

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Andy Okoro, City Manager 

DATE: March 18, 2015

SUBJECT: Review of the Final Report of the Ad-Hoc Committee on Infrastructure Needs and Funding Options

RECOMMENDATION: For information and further action or direction by City Council

SUMMARY: The City Council established the City's Ad-Hoc Committee on Infrastructure Needs and Funding Options to assist the City Council in identifying the City's future infrastructure needs and funding options. The Ad-Hoc Committee has been meeting since June 2014 and has prepared the attached report outlining its findings on City infrastructure needs and potential future funding options.

BACKGROUND/ANALYSIS: The dissolution of Redevelopment Agencies in California resulted in the loss of the most significant source of funds available to the City for governmental infrastructure capital maintenance and replacement. Additionally, remaining funds for infrastructure capital maintenance and replacement are not sufficient to meet City's future needs. In response to this projected infrastructure funding gap, the City council established the City's Ad-Hoc Committee on Infrastructure Needs and Funding Options to assist the City Council in identifying the City's future infrastructure needs and funding options.

The Ad-Hoc Committee has been meeting publicly since June 2014 to review the City's infrastructure needs and funding options. Following these meetings, the Ad-Hoc Committee has prepared the attached report outlining its findings on City infrastructure needs and potential future funding options. This report is being presented to the City Council for its review and follow up action(s) as necessary. This report along with the pertinent documents reviewed by the Ad-Hoc Committee will be made available to the public through the City Clerk's Office and City website.

FISCAL IMPACT: Not applicable.

Attachments: Ad-Hoc Committee Final Report
Ad-Hoc Committee Meeting Minutes, Presentations, Handouts, and Supplemental Information from June 2014 to March 3, 2015



Ad-Hoc Committee on Infrastructure Needs and Funding Options

Final Report on Infrastructure Needs and Funding Options

March 18, 2015

Ad-Hoc Committee Members

Jodie P. Filkins-Webber, Chair – Resident Appointee

Corrine Holder, Vice Chair – Parks, Recreation and Community Services Appointee

Herb Higgins, Member – City Council Appointee

Kevin Bash, Member – City Council Appointee

Patricia Hedges, Member – Planning Commission Appointee

Cathey Burt, Member – Streets, Trails and Utilities Commission Appointee

Bill Schwab, Member – Economic Development Advisory Council Appointee

Linda Dixon, Member – Resident Appointee

John Padilla, Member – Resident Appointee



TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION	3
OPERATING AND CAPITAL BUDGET OVERVIEW	4-5
Operating Budget	4
Capital Improvement Budget	5
MATRIX OF CITY OPERATIONS AND FUNDING SOURCES	6
BUDGET OUTLOOK	7-9
Redevelopment Agency (RDA) Bond Proceeds	7
Development Impact Fees (DIF)	8
Measure A Funds	8
Grants and Contributions from Others	9
CITY OF NORCO INFRASTRUCTURE NEEDS	9-14
Summary of Needs	10
Streets and Roads	10
City Horse Trails	11
Storm Drain Systems	12
Parks and Building Facilities	13
INFRASTRUCTURE FUNDING OPTIONS	14-20
PUBLIC OUTREACH AND EDUCATION	20-21
CONCLUSION	21

EXECUTIVE SUMMARY:

Our City, the City of Norco, California has officially been branded as “Horsetown USA” reinforcing the City’s unique equestrian lifestyle of “City living in a rural atmosphere.” For Norconians, this is not just a slogan but a way of life that is supported by large residential lot sizes with animal keeping amenities, hundreds of miles of equestrian trails, numerous parks and open spaces, first class horse facilities, and scores of miles of streets and roads. After fifty years of Cityhood, the City has invested over \$231 million, based on historical cost, in infrastructure that supports this cherished lifestyle. However, this prized infrastructure is in serious need of capital maintenance and replacement with the City having no identified funding sources.

The Ad-Hoc Committee on Infrastructure Needs and Funding Options has determined that over the next twenty years, the City will need nearly \$4.5 million each year or \$88.6 million over a twenty-year period to sustain the infrastructure that supports the City’s unique lifestyle. Although the City has balanced its budget over the last three years and managed to set aside rainy day funds to meet future operating budget needs and gaps, the City still remains in a position of not having enough revenues to support its expenditures for capital replacement and improvements. Unless further and substantial reductions are made to core services, new revenue sources must be found for capital investment in the City’s infrastructure and facilities. In the past, the City funded its general City infrastructure needs primarily through bond proceeds issued by the now defunct Norco Community Redevelopment Agency. Other sources of infrastructure funding, which included Measure A allocation, development impact fees, grants, Transportation Uniform Mitigation Fees (TUMF), etc. are either not adequate or can no longer be relied upon to meet the City’s growing infrastructure needs and funding gaps.

If the City Council decides to pursue a revenue measure to address the City’s infrastructure funding needs gap, the Ad-Hoc believes that the success of such measure will depend largely on how well residents are educated on the City’s infrastructure needs and funding gaps. It will also be important for residents to understand the City’s financial constraints regarding the operating budget and the various actions that the City has taken to address the structural deficit in the operating budget.

INTRODUCTION:

The City of Norco has adopted the following Mission Statement to guide the actions of the City:

“The mission of the City of Norco is to serve its residents and businesses in a professional, ethical, and cost effective manner with excellent customer service to provide a high quality of life in a community that values its identity as Horsetown USA.”

The core goal of the City’s Mission Statement is the provision of high quality life in a Horsetown environment. This is emphasized by the City’s ***“Vision 2020 Statement”***

which states: “In the year 2020, Norco will be widely known as Horsetown USA, an attractive western community with residents who enjoy a high quality animal-keeping lifestyle. Most residents will continue to have the opportunity to keep horses and other animals on their properties.”

In order to realize the City’s vision, the City must not only provide adequate funding for its operating municipal service needs for public safety, parks, recreation, leisure, planning, senior programs, building regulations, animal control, economic development and code compliance, the City must also provide funding to meet its critical infrastructure needs which are necessary to support municipal services.

OPERATING AND CAPITAL BUDGET OVERVIEW

The City’s funding allocations are made through Operating and Capital Improvement Program budgets.

Operating Budget: The annual Operating Budget includes appropriations to fund recurring municipal service expenditures for public safety, park operations, building and safety, planning, building maintenance, animal control, senior programs and administrative support services. The Operating Budget also includes the operations component of business-type enterprise operations of water and sewer. For governmental type activities, operating budget revenues come from the following broad categories:

1. Property tax
2. Sales tax
3. Business license and transient occupancy tax
4. Franchise fees
5. Vehicle license fees
6. Fines and penalties
7. User fees – recreation, building, engineering, planning
8. Reimbursements
9. Rental income and investment earnings
10. Grants and inter-governmental
11. Gas tax - dedicated

Capital Improvement Budget: The Capital Improvement Budget (CIP) provides annual appropriation for capital improvement projects such as streets, park improvements, trail improvements, building construction, storm drainage systems and other major facilities maintenance. Historically, City CIP expenditures have generally been funded from the following revenues sources:

1. Bond proceeds from now defunct Redevelopment Agency
2. Development impact fee
3. County Measure A
4. Grants, contributions (federal, state, county, TUMF)

Matrix of City Operations and Funding Sources

Provided on the next page is a table summarizing various City operations and their funding sources. It is important to understand that certain funds of the city can only be used for specific purposes in order to comply with legal requirements. For example, Measure A or Gas Tax Fund revenues cannot be used to fund general activities of the City such as public safety.

