescal Canyon Road to the new southern City boundary. This requires the City to enter into an Automatic Aid Agreement with the Riverside County Fire Department. A second Truck Company will be placed back into service. Additional fire resources needed on a multiple response would come from existing Corona Fire Stations. Future development in the Annexation

Area would require an additional Fire Station with a single engine company for an estimated annual operations and maintenance cost of \$2,068,489. The City will enter into a Wildland Agreement with CAL-FIRE at an annual cost of \$96,535. Having Riverside County Fire Department serve a portion of the Temescal Canyon Annexation Area will result in an annual cost savings of about \$668,500.

As summarized in Table 4-10, annual fire protection costs for the existing development are estimated at about \$1,496,535. This cost includes additional staffing for a second Truck Company and the Wildland Agreement costs with CAL-FIRE of \$96,535. Combined with the cost of \$2,068,489 for a single engine company for future development, total annual operations and maintenance fire protection costs after buildout of the Temescal Canyon Annexation Area are estimated at \$3,565,024. Capital costs are not included in this cost estimate.

Police Protection

As shown in Table 4-11, the total annual operations and maintenance costs for police protection to the annexation area are estimated at about \$5,012,359 after buildout. Staffing and equipment for existing development is estimated at \$2,700,000 and police staffing and equipment costs are estimated at \$2,312,359 for future development.

Public Works

Public works costs include services and engineering. As shown on Table 4-8, based on a net cost of \$8.93 million estimated for FY 2010-2011 and the City's service population estimate of 189,173 public works costs are projected at \$47.22 per service population.

Library

As shown on Table 4-8, based on a net cost of about \$2.13 million estimated for FY 2010-2011 and the total City population of 152,374, library costs are projected at \$13.97 per capita.

Parks, Recreation and Community Services

Services provided by this department include department administration, park maintenance, urban forestry, recreation services and community services, as shown in Table 4-8.

Department Administration. Department administration costs are projected at 13.9 percent of other department costs. This administrative cost is estimated based on City Budget administration costs of \$836,983 and remaining department costs of about \$6.00 million.

Park Maintenance. General Fund costs for maintenance of City parks are projected at \$10,765 per developed park acre. Park maintenance costs are estimated based on the current total of 363 developed park acres and FY 2010-2011 estimated park costs of about \$3.91 million.

Table 4-10
Summary of Estimated Annual Fire Protection Costs
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Annual Operations and Maintenance Costs ¹
<u>Existing Development</u>	
Staffing for Second Truck Company	\$1,400,000
Wildland Agreement with CAL-FIRE	<u>\$96,535</u>
Total for Existing Development	\$1,496,535
<u>Future Single Company Fire Station</u>	\$2,068,489
Total Fire Costs after Buildout	\$3,565,024

Note: 1. The fire operations and maintenance costs are provided by the Fire Chief and Community Development Department staff.

Sources: Stanley R. Hoffman Associates, Inc.
Corona Community Development Department and Fire Department, January 2012

Table 4-11
Summary of Estimated Police Protection Costs
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Annual Operations and Maintenance Costs ¹
<u>Existing Development</u>	
Staffing and Equipment	\$2,700,000
<u>Future Development</u>	
Staffing and Equipment	<u>\$2,312,359</u>
Total Police Costs after Buildout	\$5,012,359

Note: 1. The police operations and maintenance costs are provided by the Police Chief and Community Development Department staff.

Sources: Stanley R. Hoffman Associates, Inc.
Corona Community Development Department and Police Department, January 2012

Urban Forestry. Maintenance of the City’s trees is projected at \$1.40 per service population based on FY 2010-2011 costs of \$264,767 and the City’s estimated service population estimate of 189,173.

Recreation Services. Recreation services are projected at \$5.82 per service population based on estimated FY 2010-2011 costs of about \$1.10 million and the estimated City service population.

Community Services. These services are projected at \$4.82 per capita based on estimated FY 2010-2011 expenditures of \$734,325 the City population estimate of 152,374.

**APPENDIX A
LAND USE AND MARKET TABLES**

**Table A-1
Existing Demographics
Temescal Canyon Annexation Area, City of Corona**

Category	Amount
Population	15,565
Total Housing Units	5,433
Persons per Unit	2.86
Vacant Units	350
Vacancy Rate ¹	6.4%
Households (Occupied Units)	5,083
Persons per Household ¹	3.06
Total Employment	1,680
Jobs per Household	0.33

Note: 1. Vacancy rate and persons per household are rounded.

