



**FISCAL IMPACT ANALYSIS FOR
ANNEXATION NO. 2018-001
to the
TOWN OF APPLE VALLEY**

Prepared for

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**FISCAL IMPACT ANALYSIS
for
ANNEXATION 2018-001
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FISCAL IMPACT ANALYSIS

I. INTRODUCTION, PROJECT DESCRIPTION AND DEMOGRAPHICS

Background

In June 2011, the Town of Apple Valley prepared a Fiscal Impact Analysis to evaluate potential fiscal impacts associated with buildout of Annexation No. 2008-001 (also known as the Golden Triangle). The annexation area consisted of 2,774.6± acres adjacent to the western Town limits and under the jurisdiction of San Bernardino County.

Annexation 2008-001 was not completed. The Town now proposes Annexation 2018-001, consisting of 1,304± acres within the Annexation 2008-001 area. Compared to Annexation 2008-001, the currently proposed annexation would result in a reduction of overall total acreage and land use buildout quantities. The balance of the 2008 annexation area, 1,470± acres, would remain part of the County.

This document evaluates the potential fiscal impacts associated with buildout of Annexation No. 2018-001. It uses the same methodologies and assumptions of the 2011 document but is based on updated fiscal and demographic data, tax rates, Town fees, and other information to reflect current conditions in the project area.

Introduction

The County of San Bernardino Local Agency Formation Commission (LAFCO) does not prescribe format or content for the fiscal impact analyses required as part of annexation actions. Neither does the County of San Bernardino have guidelines for these documents. As a result, this fiscal impact analysis is based on previously prepared fiscal impact analyses for annexations in San Bernardino and Riverside counties. It addresses the costs and revenues which can be expected to be generated through build out of the annexation area, in five (5) year increments, and assuming a twenty (20)-year build out, although it is likely that build out of the annexation will occur over a longer period of time.

Revenue and cost factors were obtained from a variety of sources, including the Town of Apple Valley Fiscal Year July 1, 2017- June 30, 2018 Budget and Apple Valley staff, Apple Valley Fire Protection District, San Bernardino County, San Bernardino County Association of Governments (SANBAG), and the State of California.

The analysis applies the appropriate revenue and cost factors to the proposed land use designations assigned in the Apple Valley General Plan Land Use Map and Zoning Map to the annexation area. The revenue and cost categories used to develop this fiscal analysis are described in Sections II and III of this document, respectively. Assumptions associated with each land use category are described in Section IV. The cost/revenue analysis is shown in Section V.

Both costs and revenues throughout this analysis are calculated in current dollars. No inflation adjustment has been made. Although costs and revenues will rise over the build out period of the annexation area, the ratio of costs to revenues is not expected to significantly change. As a result, the analysis in constant dollars is representative of the framework of costs and revenues likely to be experienced by the Town throughout the life of the annexation.

Project Description

The purpose of this fiscal analysis is to consider the potential financial impacts to the Town of Apple Valley from the annexation of 1,304± acres of land that are currently under the jurisdiction of San Bernardino County. Annexation No. 2018-001, referred to herein as “the annexation,” is comprised of lands immediately west of the current Town limits, along U.S. Interstate 15 (I-15). The annexation area is bounded by the Town’s corporate limits on the south, east and north. It is within the Town’s Sphere of Influence, as defined by the LAFCO.

Table 1 shows the proposed land use designations in the annexation area, which include lands designated for residential, commercial and industrial uses. The proposed land use assignments could result in up to 247 single-family residential dwelling units; 5,657,059 square feet of commercial space; and 3,646,216 square feet of industrial space. There are no projects currently planned within the annexation area. The annexation area is entirely comprised of vacant desert land.

Table 1
Annexation No. 2018-001
Vacant and Developed Acreage by Land Use Designation

Land Use Designation	Developed Acres	Vacant Acres	Total Acres	Total Units
Residential Designations				
Estate Residential	0	247	247	247
Residential Subtotal			247	247
Commercial Designations				
				Total Square Feet
General Commercial	0	14	14	134,069
Regional Commercial	0	381	381	3,655,032
Office Professional	0	195	195	1,867,957
Commercial Sub-total			590	5,657,059
Industrial Designations				
				Total Square Feet
Planned Industrial	0	380	380	3,646,216
Industrial Sub-total			380	3,646,216
Other Designations				
Street Rights-of-Way	0	87	87	
Other Sub-total				
Grand Total	0	1,304	1,304	

Demographic Profile

The population in the Town of Apple Valley increased from 46,079 in 1990 to 54,239 by 2000, according to U.S. Census data. This represents an increase of approximately 17.7%. The 2010 Census reported a population of 69,135, representing an increase of 27.5% between 2000 and 2010. The California Department of Finance estimates that the Town's 2017 population was 74,701.¹

The median age in Apple Valley in 1990 was 30.8 years, which increased to 35.4 years in 2000 and 37.0 years in 2010.² The number of housing units in the Town was 20,163 in 2000 and 26,117 in 2010; this figure was estimated at 25,909 in 2016.³

In 2000 there were an average of 2.90 persons per household in the Town; by 2010 this had increased to 2.91, and by 2016 it had increased to 3.07.⁴

¹ Department of Finance, Demographic Research Unit, City/County Population Estimates with Annual Percent Change, January 1, 2016 and 2017.

² 1990, 2000, and 2010 U.S. Census.

³ 2000 and 2010 U.S. Census; 2012-2016 American Community Survey 5-Year Estimates.

⁴ 2000 and 2010 U.S. Census; 2012-2016 American Community Survey 5-Year Estimates. 2016 persons per household is not available; figure shown is the average of Average Household Size of Owner-occupied Unit (2.89) and Average Household Size of Renter-occupied Unit (3.24).

The median household income in Apple Valley was \$40,421 in 2000, \$50,066 in 2010, and \$47,433 in 2016.⁵

The median price for an existing home in Apple Valley was \$234,463 in 2017, an increase of 12.1% over the 2016 figure.⁶ The median price for a new home was \$262,400 in 2017, a decrease of 5.6% from 2016.

⁵ 2000 U.S. Census; 2006-2010 American Community Survey 5-Year Estimates; 2012-2016 American Community Survey 5-Year Estimates.

⁶ "Inland Empire Quarterly Economic Report," Inland Empire Economic Partnership, Vol. 29, No. 4, October 2017.

TOWN OF APPLE VALLEY ANNEXATION NO. 2018-001

FISCAL IMPACT ANALYSIS

II. Potential Revenues FROM ANNEXATION NO. 2018-001

Buildout of the annexation area has the potential to generate revenues to the Town of Apple Valley and the Apple Valley Fire Protection District (AVFPD), a special district that provides fire protection services to the annexation area. The following describes potential revenue sources to the Town and to AVFPD.

A. Potential Revenue Sources to the Town of Apple Valley

Revenue sources to the Town include annual revenues and one-time fees. Annual revenues consist of those that flow into the Town's General Fund and funds that are restricted for specific uses. General Fund revenues include property tax, property transfer tax, sales tax, transient occupancy tax, and motor vehicle in-lieu fees. Restricted funds include the portion of property tax that is allocated to the Parks and Recreation Department, Measure I transportation funds, and highway users gas tax.

The analysis also considers projected one-time revenues which will occur as a direct result of development within the annexation area. These include Developer Impact Fees paid to the Town at the time of construction. These revenues have been quantified in this analysis, but are not included in the annual revenues shown in Table 7.

Annual Revenues

Property Tax

The County of San Bernardino collects property tax annually at a rate of one percent (1%) of assessed valuation. Property tax revenues are allocated between the County, the jurisdiction in which the land is located (if any), and a variety of other public agencies. Of the one percent (1%) collected by the County, the Town receives approximately 9.5%, of which 5.6% goes to the Town General Fund and 3.9% is allocated to the Town of Apple Valley Parks and Recreation Fund.⁷ In accordance with the County's "Share the Pain" revenue-sharing policy for annexed

⁷ Finance Director, Town of Apple Valley, April 2018.

lands, 50% of these revenues will be distributed to the Town and 50% will be distributed to the County when the annexation is completed. Table 7 shows revenues to the Town under General Fund revenues, and revenues to the Parks and Recreation Department under Restricted Funds revenues.

The fiscal model assumes that all properties are taxed at a rate of one percent (1%) of valuation, and the collection rate is 100%. The only residential land use designation proposed in Annexation 2018-001 is Estate Residential (RE) which allows detached single-family homes; no multi-family units are proposed. The value of new single-family detached residential units is based on the second quarter, year 2017 median new home price for the Town of Apple Valley as shown in the “Inland Empire Quarterly Economic Report.” This value is \$262,400.⁸

The value of new commercial and industrial development is assumed to be \$55 per square foot, based on building permit data for years 2014-2017 provided by the Town Building and Safety Division.⁹

Property Transfer Tax

Property Transfer Tax revenues are generated when a change of property ownership occurs. For analysis purposes, estimated Property Transfer Tax revenues are calculated according to the instructions provided in the Riverside County “Guide to Preparing Fiscal Impact Reports.” Factors set forth in the Guide include a tax rate of \$1.10 per \$1,000 (or 0.11%) of the unencumbered property value. This analysis further assumes that for a transfer within an incorporated jurisdiction, the revenue is divided evenly between the County (50%) and the jurisdiction (50%). Upon the sale of a new unit, 100% of the unit’s market value is subject to the property transfer tax. Upon change of ownership of an existing unit, the unencumbered value (average 80%) of the property is subject to the property transfer tax. Change in ownership is assumed to begin in the fourth year of the project, and ten percent (10%) of existing residential properties are assumed to change ownership per year. Property values are stated in year 2017 dollars, and the same property values used in the property tax revenue evaluation, above, are used in this analysis. A resale rate of one percent (1%) is assumed for single-family attached development. As discussed in Section III, this analysis assumes no resales during the twenty (20)-year buildout period for commercial and industrial development, as such sales are infrequent and sporadic. As a result, the analysis is conservative, and revenues to the Town from property transfer tax are likely to be higher than represented herein.

Sales Tax

Sales tax in San Bernardino County is collected at a rate of 7.75% by the State of California. The table below describes how sales tax revenues are allocated among public agencies.

⁸ “Inland Empire Quarterly Economic Report,” Inland Empire Economic Partnership, Vol. 29, No. 4, October 2017 .

⁹ Terra Nova Staff estimates based on Year 2014-2017 Commercial/Industrial building permit data, Town of Apple Valley Building Division.

Table 2
Components of the 7.75% Sales and Use Tax

Rate	Jurisdiction
5.00%	State General Fund
1.00%	City/County Local Tax
0.25%	Countywide Transportation Tax
0.50%	County Mental Health
0.50%	Public Safety Augmentation Fund (Prop 172)
0.50%	County Transactions Tax (Measure I)
7.75%	TOTAL RATE

Source: p. 61, “Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017-June 30, 2018.”

Of the sales tax collected by the State, one percent (1.0%) is allocated to the jurisdiction in which the sale occurred. The fiscal analysis estimates total taxable sales that could be generated at buildout of the proposed annexation area, then calculates 1% of taxable sales to determine how much sales tax revenue would be generated to the Town.

The fiscal impact model projects potential sales tax revenue generated on vacant commercial lands proposed for annexation. It assumes that future development of commercial lands will result in twenty-two percent (22%) lot coverage. It also assumes that ninety percent (90%) of the net floor space of General and Regional Commercial development, and thirty percent (30%) of the net floor space of Office Professional development, will be dedicated to the sale of taxable goods. Average annual sales estimators from the Urban Land Institute’s (ULI) 2008 “Dollars and Cents of Shopping Centers” are applied to the number of square feet dedicated to taxable sales. The fiscal analysis calculates sales tax generation from three types of commercial development, based on ULI definitions:

- “Neighborhood Commercial” development: includes neighborhood scale shopping centers conveniently located near residential areas, and a variety of smaller commercial centers, specialty retail shops and personal service businesses. This type of development generates an annual average of \$326.13 per square foot in taxable sales.
- “Community Commercial” development: includes larger, community scale shopping centers and malls that may be anchored by several department stores. This type of development generates an annual average of \$286.10 per square foot in taxable sales.
- “Regional Commercial” development: includes larger, regional scale shopping centers and malls that may include a variety of general merchandise, apparel, and home furnishings as well as services and recreational facilities that may be anchored by department stores. This type of development generates an annual average of \$275.41 per square foot in taxable sales.