Business Unit	Business Unit Focus	Funding Sources
General Government Operations	<ul style="list-style-type: none"> • Primary government activities including: <ul style="list-style-type: none"> ➤ Public safety – fire and police ➤ Recreational and cultural activities ➤ Planning and zoning ➤ Animal control services ➤ Administration of City government ➤ General engineering and street inspection services • Budgeted and accounted in the General Fund 	<ul style="list-style-type: none"> • Taxes <ul style="list-style-type: none"> ➤ Property ➤ Sales ➤ Business license • Charges for services <ul style="list-style-type: none"> ➤ Community Development ➤ Engineering ➤ Parks and recreation • Reimbursements • Franchise fees • Vehicle license fees • Fines & penalties
Business-type Operations	<ul style="list-style-type: none"> • Activities that are funded principally by user fees • Intended to recover all operating and capital costs through user fees • City examples are; <ul style="list-style-type: none"> ➤ Water Fund ➤ Sewer Fund 	<ul style="list-style-type: none"> • Water use charges • Sewer use charges • Impact fees • Revenue bond proceeds
Capital Improvement Programs	<ul style="list-style-type: none"> • Acquisition, construction and replacement of major facilities and infrastructure • Budget horizon usually longer than one fiscal year • City examples are; <ul style="list-style-type: none"> ➤ Street Improvement Fund ➤ Storm Drain Fund ➤ Trails Improvement Fund ➤ Park Improvement Fund 	<ul style="list-style-type: none"> • Bond proceeds • Development impact fees • Grants • General City revenues • Local/State/Federal allocations <ul style="list-style-type: none"> ➤ Measure A ➤ Street and road Prop 42 ➤ Prop 40 Park funding
Special Purpose Operations	<ul style="list-style-type: none"> • Specified operations that are legally required to be accounted separately • Fund examples are; <ul style="list-style-type: none"> ➤ Grant Funds; Gas Tax Fund; CDBG ➤ LMD; Measure A Funds 	<ul style="list-style-type: none"> • Assessments • Grants • State allocations • County allocations

BUDGET OUTLOOK:

The Ad-Hoc Committee on Infrastructure Needs and Funding Options was appointed by the City Council to assist the City Council in quantifying the City's future infrastructure needs and to provide recommendations regarding future potential revenue funding sources to meet the identified infrastructure needs and funding gaps. As part of its work, the Ad-Hoc Committee conducted a preliminary analysis of the City's General Fund budget to see if the General Fund could be a potential funding source for meeting future infrastructure funding needs of the City. After preliminary review of the General Fund budget, the Committee concluded that operating budget issues are best left to the City Council to address as part of its annual budget public hearing and workshop processes.

The Ad-Hoc Committee reviewed the City's current Five-Year Capital Improvement Program (CIP) budget in order to understand past budget allocations, funding sources, available funds, and future infrastructure needs. Based on this review, the Committee determined that the current sources that the City uses to fund its infrastructure either do not have sufficiently available funds or can no longer be relied upon as future funding sources.

The future outlook for these funding sources is described below:

Redevelopment Agency (RDA) Bond Proceeds: A significant portion of the City's past infrastructure funding came from revenues generated through the issuance of bonded debt backed by revenues derived from tax increment generated by the now dissolved Redevelopment Agency. When the state dissolved redevelopment agencies in California, effective February 1, 2012, the City, like most cities in the state, lost its most significant funding source for infrastructure.

Examples of infrastructure projects funded in recent years by RDA bond proceeds include the following:

- Ingalls Equestrian Center
- Acquisition of land and construction new fire station on Hillside
- Major renovation of fire station on Corydon
- Hamner Avenue and other street improvements
- Sheriff station renovation
- Sixth Street improvements
- Ingalls Memorial Plaza

Future Revenue Outlook: Due to the dissolution of the RDA, the City has lost the ability to finance future infrastructure projects using RDA bond

proceeds. As of December 31, 2014, the City had less than \$500,000 of RDA bond proceeds available for future projects.

Development Impact Fees (DIF): Past City infrastructure projects were also funded using development impact fees which are fees charged on new residential, commercial and industrial development to defray the costs of the impact of new development on City infrastructure.

Recent projects funded partially by development impact fees include:

- Pikes Peak Park
- Hamner Avenue improvements and widening
- Ingalls Equestrian Center
- City-wide fiber optics system
- Norco Ridge Ranch park
- Second Street widening

Future Revenue Outlook: The City of Norco is a mature City with very limited new development opportunities. Furthermore, it is to be noted that the use of development impact fees is generally limited to projects needed in order to mitigate the impact of new development on City infrastructure. The City cannot depend on impact fees to meet its existing infrastructure replacement or capital maintenance needs.

Measure “A” Funds: Measure “A” funds are generated through the allocation of ½ cents sales tax by the County to the City for the construction, reconstruction, alteration and maintenance of City streets.

Historically, the City has used this funding allocation for the following purposes:

- Traffic signal improvements
- Reconstruction of streets
- Street widening
- Street rehabilitation and overlay

Future Revenue Outlook: The City currently receives approximately \$500,000 annually from Measure “A” allocation. The ½ cent sales tax imposition from which Measure “A” allocation is derived has been authorized by the voters through 2039. This is the only currently known recurring revenue source to fund the City’s street infrastructure needs.

Grants and Contribution from Others: In the past, the City met some of its infrastructure needs from grants and contribution from federal, state, county or other local governments. Grant revenues are usually restricted for specific purposes, awarded on a competitive basis and require matching local funds. County grants/contributions have been a major source of funding for storm drain projects. Transportation Uniform Mitigation Fee (TUMF) has also been a source of funding for major arterial road improvements including Hamner Avenue.

Future Revenue Outlook: While County Flood Control District contributions have served as the primary source of funding for storm drain projects, the City's ability to generate grant revenues to fund major infrastructure projects is very limited. Grants are generally awarded on a competitive process and bigger cities with bigger projects that benefit more people tend to get priority funding. Additionally, grants are usually restricted for specific purposes and require local matching fund.