Sources: Stanley R. Hoffman Associates, Inc.
Census 2010
Southern California Association of Governments (SCAG),
RTP 2012 Growth Forecast, November 2010

Table A-2
Detailed Residential Development
Temescal Canyon Annexation Area, City of Corona

Area	Proposed Acres	Units			
		Existing ¹	Incremental	Total ²	
A. SPECIFIC PLANS FROM 2002 LAND USE MAP (EIP) AND 2006 PROPOSED LAND USES (City)					
<u>The Retreat - Non-RDA</u>	Single Family	207.01	494	51	545
<u>Toscana - Non-RDA</u>	Single Family	282.09	n/a	1,541	1,541
	Multiple Family	<u>71.18</u>	<u>n/a</u>	<u>1,168</u>	<u>1,168</u>
Total Toscana		353.27	n/a	2,709	2,709
<u>Sycamore Creek - Non-RDA</u>	Single Family	418.20	1,099	486	1,585
	Multiple Family	<u>22.00</u>	<u>n/a</u>	<u>173</u>	<u>173</u>
Total Sycamore Creek		440.20	1,099	659	1,758
<u>Mountain Springs - Non-RDA</u>	Single Family	261.00	1,571	n/a	1,571
<u>Tom's Farm Area - Non-RDA</u>		n/a	n/a	n/a	n/a
<u>Serrano - RDA</u>		n/a	n/a	n/a	n/a
<u>TRACT 29644 (Behind Wild Rose) - Non-RDA</u>	Single Family	132.78	316	n/a	316
<u>Estate/SF in NW Portion - Non-RDA</u>	Single Family	186.00	75	37	112
<u>Wild Rose- Non-RDA</u>	Single Family	238.50	1,162	n/a	1,162
Total Specific Plans, Non-RDA	Single Family	1,725.58	4,717	2,115	6,832
	Multiple Family	<u>93.18</u>	<u>n/a</u>	<u>1,341</u>	<u>1,341</u>
Total Specific Plans, Non-RDA		1,818.76	4,717	3,456	8,173
B. AREAS NORTH OF SYCAMORE CREEK FROM 2002 LAND USE MAP (EIP)					
Mobile Home Park - Non-RDA		n/a	306	n/a	306
SF Units East of Mountain Springs - Non-RDA		n/a	<u>201</u>	<u>n/a</u>	<u>201</u>
Total Areas North of Sycamore Creek, Non-RDA			507	n/a	507
C. UNITS IN OTHER AREAS					
Single Family Homes - Non-RDA		n/a	102	331	433
Creekside Mobile Home Estates - RDA		n/a	92	n/a	92
Single Family Homes - RDA		n/a	<u>15</u>	<u>n/a</u>	<u>15</u>
Total Other Units			209	331	540
D. TOTAL (A+B+C)					
	Single Family Non-RDA	1,725.58	5,326	2,446	7,772
	Single Family RDA	n/a	107	n/a	107
	Multiple Family Non-RDA	93.18	n/a	1,341	1,341
	Multiple Family RDA	n/a	n/a	n/a	n/a
Total		1,818.76	5,433	3,787	9,220

Note: 1. Existing units are counted from Google Earth and total to the Census 2010 estimate of 5,433 total units for the annexation area.

2. Total units are based on 2002 General Plan Update map from EIP and the 2006 spreadsheet for proposed specific plans and projects from the City and the Sycamore Creek Specific Plan Amendment provided by the City.

Sources: Stanley R. Hoffman Associates, Inc.

Corona General Plan Update, Figure 2.1-20, Sphere of Influence, South Sphere Potential/Approved County Projects and Specific Plans, prepared by EIP, 09/19/02

City of Corona, "2006 Proposed Specific Plans/Projects"

Riverside County Planning Department, Sycamore Creek Specific Plan No. 00256, Amendment 2, Screencheck No. 3, Tentative Tract Map No. 36316 and 36317, December 13, 2010

Google Earth, 2011

Census 2010

Table A-3
Detailed Non- Residential Development
Temescal Canyon Annexation Area, City of Corona