Although small amounts of sales tax revenue are likely to be generated in the industrial development which will occur in the annexation area, the amount is expected to be negligible. As a result, industrial development is assumed to generate no taxable sales in this analysis.

Transient Occupancy Tax (TOT)

Transient Occupancy Tax is collected from individuals when they occupy a hotel or motel room. In Apple Valley, TOT is collected at a rate of seven percent (7%). Potential TOT revenues are based on the number of hotel/motel rooms that could be constructed on annexation lands, the average nightly room rate charged, and the average occupancy rate. The number of hotel/motel rooms that could be constructed is determined by multiplying the number of acres available for hotel/motel development by the maximum permitted room density. The room rate used in this analysis is \$100.00/night, which is the average nightly rate for a freeway serving hotel/motel such as might be realistically expected to develop in the annexation area. The average occupancy rate is assumed to be sixty-five percent (65%). As tourism activity may be expected to fluctuate seasonally in the region on an annualized basis, a sixty-five percent (65%) occupancy rate is conservative.

Motor Vehicle In-Lieu Fees

Motor Vehicle In-Lieu Fees, or Motor Vehicle License Fees, are collected by the State of California and allocated to local jurisdictions on a monthly basis. These fees are levied on motorists in lieu of a local property tax. The Town anticipates receiving approximately \$0.80 per person in Motor Vehicle In-Lieu fund revenues.¹⁰

Highway User Gas Tax

The State of California imposes a per gallon tax on all gasoline purchases. A portion of these revenues is allocated to counties and cities throughout the state. Gas tax monies can only be used for construction and maintenance of streets and highways. The anticipated per capita apportionment for Fiscal Year 2017-2018 for the Town is \$20.99.¹¹

Measure I Funds

Of the 7.75% sales tax collected in San Bernardino County, 0.50% (or .005 cent on the dollar) is contributed to the Measure I fund for regional and local transportation projects. These revenues are managed and distributed by the San Bernardino Association of Governments (SANBAG). For purposes of Measure I distributions, the Town is a part of the Victor Valley sub-area of the Mountain/Desert Subregion. Of Measure I funds collected in the sub-area, seventy percent (70%) is allocated to the sub-area Local Streets program. Of this, two percent (2%) is set aside for the Project Development and Traffic Management Systems projects. The remainder is allocated to each jurisdiction in the sub-area, based on a formula that accounts for the jurisdiction's population and total taxable sales.¹² Based on sales tax data for Apple Valley for previous years,¹³ compared with Measure I receipts,¹⁴ Apple Valley receives an average of five (5%)

¹⁰ p. 59, Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018. Motor vehicle in-lieu budgeted revenue FY 17/18 (\$60,000) ÷ population (74,701) = \$0.80 per capita.

¹¹ p. 72, Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018. Gas Tax (Section 2013, 2105, 2106, 2107, 2107.5) estimated revenues (\$1,567,761) ÷ population (74,701) = \$20.99 per capita.

¹² p. A-9, Appendix A, "Measure I 2010-2040 Strategic Plan," April 1, 2009.

¹³ Taxable Sales in the 272 Largest Cities, by Type of Business, prepared by California State Board of Equalization.

¹⁴ San Bernardino Associated Governments Measure I Actual Distribution Summary Mountain/Desert Jurisdictions, Victor Valley Subarea.

annually of the total Victor Valley sub-area allocation. Although the actual allocations change annually, the review of sales tax and Measure I data indicates that the five percent (5%) average may be expected to remain consistent over project buildout. Therefore, this analysis assumes the same allocation amount for each phase of the twenty (20)-year buildout.

Investment Income

The fiscal analysis assumes that the Town will also receive investment earnings on new revenues. To project potential investment earnings, the fiscal model applies the historical average interest rate of the ninety (90)-Day Treasury Bill. During the twenty-five (25)-year period from 1993 through 2017, the average interest earned on the ninety (90)-Day Treasury Bill was 2.43%.¹⁵ The fiscal model calculates investment income for all annual revenues included in this report.

One-Time Revenues

Development Impact Fees

As lands in the annexation area develop, the Town will collect developer impact fees (DIF) based on its adopted fee schedule. These are one-time fees collected at the time that residential units and commercial and industrial square footage are constructed. This analysis estimates total DIF fees for General Government Facilities, Transportation Impacts, and Law Enforcement Facilities. Because these are one-time rather than annual fees, they are not included in Table 7, but are summarized separately in Table 8.

**Table 3
Development Impact Fees**

Development Type	General Government Facilities Fee	Law Enforcement Facilities Fee	Transportation Impacts Fee
Single-Family Residential	\$407.07/unit	\$147.64/unit	\$6,745.00/unit
Commercial/Industrial	\$0.03/sq. ft.	\$0.20/sq. ft.	varies based on development type and size ¹

¹ The following Transportation Impact Fees were used in this analysis based on anticipated development in the annexation area:

- General Commercial: 100,001 to 200,000 sq.ft. = \$3.02851/sq.ft.
- Regional Commercial: 100,001 to 200,000 sq.ft. = \$3.02851/sq.ft.
- Office Commercial: 10,001 to 100,000 sq.ft. = \$2.23597/sq.ft.
- Planned Industrial: Industrial Parks = \$1.63566/sq.ft.
- Hotel: \$4,721.50/hotel

Source: Town of Apple Valley Development Impact Fee schedule.

¹⁵ Average historical interest rate determined using data from Table B.3, “Riverside County Guide to Preparing Fiscal Impact Reports,” January 1995 and “3-Month Treasury Constant Maturity Rates,” from the Federal Reserve Board of Governors, as provided by The Financial Forecast Center.

B. Potential Revenue Sources to the Apple Valley Fire Protection District

Annual Revenues

According to AVFPD’s Fiscal Year 2017/18 Budget, its primary revenue sources are property taxes and special taxes.

Property Tax

From properties within its service area boundaries, AVFPD receives 0.355289% of the 1% general property tax levy collected and allocated by San Bernardino County.¹⁶

Special Tax: Measure A

Measure A, approved by voters in November 2016, is a parcel tax based on units rather than assessed value. It extended the term of the District’s fire suppression special tax (Measure V, approved in 1997) and increased the rate to fund additional fire and emergency response services, including reopening fire stations and improving response times. Although the tax rates can be adjusted over time, this analysis estimates revenues based on the adopted rates shown in Table 5 and anticipated development at buildout.¹⁷

Table 4
AVFPD Measure A Tax Rates

Land Use	Annual Rate
Residential	\$126.90 per dwelling unit
Commercial ¹ :	
0 – 5,000 sq. ft.	\$252.34
5,001 – 20,000 sq. ft.	\$344.97
20,001 – 50,000 sq. ft.	\$487.53
50,001 sq. ft. or more	\$630.06
Other ²	\$116.88 per building/unit
Vacant Land:	
0 – 10.00 acres	\$81.27
10.01 – 24.99 acres	\$113.98
25 acres or more	\$146.84

¹ Includes industrial, manufacturing, mercantile, wholesale/retail, churches, private schools, etc.

² Includes agricultural buildings and privately owned light aircraft hangars
Source: Measure A, Ordinance No. 54, Apple Valley Fire Protection District, adopted November 8, 2016.

¹⁶ Franz Zyss, Auditor-Controller Manager, San Bernardino County Auditor-Controller/Treasurer/Tax Collector, personal communication, March 8, 2018.

¹⁷ Future commercial and industrial buildout assumptions are based on information about current development trends in Apple Valley, provided by Apple Valley Economic Development Department. Specific assumptions are described in Appendix A tables.

One-Time Revenues

Fire Developer Impact Fees

Through its DIF program, the Town collects fees for the capital acquisition of AVFPD fire suppression equipment and facilities. The Town passes these fees directly through to AVFPD. The following table shows fees for each type of land use.

Table 5
Developer Impact Fees for Fire Equipment and Property

Single-Family Residential	\$740.00/dwelling unit
Commercial (Office/Store/Professions, etc.)	\$0.586/square foot
Industrial Uses	\$0.089/square foot
Lodging Units	\$78.00/unit

Source: Town of Apple Valley Development Impact Fee schedule.

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FISCAL IMPACT ANALYSIS

III. Potential Costs from Annexation No. 2018-001

A. Potential Costs to the Town of Apple Valley

Future development of lands in the annexation area will not only generate additional revenues, but will also generate additional municipal costs. There will be expenditures for general government services as well as the expansion and/or extension of infrastructure, utilities, roads and other public services, particularly public safety. The fiscal model projects the Town's costs of providing general government services, public safety, and transportation/roadway maintenance to new development on lands in the annexation area. It also separately projects costs to the AVFPD for provision of fire protection services, including facilities, equipment, and staff.

Costs of General Government

Costs of General Government are funded through the Town's General Fund. Costs to the Town associated with general government include Town-wide services, such as employee salaries and benefits, postage, printing, travel, equipment maintenance and repairs, contract services, computers, vehicles and other items necessary for the day-to-day functioning of government. It includes public and community services, such as code compliance and animal control, as well as municipal and support services. These are further described in the Plan of Services. The Town also allocates General Fund monies annually to support programs and services provided by the Apple Valley Parks and Recreation Department.

For residential development, this analysis uses information provided in the Town's FY 2017-2018 budget to translate costs into a per capita factor for General Fund expenditures. It applies that amount to the anticipated buildout population. The result is the estimated cost of providing general government services to future residents.

General Government costs for Fiscal Year 2017/18 are shown in Table 6. As shown, approximately \$14.8 million are budgeted for General Government expenditures for Fiscal Year 2017/18. Based on the 2017 population of 74,701 residents, this equals \$198/capita. The fiscal model applies the \$198/capita to the projected annexation area buildout population.

Table 6
General Governments Costs, Fiscal Year 2017/18

Service	Cost
General Government ¹	\$9,755,168
Public/Municipal Services ²	\$3,793,831
Community/Economic Development ³	\$1,270,921
Total:	\$14,819,920

¹ includes Town Council, Attorney, Manager, Clerk, Finance, Public Info., Human Resources, Information Systems, General Govt., and Public Facilities

² includes Public Services Admin., Animal Services, Code Enforcement, Building & Safety

³ includes Community Development, Engineering, Economic Development

Source: p. 57, Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018.

For residential development, the analysis also projects costs of providing parks and recreational services to future residents. Parks and Recreation expenditures are budgeted at \$3,625,245 or \$48.53 per capita (based on population of 74,701).¹⁸ This factor is applied to the projected buildout population of the annexation area.

In order to capture costs for provision of General Government to commercial and industrial development, it was necessary to derive factors based on a per acre or per square foot basis. No such factors were available through the Town. Therefore, this analysis uses factors provided in the Riverside County Guide to Preparing Fiscal Impact Reports, adjusted for inflation, to arrive at costs based on year 2017 dollars (\$114.81 per acre).¹⁹

The costs of General Government do not include expenditures for public safety or roadway maintenance. Those costs have been calculated separately and are discussed below.

Costs of Public Safety Services

The same method used to calculate general government costs has been used to project costs of providing public safety services to future residents in the annexation area. In Apple Valley, these costs include provision of law enforcement services and emergency preparedness. Public safety expenditures in Apple Valley are primarily those associated with the contract the Town maintains with the San Bernardino Sheriff's Department. Additional costs associated with facilities used by the department, and those associated with emergency preparedness activities are included in this calculation.

For residential development, the fiscal model translates these expenditures (\$13,908,851²⁰) into a per capita factor (\$186/capita, based on 2017 population of 74,701) and applies this factor to the anticipated buildout population of the annexation area.

¹⁸ p. 107, Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018.

¹⁹ Table A.2, Guide to Preparing Fiscal Impact Reports, Riverside County Administrative Office, January 1995.

²⁰ Public Safety Expenditures, p. 176, Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018.

For commercial and industrial development, cost factors for the provision of public safety services have been derived from the Riverside County Guide to Preparing Fiscal Impact Reports, adjusted to year 2017 dollars (\$451.89/acre).²¹

Costs of Roadway Maintenance

Costs associated with repairing and maintaining future paved public roads in the annexation area are projected using a per road mile cost factor. There are 78 square miles and 423 paved public road miles²² in Apple Valley's incorporated limits. This equates to 5.4 road miles per square mile.