CITY OF NORCO INFRASTRUCTURE NEEDS:

The City's infrastructure needs can be broadly categorized as follows:

1. Streets and Roads
2. Trails
3. Storm Drainage Systems
4. Building Facilities
5. Parks and Facilities Improvements

The chart on the next page provides a summary of the Ad-Hoc Committee's determination of the City's infrastructure needs:

City of Norco, California
Infrastructure Ad-Hoc Committee
Summary of Needs by Infrastructure Category

	First Year Need	Average Annual Need	20-Year Need
Streets Based on PMS (Current Standards - No Curbs and Gutters)	\$ 2,600,000	3,493,149	69,862,974
Parks and Public Buildings			
George Ingalls Equestrian Center (GIEC)	\$ 77,020	77,020	1,540,400
Public Buildings	226,871	226,871	4,537,420
Park Facilities	129,206	129,206	2,584,120
Total Parks and Public Facilities:	\$ 433,097	433,097	8,661,940
Trails Existing			
Existing Trails with Fencing - Fencing only (Based on Current Standards)	\$ 210,339	282,594	5,651,888
Decomposed Granite Labor and Material @ \$0.20 Per Square Foot	56,090	75,358	1,507,159
Subtotal Existing Trails with Fencing	\$ 266,429	357,952	7,159,047
Trails - Other			
Install Back Yard Trails (Based on Current Standards)	26,775	35,973	719,454
Decomposed Granite Labor and Materials @ \$0.20 Per Square Foot	7,140	9,593	191,854
Install Fencing on Trails without Fencing (based on Current Standards)	57,897	77,786	1,555,714
Decomposed Granite Labor and Materials @ \$0.20 Per Square Foot	15,439	20,743	414,852
Subtotal Other Trails	107,251	144,094	2,881,875
Grand Total Trails	\$ 373,680	502,046	10,040,922
All Infrastructure (Excluding Storm Drains) - Based on Current Standards	\$ 3,406,777	\$ 4,428,292	88,565,835

Streets and Roads

The City is approximately 14.3 square miles in size and has street network of over 91 miles. From a functional classification stand point, 3.4 miles are arterials, 9.4 miles are collectors, and 77.4 miles are residential/local streets.

Current Condition: Many City streets and roads are need of capital maintenance and replacement. Currently, over 27% of City streets are in poor or very poor condition. It is important to maintain streets and roads on a regular planned basis rather than put off the work as long as possible. Studies show that pavement performs better during the first 75% of its useful life and is still considered to be in fair condition. After that however, the pavement deteriorates very quickly leading to very poor road conditions. Studies have also shown that if streets are maintained while in excellent to good condition, the total annual maintenance investment is four to five times less than if the pavement is allowed to cycle to poor or failed conditions.

A Pavement Condition Index (PCI) is used to measure the condition of streets. This index ranges from a scale of 0-100 with where 0 represents a failed street and 100 represents a street in excellent condition. Based on analysis performed by the City Engineer (RKA Consulting) and Public Works Department, City streets were identified as having an average PCI score of 67. PCI of 70 or above receives preventive maintenance while PCI below 70 receives rehabilitation. Thus, many City streets currently require rehabilitation which is significantly more expensive than preventive maintenance.

Current Funding Resources: The City has invested over \$76 million in streets and roads and a recent Development Impact Fee Study estimates that the cost to replace City streets and road infrastructure to be more than \$107 million. Based on estimate of fund balance as of December 2014 and projected Measure A and Street Fund expenditures for FY 2014-2015, it is estimated that remaining available funds for future streets and roads project after Fiscal Year 2014-2015 will be less than \$2.0 million. Along with recurring Measure A funding estimated receipt of \$500,000 annually, the City will have estimated available funds of \$2.5 million by the end of FY 2014-2015. Based on the City's projected expenditure needs, the City will run out funds to provide capital maintenance and replacement by Fiscal Year 2016-2017. The only available funding source after Fiscal Year 2016-2017 will be the recurring receipt estimated at \$500,000 annually from Measure "A". In the past, in addition to Measure "A" funding, expenditures for streets and roads capital projects were funded by development impact fees, grants, TUMF, and RDA bond proceeds. Other than Measure "A", there is no assurance that the City will receive future revenues from these other sources.

Projected Streets and Roads' Needs: Based on the current condition of City streets as determined using the City's Pavement Management System, which measures pavement condition index, the City will need to spend \$3.5 million annually on streets and roads to reach and maintain acceptable PCI of 70 or better. Over the next twenty years, the Ad-Hoc Committee estimates that the City will need to spend nearly \$70 million in order to maintain and preserve its streets and roads infrastructure in acceptable condition.

City Horse Trails

The City's trail system is the most unique feature that defines the community as "Horsetown USA". The City is proud of its animal keeping lifestyle and most residents own horses. The City has over one hundred miles of trails and it is estimated that about 70% of the trail system have trail fences. In order for the City to sustain its trademark tradition as Horsetown USA, residents must enjoy a reliable and well-maintained horse trail system.

Current Condition: Except for some trails in the Landscape Maintenance Districts, most of the City's trail system has been neglected and the condition is generally poor and worsening each year that passes. The City has not invested

adequately to maintain or perform necessary capital improvements in the City's trail system.

Current Funding Resources: Previous funding for trail improvements came from development impact fees. The City had approximately \$273,000 of available funds to spend on the trail system at the beginning of Fiscal Year 2014-2015. The City plans to spend estimated amount of \$166,000 during the Fiscal Year which will reduce available funds to \$107,000 by the end of the year. This amount is not sufficient to meet the City's annual trail system expenditure requirements. Consequently, without new revenue source, this unique feature will be in serious jeopardy by Fiscal Year 2016-2017.

Projected Trails' Needs: Based on the analysis reviewed and adopted by the Ad-Hoc Committee, the City needs to spend approximately \$500,000 annually in order to adequately preserve its cherished horse trail system. This figure includes trail fence replacement based on old trail standards (annual needs based on newly adopted standards may be different), decomposed granite and maintenance for erosion. Currently, there are no established funding sources to address the City's future trail needs.

Storm Drainage Systems:

Due to the City's topography, with many homes below street level, there is great need of master and minor drainage systems to protect residents from floods. Adequate storm drainage systems are critical for the protection of life and property in the City of Norco.

Current Condition: Most of the City's storm drainage system are new and in good condition.

Current Funding Resources: The City has been able to meet most of its needs through funding provided by the County Flood Control and Water Conservation District. Over the last few years, the District has been able to provide funding for master drainage plan projects. The District also allocates about \$1 million annually to fund minor drainage projects. However, there is no guarantee that the County will continue to provide funding at the levels it has provided in the past.

Projected Storm Drainage Needs: The Ad-Hoc Committee concluded that the City's future funding needs for storm drainage systems are currently met using funds provided by the County Flood Control and Water Conservation District. Thus, the Committee did not consider additional funding needs for Storm Drainage at this time.

Building Facilities:

The City has several major building facilities that are used to provide public services including public safety and leisure to Norco residents. These facilities include City Hall, George Ingalls Equestrian Center; Nellie Weaver Hall, Fire Stations, Senior Center, Riley Gym, Animal Control Facilities, library, and others. Attached to this report are sample pictures of City buildings with vital information for each building. (Exhibit A)

Condition Building Facilities: The condition of City building facilities has been slowly deteriorating for years. Years of minimal capital investment has resulted in buildings that are in poor physical condition, unattractive, and/or functionally obsolete. As part of the Ad-Hoc Committee's work, City staff conducted a Facility Condition Index (FCI) analysis in order to determine the physical condition of City buildings. The FCI is a ratio of the cost of assessed deficiencies divided by the replacement value of the facility. The higher the calculated FCI, the worse the physical condition of the building. This assessment indicated that many City buildings were in fair or poor condition.

Current Funding Resources: The total value of City's investment in buildings is estimated to be nearly \$59 million. Some of these buildings are public use buildings, such as Nellie Weaver Hall, and others are for governmental use, such as City Hall. The funding source for the most recent building construction or improvements was bond proceeds from the now defunct Norco Community Redevelopment Agency. Also, limited funding is usually provided on as needed basis through the City's General Fund for minor building improvements. The only currently available financial resource is \$150,000 that has been set-aside through the City's General Fund for facilities replacement.