Area	Acres	Square Feet		
		Existing ¹	Incremental	Total ²
A. SPECIFIC PLANS FROM 2002 LAND USE MAP (EIP) AND 2006 PROPOSED LAND USES (City)				
<u>The Retreat - Non-RDA</u>	n/a	n/a	n/a	n/a
<u>Toscana - Non-RDA</u>				
General Commercial	4.41	n/a	48,025	48,025
<u>Sycamore Creek - Non-RDA</u>				
General Commercial	13.80	81,165	69,079	150,244
Sycamore Creek Fire Station #64 (Riverside County)	<u>0.80</u>	<u>9,800</u>	<u>n/a</u>	<u>9,800</u>
Total Sycamore Creek	14.60	90,965	69,079	160,044
<u>Mountain Springs - Non-RDA</u>				
General Commercial	15.30	n/a	166,617	166,617
<u>Tom's Farm Area</u>				
General Commercial, Non-RDA	13.17	46,300	28,195	74,495
General Commercial, RDA	<u>6.00</u>	<u>8,800</u>	<u>28,195</u>	<u>36,995</u>
Total Tom's Farm Area	19.17	55,100	56,389	111,489
<u>Serrano - Non-RDA</u>				
General Commercial	8.80	n/a	172,150	172,150
Office	31.84	n/a	622,540	622,540
Light Industrial	<u>305.77</u>	<u>n/a</u>	<u>5,978,454</u>	<u>5,978,454</u>
Total Serrano	346.41	n/a	6,773,144	6,773,144
<u>TRACT 29644 (Behind Wild Rose) - Non-RDA</u>	n/a	n/a	n/a	n/a
<u>Estate/SF in NW Portion - Non-RDA</u>	n/a	n/a	n/a	n/a
<u>Wild Rose, Western Portion - Non-RDA</u>				
General Commercial	4.00	n/a	43,560	43,560
<u>Wild Rose, Eastern Portion - RDA</u>				
Light Industrial/Business Park	69.10	1,040,007	163,961	1,203,968
<u>Temescal Corridor Properties - RDA</u>				
General Commercial	9.51	9,925	93,639	103,564
Temescal Canyon Road Office Park	10.48	n/a	83,799	83,799
Light Industrial /Business Park	<u>28.52</u>	<u>n/a</u>	<u>496,932</u>	<u>496,932</u>
Total Temescal Corridor Properties	48.51	9,925	674,370	684,295
Total Specific Plans				
General Commercial	74.99	146,190	649,459	795,649
Office	42.32	n/a	706,339	706,339
Light Industrial /Business Park	403.39	1,040,007	6,639,347	7,679,354
Sycamore Creek Fire Station #64 (Riverside County)	<u>0.80</u>	<u>9,800</u>	<u>n/a</u>	<u>9,800</u>
Total Specific Plans	521.50	1,195,997	7,995,145	9,191,142
B. PARCELS IN OTHER AREAS - RDA				
Heavy Industrial, North of Serrano	62.63	75,500	n/a	75,500
Light Industrial /Business Park, North of Wild Rose East	<u>31.01</u>	<u>217,550</u>	<u>n/a</u>	<u>217,550</u>
Total Other Parcels	93.64	293,050	n/a	293,050
C. TOTAL (A+B)				
General Commercial	74.99	146,190	649,459	795,649
Office	42.32	n/a	706,339	706,339
Light Industrial /Business Park	434.40	1,257,557	6,639,347	7,896,904
Heavy Industrial	<u>62.63</u>	<u>75,500</u>	<u>n/a</u>	<u>75,500</u>
Subtotal	614.34	1,479,247	7,995,145	9,474,392
Sycamore Creek Fire Station #64 (Riverside County)	<u>0.80</u>	<u>9,800</u>	<u>n/a</u>	<u>9,800</u>
	615.14	1,489,047	7,995,145	9,484,192

Note: 1. Existing square feet are measured from Google Earth.

2. Total square feet are based on 2002 General Plan Update map from EIP, the 2006 spreadsheet for proposed specific plans and projects from the City, the Sycamore Creek Specific Plan Amendment, the Wild Road Business Park, the Temescal Corridor Properties and the Temescal Canyon Road Office Park Plot Plan provided by the City.

Sources: Stanley R. Hoffman Associates, Inc.
City of Corona, "2006 Proposed Specific Plans/Projects"
Riverside County Planning Department, *Sycamore Creek Specific Plan No. 00256, Amendment 2, Screencheck No. 3, Tentative Tract Map No. 36316 and 36317*, December 13, 2010
Riverside County Planning Department, *Wild Rose Business Park and Temescal Corridor Properties*, 6-25-02
Riverside County Planning Department, *Temescal Canyon Road Office Park Plot Plan*, 02-25-08
Google Earth, 2011

Table A-4
Existing Non-Residential Square Feet
Temescal Canyon Annexation Area, City of Corona