The annexation area encompasses approximately 2.0 square miles. Using the average of 5.4 road miles per square mile of land area in Apple Valley, the proposed annexation area could potentially include 10.8 miles of paved public roadways at build out. This does not include commercial driveways, interior parking lots, or other paved facilities which could occur in the area, but they would be located on private property, and therefore would be privately maintained.

The fiscal model divides the Town's total annual roadway maintenance costs (\$2,425,605²³) by the number of paved road miles in the Town (423) to determine an annual per road mile cost factor (\$5,734/mile), and applies this factor to the number of potential paved road miles in the annexation area.

B. Potential Costs to the Apple Valley Fire Protection District

The annexation area is within the boundaries of the Apple Valley Fire Protection District. Buildout of the proposed annexation will result in additional costs to AVFPD associated with providing fire protection services to new development and population. As development in the area builds out, additional fire facilities, equipment, and staff can be expected to be needed.

AVFPD cost factors for the annual provision of fire protection services are not available on a per capita, per dwelling unit, per square foot, or per acre basis. Therefore, they were derived from the District's budget and data about development within AVFPD boundaries. According to the AVFPD Fiscal Year 2017-18 Budget, total annual expenditures are \$10,724,820 million.²⁴ Residential development (29,300 dwelling units) makes up 70% of all land in the District's boundaries, and commercial/industrial development (7,135,151 square feet²⁵) makes up 1%.²⁶ The fiscal model uses these data to generate the following annual cost factors: \$256.22 per dwelling unit, and \$0.02 per square foot of commercial/industrial development.

²¹ Table A.2, Guide to Preparing Fiscal Impact Reports, Riverside County Administrative Office, January 1995.

²² Brad Miller, Apple Valley Engineering Department, personal communication, February 21, 2018.

²³ p. 72, Street Maintenance Fund Total Budget, Town of Apple Valley Adopted Budget, Fiscal Year July 1, 2017 – June 30, 2018.

²⁴ p. 19, Apple Valley Fire Protection District 2017-18 Final Budget.

²⁵ Orlando Acevedo, Assistant Director, Apple Valley Economic Development Department, March 20, 2018.

²⁶ p. 6, Apple Valley Fire Protection District 2017-18 Final Budget.

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FISCAL IMPACT ANALYSIS

IV. BUILDOUT ASSUMPTIONS

Introduction

The buildout assumptions used to calculate the costs and revenues associated with Annexation No. 2018-001 are presented in this section. As previously noted, there are no specific projects currently proposed within the annexation area. Therefore, the analysis is based on general assumptions regarding build out of the annexation lands, consistent with the Apple Valley General Plan land use designations.

A. Buildout Assumptions

This analysis assumes a twenty (20)-year buildout of the annexation area. Depending on market conditions, growth and development in the Town and the annexation area will rise and fall. For residential and industrial land, an even distribution of development has been assumed for the twenty (20)-year buildout period. For commercial land, it is assumed that only one 10 acre project, of a freeway convenience commercial nature would occur in year 4 or 5 (Phase I), and that the balance of commercial development would occur from years 6 to 20 (Phases II, III and IV). Commercial development in Phases II through IV has been distributed evenly. As the analysis has been conducted in constant 2018 dollars, the relative costs and revenues will be as calculated at build out of the annexation area, regardless of when this occurs. That is to say that although inflationary and recessionary factors will affect the Town's revenues and costs over time, the relative cost of providing services, the relative amount of revenues generated within the annexation area, and the surplus or shortfall to the Town, are represented in this analysis.

Assumptions used to calculate buildout units and square footage are based on the Town's zoning standards as well as typical land use intensities for building coverage in commercial and industrial projects. The following estimates have been made regarding residential, commercial and industrial land use intensities.

Residential

The Estate Residential designation allows for up to one dwelling unit per 1 to 2.5 gross acres. It has been assumed that the maximum number of units, 247, could be constructed in the annexation area. Applying the Town's average household size of 3.07 persons per household yields an estimated buildout population of 759 residents.

Commercial and Industrial

The General and Regional Commercial, and Office Professional designations assume a twenty-two percent (22%) building coverage. This accounts for driveways, parking lots, stormwater retention/detention facilities, and similar ancillary facilities.

The Planned Industrial designation assumes buildout of industrial lands at twenty-two percent (22%) lot coverage.

The following sub-sections summarize assumptions used to calculate various revenues that could be generated by build out of the annexation area.

1. Residential

As noted above, residential land uses proposed in the annexation area are assumed as single-family detached units on lots up to 5 acres.

Estate Residential

- 62 single-family units constructed in each five (5)-year period, for a total of 247 units at build out.
- Unit value at \$262,400 per unit.

For residential property transfers, an annual resale rate of one percent (1%) change of ownership figures have been applied to residential units. These represent statistical averages that may be assumed to occur over the life of the annexation area, well beyond the build out year. This analysis also assumes that property transfer tax will begin in the fourth year of development (no resales in the first three years). No resales have been assumed for any of the rental units during the twenty (20)- year build out period.

2. Commercial

General Commercial

- 0 square feet developed in Phase I
- 44,689.67 square feet developed in Phases II, III, and IV, for a total of 134,069 square feet at build out.
- Per square foot value of \$55, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.
- 90% leasable space for generating sales tax revenue

Regional Commercial

The Regional Commercial tenant mix is not known at this time. However, the analysis assumes a mix of retail, office, and a 125-room hotel that is expected to be freeway serving.

- 95,932 square feet developed in Phase I
- 1,186,367 square feet developed in each of Phases II, III, and IV, for a total of 3,655,032 square feet at build out.
- Per square foot value of \$55, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.
- 90% leasable space for generating sales tax revenue
- One 5-acre, 125-room freeway-serving hotel built in the sixth year of project buildout.

Office Professional

- 0 square feet developed in Phase I
- 622,652.33 square feet developed in each of Phases II, III, and IV, for a total of 1,867,957 square feet at project build out.
- Per square foot value of \$55, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.
- 30% leasable space for generating sales tax revenue

The analysis assumes no revenues from transfer of commercial properties in the annexation area. This assumption provides for a more conservative analysis of projected revenues.

3. Industrial

Planned Industrial

- 911,554 square feet developed in each five (5)-year period, for a total of 3,646,216 square feet at build out.
- Per square foot value of \$55, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.

As with commercial development, this analysis assumes no revenues from transfer of industrial properties in the annexation area.

TOWN OF APPLE VALLEY ANNEXATION NO. 2018-001

FISCAL IMPACT ANALYSIS

V. COST/REVENUE ANALYSIS

A. Cost/Revenue Summaries

The following conclusions are based on the assumptions described above. It should be noted that all amounts are in Year 2018 dollars and are subject to rounding.

1. Town of Apple Valley

The total annual costs and revenues to the Town over each five-year phase of the twenty (20)-year buildout period are shown in Table 7. As shown, build out of the annexation area according to the proposed land use plan is projected to result in annual revenues of approximately \$12.2 million and annual costs of approximately \$940,000. This does not account for all possible revenues and costs that could be generated, but includes those described and analyzed in this study.

It should be noted that Table 7 does not include revenues from developer impact fees, which are one-time fees that occur at the time of construction. This analysis projects that the Town could receive DIF revenues of approximately \$2.4 million from new development during Phases I, and \$7.7 million during Phases II, III, and IV. DIF revenues are expected to be higher during Phases II, III, and IV due to commercial development, and slightly higher during Phase II due to assumed development of a hotel. These revenues are shown separately in Table 8.

Tables 7 and 8 summarize detailed calculations that have been prepared for each revenue and cost category, and DIF revenues, associated with the annexation. Appendix A presents the individual tables, showing the detailed calculations for each revenue and cost category.

It is expected that the annexation area's primary revenue source will be sales tax during Phases II, III, and IV since, with the exception of some grocery store sales, all retail sales generate sales tax. At buildout, the annexation area could generate approximately \$11.2 million in sales tax annually to the Town.

The second largest revenue source is expected to be property taxes, which are projected to total \$273,834 (\$161,418 in General Fund revenue and \$112,416 in Parks and Recreation Fund revenue) annually at buildout.

Table 7
Town of Apple Valley
Potential Costs/Revenues at Buildout of Annexation Area

	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
ANNUAL REVENUES				
General Fund:				
Property Tax	\$20,052	\$67,174	\$114,296	\$161,418
Property Transfer Tax	\$9,258	\$12,375	\$15,955	\$19,418
Local Sales Tax	\$237,786	\$3,910,740	\$7,583,695	\$11,256,649
Transient Occupancy Tax	\$0	\$207,594	\$207,594	\$207,594
Motor Vehicle In-Lieu	\$152	\$303	\$455	\$607
Restricted Funds:				
Highway Users Gas Tax	\$3,979	\$7,958	\$11,937	\$15,917
Measure I	\$4,161	\$68,438	\$132,715	\$196,991
Parks & Recreation Fund (from Property Tax)	\$13,965	\$46,782	\$79,599	\$112,416
ANNUAL COSTS				
General Fund:				
General Government Costs				
General Government/Town-wide Services	\$2,990	\$11,202	\$19,414	\$27,626
General Government/Residential	\$37,687	\$75,375	\$113,062	\$150,749
General Government/Parks and Recreation	\$9,237	\$18,474	\$27,712	\$36,949
General Government/Municipal Services	\$223	\$834	\$1,445	\$2,056
General Government/Support Services	\$8,842	\$33,123	\$57,403	\$81,684
Subtotal:	\$58,980	\$139,008	\$219,036	\$299,064
Restricted Funds:				
Public Safety Costs				
Town-wide Public & Police Protection Services	\$76,764	\$226,618	\$376,472	\$526,326
Town-Wide Services, Emergency Services	\$394	\$789	\$1,183	\$1,577
Municipal Services, Public Protection Services	\$11,865	\$20,933	\$36,278	\$51,623
Subtotal:	\$89,024	\$248,340	\$413,934	\$579,527
Roadway Maintenance Costs	\$15,549	\$31,098	\$46,646	\$62,195
SUMMARY OF REVENUES/COSTS:				
Revenues:				
Total Annual General Fund Revenues	\$267,248	\$4,198,187	\$7,921,994	\$11,645,686
Total Annual Restricted Fund Revenues	\$22,105	\$123,178	\$224,251	\$325,324
Subtotal:	\$289,353	\$4,321,365	\$8,146,245	\$11,971,010
Historic Average Interest Rate on 90-Day Treasury Bills	2.43%	2.43%	2.43%	2.43%
Anticipated Interest Earned on Revenues	\$7,031	\$105,009	\$197,954	\$290,896
Total Annual Revenues at Phase Buildout	\$296,384	\$4,426,374	\$8,344,199	\$12,261,905
Costs:				
Total Annual General Fund Costs	\$58,980	\$139,008	\$219,036	\$299,064
Total Annual Restricted Fund Costs	\$104,572	\$279,438	\$460,580	\$641,722
Total Annual Costs at Phase Buildout	\$163,552	\$418,445	\$679,616	\$940,786
ANNUAL CASHFLOW AT PHASE BUILDOUT	\$132,832	\$4,007,929	\$7,664,583	\$11,321,119

Table 8
Town of Apple Valley
Potential Development Impact Fee Revenue at Buildout of Annexation Area
(one time only)

General Government Fees	\$55,361	\$108,094	\$108,094	\$108,094
Transportation Impact Fees	\$2,198,027	\$7,032,716	\$7,027,995	\$7,027,995
Law Enforcement Impact Fees	\$210,614	\$562,169	\$562,169	\$562,169
Total Developer Impact Fee Revenues	\$2,464,002	\$7,702,980	\$7,698,258	\$7,698,258

2. Apple Valley Fire Protection District

Table 9 summarizes total projected costs and revenues to the Apple Valley Fire Protection District associated with buildout of the annexation area. As with Town costs and revenues, those for AVFPD are shown for each five (5)-year development phase of the assumed twenty (20)-year build out period. Potential DIF revenues to AVFPD are shown separately in Table 10.

Annual revenues are projected to be approximately \$280,000 at buildout of the annexation area. Annual expenditures needed to serve future development in the annexation area are projected to be \$249,000, resulting in annual revenues of approximately \$30,600 at buildout. One-time revenues from Developer Impact Fees are projected to be approximately \$183,000 during Phase I, and \$1.2 million during Phases II, III, and IV (due to commercial development). DIF revenues are projected to be slightly higher during Phase II due to assumed development of a hotel.