Projected Facilities' Needs: Through the FCI analysis, it has been estimated that the annual cost to preserve the useful lives of City buildings is \$304,000 or \$6.1 million over the next twenty years. The City currently has no identified funding source to undertake planned and systematic improvements that are necessary to preserve City buildings.

Parks and Related Improvements:

The City has a well-planned park system that varies in size and facilities/amenities. Additionally, the City also has large amount of open space. A City's park system is usually a major factor in the selection of a place to live. Attached to this report are sample pictures along with vital information of City parks and related facilities. (Exhibit B)

Condition of City Parks and Related Improvements: Most City parks and improvements are in relatively good condition. Parks generally do not require

major capital maintenance or improvements once they are built. However, related facilities do require capital maintenance and replacement.

Current Funding Resources: There are currently no available funds for the City to undertake any park or related facilities improvements. Most recent capital improvements and replacement were funded with bond proceeds from the now defunct Norco Community Redevelopment Agency. Past funding also came from Development Impact Fees and grants.

Projected Parks and Related Facilities' Needs: A recent study by Revenue Cost Specialist estimates that the total value of the City's parks, open space and improvements to be over \$228 million. The Ad-Hoc Committee reviewed and adopted a plan that estimates the annual capital costs to preserve parks and related improvements to be \$129,000. There are no currently available funds for future parks and related facilities improvement.

INFRASTRUCTURE FUNDING OPTIONS

The City currently has limited existing funding sources to meet its future infrastructure needs. County of Riverside Measure "A" allocation estimated to be \$500,000 each year is the only source of funding that has been currently identified, but must be used for Streets and Road improvements. The City must look to new revenue sources to meet the remaining \$4 million funding gap in annual infrastructure needs over the next twenty years.

Ad-Hoc Committee Funding Considerations and Options:

The Ad-Hoc Committee on Infrastructure Needs and Funding Options examined several potential new revenue sources that the City Council may consider implementing, with voter approval, to address the City's infrastructure funding needs gap. Each of the recommended revenue sources would create new taxes for the residents of Norco. When considering tax initiatives, several complex factors must be considered. One important factor to be considered by the City Council is the provisions of Proposition 218 which describes the process and requirements for the approval of various taxes.

The table below provides a summary of the necessary steps required before a revenue measure can be approved and implemented. These steps include actions that must be taken by the City Council and voter approval requirements. The process to be followed also depends on the type of revenue measure and how the new revenues would be used as depicted on the chart on the next page.

Revenue Item	City Council Approval	Voter Approval
City General Taxes – where revenues are used for unrestricted purposes.	If consolidated with a regularly scheduled election of the City Council, 2/3 for general law cities and majority for charter cities. If not consolidated, unanimous declaration of a "fiscal emergency" is required	Majority
City special taxes – where revenues are restricted for specific purpose.	Majority	2/3
Transactions & Use Tax	2/3	2/3 (For Specific Purpose) Majority for General Purpose
User Fees	Majority – through ordinance or resolution	None – however property related charges may be subject to Prop. 218 protest vote.
General Obligation Bond	Majority	2/3
Property Assessment	Majority	Majority of affected property owners. Vote weighted by assessment liability
Parcel Tax – Tax on Parcels of Property (flat rate or rate that varies based on use or size)	Majority or Super Majority depending on City type and use of revenues	2/3

Utility Users Tax: Utility user's tax is one of the revenue options available to the City Council to seek voter approval for implementation in order to fund the City's infrastructure needs gap. Utility user's tax is a tax imposed on the consumer (residential, commercial, and industrial) of any combination, or all, of gas, electric, cable television, telephone, refuse, water, and other utility services. Utility user's tax is usually collected by the utility company as part of its billing process and then remitted to the City. Outlined below are some points to note regarding utility user's tax imposed by California cities.

- Rates range from 1% to 11%
- Particular utilities to which the tax is applied varies
- Different rates may apply to residential versus commercial users
- The most common rate (mode) is 5%

- The average rate (mean) is 5.5%
- Provides 15% of general revenues for cities that levy UUT
- California cities with UUT 154 – covers 50% of state’s population
- May be levied for general or specific purpose
- Most utility users tax imposed by California cities do not include sewer, water or refuse

Staff performed analysis with limited data for the Ad-hoc Committee to estimate potential revenues that could be generated from the imposition of utility user’s tax. The data is summarized below.

Estimated Potential Revenue Utility Users Tax	
Utility	Gross Receipts
Gas Company - Calendar Year 2013	\$ 3,750,940
Edison Company - Calendar Year 2013	24,989,450
Water City of Norco - FY 2013-2014	9,600,000
Sewer City of Norco - FY 2013-2014	5,500,000
Refuse City of Norco - FY 2013-2014	4,990,000
Cable TV - Charter & AT&T - FY 2013-2014	3,647,096
Total (Excludes Telephone)	<u>\$ 52,477,486</u>
Each 1% of UUT May Generate	\$ 524,775

The Ad-Hoc Committee also considered potential advantages and disadvantages of proposing and/or implementing utility user's tax.

Utility User Tax	
Pros	Cons
More timely cash flow to the City; once implemented, revenues will be received monthly from utility providers	More difficult to administer – need cooperation of utility providers
Equitable tax – amount is based on usage	Hard to audit – subject to revenue losses
Encourages conservation – tax payers have ability to reduce amount paid	Difficult to project amount of revenues that will be generated each year
City Council and voters to determine which utilities to tax; rates may also vary by utility	
If for general use, requires a simple majority of voters approval to impose or increase	
Monthly tax burden paid with utility may not seem too big compared with parcel tax that would be paid twice a year	

Parcel Tax: Parcel tax levy was another potential revenue funding option that the Ad-Hoc Committee considered. Parcel tax is considered special tax on a parcel of property. Outlined below are noteworthy points on parcel tax.

- Special tax on parcel of property
- Generally based on either flat per-parcel rate or variable rate depending on the size, use, and/or number of units
- Administered by the County through the property tax process
- May be levied for general or specific purpose
- Parcel taxes are property related and thus, require at least 2/3 voter approval regardless of how revenue would be used

The Ad-Hoc Committee looked at three different scenarios for a potential parcel tax and the results are as follows:

Scenario #1

POTENTIAL REVENUE FROM PARCEL TAX

Property Description	Number of Parcels	Levy per Parcel	Total Revenues
Residential	6,771	\$ 400	\$ 2,708,400
Commercial	277	400	110,800
Vacant Land	432	400	172,800
Industrial	76	400	30,400
Total	7,556		\$ 3,022,400

Assumes \$400 Annual Flat Levy Per Parcel

Scenario #2

POTENTIAL REVENUE FROM PARCEL TAX

Property Description	Number of Parcels	Levy per Parcel	Total Revenues
Residential	6,771	\$ 240	\$ 1,625,040
Commercial	277	240	66,480
Vacant Land	432	240	103,680
Industrial	76	240	18,240
Total	7,556		\$ 1,813,440

Assumes \$240 Annual Flat Levy Per Parcel

Observation: Based on the data above, each \$100 parcel tax flat levy would generate approximately \$750,000 in annual revenue. Consequently, a flat levy of \$500 would generate approximately \$3,750,000.