Project Name/Land Use	Building Square Feet	Lot Square Feet	Lot Acres
A. DETAILED LAND USES			
<u>Sycamore Creek Shopping Center (General Commercial)</u>			
Von's	40,500	n/a	n/a
Support Stores	<u>40,665</u>	<u>n/a</u>	<u>n/a</u>
Subtotal	81,165	506,000	11.62
<u>Sycamore Creek Specific Plan</u>			
Sycamore Creek Fire Station #64 (Riverside County)	9,800	35,000	0.80
Vacant General Commercial	<u>0</u>	<u>82,612</u>	<u>1.90</u>
Subtotal	9,800	117,612	2.70
<u>Tom's Farm Area (General Commercial)</u>			
Tom's Farms	38,100	n/a	n/a
Carl's Jr	4,000	n/a	n/a
Ampm/Arco	4,200	n/a	n/a
Mission Clay Products	<u>8,800</u>	<u>n/a</u>	<u>n/a</u>
Subtotal	55,100	835,200	19.17
<u>Temescal Corridor Properties (General Commercial)</u>			
Temescal Shell Meagmart (NE of Temescal Canyon & 15 Freeway)	<u>9,925</u>	<u>150,645</u>	<u>3.46</u>
Subtotal	9,925	150,645	3.46
<u>Wild Rose Light Industrial/Business Park (East of I-15)</u>			
Unnamed Building	27,000	69,160	1.59
Lee Lake Water District	40,320	96,820	2.22
Laticrete International	38,425	48,000	1.10
Triad Magnetics	56,400	127,500	2.93
Corona Clipper	78,000	144,000	3.31
Keystone Automotive Operations	172,000	424,000	9.73
Power Sports of Corona and Plastic Industries	216,000	540,000	12.40
Polara Engineering	72,000	187,200	4.30
Miracle Playground Sales	51,300	136,000	3.12
Master Fab	44,200	156,600	3.60
Blue Ribbon Mfg/Ergonomic Design	35,136	109,500	2.51
Spectra Color	36,550	81,000	1.86
Material Services	36,550	81,000	1.86
Direct Buy	35,136	109,500	2.51
The Bridge Church and Sunbelt Business Sales	31,040	92,000	2.11
Jazz Connection	20,280	57,800	1.33
ARS Billiards/Painter's Hardwood Floors	20,280	57,800	1.33
SE Corporation	12,240	16,450	0.38
Metrick Thunder	<u>17,150</u>	<u>47,600</u>	<u>1.09</u>
Subtotal of Built-out Parcels	1,040,007	2,581,930	59.27
Vacant Parcel 1 (West of Master Fab)	n/a	76,890	1.77
Vacant Parcel 2 (East of Direct Buy)	n/a	53,100	1.22
Vacant Parcel 3 (2nd Parcel East of Direct Buy)	n/a	51,000	1.17
Vacant Parcel 4 (3rd Parcel East of Direct Buy)	n/a	81,000	1.86
Vacant Parcel 5 (Parcel at NEC of Business Park)	<u>n/a</u>	<u>166,000</u>	<u>3.81</u>
Subtotal of Vacant Parcels	n/a	427,990	9.83
Total Wild Rose Business Park	1,040,007	3,009,920	69.10
<u>Remainder Light Industrial/Business Park in Annexation Area</u>			
GM&J Laser Cutting	21,000	41,340	0.95
JTM's Hot Rod Shop	13,500	28,800	0.66
Maki	10,000	24,900	0.57
K&W Manufacturing Co.	15,000	64,172	1.47
U.S. Storage Centers	82,000	213,750	4.91
Volvo/Hummer	12,800	53,200	1.22
Larry's Building Materials	13,260	163,200	3.75
Unnamed Building (Adjacent to Larry's Building Materials)	7,500	121,680	2.79
FST Sand and Gravel	23,940	396,640	9.11
All Four Wheel Drive	18,550	98,000	2.25
7 Oaks Nursery	n/a	65,600	1.51
Vacant Lot 1 (South of Mobile Home Park)	n/a	33,750	0.77
Vacant Lot 2 (West of 7 Oaks Nursery)	<u>n/a</u>	<u>45,900</u>	<u>1.05</u>
Subtotal	217,550	1,350,932	31.01
<u>North of Serrano Specific Plan (Heavy Industrial)</u>			
Rinker Materials Corporation	<u>75,500</u>	<u>2,728,080</u>	<u>62.63</u>
Subtotal	75,500	2,728,080	62.63
B. LAND USE SUMMARY			
General Commercial	146,190	1,574,457	36.14
Light Industrial/Business Park	1,257,557	4,360,852	100.11
Heavy Industrial	75,500	2,728,080	62.63
Subtotal	1,479,247	8,663,389	198.88
Sycamore Creek Fire Station #64 (Riverside County)	9,800	35,000	0.80
Total	1,489,047	8,698,389	199.69

Note: 1. Other Use includes the Sycamore Creek Fire Station #64.

Sources: Stanley R. Hoffman Associates, Inc.
Google Earth, 2011

**Table A-5
Development by Non-RDA and RDA Areas
Temescal Canyon Annexation Area, City of Corona**

Category	Existing			Incremental			Total Annexation Area		
	Non-RDA	RDA	Total	Non-RDA	RDA	Total	Non-RDA	RDA	Total
A. RESIDENTIAL DEVELOPMENT									
Residential Units									
Single Family	5,326	107	5,433	2,446	n/a	2,446	7,772	107	7,879
Multiple Family	n/a	n/a	n/a	1,341	n/a	1,341	1,341	n/a	1,341
Total Residential Units	5,326	107	5,433	3,787	n/a	3,787	9,113	107	9,220
Population (@ 2.86 persons per unit)	15,259	306	15,565	10,830	n/a	10,830	26,089	306	26,395
B. NON-RESIDENTIAL DEVELOPMENT									
Non-Residential Square Feet									
General Commercial ²									
Retail Commercial	127,465	18,725	146,190	448,481	103,559	552,040	575,946	122,284	698,230
Service Commercial	n/a	n/a	n/a	79,144	18,275	97,419	79,144	18,275	97,419
Total General Commercial	127,465	18,725	146,190	527,625	121,834	649,459	655,090	140,559	795,649
Office	n/a	n/a	n/a	622,540	83,799	706,339	622,540	83,799	706,339
Light Industrial/Business Park	n/a	1,257,557	1,257,557	5,978,454	660,893	6,639,347	5,978,454	1,918,450	7,896,904
Heavy Industrial	n/a	75,500	75,500	n/a	n/a	n/a	n/a	75,500	75,500
Total Non-Residential Square Feet	127,465	1,351,782	1,479,247	7,128,619	866,526	7,995,145	7,256,084	2,218,308	9,474,392
Employment									
General Commercial									
Retail Commercial	250	40	290	897	207	1,104	1,147	247	1,394
Service Commercial	n/a	n/a	n/a	317	73	390	317	73	390
Total General Commercial	250	40	290	1,214	280	1,494	1,464	320	1,784
Office	n/a	n/a	n/a	2,490	335	2,825	2,490	335	2,825
Light Industrial/Business Park	n/a	1,340	1,340	5,978	661	6,639	5,978	2,001	7,979
Heavy Industrial	n/a	50	50	n/a	n/a	n/a	n/a	50	50
Total Employment	250	1,430	1,680	9,682	1,276	10,958	9,932	2,706	12,638
C. SERVICE AREA POPULATION									
Population	15,259	306	15,565	10,830	n/a	10,830	26,089	306	26,395
Weighted Employment (@ 50 percent of total) ¹	125	715	840	4,840	640	5,480	4,965	1,355	6,320
Total Service Area Population	15,384	1,021	16,405	15,670	640	16,310	31,054	1,661	32,715