Table 9
Apple Valley Fire Protection District
Potential Costs/Revenues at Buildout of Annexation Area

	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
ANNUAL REVENUES				
Property Tax	\$2,544	\$8,524	\$14,503	\$20,482
Measure A	\$35,488	\$110,073	\$184,768	\$259,463
Total Revenues at Phase Buildout	\$38,033	\$118,597	\$199,271	\$279,946
ANNUAL COSTS				
Fire Protection Costs	\$35,971	\$107,098	\$178,225	\$249,352
Total Costs at Phase Buildout	\$35,971	\$107,098	\$178,225	\$249,352
Annual Cashflow at Phase Buildout	\$2,061	\$11,498	\$21,046	\$30,594

Table 10
Apple Valley Fire Protection District
Potential Development Impact Fee Revenue at Buildout of Annexation Area
(one time only)

	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
AVFPD Developer Impact Fees	\$183,039	\$1,222,847	\$1,213,026	\$1,213,026
Total Revenues at Phase Buildout	\$183,039	\$1,222,847	\$1,213,026	\$1,213,026

B. Conclusion


As shown in Tables 7 through 10, based on the underlying assumptions presented herein, development of lands in Annexation No. 2018-001 based on land use designations set forth by the Town is expected to result in long-term revenues to the Town and the Apple Valley Fire Protection District. In the overall, cash flows to the Town and AVFPD are expected to be positive in the near-, mid-, and long-term.

Development may occur at differing rates during the buildout period, and market conditions may fluctuate. Costs and revenues are expected to vary annually based on actual phasing of development. Nonetheless, based on this analysis, the fiscal impact of the annexation should remain positive if all land uses develop in a balanced manner.

CERTIFICATION

I hereby certify that the statements furnished above and the documents attached to this Fiscal Impact Analysis present the data and information required to the best of my ability, and that the facts, statements and information presented herein are true and correct to the best of my knowledge.

Prepared by:  Date 05.16.18
Orlando Acevedo
Assistant Director of Economic Development

Reviewed by:  Date 5/23/18
Douglas B. Robertson
Town Manager

Appendix A
Detailed Cost and Revenue Tables

Property Tax Revenue from Residential Development				
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	61.75	61.75	61.75	61.75
Average density (units/acre)	1	1	1	1
Maximum potential units constructed during this phase	61.75	61.75	61.75	61.75
Number of total potential units constructed at phase buildout	62	124	185	247
Median housing value, new construction ¹	\$262,400	\$262,400	\$262,400	\$262,400
Total Value	\$16,203,200	\$32,406,400	\$48,609,600	\$64,812,800
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at phase buildout	\$162,032	\$324,064	\$486,096	\$648,128
Percent of Property Tax Allocated to Town of Apple Valley General Fund ²	2.8%	2.8%	2.8%	2.8%
Total Amount Allocated to Apple Valley General Fund at phase buildout	\$4,537	\$9,074	\$13,611	\$18,148
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund ²	1.95%	1.95%	1.95%	1.95%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	\$3,160	\$6,319	\$9,479	\$12,638

¹Source: Inland Empire Quarterly Economic Report, Inland Empire Economic Partnership, Vol. 29, No. 4, October 2017.

²Source: Town of Apple Valley Budget (5.6% to General Fund, 3.9% to Parks/Rec Fund), reduced by 50% per County's "Share the Pain" revenue-sharing policy.

Property Tax Revenue from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	0.00	4.67	4.67	4.67
Number of square feet constructed during this phase	0.00	44,689.67	44,689.67	44,689.67
Total square feet constructed at phase buildout	0	44,690	89,379	134,069
Average value per square foot ¹	\$55	\$55	\$55	\$55
Total average value	\$0	\$2,457,932	\$4,915,863	\$7,373,795
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$0	\$24,579	\$49,159	\$73,738
Percent of Property Tax Allocated to Town of Apple Valley General Fund ²	2.8%	2.8%	2.8%	2.8%
Total Amount Allocated to Apple Valley General Fund at phase buildout	\$0	\$688	\$1,376	\$2,065
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund ²	1.95%	1.95%	1.95%	1.95%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	\$0	\$479	\$959	\$1,438

¹ Based on Year 2014-17 Commercial/Industrial building permit data, Town of Apple Valley Building Division.

² Source: Town of Apple Valley Budget (5.6% to General Fund, 3.9% to Parks/Rec Fund), reduced by 50% per County's "Share the Pain" revenue-sharing policy.

Land Use Designation: Regional Commercial Total No. Acres: 381 Potential Square Feet at Buildout: 3,655,032	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	10.00	123.67	123.67	123.67
Number of square feet constructed during this phase	95,932	1,186,367	1,186,367	1,186,367
Total square feet constructed at phase buildout	95,932	1,282,299	2,468,666	3,655,033
Average value per square foot ¹	\$55	\$55	\$55	\$55
Total average value of all property	\$5,276,260	\$70,526,445	\$135,776,630	\$201,026,815
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$52,763	\$705,264	\$1,357,766	\$2,010,268
Percent of Property Tax Allocated to Town of Apple Valley General Fund ²	2.8%	2.8%	2.8%	2.8%
Total Amount Allocated to Apple Valley General Fund at phase buildout	\$1,477	\$19,747	\$38,017	\$56,288
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund ²	1.95%	1.95%	1.95%	1.95%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	\$1,029	\$13,753	\$26,476	\$39,200

¹ Based on Year 2014-17 Commercial/Industrial building permit data, Town of Apple Valley Building Division.

²Source: Town of Apple Valley Budget (5.6% to General Fund, 3.9% to Parks/Rec Fund), reduced by 50% per County's "Share the Pain" revenue-sharing policy.

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	0.00	65.00	65.00	65.00
Number of square feet constructed during this phase	0.00	622,652.33	622,652.33	622,652.33
Total square feet constructed at phase buildout	0	622,652	1,245,305	1,867,957
Average value per square foot ¹	\$55	\$55	\$55	\$55
Total average value of all property	\$0	\$34,245,878	\$68,491,757	\$102,737,635
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$0	\$342,459	\$684,918	\$1,027,376
Percent of Property Tax Allocated to Town of Apple Valley General Fund ²	2.8%	2.8%	2.8%	2.8%
Total Amount Allocated to Apple Valley General Fund at phase buildout	\$0	\$9,589	\$19,178	\$28,767
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund ²	1.95%	1.95%	1.95%	1.95%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	\$0	\$6,678	\$13,356	\$20,034

¹ Based on Year 2014-17 Commercial/Industrial building permit data, Town of Apple Valley Building Division.

² Source: Town of Apple Valley Budget (5.6% to General Fund, 3.9% to Parks/Rec Fund), reduced by 50% per County's "Share the Pain" revenue-sharing policy.

Property Tax Revenue from Industrial Development				
<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	95.00	95.00	95.00	95.00
Number of square feet constructed during this phase	911,554	911,554	911,554	911,554
Total square feet constructed at phase buildout	911,554	1,823,108	2,734,662	3,646,216
Average value per square foot ¹	\$55.00	\$55.00	\$55.00	\$55.00
Total average value of all property	\$50,135,470	\$100,270,940	\$150,406,410	\$200,541,880
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$501,355	\$1,002,709	\$1,504,064	\$2,005,419
Percent of Property Tax Allocated to Town of Apple Valley General Fund ²	2.8%	2.8%	2.8%	2.8%
Total Amount Allocated to Town of Apple Valley General Fund at Phase Buildout	\$14,038	\$28,076	\$42,114	\$56,152
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund ²	1.95%	1.95%	1.95%	1.95%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	\$9,776	\$19,553	\$29,329	\$39,106

¹ Based on Year 2014-17 Commercial/Industrial building permit data, Town of Apple Valley Building Division.

²Source: Town of Apple Valley Budget (5.6% to General Fund, 3.9% to Parks/Rec Fund), reduced by 50% per County's "Share the Pain" revenue-sharing policy.

APPLE VALLEY GENERAL FUND Property Tax Revenue Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total property tax revenue from residential development	\$4,537	\$9,074	\$13,611	\$18,148
Total property tax revenue from commercial development	\$1,477	\$30,024	\$58,572	\$87,119
Total property tax revenue from industrial development	\$14,038	\$28,076	\$42,114	\$56,152
Total property tax revenue from all development	\$20,052	\$67,174	\$114,296	\$161,418

APPLE VALLEY PARK & RECREATION FUND Property Tax Revenue Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total property tax revenue from residential development	\$3,160	\$6,319	\$9,479	\$12,638
Total property tax revenue from commercial development	\$1,029	\$20,910	\$40,791	\$60,672
Total property tax revenue from industrial development	\$9,776	\$19,553	\$29,329	\$39,106
Total property tax revenue from all development	\$13,965	\$46,782	\$79,599	\$112,416

Property Transfer Tax Revenue from Residential Development				
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs.1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
New Units (100% of market value is subject to tax)				
Number of acres developed during phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1	1	1	1
Number of new units during this phase	62	62	62	62
Market Value per unit	\$262,400	\$262,400	\$262,400	\$262,400
Amount Subject to Property Transfer Tax for all new units sold	\$16,203,200	\$16,203,200	\$16,203,200	\$16,203,200
Existing Units (80% of market value is subject to tax)				
Number of units constructed in 1st year of this phase	12	12	12	12
Number of existing units changing ownership in 1st year of this phase	Ø	4	10	16
Number of units constructed in 2nd year of this phase	12	12	12	12
Number of existing units changing ownership in 2nd year of this phase	Ø	5	11	17
Number of units constructed in 3rd year of this phase	12	12	12	12
Number of existing units changing ownership in 3rd year of this phase	Ø	6	12	18
Number of units constructed in 4th year of this phase	12	12	12	12
Number of existing units changing ownership in 4th year of this phase	1	7	13	19
Number of units constructed in 5th year of this phase	12	13	13	13
Number of existing units changing ownership in 5th year of this phase	2	8	15	21
Total number of units constructed during this phase	60	61	61	61
Total number of existing units changing ownership during this phase	3	30	61	91
Market Value per unit	\$262,400	\$262,400	\$262,400	\$262,400
Unencumbered Value per unit (80% of market value)	\$209,920	\$209,920	\$209,920	\$209,920
Amount subject to Property Transfer Tax for all existing units changing ownership during this phase	\$629,760	\$6,297,600	\$12,805,120	\$19,102,720
New Units & Existing Units Combined				
Total amount subject to Property Transfer Tax (includes all new units sold & all existing units changing ownership)	\$16,832,960	\$22,500,800	\$29,008,320	\$35,305,920
Property Transfer Tax Rate	0.11%	0.11%	0.11%	0.11%
Total Property Transfer Tax Collected at phase buildout	\$18,516	\$24,751	\$31,909	\$38,837
Percent of Property Transfer Tax allocated to Apple Valley ¹	50%	50%	50%	50%
Total Property Transfer Tax Allocated to Apple Valley at phase buildout	\$9,258	\$12,375	\$15,955	\$19,418

¹ California City Documentary and Property Transfer Tax Rates, California Local Government Finance Almanac, www.CaliforniaCityFinance.com, (sponsored by League of California Cities).