Scenario #3

POTENTIAL REVENUE FROM PARCEL TAX

Property Description	Number of					Total Revenues
	Parcels	\$50/Parcel	\$240/Parcel	\$600/Parcel	\$600/Parcel	
Residential	6,771	-	1,625,040	-	-	\$ 1,625,040
Commercial	277	-	-	166,200	-	166,200
Vacant Land	432	21,600	-	-	-	21,600
Industrial	76	-	-	-	45,600	45,600
Total	7,556	21,600	1,625,040	166,200	45,600	\$ 1,858,440

Assumes Various Rates Depending on Parcel Type

Scenario #3 estimates different tax rates based on parcel use. It is to be noted that in order to generate approximately \$4,000,000 in annual revenues, per parcel levy would need to be 2.2 times the amount shown on Scenario #3 above.

Similar to utility user’s tax, parcel tax also have advantages and disadvantages which the City Council should consider before recommending parcel tax for voter approval.

Additionally, further consideration may need to be made for those parcels currently within a Landscape Maintenance Development to avoid double taxation.

Parcel Tax	
Pros	Cons
Easy to administer once county gets on tax rolls	Delayed cash flow; may take months to get on the county rolls; once on the county rolls, tax revenues received semi-annually
Revenues to be collected are more predictable once rates are set: less revenue leakage – imposed through tax rolls	Requires 2/3 voter approval to impose or increase
Rate may be imposed based on property size and/or used to mitigate disproportionate burden	A flat across the board amount may create disproportionate burden to tax payers
	Semi-annual tax burden paid with property tax may seem to be too big

Local Add-On Transactions & Use Tax: In 2003, Governor Gray Davis signed SB 566 which gave every County and every City in the state the ability to seek voter approval for local transactions and use tax increase under the following conditions:

- The transaction and use tax may be imposed at the rate of 0.25%, or multiple thereof
- The ordinance proposing the tax must be approved by two-thirds vote of all members of the governing body
- If for general purpose, the tax must be approved by a majority vote of the voters in the city or county
- The maximum combined rate of transactions and use taxes (regular City sales tax and local add-on transactions and use tax) in any location may not exceed 2%, so for the City, the new tax would not exceed 1%.

Local add-on transactions and use tax is becoming very popular for Cities seeking new revenue sources due to the fact that it has generally achieved high percentage passage rate, over 70% in recent elections for general revenue measures. Additional factors to be considered by the City before deciding if local add-on transactions and use tax is the appropriate tax for the City includes:

- How the revenues would be used – (general versus specific purpose)
- The tax applies to where the goods, merchandise, etc., is delivered rather than at the point of sale like regular sales tax.
- For example in the case of sale or lease of vehicle, tax is charged based on the location that the vehicle will be registered. As example, if Norco implements the tax, a Norco resident going to Ontario to buy a vehicle would be subject to the tax whereas an Ontario resident buying a vehicle in Norco would not be subject to the tax.
- The amount of money to be generated versus the rate that would generate that amount of money. Even though the City's current 1% sales tax generated \$5.4 million in FY 2013-2014, a similar 1% local add-on transactions and use tax may not generate the same amount of money due to the "leakage" associated with point of sale for regular sales tax versus point of delivery for local add-on transactions and use tax.
- Impact on tax payer is not readily noticeable like parcel tax
- Complex procedures and lengthy time to implement once voter approval is secured.

PUBLIC OUTREACH AND EDUCATION

If the City Council decides to pursue a revenue measure to address the City's infrastructure funding needs gap, the Ad-Hoc believes that the success of such measure will depend largely on how well residents are educated on the City's

infrastructure needs and funding gaps. There will be a need to convince voters that the City has great need for additional funds in order to provide the level of services that the residents of the City needs and want. Without additional funds, the city will not be able to adequately maintain and/or replace its infrastructure unless drastic cuts are made to vital local services. There will also be a need to educate residents on measures that the City has taken to restructure the organization and to reduce and control costs to address the City's structural operating budget deficits.

Residents will also need to understand that the City of Norco has traditionally relied on funds from the former Redevelopment Agency to meet significant part of its infrastructure needs and now those funds are no longer available. Of significant note is the fact that the City, unlike many other cities in the state does not have any City taxes to fund vital services. The state's dissolution of Redevelopment Agencies is an example of the state's ability to shift local revenues to the state in times of economic downturn. In the past, the city share of property tax, sales tax, motor vehicle license fees and other revenues have been subject to state raids and re-allocation. This demonstrates the need for the City to generate some amount of City controlled revenues that are not subject to state raids or re-allocation in order for the City to maintain its ability to provide vital City services.

In addition to educating the residents on the need for additional funding to maintain existing services, residents must also be assured that new revenues will be prudently used to provide vital services. Therefore, the Ad-Hoc Committee believes that any new revenue measure should include provision for mandatory oversight and accountability on how the new revenues are used.

While City staff and officials can provide information necessary to educate the citizens on the City's funding needs and the potential impact on services if funding needs are not met, the Ad-Hoc Committee recognizes that outreach and public education will be necessary to generate support for any proposed ballot measure. It is the duty of the City council to decide on whether to put a ballot measure before the voters. It is also the duty of city officials to compile information through surveys or other means in order to determine what type of measure is likely to pass. Based on the legal restrictions of what City officials can do regarding potential revenue measure, the Ad-Hoc Committee recognizes that residents would need to champion any potential revenue measure.

CONCLUSION:

The Committee recognized the potential impact any revenue measure may have on the community, but determined that identification of the ideal revenue source should be decided by the City Council. The City Council should be aware of amount of funds currently available for infrastructure; the long lead time needed to go through the ballot process and to implement any approved revenue measure in order to determine the timing for presenting a measure to the voters.

Facility Assessment and Description

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Norco Senior Center
Location: 2690 Clark Avenue, Norco, CA 92860
Size: 8,000 sq. ft.
Built: 1998
Acquired: CDBG
Original Cost: \$ 939,975.00
Replacement Cost: \$4,720,000.00 (50 years)



Description: The 8,000 square foot facility with adjacent 1.4-acre garden provides a variety of leisure pursuits to improve the quality of one's life, promote and help preserve independent living and assists and supports individuals to advance choices and alternatives that enable them to live with dignity and grace.

FCI Rating: 5%

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Community Center Buildings
Location: 3900 Acacia Ave., Norco, CA 92860
Size: 8,090 sq. ft. buildings
25,900 sq. ft. parking lot
Built: Approximately 1924
Acquired: Parks District
Original Cost: unknown
Replacement Cost: \$2,831,500.00 (50 years)

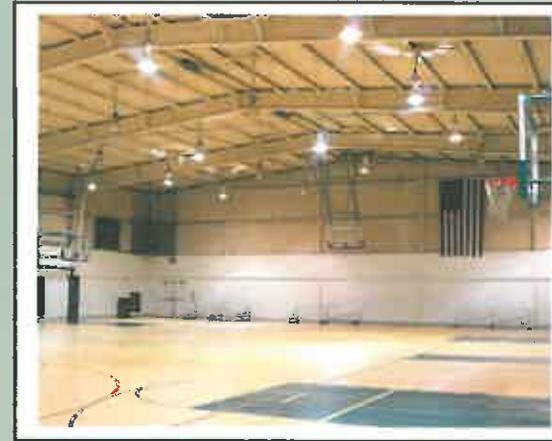


Description: The Community Center runs parallel to Hamner Avenue just north of Sixth Street. It consists of a Large Auditorium (1900 sq. ft.), Rec Room (750 sq. ft.), Game Room (750 sq. ft.) and the Bob and Karlene Allen Room (2100 sq. ft.) which is home to the Norco Historical Society Artifacts as well as an offices, storage rooms, and restrooms. Rooms at this facility are used for Youth and Leisure Programs, community meetings and private rentals such as churches and birthday parties.