Note: 1. This analysis has weighted the employment at 50% to account for the estimated less frequent use of City services by employment versus population.
2. The fiscal analysis assumes that 85 percent of the proposed general commercial square feet is retail commercial and the remaining 15 percent is service commercial square feet.

Sources: Stanley R. Hoffman Associates, Inc.
City of Corona, "2006 Proposed Specific Plans/Projects"
Riverside County Planning Department, *Sycamore Creek Specific Plan No. 00256, Amendment 2, Screencheck No. 3, Tentative Tract Map No. 36316 and 36317*, December 13, 2010
Riverside County Planning Department, *Wild Rose Business Park and Temescal Corridor Properties*, 6-25-02
Riverside County Planning Department, *Temescal Canyon Road Office Park Plot Plan*, 02-25-08
Google Earth, 2011

Table A-6
Residential Values for Proposed Development
City of Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Average Price	Average Size	Average Price per Square Foot	Sample Size
<u>Single Family</u>				
Horse Thief Canyon Ranch	\$243,790	1,784	\$137	133
Sycamore Creek	\$337,015	3,441	\$137	123
Trilogy	\$242,520	2,882	\$84	51
Wildrose	<u>\$531,469</u>	<u>4,856</u>	<u>\$109</u>	<u>16</u>
Total Single Family	\$300,000	2,655	\$113	323
<u>Multiple Family</u>				
Dos Lagos	\$235,500	1,746	\$150	10
Trilogy	<u>\$282,545</u>	<u>1,676</u>	<u>\$169</u>	<u>11</u>
Total Multiple Family	\$260,000	1,708	\$152	21

Sources: Stanley R. Hoffman Associates, Inc.
www.cityfeet.com
www.buildingsearch.com
www.lee-associates.com
www.loopnet.com
www.rofo.com
www.showcase.com
www.zillow.com

Table A-7
Assessed Valuation and Property Tax
City of Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Category	Factor	Existing			Incremental			Total Annexation Area		
		Non-RDA	RDA	Total	Non-RDA	RDA	Total	Non-RDA	RDA	Total
A. TOTAL ASSESSED VALUATION										
Residential										
	Per Unit									
Single Family	\$300,000	\$2,828,057,341	\$30,136,215	\$2,858,193,556	\$733,800,000	n/a	\$733,800,000	\$3,561,857,341	\$30,136,215	\$3,591,993,556
Multiple Family	\$260,000	70,963,814	n/a	70,963,814	348,660,000	n/a	348,660,000	419,623,814	n/a	419,623,814
Total Residential		\$2,899,021,155	\$30,136,215	\$2,929,157,370	\$1,082,460,000	n/a	\$1,082,460,000	\$3,981,481,155	\$30,136,215	\$4,011,617,370
Non-Residential										
	Per Square Foot									
General Commercial	\$140	\$107,104,011	\$120,581,699	\$227,685,710	\$73,867,500	\$17,056,760	\$90,924,260	\$180,971,511	\$137,638,459	\$318,609,970
Office	\$150	n/a	n/a	n/a	96,493,700	12,988,845	109,482,545	96,493,700	12,988,845	109,482,545
Industrial	\$100	180,189,144	41,570,838	221,759,982	597,845,400	66,089,300	663,934,700	778,034,544	107,660,138	885,694,682
Heavy Industrial	\$70	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Non-Residential		\$287,293,155	\$162,152,537	\$449,445,692	\$768,206,600	\$96,134,905	\$864,341,505	\$1,055,499,755	\$258,287,442	\$1,313,787,197
Total Valuation		\$3,186,314,310	\$192,288,752	\$3,378,603,062	\$1,850,666,600	\$96,134,905	\$1,946,801,505	\$5,036,980,910	\$288,423,657	\$5,325,404,567
B. PROJECTED PROPERTY TAX INCREMENT¹										
1 Percent Property Tax Levy		\$31,863,143	\$1,922,888	\$33,786,031	\$18,506,666	\$961,349	\$19,468,015	\$50,369,809	\$2,884,237	\$53,254,046
C. PROJECTED PROPERTY TO CITY GENERAL FUND¹										
General Fund Allocated Share (@ 11.9 percent of 1 percent levy)		\$3,791,714	n/a	\$3,791,714	\$2,202,293	n/a	\$2,202,293	\$5,994,007	n/a	\$5,994,007