APPLE VALLEY Property Transfer Tax Revenue Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total property transfer tax revenue	\$9,258	\$12,375	\$15,955	\$19,418

Sales Tax and Measure I Revenue from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	0.00	4.67	4.67	4.67
Number of square feet constructed during this phase	0.00	44,689.67	44,689.67	44,689.67
Total square feet constructed at phase buildout	0	44,690	89,379	134,069
Calculation of Total Leasable Square Feet				
Percent leasable space	90%	90%	90%	90%
No. of leasable square feet at phase buildout	0	40,221	80,441	120,662
"Neighborhood Commercial" Development¹				
Percent of leasable sq. ft. considered Neighborhood Commercial	50%	50%	50%	50%
No. of leasable sq. ft. considered Neighborhood Commercial	0	20,110	40,221	60,331
Ave. annual sales volume per sq. ft. ²	\$326.13	\$326.13	\$326.13	\$326.13
Total annual sales from Neighborhood Commercial development	\$0	\$6,558,588	\$13,117,177	\$19,675,765
"Community Commercial" Development¹				
Percent of leasable sq. ft. considered Community Commercial	50%	50%	50%	50%
No. of leasable sq. ft. considered Community Commercial	0	20,110	40,221	60,331
Ave. annual sales volume per sq. ft. ²	\$286.10	\$286.10	\$286.10	\$286.10
Total annual sales from Community Commercial development	\$0	\$5,753,571	\$11,507,142	\$17,260,713
"Regional Commercial" Development¹				
Percent of leasable sq. ft. considered Regional Commercial	0%	0%	0%	0%
No. of leasable sq. ft. considered Regional Commercial	0	0	0	0
Ave. annual sales volume per sq. ft. ²	\$275.41	\$275.41	\$275.41	\$275.41
Total annual sales from Regional Commercial development	\$0	\$0	\$0	\$0
Calculation of Total Sales Tax Revenues				
Total annual sales at phase buildout	\$0	\$12,312,160	\$24,624,319	\$36,936,479
Local sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	\$0	\$123,122	\$246,243	\$369,365
Calculation of Measure I Revenues				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	\$0	\$61,561	\$123,122	\$184,682
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	\$0	\$43,093	\$86,185	\$129,278
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated to Apple Valley	\$0	\$2,155	\$4,309	\$6,464

¹ Based on definitions provided in "Dollars and Cents of Shopping Centers," Urban Land Institute, 2008

² Based on average sales volumes for U.S. Neighborhood Shopping Centers (Table 6-1) and U.S. Super Community/Community Shopping Centers (Table 5-1), and U.S. Regional Shopping Centers (Table 4-1) provided in "Dollars and Cents of Shopping Centers," Urban Land Institute, 2008.

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	10.00	123.67	123.67	123.67
Number of square feet constructed during this phase	95,932	1,186,367	1,186,367	1,186,367
Total square feet constructed at phase buildout	95,932	1,282,299	2,468,666	3,655,033
Calculation of Total Leasable Square Feet				
Percent leasable space	90%	90%	90%	90%
No. of leasable square feet at phase buildout	86,339	1,154,069	2,221,799	3,289,530
"Neighborhood Commercial" Development¹				
Percent of leasable sq. ft. considered Neighborhood Commercial	0%	0%	0%	0%
No. of leasable sq. ft. considered Neighborhood Commercial	0	0	0	0
Ave. annual sales volume per sq. ft. ²	\$326.13	\$326.13	\$326.13	\$326.13
Total annual sales from Neighborhood Commercial development	\$0	\$0	\$0	\$0
"Community Commercial" Development¹				
Percent of leasable sq. ft. considered Community Commercial	0%	0%	0%	0%
No. of leasable sq. ft. considered Community Commercial	0	0	0	0
Ave. annual sales volume per sq. ft. ²	\$286.10	\$286.10	\$286.10	\$286.10
Total annual sales from Community Commercial development	\$0	\$0	\$0	\$0
"Regional Commercial" Development¹				
Percent of leasable sq. ft. considered Regional Commercial	100%	100%	100%	100%
No. of leasable sq. ft. considered Regional Commercial	86,339	1,154,069	2,221,799	3,289,530
Ave. annual sales volume per sq. ft. ²	\$275.41	\$275.41	\$275.41	\$275.41
Total annual sales from Regional Commercial development	\$23,778,569	\$317,842,171	\$611,905,773	\$905,969,375
Calculation of Total Sales Tax Revenues				
Total annual sales at phase buildout	\$23,778,569	\$317,842,171	\$611,905,773	\$905,969,375
Local sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	\$237,786	\$3,178,422	\$6,119,058	\$9,059,694
Calculation of Measure I Revenues				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	\$118,893	\$1,589,211	\$3,059,529	\$4,529,847
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	\$83,225	\$1,112,448	\$2,141,670	\$3,170,893
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated to Apple Valley	\$4,161	\$55,622	\$107,084	\$158,545

¹ Based on definitions provided in "Dollars and Cents of Shopping Centers," Urban Land Institute, 2008

² Based on average sales volumes for U.S. Neighborhood Shopping Centers (Table 6-1) and U.S. Super Community/Community Shopping Centers (Table 5-1), and U.S. Regional Shopping Centers (Table 4-1) provided in "Dollars and Cents of Shopping Centers," Urban Land Institute, 2008.

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	0.00	65.00	65.00	65.00
Number of square feet constructed during this phase	0	622,652	622,652	622,652
Total square feet constructed at phase buildout	0	622,652	1,245,305	1,867,957
Calculation of Total Leasable Square Feet				
Percent leasable space	30%	30%	30%	30%
No. of leasable square feet at phase buildout	0	186,796	373,591	560,387
"Neighborhood Commercial" Development¹				
Percent of leasable sq. ft. considered Neighborhood Commercial	100%	100%	100%	100%
No. of leasable sq. ft. considered Neighborhood Commercial	0	186,796	373,591	560,387
Ave. annual sales volume per sq. ft. ²	\$326.13	\$326.13	\$326.13	\$326.13
Total annual sales from Neighborhood Commercial development	\$0	\$60,919,682	\$121,839,363	\$182,759,045
"Community Commercial" Development¹				
Percent of leasable sq. ft. considered Community Commercial	0%	0%	0%	0%
No. of leasable sq. ft. considered Community Commercial	0	0	0	0
Ave. annual sales volume per sq. ft. ²	\$286.10	\$286.10	\$286.10	\$286.10
Total annual sales from Community Commercial development	\$0	\$0	\$0	\$0
"Regional Commercial" Development¹				
Percent of leasable sq. ft. considered Regional Commercial	0%	0%	0%	0%
No. of leasable sq. ft. considered Regional Commercial	\$0	\$0	\$0	\$0
Ave. annual sales volume per sq. ft. ²	\$275.41	\$275.41	\$275.41	\$275.41
Total annual sales from Regional Commercial development	\$0	\$0	\$0	\$0
Calculation of Total Sales Tax Revenues				
Total annual sales at phase buildout	\$0	\$60,919,682	\$121,839,363	\$182,759,045
Local sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	\$0	\$609,197	\$1,218,394	\$1,827,590
Calculation of Measure I Revenues				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	\$0	\$304,598	\$609,197	\$913,795
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	\$0	\$213,219	\$426,438	\$639,657
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated to Apple Valley	\$0	\$10,661	\$21,322	\$31,983

¹ Based on definitions provided in "Dollars and Cents of Shopping Centers," Urban Land Institute, 2008

² Based on average sales volumes for U.S. Neighborhood Shopping Centers (Table 6-1) and U.S. Super Community/Community Shopping Centers (Table 5-1), and U.S. Regional Shopping Centers (Table 4-1) provided in "Dollars and Cents of Shopping Centers," Urban Land Institute, 2008.

Sales Tax Revenue Summary Table				
Buildout Phase				
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total sales tax revenue from all development	\$237,786	\$3,910,740	\$7,583,695	\$11,256,649

Measure I Revenue Summary Table				
Buildout Phase				
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Measure I revenue from all development	\$4,161	\$68,438	\$132,715	\$196,991

Transient Occupancy Tax Revenue				
<i>Land Use Designation: Regional Commercial¹</i> <i>Total No. Acres: 5</i> <i>Potential Rooms at Buildout: 125</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	0.00	5.00	0.00	0.00
Maximum potential rooms constructed during this phase	0	125	0	0
Number of total potential rooms existing at phase buildout	0	125	125	125
Calculation of TOT Revenue				
*Average room rate (\$ per night)	\$0.00	\$100.00	\$100.00	\$100.00
*Average occupancy rate	0%	65%	65%	65%
Annual revenue from all rooms at phase buildout	\$0	\$2,965,625	\$2,965,625	\$2,965,625
Transient Occupancy Tax Rate	7%	7%	7%	7%
Annual TOT revenues at phase buildout	\$0	\$207,594	\$207,594	\$207,594

*Estimates based on local conditions

¹ Fiscal analysis assumes Regional Commercial lands will include one 5-acre, 125-room hotel built in the 6th year.

Transient Occupancy Tax Revenue Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Transient Occupancy Tax Revenue from all development	\$0	\$207,594	\$207,594	\$207,594

Motor Vehicle In-Lieu Revenue				
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1.0	1.0	1.0	1.0
Maximum potential units constructed during this phase	62	62	62	62
Number of total potential units constructed at phase buildout	62	124	185	247
Calculation of Annual Motor Vehicle In-Lieu Revenue				
Average Persons Per Household ¹	3.07	3.07	3.07	3.07
Potential Population at Phase Buildout	190	379	569	758
Anticipated Annual Per Capita Revenue	\$0.80	\$0.80	\$0.80	\$0.80
Annual Motor Vehicle In-Lieu Revenue at phase buildout	\$152	\$303	\$455	\$607

¹ 2012-2016 American Community Survey 5-Year Estimates

Motor Vehicle In-Lieu Revenue				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Motor Vehicle In-Lieu Revenue from all development	\$152	\$303	\$455	\$607

Highway Users Gas Tax Revenue				
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1.0	1.0	1.0	1.0
Maximum potential units constructed during this phase	62	62	62	62
Number of total potential units constructed at phase buildout	62	124	185	247
Calculation of Annual Gas Tax Revenue				
Average persons per household ¹	3.07	3.07	3.07	3.07
Potential population at phase buildout	190	379	569	758
Estimated annual per capita gas tax revenue	\$20.99	\$20.99	\$20.99	\$20.99
Annual gas tax revenue at phase buildout	\$3,979	\$7,958	\$11,937	\$15,917

¹ 2012-2016 American Community Survey 5-Year Estimates

Highway User Gas Tax Revenue Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Gas Tax Revenue from all development	\$3,979	\$7,958	\$11,937	\$15,917

Development Impact Fees from Residential Development				
<i>Land Use Designation: Estate Residential</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1	1	1	1
Maximum potential units constructed during this phase	62	62	62	62
Calculating DIF Revenues from General Government Facilities fees				
Per unit General Government Facilities Fee	\$407.07	\$407.07	\$407.07	\$407.07
Total revenues from General Government Facilities Fees at phase buildout	\$25,136.57	\$25,136.57	\$25,136.57	\$25,136.57
Calculating DIF Revenues from Transportation Impact Fees				
Per unit Transportation Impact Fees	\$6,745.00	\$6,745.00	\$6,745.00	\$6,745.00
Total revenues from Transportation Impact Fees at phase buildout	\$416,503.75	\$416,503.75	\$416,503.75	\$416,503.75
Calculating DIF Revenues from Law Enforcement Facilities Fees				
Per unit Law Enforcement Facilities Fee	\$147.64	\$147.64	\$147.64	\$147.64
Total revenues from Law Enforcement Facilities Fees at phase buildout	\$9,116.77	\$9,116.77	\$9,116.77	\$9,116.77

Development Impact Fees from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	4.67	4.67	4.67
Number of square feet developed at phase buildout	0.00	44,689.67	44,689.67	44,689.67
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	\$0.03	\$0.03	\$0.03	\$0.03
Total revenues from General Government Facilities Fees at phase buildout	\$0.00	\$1,340.69	\$1,340.69	\$1,340.69
Calculating DIF Revenues from Transportation Impact Fees				
Per Square Foot Transportation Impact Fees	\$3.02851	\$3.02851	\$3.02851	\$3.02851
Total revenues from Transportation Impact Fees at phase buildout	\$0.00	\$135,343.10	\$135,343.10	\$135,343.10
Calculating DIF Revenues from Law Enforcement Facilities Fees				
Per square foot Law Enforcement Facilities Fee	\$0.20	\$0.20	\$0.20	\$0.20
Total revenues from Law Enforcement Facilities Fees at phase buildout	\$0.00	\$8,937.93	\$8,937.93	\$8,937.93