FCI Rating: 4%

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Riley Gymnasium
Location: 3950 Acacia Ave., Norco, CA 92860
Size: 15,000 sq. ft. building
29,600 sq. ft. parking lot
Built: 1977 / Remodeled in 2001
Acquired: Remodel through Parks Water Bond
Original Cost Gym: \$1,280,966.00 in 1977
Remodel Cost: \$ 900,000.00 in 2001
Replacement Cost: \$5,700,000.00 (50 years)



25 kw Diesel Generator \$ 15,712 (Installed in 1992)
Replacement Cost: \$ 37,708.00 (30 years)

Description: Riley Gymnasium is located next to Community Center Park and is home to Norco's popular youth and adult basketball leagues. This 15,000 sq. ft. facility has been recently retrofitted with new energy efficient sports lighting. It consists of 2 full indoor courts complete with electronic scoreboards and spectator bleachers. It also has a meeting room and an upstairs dance studio with reception area/office.

FCI Rating 9%

**Buildings Inventory Sheet
Infrastructure Assessment**

Facility Name: Scout House/Youth Center
Location: 3939 Cedar Ave., Norco, CA 92860
Size: 4,973 sq. ft. Scout House*
1,504 sq. ft. Youth Center*
16,500 sq. ft. Parking Lot
Built: 1972
Acquired: Park District and DIF
Original Cost: \$111,776.00 Scout House*
Replacement Cost: \$2,137,410.00 (50 years)



Description: Located on the west side of Community Center Park and serves as a meeting room for local Boy Scouts and Girl Scouts, Wee People Playschool and After-school Programs. Facility has two interior restrooms and storage areas.

FCI Rating: 6 %

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Hal Clark Community Youth Facilities (2)

Location: 3364 Western Ave., Norco, CA 92860

Size:

"A"	}	551sq. ft. North Snack Bar (2008)
		608 sq. ft. South Snack Bar (2008)
		792 sq. ft. Restroom (2008)
		640 sq. ft. Storage Unit (2008)

Built: 1980

Re-Built: 2008 for

Acquired: Bond Proceeds

Remodel Cost: \$1,412,384.97 for North and South Snack Bars, Restroom and Storage Unit ("A")*

Replacement Cost: \$1,787,790.00 (50 years) for "A"



Description: Located at the Wayne Makin Sports Complex. Operates as a full service kitchen for youth sports groups NLL, NGSL and NJAAF nine months out of the year.

FCI Rating: 9%

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Norco City Hall
Location: 2870 Clark Avenue, Norco, CA 92860
Size: 21,793 sq. ft.
Built: 1992
Acquired: City owned property Purchased with RDA Bond Proceeds
Original Cost: \$ 1,272,475
Replacement Cost: \$11,652,277 (50 years) 2032



Description: Building serves the community for all administrative functions for the City. Housing administrative and operational departments except for Sheriff and Fire. Public Works field operation offices are part of the City Corporate yard. The building includes public and employee restrooms offices, IT infrastructure for city, meeting and conference rooms, employee break room.

FCI Rating: 10%

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Sheriff Station
Location: 2870 Clark Ave., Norco, CA 92860
Size: 4,566 sq. ft.
Built: 1997/98 transition (Sheriff Sub-station)
Acquired: City owned Property
Original Cost: \$266,605
Replacement Cost: \$5,917,530 (50 years) 2053



Description: The sheriff sub-station housed the Riverside County Sheriff administrative and operation for the City of Norco public safety contract for services to the City. The recent station renovation provides for administrative offices for the Lt, (2) Sgt., field officers report area, booking area, interview rooms, holding cell, prisoner restrooms, briefing operation conference room, COPS and motor offices, locker rooms for men and women, storage, office space for COP, evidence locker room, break coffee station, secured parking area.

FCI Rating: 7%

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Fire station 47
Location: 3902 Hillside, Norco, CA 92860
Size: 14426 sq. ft.
Built: 2005
Acquired: RDA Bond Proceeds
Original Cost: \$ 4,006,789
Replacement Cost: \$\$16,027,156 (50 years) 2055
Major Renovation: \$5,342,385 (25 years) 2030



Description: The 4,006,789 square foot facility with 16 beds for crew and 3 beds for officers. 1 living room full kitchen, 6 ¾ bathrooms, holds up to 4 fire engines .also headquarters for emergency and disasters. Also a community room for meetings.

FCI Rating: 9%

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Fire station 57
Location: 3367 Corydon Ave, Norco, CA 92860
Size: 6318 sq. ft.

Built: 1978
Acquired: Remodeled with RDA Bond Proceeds
Original Cost: \$359,017
Replacement Cost: 2032 \$9,422,715 (50 years)
Major Renovation: 2032 \$3,140,905 (25 years)

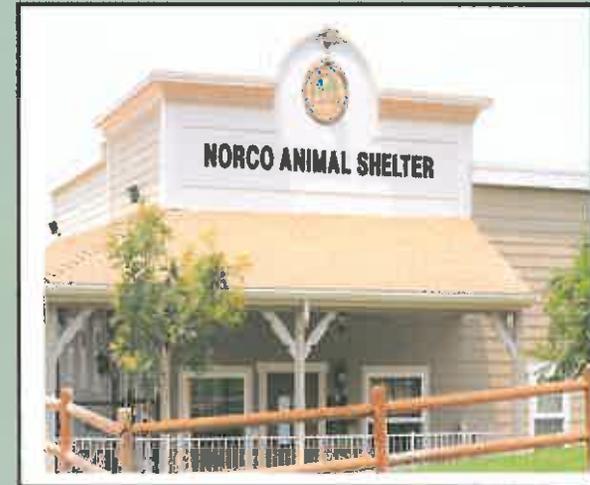


Description: This is a 6318 sq. fire station with sleeping quarter's kitchen living area, bathrooms and N.A.R.T .

FCI Rating: 17%

Animal Shelter Inventory Sheet Infrastructure Assessment

Facility Name: Norco Animal Shelter
Location: 98 Sixth Street, Norco, CA 92860
Size: Administration Building 2,499 sq. ft.
Built: New Construction 2012
Acquired: R.D.A. Funds
Original Cost: RDA Bond Proceeds
Renovation Cost: **\$395,842 (25 years)**



Description: Situated at the end of Sixth Street. Norco Animal Shelter consists of four buildings and two parking lots. There is a 1000 sq. ft. area just north of the administration building to be used for possible future expansion.