Sources: Stanley R. Hoffman Associates, Inc.
www.cityfeet.com, www.buildingsearch.com, www.lee-associates.com, www.loopnet.com, www.rofo.com, www.showcase.com, www.zillow.com

**APPENDIX B
FISCAL ASSUMPTIONS TABLES**

**Table B-1 (page 1 of 4)
General Fund Revenues
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)**

Revenue	Estimated Revenues 2010-2011 ¹			
	Total	Non-recurring or One-Time	Not Projected	Recurring Projected
<u>Property Taxes</u>				
Property Taxes	\$22,611,651	\$0	\$0	\$22,611,651
Vehicle License Property Tax	<u>10,427,859</u>	<u>0</u>	<u>0</u>	<u>10,427,859</u>
Subtotal	\$33,039,510	\$0	\$0	\$33,039,510
<u>Sales and Use Tax</u>				
Sales and Use Tax	\$21,000,000	\$0	\$0	\$21,000,000
Sales Tax Compensation	<u>7,000,000</u>	<u>0</u>	<u>0</u>	<u>7,000,000</u>
Subtotal	\$28,000,000	\$0	\$0	\$28,000,000
<u>Other Taxes</u>				
Transient Occupancy Tax	\$981,815	\$0	\$981,815	\$0
Franchises	4,434,460	0	0	4,434,460
Property Transfer Tax	478,960	0	0	478,960
Proposition 172 Sales Tax Allocation	1,310,555	0	0	1,310,555
Special Assessments	<u>5,000</u>	<u>0</u>	<u>5,000</u>	<u>0</u>
Subtotal	\$7,210,790	\$0	\$986,815	\$6,223,975
<u>Licenses, Fees and Permits</u>				
Building Permits	\$238,022	\$238,022	\$0	\$0
Plumbing Permits	45,800	45,800	0	0
Electrical Permits	82,500	82,500	0	0
Miscellaneous Building Permits	26,250	26,250	0	0
Heating and AC Permits	92,250	92,250	0	0
Garage Sales	12,000	0	0	12,000
Miscellaneous Licenses	1,000	0	0	1,000
Miscellaneous Permits	1,000	0	0	1,000
Public Works Permits	50,000	50,000	0	0
Overload Permits	15,000	15,000	0	0
Occupancy Fees	199,350	199,350	0	0
Encroachment Permits	5,000	5,000	0	0
Preferential Parking Permits	100	0	0	100
Alarm Permits	21,200	0	0	21,200
Alarm Permit Renewals	66,000	0	0	66,000
Holiday Permit Fee Waiver Program	0	0	0	0
General Plan Maintenance Fee	2,000	2,000	0	0
Bad Debt Recovery	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal	\$857,472	\$756,172	\$0	\$101,300
<u>Fines, Penalties and Forfeitures</u>				
Vehicle Code Fines	\$700,000	\$0	\$0	\$700,000
City Code Fines	150,000	0	0	150,000
Business License Penalties	75,000	0	0	75,000
Parking Fines	60,000	0	0	60,000
Spay/Neuter Penalties	3,100	0	0	3,100
Administrative Fines and Penalties	125,000	0	0	125,000
Preferential Parking Fines	1,950	0	0	1,950
Street Sweeping Parking Fines	2,300	0	0	2,300
Red Light Violations	<u>750,000</u>	<u>0</u>	<u>0</u>	<u>750,000</u>
Subtotal	\$1,867,350	\$0	\$0	\$1,867,350
<u>Investment Earnings</u>				
Interest on Investments	\$2,597,215	\$0	\$0	\$2,597,215
Other Interest Income	694,446	0	694,446	0
GASB31 Gain/Loss on Investment	0	0	0	0
Gain or Loss Investment Sale	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal	\$3,291,661	\$0	\$694,446	\$2,597,215