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	10.00	123.67	123.67	123.67
Number of square feet developed at phase buildout	95,932	1,186,367	1,186,367	1,186,367
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	\$0.03	\$0.03	\$0.03	\$0.03
Total revenues from General Government Facilities Fees at phase buildout	\$2,877.96	\$35,591.01	\$35,591.01	\$35,591.01
Calculating DIF Revenues from Transportation Impact Fees (commercial buildings other than hotels)				
Per square foot Transportation Impact Fees	\$3.02851	\$3.02851	\$3.02851	\$3.02851
Total revenues from Transportation Impact Fees at phase buildout	\$290,531.02	\$3,592,924.32	\$3,592,924.32	\$3,592,924.32
Calculating DIF Revenues from Transportation Impact Fees (hotels)				
Number of hotels developed during this phase	0	1	0	0
Per hotel Transportation Impact Fees	\$4,721.40	\$4,721.50	\$4,721.50	\$4,721.50
Total revenues from Transportation Impact Fees at phase buildout	\$0.00	\$4,721.50	\$0.00	\$0.00
Calculating DIF Revenues from Law Enforcement Facilities Fees				
Per square foot Law Enforcement Facilities Fee	\$0.20	\$0.20	\$0.20	\$0.20
Total revenues from Law Enforcement Facilities Fees at phase buildout	\$19,186.40	\$237,273.40	\$237,273.40	\$237,273.40

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	65.00	65.00	65.00
Number of square feet developed at phase buildout	0.00	622,652.33	622,652.33	622,652.33
Per square foot General Government Facilities Fee	\$0.03	\$0.03	\$0.03	\$0.03
Total revenues from General Government Facilities Fees at phase buildout	\$0.00	\$18,679.57	\$18,679.57	\$18,679.57
Calculating DIF Revenues from Transportation Impact Fees				
Per square foot Transportation Impact Fees	\$2.23597	\$2.23597	\$2.23597	\$2.23597
Total revenues from Transportation Impact Fees at phase buildout	\$0.00	\$1,392,231.94	\$1,392,231.94	\$1,392,231.94
Calculating DIF Revenues from Law Enforcement Facilities Fees				
Per square foot Law Enforcement Facilities Fee	\$0.20	\$0.20	\$0.20	\$0.20
Total revenues from Law Enforcement Facilities Fees at phase buildout	\$0.00	\$124,530.47	\$124,530.47	\$124,530.47

**Development Impact Fees
 from Industrial Development**

<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	95.00	95.00	95.00	95.00
Number of square feet developed at phase buildout	911,554	911,554	911,554	911,554
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	\$0.03	\$0.03	\$0.03	\$0.03
Total revenues from General Government Facilities Fees at phase buildout	\$27,346.62	\$27,346.62	\$27,346.62	\$27,346.62
Calculating DIF Revenues from Transportation Impact Fees				
Per square foot Transportation Impact Fees	\$1.63566	\$1.63566	\$1.63566	\$1.63566
Total revenues from Transportation Impact Fees at phase buildout	\$1,490,992.42	\$1,490,992.42	\$1,490,992.42	\$1,490,992.42
Calculating DIF Revenues from Law Enforcement Facilities Fees				
Per square foot Law Enforcement Facilities Fee	\$0.20	\$0.20	\$0.20	\$0.20
Total revenues from Law Enforcement Facilities Fees at phase buildout	\$182,310.80	\$182,310.80	\$182,310.80	\$182,310.80

Development Impact Fees Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
General Government Facilities Fees				
Total Revenues from Residential Development at phase buildout	\$25,137	\$25,137	\$25,137	\$25,137
Total Revenues from Commercial Development at phase buildout	\$2,878	\$55,611	\$55,611	\$55,611
Total Revenues from Industrial Development at phase buildout	\$27,347	\$27,347	\$27,347	\$27,347
Total Revenues from all development at phase buildout	\$55,361	\$108,094	\$108,094	\$108,094
Transportation Impact Fees				
Total Revenues from Residential Development at phase buildout	\$416,504	\$416,504	\$416,504	\$416,504
Total Revenues from Commercial Development at phase buildout	\$290,531	\$5,125,221	\$5,120,499	\$5,120,499
Total Revenues from Industrial Development at phase buildout	\$1,490,992	\$1,490,992	\$1,490,992	\$1,490,992
Total Revenues from all development at phase buildout	\$2,198,027	\$7,032,717	\$7,027,996	\$7,027,996
Law Enforcement Facilities Fees				
Total Revenues from Residential Development at phase buildout	\$9,117	\$9,117	\$9,117	\$9,117
Total Revenues from Commercial Development at phase buildout	\$19,186	\$370,742	\$370,742	\$370,742
Total Revenues from Industrial Development at phase buildout	\$182,311	\$182,311	\$182,311	\$182,311
Total Revenues from all development at phase buildout	\$210,614	\$562,169	\$562,169	\$562,169
TOTAL DIF REVENUE from all development	\$2,464,002	\$7,702,981	\$7,698,259	\$7,698,259

Costs of General Government from Residential Development				
<i>Land Use Designation: Estate Residential</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	62.0	62.0	62.0	62.0
Maximum density permitted (units/acre)	1	1	1	1
Maximum potential units constructed during this phase	62	62	62	62
Number of total potential units constructed at phase buildout	62	124	186	248
Average number of persons per household	3.07	3.07	3.07	3.07
Total no. of potential residents at phase buildout	190	381	571	761
Calculating Annual Costs of Parks/Rec				
Per capita cost of Parks/Recreation	\$48.53	\$48.53	\$48.53	\$48.53
Total costs of Parks/Recreation at phase buildout	\$9,237.20	\$18,474.40	\$27,711.60	\$36,948.80
Calculating Annual Costs of General Government				
Per capita cost of General Government	\$198.00	\$198.00	\$198.00	\$198.00
Total cost of General Government at phase buildout	\$37,687.32	\$75,374.64	\$113,061.96	\$150,749.28

Costs of General Government from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	4.67	4.67	4.67
Number of acres developed at phase buildout	0.00	4.67	9.33	14.00
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government	\$28.48	\$28.48	\$28.48	\$28.48
Total cost of General Government at phase buildout	\$0.00	\$132.91	\$265.81	\$398.72
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	\$2.12	\$2.12	\$2.12	\$2.12
Total cost of General Government (Public/Community Services) at phase buildout	\$0.00	\$9.89	\$19.79	\$29.68
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	\$84.21	\$84.21	\$84.21	\$84.21
Total cost of General Government (Support Services) at phase buildout	\$0.00	\$392.98	\$785.96	\$1,178.94

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	10.00	123.67	123.67	123.67
Number of acres developed at phase buildout	10.00	133.67	257.33	381.00
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government (Town-wide Services)	\$28.48	\$28.48	\$28.48	\$28.48
Total cost of General Government (Town-wide Services) at phase buildout	\$284.80	\$3,806.83	\$7,328.85	\$10,850.88
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	\$2.12	\$2.12	\$2.12	\$2.12
Total cost of General Government (Public/Community Services) at phase buildout	\$21.20	\$283.37	\$545.55	\$807.72
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	\$84.21	\$84.21	\$84.21	\$84.21
Total cost of General Government (Support Services) at phase buildout	\$842.10	\$11,256.07	\$21,670.04	\$32,084.01

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	65.00	65.00	65.00
Number of acres developed at phase buildout	0.00	65.00	130.00	195.00
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government (Town-wide Services)	\$28.48	\$28.48	\$28.48	\$28.48
Total cost of General Government (Town-wide Services) at phase buildout	\$0.00	\$1,851.20	\$3,702.40	\$5,553.60
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	\$2.12	\$2.12	\$2.12	\$2.12
Total cost of General Government (Public/Community Services) at phase buildout	\$0.00	\$137.80	\$275.60	\$413.40
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	\$84.21	\$84.21	\$84.21	\$84.21
Total cost of General Government (Support Services) at phase buildout	\$0.00	\$5,473.65	\$10,947.30	\$16,420.95

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

**Costs of General Government
 from Industrial Development**

<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
*Number of acres developed during this phase	95.00	95.00	95.00	95.00
Number of acres developed at phase buildout	95.00	190.00	285.00	380.00
Calculating Annual Costs of General Government				
Per acre cost of General Government (Town-wide Services)	\$28.48	\$28.48	\$28.48	\$28.48
Total cost of General Government (Town-wide Services) at phase buildout	\$2,705.60	\$5,411.20	\$8,116.80	\$10,822.40
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	\$2.12	\$2.12	\$2.12	\$2.12
Total cost of General Government (Public/Community Services) at phase buildout	\$201.40	\$402.80	\$604.20	\$805.60
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	\$84.21	\$84.21	\$84.21	\$84.21
Total cost of General Government (Support Services) at phase buildout	\$7,999.95	\$15,999.90	\$23,999.85	\$31,999.80

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table

Costs of General Government Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Annual Costs of Parks/Rec (Residential)	\$9,237	\$18,474	\$27,712	\$36,949
Total Annual Costs of General Government (Residential)	\$37,687	\$75,375	\$113,062	\$150,749
Total Annual Costs of General Government (Town-wide Services)				
Total Annual Cost from Commercial Development at phase buildout	\$285	\$5,791	\$11,297	\$16,803
Total Annual Cost from Industrial Development at phase buildout	\$2,706	\$5,411	\$8,117	\$10,822
Subtotal	\$2,990	\$11,202	\$19,414	\$27,626
Total Annual Costs of General Government (Municipal Services)				
Total Annual Cost from Commercial Development at phase buildout	\$21	\$431	\$841	\$1,251
Total Annual Cost from Industrial Development at phase buildout	\$201	\$403	\$604	\$806
Subtotal	\$223	\$834	\$1,445	\$2,056
Total Annual Costs of General Government (Support Services)				
Total Annual Cost from Commercial Development at phase buildout	\$842	\$17,123	\$33,403	\$49,684
Total Annual Cost from Industrial Development at phase buildout	\$8,000	\$16,000	\$24,000	\$32,000
Subtotal	\$8,842	\$33,123	\$57,403	\$81,684
Total Cost for all General Government	\$58,980	\$139,008	\$219,036	\$299,064

Public Safety Costs for Residential Development				
	Buildout Phase			
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1.0	1.0	1.0	1.0
Maximum potential units constructed during this phase	62	62	62	62
Number of total potential units constructed at phase buildout	62	124	185	247
Average number of persons per household	3.07	3.07	3.07	3.07
Total no. of potential residents at phase buildout	190	379	569	758
Calculating Annual Public Safety Costs (Town-wide Services, Police Protection)				
Per capita cost for Town-wide Services, Police Protection	\$184.12	\$184.12	\$184.12	\$184.12
Total costs of Town-wide Services, Police Protection at phase buildout	\$34,904.09	\$69,808.18	\$104,712.27	\$139,616.35
Calculating Annual Public Safety Costs (Emergency Services)				
Per capita cost for Municipal Services, Emergency Services	\$2.08	\$2.08	\$2.08	\$2.08
Total costs of Municipal Services, Emergency Services at phase buildout	\$394.31	\$788.62	\$1,182.93	\$1,577.24

Cost factors based on Town of Apple Valley population and Town Budget 2017/18

**Public Safety Costs
 for Commercial Development**

<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	4.67	4.67	4.67
Number of acres developed at phase buildout	-	4.7	9.3	14.0
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Town-wide Services, Police & Public Protection	\$398.67	\$398.67	\$398.67	\$398.67
Total costs of Town-wide Services, Police & Public Protection at phase buildout	\$0.00	\$1,860.46	\$3,720.92	\$5,581.38
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Per capita cost for Municipal Services, (Police Patrol and Public Protection)	\$53.22	\$53.22	\$53.22	\$53.22
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	\$0.00	\$248.36	\$496.72	\$745.08

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	10.00	123.67	123.67	123.67
Number of acres developed at phase buildout	10.0	133.7	257.3	381.0
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Town-wide Services, Police & Public Protection	\$398.67	\$398.67	\$398.67	\$398.67
Total costs of Town-wide Services, Police & Public Protection at phase buildout	\$3,986.70	\$53,288.89	\$102,591.08	\$151,893.27
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Per capita cost for Municipal Services, (Police Patrol and Public Protection)	\$53.22	\$53.22	\$53.22	\$53.22
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	\$1,130.00	\$7,113.74	\$13,695.28	\$20,276.82

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	65.00	65.00	65.00
Number of acres developed at phase buildout	-	65.0	130.0	195.0
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Municipal Services, (Police Patrol and Public Protection)	\$398.67	\$398.67	\$398.67	\$398.67
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	\$0.00	\$25,913.55	\$51,827.10	\$77,740.65
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Per acre cost for Municipal Services, Police Patrol and Public Protection	\$53.22	\$53.22	\$53.22	\$53.22
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	\$0.00	\$3,459.30	\$6,918.60	\$10,377.90

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

Public Safety Costs for Industrial Development				
<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	95.0	95.0	95.0	95.0
Number of acres developed at phase buildout	95.0	190.0	285.0	380.0
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per capita cost for Municipal Services, (Police Patrol and Public Protection)	\$398.67	\$398.67	\$398.67	\$398.67
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	\$37,873.65	\$75,747.30	\$113,620.95	\$151,494.60
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Per acre cost for Municipal Services, Police Patrol and Public Protection	\$53.22	\$53.22	\$53.22	\$53.22
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	\$10,735.00	\$10,111.80	\$15,167.70	\$20,223.60

Cost factors based on Riverside County Guide General Fund Net Cost Multipliers for Commercial/Industrial uses, Table A.2.