FCI Rating: 1%

**Buildings Inventory Sheet
Infrastructure Assessment**

Facility Name: Norco Animal Shelter (Quarantine)
Location: 98 Sixth Street, Norco, CA 92860
Size: 392 Square Feet
Built: 1984 Remodeled 2012
Acquired: RDA Bond Proceeds
Original Cost: \$98,000
Replacement Cost: \$125,440(50 years)
Description: The Quarantine building has six kennels



unit on top of the building. There are six interior florescent lights and three outdoor lights on the building. There are two doors on the Quarantine building.

FCI Rating: 1 %

Facility Name: Norco Animal Shelter (New Kennels)
Location: 98 Sixth Street, Norco, CA 92860
Size: 1353 Square Foot Building
Built: New Construction 2012
Acquired: RDA Bond Proceeds
Original Cost: \$338,250
Replacement Cost: \$645,440 (50 years)



Description: The new kennels were part of the remodel that was done in 2012. The new kennels were built on the old foundation of the administration building that was torn down. The building consist of an all metal structure resembling a barn and open on both sides to hold the 20 new kennels. There are 11 florescent lights under the roof and 4 outdoor lights, 2 on the east side and 2 on the west side. There are 2 doors on the new kennels.

FCI Rating: 1 %

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Norco Animal Shelter (Original Kennels)
Location: 98 Sixth Street, Norco, CA 92860
Size: 1725 Square Feet
Built: 1984/ Remodeled 2012
Acquired: RDA Bond Proceeds
Original Cost: \$431,250
Replacement Cost: \$552,000 (50 years)



Description: The original kennels were remodeled in 2012 with the rest of the shelter. A new metal roof and sides were installed to mimic the one that was installed on the new kennels adjacent to it. There are 16 kennels in that building. There are 11 florescent lights and four ceiling fans under the roof. There are 2 outdoor light on the east side and 2 outdoor lights on the west side. The original kennels have 2 doors on the building.

FCI Rating: less 1%

George Ingalls Equestrian Event Center

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Nellie Weaver Hall
Location: 3737 Crestview Drive, Norco, CA 92860
Size: 10,000 sq. ft.
Built: 1978
Acquired: Bond Proceeds
Original Cost: Unknown
Major Renovation: \$ 850,000.00 (2002)
Replacement Cost: \$4,250,000.00 (50 years)



Description: The 10,000 square foot multi-purpose building can seat 400 people banquet style or 500 auditorium styles. This building boast a full commercial kitchen, 30ft oak bar, 1,475 ft. dance floor, restrooms and a stage that can host live bands and entertainment. Also, it has exterior restrooms for larger events, an old west style pseudo jail with an ice house. Adjacent to the hall is an outdoor amphitheater.

FCI Rating: 24%

Facility Name: Nellie Weaver Hall – Amphitheatre
Location: 3737 Crestview, Norco, CA 92860
Size: row seating 1,150

Original Built: 1982 by Volunteers
Original Cost: unknown
Renovation: 2003
Cost: \$ 175,000.00
Replacement Cost: \$ 875,000.00 (50 years)



Description: Adjacent to Nellie Weaver Hall is an outdoor amphitheater that has the capacity of seating 1,150 spectators and includes a press box. These 15 rows of seating non elevated configuration are of steel construction by Sturdisteel.

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Nellie Weaver Hall Exterior Restrooms
Location: 3737 Crestview Dr., Norco, CA 92860
Size: 480 sq. ft. building
Built: 2002
Acquired: Bond Proceeds
Original Cost: \$ 68,000.00
Replacement Cost: \$340,000.00 (50 years)



Description: This exterior restroom building is a rigid frame construction. The ladies room has seven toilets and three sinks and the men's room has three urinals and two sinks... Both Ladies and men rooms are ADA compliant.

Facility Name: Nellie Weaver Hall Pseudo Jail
Location: 3737 Crestview Dr., Norco, CA 92860
Size: 480 sq. ft. building
Built: 2002
Acquired: Bond Proceeds
Original Cost: \$12,650.00
Replacement Cost: \$63,250.00 (50 years)



Description: This exterior building is a wood construction.

Facility Name: Nellie Weaver Hall – Framed Ice House
Location: 3737 Crestview Dr., Norco, CA 92860
Size: 128ft. building
Built: 2002
Acquired: Bond Proceeds
Original Cost: \$ 25,000.00
Replacement Cost: \$125,000.00 (50 years)



Description: This exterior building is a wood construction frame.

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: 4-H Pole Barns - 2
Location: 3737 Crestview, Norco, CA 92860
Size: 7,380 sq. ft. each
Built: 1980
Acquired: Bond Proceeds
Original Cost: \$ 126,500.00
Replacement Cost: \$ 632,500.00 (50 years)



Description: 4-H Level with 2 Pole style barns is constructed with wood telephone poles and corrugated steel roof. These buildings host large and small livestock shows and can be transformed into a rustic, western or vintage themes for Wedding ceremony's

**Buildings Inventory Sheet
Infrastructure Assessment**

Facility Name: Moreno Arena
Location: 3737 Crestview, Norco, CA 92860
Size: 96,000 sq. ft. Cover
Built: 2002
Acquired: Bond Proceeds
Original Cost: \$ 860,000.00
Replacement Cost: \$3,526,000.00 (75 years)



Description: Moreno arena is just one of the two covered arenas and is located on over 80 acres. It includes a 96,000 covered horse stadium with permanent bleacher seating for 2,100 for spectators and was constructed by Sturdisteel. Moreno arena is 150 x 250 equipped with holding pens and chutes to meet the needs of events such as large scale rodeos. An elevated press box is located on the east side of the arena. This arena is located on the north side of the arena level and has a permanent restroom for large events.

Facility Name: Moreno Arena – 2,100 Bleacher Seating
Location: 3737 Crestview, Norco, CA 92860
Size: 2,100
Built: 2002
Acquired: Bond Proceeds
Original Cost: \$ 198,000.00
Replacement Cost: \$ 990,000.00 (50 years)



Description: Elevated bleachers with seating for 2,100 spectators constructed of steel by Sturdisteel.

Facility Name: Moreno Arena – Press Box/ Booth
Location: 3737 Crestview, Norco, CA 92860
Size: 140 sq. building
Built: 2002
Acquired: Bond Proceeds
Original Cost: \$ 88,000.00
Replacement Cost: \$ 440,000.00 (50 years)



Description: The press box has a design/build Renkus-Heinze sound system.

Buildings Inventory Sheet Infrastructure Assessment

Facility Name: Clark Arena
Location: 3737 Crestview, Norco, CA 92860
Size: 84,000 Cover
Built: 2011
Acquired: Bond Proceeds
Original Cost: \$1,200,000.00
Replacement Cost: \$6,000,000.00 (75 years)



Description: The Hal H. Clark Arena is the sister arena to Moreno and has an 84,000 sq. ft. cover with a 180' x 280' panel arena for a variety of equine disciplines, large dog shows, fairs and exhibitor and high attender vendor events.

Facility Name: Permanent Restroom 2 Taos
Location: 3737 Crestview, Norco, CA 92860
Size: 304 sq. ft. each
Built: 2011
Acquired: Bond Proceeds
Original Cost: \$ 307,895.40
Replacement Cost: \$1,539,477.00 (50 years)



Description: CTX manufactured Restrooms are a Taos design. Each men's restroom includes (2) sinks., (1) lavatory ADA, and (2) urinals. The women's restrooms include (2) sinks (1) ADA lavatory and (3) lavatories.