Table B-1 (page 2 of 4)
Summary of General Fund Revenues
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Revenue	Estimated Revenues 2010-2011 ¹			
	Total	Non-recurring or One-Time	Not Projected	Recurring Projected
<u>Intergovernmental Revenues</u>				
Motor Vehicle in Lieu	\$200,000	\$0	\$0	\$200,000
POST Reimbursement	30,000	0	0	30,000
Revenue from Other Government Agency - FR	16,000	0	16,000	0
Revenue from Other Government Agency - PO	18,896	0	18,896	0
CLSA Interlibrary Loan Reimbursement	150	0	150	0
Abandoned Vehicle Abatement/Waste Management	72,000	0	72,000	0
CLSA/Direct Loan Reimbursement	15,000	0	15,000	0
Subtotal	\$352,046	\$0	\$122,046	\$230,000
<u>Current Services</u>				
Fire Hazard Reduction/Weed Abatement	\$8,500	\$0	\$0	\$8,500
Maps and Publications	100	0	0	100
Plan Check - Building	95,500	95,500	0	0
Plan Check - Public Works	212,000	212,000	0	0
Planning Application Fees	190,000	190,000	0	0
Engineering and Inspection	328,000	328,000	0	0
Appeal Fees	0	0	0	0
Other Application Fees	5,000	5,000	0	0
HOA/Street Lights Eagle Glen	109,000	0	109,000	0
Animal Shelter Fees and Charges	42,350	0	0	42,350
Miscellaneous Services	1,000	0	0	1,000
Business License Application Fees	0	0	0	0
Fingerprinting	19,680	0	0	19,680
Special Police Services	40,000	0	0	40,000
Landscape Inspection	2,000	2,000	0	0
Photocopy Services	2,000	0	0	2,000
Fire Service Agreements	234,099	234,099	0	0
Special Building Inspection	800	0	0	800
Reimbursed Expenses - Miscellaneous Plan Fees	14,000	14,000	0	0
Reimbursed Expenses - Public Works Services	0	0	0	0
Annexation	2,500	2,500	0	0
Return Check Fees	2,000	0	0	2,000
GIS Map Fees	500	0	0	500
Digitized Mapping Service Fees	1,000	0	0	1,000
Scanning Fees - Building	5,000	0	0	5,000
Scanning Fees - Public Works	1,000	0	0	1,000
Copies and Blueprinting - Public Works	500	0	0	500
Holiday Plan Check Waiver Program	0	0	0	0
Corona Norco School Agreement - Police	365,000	365,000	0	0
Business Tax Renewal Processing	0	0	0	0
Special Fire Equipment Inspection	35,000	0	0	35,000
Engine Company Reinspections	0	0	0	0
Special Fire Permit Inspection	15,000	0	0	15,000
Fire Prevention Bureau Inspection	8,000	0	0	8,000
State Mandated Inspection	2,000	0	0	2,000
Other Fire Services	1,500	0	0	1,500
Hazardous Material Storage Fee	157,520	0	0	157,520
Emergency Response Exp Reimbursement	20,000	0	0	20,000
Coronita Fire Protection Contract	0	0	0	0
Fire Prevention Bureau Reinspections	5,180	0	0	5,180
City Clerk Legal Advertisement Revenue	680	0	0	680
SMIP Program Fees	400	0	0	400
Reimbursed Expenses - Miscellaneous	1,615	0	0	1,615
Street Name Signs	300	0	0	300
EMS Subscription	1,100,000	0	0	1,100,000
EMS Direct Billed	497,490	0	0	497,490
Police Service Agreements	77,275	77,275	0	0
IT Service Agreements	27,000	27,000	0	0
Subtotal	\$3,630,489	\$1,552,374	\$109,000	\$1,969,115

Table B-1 (page 3 of 4)
Summary of General Fund Revenues
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Revenue	Estimated Revenues 2010-2011 ¹			
	Total	Non-recurring or One-Time	Not Projected	Recurring Projected
<u>Other Revenues</u>				
Miscellaneous Rental/Lease Income	\$7,508,197	\$0	\$7,508,197	\$0
Trap Rental	200	0	0	200
Sale of Surplus Property	0	0	0	0
Cashier's Over and Shorts	0	0	0	0
Police Auction	2,500	0	0	2,500
Miscellaneous Reimbursements	38,900	0	0	38,900
Damage Recovery	0	0	0	0
Paramedic Program	495,000	0	0	495,000
Miscellaneous Income/Refunds	200,000	0	0	200,000
Billboard Revenue	160,000	0	0	160,000
Bond Administration Reimbursements	470,275	0	470,275	0
Developer Agreements	0	0	0	0
Kiosk Id Sign Program	28,000	0	28,000	0
Telephone Communications Services	165,888	0	165,888	0
City Website Income	0	0	0	0
Code Enforcement Reinspections	800	0	0	800
CIP Labor Agreement	<u>465,903</u>	<u>0</u>	<u>465,903</u>	<u>0</u>
Subtotal	\$9,535,663	\$0	\$8,638,263	\$897,400
<u>Recreation Revenues</u>				
Aquatics	\$60,000	\$0	\$0	\$60,000
Recreation Events	2,000	0	0	2,000
Sports Revenue - Adults	22,000	0	0	22,000
Sports Revenue - Youth	55,000	0	0	55,000
Court Lighting	0	0	0	0
Recreation Program	4,000	0	0	4,000
Trip Programs	0	0	0	0
After School Recreation Program	225,000	0	0	225,000
Youth Sports Lighting	56,000	0	0	56,000
Kids Camp	56,000	0	0	56,000
Ball Field, Tournaments, Special Events	3,000	0	0	3,000
Concession Facility Rentals	<u>1,500</u>	<u>0</u>	<u>0</u>	<u>1,500</u>
Subtotal	\$484,500	\$0	\$0	\$484,500
<u>Expenditure Control Budget (ECB) Owned Revenue</u>				
Animal Licenses (ECB)	\$311,750	\$0	\$0	\$311,750
Library Fines (ECB)	70,000	0	0	70,000
Library Facility Rentals (ECB)	5,500	0	0	5,500
Park Telecom Site Rentals (ECB)	275,000	0	275,000	0
Fire Telecom Site Rentals (ECB)	91,147	0	91,147	0
IT Telecom Site Rentals (ECB)	45,186	0	45,186	0
Reimbursed Expenses - Community Development (ECB)	500	0	0	500
Passport Processing Fees (ECB)	145,000	0	0	145,000
Reimbursed Expenses - P&CS (ECB)	0	0	0	0
Reimbursed Expenses - Engineering Inspection and Misc. (ECB)	0	0	0	0
Reimbursed Expenses - Fire (ECB)	500,000	0	0	500,000
Reimbursed Expenses - Police (ECB)	60,000	0	0	60,000
Reimbursed Expenses - Finance (ECB)	0	0	0	0
Reimbursed Expenses - Building (ECB)	700	0	0	700
Spay/Neuter Adoption Fees (ECB)	31,000	0	0	31,000
Reimbursed Expenses - Lost Books (ECB)	4,700	0	0	4,700
Shooting Range Fees (ECB)	54,000	0	0	54,000
Police-False Alarms (ECB)	69,600	0	0	69,600
Reimbursed Expenses - Library (ECB)	20,000	0	0	20,000
Contract Program Revenue (ECB)	137,000	0	137,000	0
Picnic Reservations (ECB)	17,000	0	0	17,000
Facility Rentals (ECB)	<u>55,000</u>	<u>0</u>	<u>0</u>	<u>55,000</u>
Subtotal	\$1,893,083	\$0	\$548,333	\$1,344,750