Public Safety Costs Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Total Annual Cost from Residential Development at phase buildout	\$34,904	\$69,808	\$104,712	\$139,616
Total Annual Cost from Commercial Development at phase buildout	\$3,987	\$81,063	\$158,139	\$235,215
Total Annual Cost from Industrial Development at phase buildout	\$37,874	\$75,747	\$113,621	\$151,495
Total Annual Cost from all development at phase buildout	\$76,764	\$226,618	\$376,472	\$526,326
Total Annual Public Safety Costs (Town-wide Services, Emergency Services)				
Total Annual Cost from Residential Development at phase buildout	\$394	\$789	\$1,183	\$1,577
Total Annual Cost from all development at phase buildout	\$394	\$789	\$1,183	\$1,577
Total Annual Public Safety Costs (Municipal Services, Public Protection)				
Total Annual Cost from Commercial Development at phase buildout	\$1,130	\$10,821	\$21,111	\$31,400
Total Annual Cost from Industrial Development at phase buildout	\$10,735	\$10,112	\$15,168	\$20,224
Total annual cost from all development at phase buildout	\$11,865	\$20,933	\$36,278	\$51,623
Total Annual Cost for Public Safety	\$89,024	\$248,340	\$413,934	\$579,527

Roadway Maintenance Costs				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Roadway Data				
Total square miles in Town	78	78	78	78
Miles of paved public roads in Town	423	423	423	423
Miles of paved public roads per square mile in Town	5.4	5.4	5.4	5.4
Total square miles in annexation area	2.0	2.0	2.0	2.0
Projected paved public road miles in annexation area	10.8	10.8	10.8	10.8
Projected paved public road miles in annex. area at phase buildout	2.7	5.4	8.1	10.8
Calculation of Annual Roadway Maintenance Costs				
Total Annual Roadway Maintenance Expenditures ¹	\$2,425,605	\$2,425,605	\$2,425,605	\$2,425,605
Number of paved road miles in Town	423	423	423	423
Annual Cost of Roadway Maintenance Per Road Mile	\$5,734	\$5,734	\$5,734	\$5,734
Annual Cost of Roadway Maintenance at Phase Buildout	\$15,549	\$31,098	\$46,646	\$62,195

¹ Town of Apple Valley Budget.

Total Potential Costs/Revenues Associated with Buildout of Annexation Area				
Summary Table - Town of Apple Valley				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
ANNUAL REVENUES				
General Fund:				
Property Tax	\$20,052	\$67,174	\$114,296	\$161,418
Property Transfer Tax	\$9,258	\$12,375	\$15,955	\$19,418
Local Sales Tax	\$237,786	\$3,910,740	\$7,583,695	\$11,256,649
Transient Occupancy Tax	\$0	\$207,594	\$207,594	\$207,594
Motor Vehicle In-Lieu	\$152	\$303	\$455	\$607
Restricted Funds:				
Highway Users Gas Tax	\$3,979	\$7,958	\$11,937	\$15,917
Measure I	\$4,161	\$68,438	\$132,715	\$196,991
Parks & Recreation Fund (from Property Tax)	\$13,965	\$46,782	\$79,599	\$112,416
ANNUAL COSTS				
General Fund:				
General Government Costs				
General Government/Town-wide Services	\$2,990	\$11,202	\$19,414	\$27,626
General Government/Residential	\$37,687	\$75,375	\$113,062	\$150,749
General Government/Parks and Recreation	\$9,237	\$18,474	\$27,712	\$36,949
General Government/Municipal Services	\$223	\$834	\$1,445	\$2,056
General Government/Support Services	\$8,842	\$33,123	\$57,403	\$81,684
Subtotal:	\$58,980	\$139,008	\$219,036	\$299,064
Restricted Funds:				
Public Safety Costs				
Town-wide Public & Police Protection Services	\$76,764	\$226,618	\$376,472	\$526,326
Town-Wide Services, Emergency Services	\$394	\$789	\$1,183	\$1,577
Municipal Services, Public Protection Services	\$11,865	\$20,933	\$36,278	\$51,623
Subtotal:	\$89,024	\$248,340	\$413,934	\$579,527
Roadway Maintenance Costs	\$15,549	\$31,098	\$46,646	\$62,195
SUMMARY OF REVENUES/COSTS:				
Revenues:				
Total Annual General Fund Revenues	\$267,248	\$4,198,187	\$7,921,994	\$11,645,686
Total Annual Restricted Fund Revenues	\$22,105	\$123,178	\$224,251	\$325,324
Subtotal:	\$289,353	\$4,321,365	\$8,146,245	\$11,971,010
Historic Average Interest Rate on 90-Day Treasury Bills	2.43%	2.43%	2.43%	2.43%
Anticipated Interest Earned on Revenues	\$7,031	\$105,009	\$197,954	\$290,896
Total Annual Revenues at Phase Buildout	\$296,384	\$4,426,374	\$8,344,199	\$12,261,905
Costs:				
Total Annual General Fund Costs	\$58,980	\$139,008	\$219,036	\$299,064
Total Annual Restricted Fund Costs	\$104,572	\$279,438	\$460,580	\$641,722
Total Annual Costs at Phase Buildout	\$163,552	\$418,445	\$679,616	\$940,786
ANNUAL CASHFLOW AT PHASE BUILDOUT	\$132,832	\$4,007,929	\$7,664,583	\$11,321,119

TOWN DEVELOPER IMPACT FEES REVENUES (One time only)				
General Government Fees	\$55,361	\$108,094	\$108,094	\$108,094
Transportation Impact Fees	\$2,198,027	\$7,032,717	\$7,027,996	\$7,027,996
Law Enforcement Impact Fees	\$210,614	\$562,169	\$562,169	\$562,169
Total Developer Impact Fee Revenues	\$2,464,002	\$7,702,981	\$7,698,259	\$7,698,259

AVFPD Property Tax Revenue from Residential Development				
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	61.75	61.75	61.75	61.75
Average density (units/acre)	1	1	1	1
Maximum potential units constructed during this phase	62	62	62	62
Number of total potential units constructed at phase buildout	62	124	185	247
Average value per unit ¹	\$262,400	\$262,400	\$262,400	\$262,400
Total Value	\$16,203,200	\$32,406,400	\$48,609,600	\$64,812,800
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at phase buildout	\$162,032	\$324,064	\$486,096	\$648,128
Percent of Property Tax Allocated to AVFPD	0.355289%	0.355289%	0.355289%	0.355289%
Total Amount Allocated to AVFPD at phase buildout	\$576	\$1,151	\$1,727	\$2,303

¹Source: Inland Empire Quarterly Economic Report, Inland Empire Economic Partnership, Vol. 29, No. 4, October 2017.

AVFPD Property Tax Revenue from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	0.00	4.67	4.67	4.67
Number of square feet constructed during this phase	0.00	44,689.67	44,689.67	44,689.67
Total square feet constructed at phase buildout	0	44,690	89,379	134,069
Average value per square foot	\$55	\$55	\$55	\$55
Total average value	\$0	\$2,457,932	\$4,915,863	\$7,373,795
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$0	\$24,579	\$49,159	\$73,738
Percent of Property Tax Allocated to AVFPD	0.355289%	0.355289%	0.355289%	0.355289%
Total Amount Allocated to AVFPD at phase buildout	\$0	\$87	\$175	\$262

Land Use Designation: Regional Commercial Total No. Acres: 381 Potential Square Feet at Buildout: 3,655,032	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	10.00	123.67	123.67	123.67
Number of square feet constructed during this phase	95,932	1,186,367	1,186,367	1,186,367
Total square feet constructed at phase buildout	95,932	1,282,299	2,468,666	3,655,033
Average value per square foot	\$55.00	\$55.00	\$55.00	\$55.00
Total average value of all property	\$5,276,260	\$70,526,445	\$135,776,630	\$201,026,815
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$52,763	\$705,264	\$1,357,766	\$2,010,268
Percent of Property Tax Allocated to AVFPD	0.355289%	0.355289%	0.355289%	0.355289%
Total Amount Allocated to AVFPD at phase buildout	\$187	\$2,506	\$4,824	\$7,142

Land Use Designation: Office Professional Total No. Acres: 195 Potential Square Feet at Buildout: 1,867,957	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	0.00	65.00	65.00	65.00
Number of square feet constructed during this phase	0.00	622,652.33	622,652.33	622,652.33
Total square feet constructed at phase buildout	0	622,652	1,245,305	1,867,957
Average value per square foot	\$55.00	\$55.00	\$55.00	\$55.00
Total average value of all property	\$0	\$34,245,878	\$68,491,757	\$102,737,635
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$0	\$342,459	\$684,918	\$1,027,376
Percent of Property Tax Allocated to AVFPD	0.355389%	0.355289%	0.355289%	0.355289%
Total Amount Allocated to AVFPD at phase buildout	\$0	\$1,217	\$2,433	\$3,650

AVFPD Property Tax Revenue from Industrial Development				
<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs. 1-5)	Phase II (Yrs. 6-10)	Phase III (Yrs. 11-15)	Phase IV (Yrs. 16-20)
Number of acres developed during phase	95.00	95.00	95.00	95.00
Number of square feet constructed during this phase	911,554	911,554	911,554	911,554
Total square feet constructed at phase buildout	911,554	1,823,108	2,734,662	3,646,216
Average value per square foot	\$55.00	\$55.00	\$55.00	\$55.00
Total average value of all property	\$50,135,470	\$100,270,940	\$150,406,410	\$200,541,880
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	\$501,355	\$1,002,709	\$1,504,064	\$2,005,419
Percent of Property Tax Allocated to AVFPD	0.355289%	0.355289%	0.355289%	0.355289%
Total Amount Allocated to Town of AVFPD at Phase Buildout	\$1,781	\$3,563	\$5,344	\$7,125

AVFPD Property Tax Revenue Summary Table						
		Buildout Phase				
		Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)	
Total property tax revenue from residential development		\$576	\$1,151	\$1,727	\$2,303	
Total property tax revenue from commercial development		\$187	\$3,810	\$7,432	\$11,054	
Total property tax revenue from industrial development		\$1,781	\$3,563	\$5,344	\$7,125	
Total property tax revenue from all development		\$2,544	\$8,524	\$14,503	\$20,482	

AVFPD Measure A Revenue from Residential Development				
<i>Land Use Designation: Estate Residential</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1.0	1.0	1.0	1.0
Maximum potential units constructed during this phase	62	62	62	62
Number of total potential units constructed at phase buildout	62	124	185	247
Number of vacant parcels at phase buildout*	45.75	30.50	15.25	0.00
Calculation of Annual Measure A Revenue				
Measure A Tax Rate for residential (per dwelling unit)	\$126.90	\$126.90	\$126.90	\$126.90
Annual Measure A Revenue from residential units	\$7,836	\$15,672	\$23,508	\$31,344
Measure A Tax Rate for vacant land "0-10 ac" category**	\$81.27	\$81.27	\$81.27	\$81.27
Annual Measure A Revenue, vacant land "0-10 ac" category**	\$3,718	\$2,479	\$1,239	\$0
Total Measure A revenue at phase buildout (units+vacant parcels)	\$11,554	\$18,151	\$24,748	\$31,344

* There are 61 parcels designated for Estate Residential in annexation area. Assumes 1/4 of them develop in each of 4 phases, and others remain vacant.