Park Assessment and Description

**Parks Inventory Sheet
Infrastructure Assessment**

Facility Name: Sundance Park
Location: 4047 Sundance lane
Size: 1.5 acre
Built: 2001
Acquired: Quimby
Original Cost: \$ 341,933
Replacement Cost: \$1,367,732 (50 years)



Description: In Sundance Park you'll find a nice tot lot, large picnic shelter, restroom facility and basketball court. All amenities are handicap-accessible.

Facility Name: Ted Brooks Park
Location: Southwest Corner of Bluff Street and Vine Street
Size: 2 acre
Built: pre 1964
Acquired: Parks District
Original Cost: value 2003 \$261,360
Replacement Cost: \$431,244 (50 years)



Description: Ted Brooks Park contains a small arena and grass area. A lot of young barrel racers practice at this park.

Parks Inventory Sheet Infrastructure Assessment

Facility Name: Wayne Makin/ Shearer Soccer
Location: 3364 Western corner of Fifth
and Corydon Avenue
Size: 22
Built: 1976
Acquired:
Original Cost Gym: value 2003 \$2874,960
Replacement Cost: \$13,743,400 (50 years)



Description: The Makin/Shearer sports complex at the corner of Fifth Street and Corydon Avenue is the youth sports center for the City. It is the home of Norco Little League, Norco Girls Softball, Norco Junior All-American Football and AYSO Region 37. It has 3 dedicated fields for youth softball, 3 for youth baseball, 4 soccer fields and football overlay fields. The facility also has 2 snack bars.

**Parks Inventory Sheet
Infrastructure Assessment**

Facility Name: Hawk Crest Park
Location: Corner of Gulf stream and Aintree Downs drive
Size: 1.09 acre
Built: 2005
Acquired: Quimby
Original Cost: \$ 37,755
Replacement Cost: \$1,219,125 (50 years)



Description: Amenities: Hawks Crest Park is 1.09 acres in size. The playground/tot lot area has a rubberized synthetic surface and is complimented with a water fountain and sink, park benches and a picnic table. Beautiful landscape and turf area makes this park a comfortable environment for neighborhood visits. Security lighting is available after dark. This park also features a 70' x 140' arena with holding corral with water and a hitching post. Hawks Crest Park is connected to the City Trail System, connecting the City Open Space Park and Trail element.

Facility Name: Kips Komer
Location: Corner of Kips Komer and Partridge.
Size: 2 acre
Built: 1978
Acquired: Quimby
Original Cost: \$261,360
Replacement Cost: \$1,306,800 (50 years)



Description: At the corner of Kips Komer Drive and Del Mar Street, the park has a tennis court; tot lot, riparian and grass play areas.

Parks Inventory Sheet Infrastructure Assessment

Facility Name: **The Basin**
Location: **3015 Dappelgray**
Size: **1.09 acre**
Built: **2005**
Acquired: **Quimby**
Original Cost: **\$ 37,755**
Replacement Cost: **\$1,219,125 (50 years)**



Description:.. The park is located at 3015 Dappelgray

The Basin park contains an arena 100' x 70'. A lot of young barrel racers practice at this park the Basin park is connected to the City Trail System, connecting the City Open Space Park and Trail element.

Facility Name: **Community Center Park**
Location: **Corner of Alhambra St/Cedar Ave/Hamner**
Size: **16 acre**
Built: **1978**
Acquired: **Park District**
Original Cost: **\$261,360**
Replacement Cost: **\$1,306,800 (50 years)**



Description: **Community Center Park has a lighted ball diamond suitable for youth and adult softball, and flag football. The park also contains a nice tot lot, picnic shelters, restroom facilities, open grass areas, picnic tables.**

**Parks Inventory Sheet
Infrastructure Assessment**

Facility Name: Pikes Peak Park
Location: Six Street and Pikes Peak
Size: 8.4 acre
Built: 2007
Acquired: Quimby
Original Cost: \$1,097,712
Replacement Cost: \$5,488,560 (50 years)



Description: Features a tot lot, open grass area, restrooms, gazebo with picnic tables, horseshoe pits, and 1/2 court basketball. This park was awarded the 2008 Award of Excellence in the Park Development and Design category from California Parks and Recreation Society.

Facility Name: Neal Snipe Park
Location: 5th and Hamner
Size: 15 acre
Built: 1969
Acquired: FGSA
Original Cost: value 2003 \$1,960,200
Replacement Cost: \$6,194,232 (50 years)



Description: This park boasts 3 tot lots, a handicap-accessible restroom, acres of open grass areas, a picnic shelter for large groups and a 1/3 mile track, four picnic tables.

**Parks Inventory Sheet
Infrastructure Assessment**

Facility Name: Clark Field Park
Location: 1740 Detroit, Norco, CA 92860
Size: 2 acre
Built: 1969
Acquired: Parks District
Original Cost: \$ 261,360
Replacement Cost: \$ 402,311 (50 years)



Description: Situated at the corner of Hamner Avenue and Detroit Street, Clark Park has a lighted ball diamond suitable for youth and adult softball, soccer and flag football.

Facility Name: Corydon Staging Area
Location: Corydon Ave.
Size: 5.8 acres
Built: 2014
Acquired: DAG
Original Cost: value 2014 \$949,644
Replacement Cost: \$4,748,220 (50 years)



Description: Corydon Staging Area has a picnic shelter, picnic tables, horse tie ups, holding pen, horse waterers, water bucket fill station, restrooms and bicycle racks.

**Parks Inventory Sheet
Infrastructure Assessment**

Facility Name: Pacer Park
Location: Morgan street Norco, CA 92860
Size: 1.7 acre
Built: 1995
Acquired: Quimby
Original Cost: \$ 291,656
Replacement Cost: \$ 1,458,280 (50 years)



Description: Situated at the corner of Hamner Avenue and Detroit Street, Clark Park has a lighted ball diamond suitable for youth and adult softball, soccer and flag football.

Facility Name: Parmenter Park
Location: 2760 Reservoir, Norco, CA 92860
Size: 5 acre
Built: 1960/1980 remodel
Acquired: Parks District
Original Cost: \$ 653,400
Replacement Cost: \$ 3,267,000 (50 years)



Description: Corydon Staging Area has a picnic shelter, picnic tables, horse tie ups, holding pen, horse waterers, water bucket fill station, restrooms and bicycle racks.

Parks Inventory Sheet Infrastructure Assessment

Facility Name: Ridge Ranch Park
Location: 460 Calvaletti lane
Size: 3 acre
Built: 2011
Acquired: DAG
Original Cost Gym: \$1,110,780
Replacement Cost: \$5,553,900 (50 years)



Description: Ridge Ranch Park is 1.09 acres in size. The playground/tot lot area has an engineered woodchip surface and is complimented with a water fountain, restroom, park benches and a picnic table. Beautiful landscape and turf area makes this park a comfortable environment for neighborhood visits. This park also features a 70' x 48' arena with holding corral with water and a hitching post. Ridge Ranch Park is connected to the City Trail System, connecting the City Open Space Park and Trail element.