Table B-1 (page 4 of 4)
Summary of General Fund Revenues
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

Revenue	Estimated Revenues 2010-2011 ¹			
	Total	Non-recurring or One-Time	Not Projected	Recurring Projected
<u>Designated Revenues</u>				
Developer Paid Public Improvements (DSG)	\$0	\$0	\$0	\$0
Beverage Franchise Agreements (DSG)	11,000	11,000	0	0
Donations - Library (DSG)	45,000	45,000	0	0
Donations - Police (DSG)	0	0	0	0
Donations - Animal Control (DSG)	10	10	0	0
Donations - Parks and Community Services (DSG)	0	0	0	0
Donations - Fire (DSG)	0	0	0	0
Rental of Aircraft Equipment (DSG)	0	0	0	0
Norco Emergency Medical Services (DSG)	0	0	0	0
Billboard Revenue (DSG)	93,000	93,000	0	0
Pool Facility Rental Income (DSG)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal	\$149,010	\$149,010	\$0	\$0
<u>Payments in Lieu of Services</u>				
Business License Taxes	\$1,600,000	\$0	\$0	\$1,600,000
Services to Other Funds	8,326,789	0	5,329,145	2,997,644
In Lieu Charges to Other Funds	<u>372,000</u>	<u>0</u>	<u>0</u>	<u>372,000</u>
Subtotal	\$10,298,789	\$0	\$5,329,145	\$4,969,644
TOTAL GENERAL FUND REVENUES	\$100,610,363	\$2,457,556	\$16,428,048	\$81,724,759

Note: 1. Revenues are allocated to non-recurring or one-time, not projected or recurring revenues. Only recurring revenues are projected in the fiscal analysis. The allocation of revenues has been reviewed by City Finance staff.

Sources: Stanley R. Hoffman Associates, Inc.
City of Corona, California, *Fiscal Year 2010-11 Adopted Annual Budget*
City of Corona, Finance Department

Table B-2
Other Funds Revenues
Temescal Canyon Annexation Area, City of Corona
(In Constant 2011 Dollars)

	Estimated Revenues 2010-2011		
	Total	Non-recurring	Recurring
<u>Gas Tax Funds</u>			
State Gas Tax - Fund 222			
- Section 2105	\$786,055		\$786,055
- Section 2106	465,064		465,064
R&T 7360 - Prop 42 HUTA Rplcmt.	1,468,141		1,468,141
CIP labor abatement	22,581	22,581	0
Interest on investments	60,365		60,365
Gain/(loss) on investment	<u>0</u>	<u>0</u>	<u>0</u>
Total Fund 222	\$2,802,206	\$22,581	\$2,779,625
State Gas Tax - Fund 225			
- Section 2107	\$1,047,168		\$1,047,168
- Section 2107.5	10,000	10,000	0
Interest on investments	<u>3,131</u>		<u>3,131</u>
Total Fund 225	\$1,060,299	\$10,000	\$1,050,299
Total Gas Tax Funds	\$3,862,505	\$32,581	\$3,829,924
<u>Measure A Fund/Local Streets Fund - 227</u>			
Measure A entitlements	\$2,468,000		\$2,468,000
STIP reimbursement	0	0	0
Interest on investments	263,044		263,044
Gain/(loss) on investment	<u>0</u>	<u>0</u>	<u>0</u>
Total Measure A Fund 227	\$2,731,044	\$0	\$2,731,044

Sources: Stanley R. Hoffman Associates, Inc.

City of Corona, California, *Fiscal Year 2010-11 Adopted Annual Budget*

APPENDIX C PROJECT REFERENCES

City of Corona

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Brad Robbins, City Manager, 951-279-3710

Kim Sitton, Finance Manager, 951-279-3532

Randy Boehm, GIS Administrator, 951-279-3526

Kip Field, Public Works Director/ADA Coordinator, 951-736-2266

Mike Abel, Interim Police Chief, 951-736-2288

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Justina Loeun, Supervising Accountant, 951-955-0319

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