** Assumes all parcels are 0-10 acres.

AVFPD Measure A Revenue from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	0.00	4.67	4.67	4.67
Number of square feet constructed during this phase	0	44,690	44,690	44,690
Square feet constructed at phase buildout	0	44,690	89,379	134,069
Square feet remaining vacant at phase buildout	134,069	89,379	44,690	0
Calculation of Annual Measure A Revenue				
Developed Commercial:				
Number of buildings in the following categories*:				
0-5,000 sq.ft.	0.00	6.00	12.00	18.00
5,001-20,000 sq.ft.	0.00	0.00	0.00	0.00
20,001-50,000 sq.ft.	0.00	9.00	18.00	27.00
50,001 sq.ft. or more	0.00	0.00	0.00	0.00
Measure A Tax Revenue for the following categories*:				
0-5,000 sq.ft. = \$252.34	\$0.00	\$1,514.04	\$3,028.08	\$4,542.12
5,001-20,000 sq.ft. = \$344.97	\$0.00	\$0.00	\$0.00	\$0.00
20,001-50,000 sq.ft. = \$487.53	\$0.00	\$4,387.77	\$8,775.54	\$13,163.31
50,001 sq.ft. or more = \$630.06	\$0.00	\$0.00	\$0.00	\$0.00
Vacant Land:				
No. parcels vacant at phase buildout**	9.00	5.94	2.97	0.00
No. of vacant parcels in the following categories**:				
0-10.00 acres	9.00	5.94	2.97	0.00
10.01-24.99 acres	0	0	0	0
25 acres or more	0	0	0	0
Measure A Tax Revenue for the following categories:				
0-10.00 acres = \$81.27	\$731.43	\$482.74	\$241.37	\$0.00
10.01-24.99 acres = \$113.98	\$0.00	\$0.00	\$0.00	\$0.00
25 acres or more = \$146.84	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Measure A revenue at phase buildout	\$731.43	\$6,384.55	\$12,044.99	\$17,705.43

* There are 9 General Commercial parcels in annexation area. Assumes each parcel will include 5 buildings (two 0-5,000 square foot buildings and three 20,000-50,000 square foot buildings), for a total of 45 buildings at buildout.

** There are 9 General Commercial parcels in annexation area. Assumes all are 0-10 acres.

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	10.00	123.67	123.67	123.67
Number of square feet constructed during this phase	95,932	1,186,367	1,186,367	1,186,367
Square feet constructed at phase buildout	95,932	1,282,299	2,468,666	3,655,033
Square feet remaining vacant at phase buildout	3,559,101	2,372,734	1,186,367	0
Calculation of Annual Measure A Revenue				
Developed Commercial:				
Number of buildings in the following categories*:				
0-5,000 sq. ft.	2.00	42.67	83.33	124.00
5,001-20,000 sq. ft.	0.00	0.00	0.00	0.00
20,001-50,000 sq. ft.	0.00	0.00	0.00	0.00
50,001 sq. ft. or more	3.00	64.00	125.00	186.00
Measure A Tax Revenue for the following categories*:				
0-5,000 sq. ft. = \$252.34	\$504.68	\$10,766.51	\$21,028.33	\$31,290.16
5,001-20,000 sq. ft. = \$344.97	\$0.00	\$0.00	\$0.00	\$0.00
20,001-50,000 sq. ft. = \$487.53	\$0.00	\$0.00	\$0.00	\$0.00
50,001 sq. ft. or more = \$630.06	\$1,890.18	\$40,323.84	\$78,757.50	\$117,191.16
Vacant Land:				
No. parcels vacant at phase buildout**	62	41	20	0
No. of vacant parcels in the following categories**:				
0-10.00 acres	62	41	20	0
10.01-24.99 acres	0	0	0	0
25 acres or more	0	0	0	0
Measure A Tax Revenue for the following categories:				
0-10.00 acres = \$81.27	\$5,038.74	\$3,325.57	\$1,662.78	\$0.00
10.01-24.99 acres = \$113.98	\$0.00	\$0.00	\$0.00	\$0.00
25 acres or more = \$146.84	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Measure A revenue at phase buildout	\$7,433.60	\$54,415.92	\$101,448.62	\$148,481.32

* There are 62 Regional Commercial parcels in the annexation area. Assumes each parcel will include 5 buildings (two 0-5,000 sq. ft. buildings and three 50,000+ sq. ft. buildings), for a total of 310 buildings at buildout.

** There are 62 Regional Commercial parcels in the annexation area. Assumes all are 0-10 acres.

Land Use Designation: Office Professional Total No. Acres: 195 Potential Square Feet at Buildout: 1,867,957	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	0.00	65.00	65.00	65.00
Number of square feet constructed during this phase	0	622,652	622,652	622,652
Square feet constructed at phase buildout	0	622,652	1,245,305	1,867,957
Square feet remaining vacant at phase buildout	1,867,957	1,245,305	622,652	0
Developed Commercial:				
Number of buildings in the following categories*:				
0-5,000 sq.ft.	0.00	0.00	0.00	0.00
5,001-20,000 sq.ft.	0.00	0.00	0.00	0.00
20,001-50,000 sq.ft.	0.00	21.67	43.33	65.00
50,001 sq.ft. or more	0.00	0.00	0.00	0.00
Measure A Tax Revenue for the following categories*:				
0-5,000 sq.ft. = \$252.34	\$0.00	\$0.00	\$0.00	\$0.00
5,001-20,000 sq.ft. = \$344.97	\$0.00	\$0.00	\$0.00	\$0.00
20,001-50,000 sq.ft. = \$487.53	\$0.00	\$10,563.15	\$21,126.30	\$31,689.45
50,001 sq.ft. or more = \$630.06	\$0.00	\$0.00	\$0.00	\$0.00
Vacant Land:				
No. parcels vacant at phase buildout**	65	43	21	0
No. of vacant parcels in the following categories**:				
0-10.00 acres	65	43	21	0
10.01-24.99 acres	0	0	0	0
25 acres or more	0	0	0	0
Measure A Tax Revenue for the following categories:				
0-10.00 acres = \$81.27	\$5,282.55	\$3,486.48	\$1,743.24	\$0.00
10.01-24.99 acres = \$113.98	\$0.00	\$0.00	\$0.00	\$0.00
25 acres or more = \$146.84	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Measure A revenue at phase buildout	\$5,282.55	\$14,049.63	\$22,869.54	\$31,689.45

* There are 65 Office Professional parcels in the annexation area. Assumes each parcel will include one 20,001-50,000 sq. ft. building, for a total of 65 buildings at buildout.

** There are 65 Office Professional parcels in the annexation area. Assumes all are 0-10 acres.

AVFPD Measure A Revenue from Industrial Development				
<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	95.00	95.00	95.00	95.00
Number of square feet constructed during this phase	911,554	911,554	911,554	911,554
Square feet constructed at phase buildout	911,554	1,823,108	2,734,662	3,646,216
Square feet remaining vacant at phase buildout	2734662	1823108	911554	0
Calculation of Annual Measure A Revenue				
Developed Commercial:				
Number of buildings in the following categories*:				
0-5,000 sq.ft.	0.00	0.00	0.00	0.00
5,001-20,000 sq.ft.	0.00	0.00	0.00	0.00
20,001-50,000 sq.ft.	0.00	0.00	0.00	0.00
50,001 sq.ft. or more	12.00	24.00	36.00	48.00
Measure A Tax Revenue for the following categories*:				
0-5,000 sq.ft. = \$252.34	\$0.00	\$0.00	\$0.00	\$0.00
5,001-20,000 sq.ft. = \$344.97	\$0.00	\$0.00	\$0.00	\$0.00
20,001-50,000 sq.ft. = \$487.53	\$0.00	\$0.00	\$0.00	\$0.00
50,001 sq.ft. or more = \$630.06	\$7,560.72	\$15,121.44	\$22,682.16	\$30,242.88
Vacant Land:				
No. parcels vacant at phase buildout**	36	24	12	0
No. of vacant parcels in the following categories**:				
0-10.00 acres	36	24	12	0
10.01-24.99 acres	0	0	0	0
25 acres or more	0	0	0	0
Measure A Tax Revenue for the following categories:				
0-10.00 acres = \$81.27	\$2,925.72	\$1,950.48	\$975.24	\$0.00
10.01-24.99 acres = \$113.98	\$0.00	\$0.00	\$0.00	\$0.00
25 acres or more = \$146.84	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Measure A revenue at phase buildout	\$10,486.44	\$17,071.92	\$23,657.40	\$30,242.88

* There are 48 Planned Industrial parcels in the annexation area. Assumes each parcel will include one 50,000+ square foot building, for a total of 48 buildings at buildout. Assumes buildout occurs evenly over the 4 phases.

** There are 48 Planned Industrial parcels in the annexation area. Assumes all are 0-10 acres in size. Assumes 1/4 of them develop during each of 4 phases, and the others remain vacant.

AVFPD Measure A Revenue Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Years 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Measure A Revenue from residential development	\$11,554	\$18,151	\$24,748	\$31,344
Total Measure A Revenue from commercial development	\$13,448	\$74,850	\$136,363	\$197,876
Total Measure A Revenue from industrial development	\$10,486	\$17,072	\$23,657	\$30,243
Total Measure A Revenue from all development	\$35,488	\$110,073	\$184,768	\$259,463

TN/Apple Valley Annexation No. 2018-001 Fiscal Analysis
AVFPD Development Impact Fees

AVFPD Development Impact Fees from Residential Development				
<i>Land Use Designation: Estate Residential</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during phase	61.75	61.75	61.75	61.75
Maximum density permitted (units/acre)	1	1	1	1
Maximum potential units constructed during this phase	62	62	62	62
Calculating DIF Revenues from Fire Fees				
Per unit Fire Fee	\$740.00	\$740.00	\$740.00	\$740.00
Total revenues from Fire Fees at phase buildout	\$45,695.00	\$45,695.00	\$45,695.00	\$45,695.00

TN/Apple Valley Annexation No. 2018-001 Fiscal Analysis
AVFPD Development Impact Fees

AVFPD Development Impact Fees from Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	4.67	4.67	4.67
Number of square feet developed at phase buildout	0.00	44,689.67	44,689.67	44,689.67
Calculating DIF Revenues from Fire Fees				
Per square foot Fire Fee	\$0.586	\$0.586	\$0.586	\$0.586
Total revenues from Fire Fees at phase buildout	\$0.00	\$26,188.14	\$26,188.14	\$26,188.14

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	10.00	123.67	123.67	123.67
Number of square feet developed at phase buildout	95,932	1,186,367	1,186,367	1,186,367
Number of hotel rooms developed at phase buildout	0	125	0	0
Calculating DIF Revenues from Square Foot Fire Fees				
Per square foot Fire Fee	\$0.586	\$0.586	\$0.586	\$0.586
Total revenues from Square Foot Fire Fees at phase buildout	\$56,216.15	\$695,211.06	\$695,211.06	\$695,211.06
Calculating DIF Revenues from Hotel Units				
Per lodging unit fee	\$78.00	\$78.00	\$78.00	\$78.00
Total revenues from Hotel Fire Fees at phase buildout	\$0.00	\$9,750.00	\$0.00	\$0.00
Total Revenue from Fire Fees	\$56,216.15	\$704,961.06	\$695,211.06	\$695,211.06

TN/Apple Valley Annexation No. 2018-001 Fiscal Analysis
AVFPD Development Impact Fees

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	65.00	65.00	65.00
Number of square feet developed at phase buildout	0.00	622,652.33	622,532.33	622,532.33
Calculating DIF Revenues from Fire Fees				
Per square foot Fire Fee	\$0.586	\$0.586	\$0.586	\$0.586
Total revenues from Fire Fees at phase buildout	\$0.00	\$364,874.27	\$364,803.95	\$364,803.95

TN/Apple Valley Annexation No. 2018-001 Fiscal Analysis
AVFPD Development Impact Fees

AVFPD Development Impact Fees from Industrial Development				
<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout:3,646,216</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
*Number of acres developed during this phase	95.00	95.00	95.00	95.00
Number of square feet developed at phase buildout	911,554	911,554	911,554	911,554
Calculating DIF Revenues from Fire Fees				
Per square foot Fire Fee	\$0.089	\$0.089	\$0.089	\$0.089
Total revenues from Fire Fees at phase buildout	\$81,128.31	\$81,128.31	\$81,128.31	\$81,128.31

AVFPD Development Impact Fees Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Revenues from Fire Fees				
Total Revenues from Residential Development at phase buildout	\$45,695	\$45,695	\$45,695	\$45,695
Total Revenues from Commercial Development at phase buildout	\$56,216	\$1,096,023	\$1,086,203	\$1,086,203
Total Revenues from Industrial Development at phase buildout	\$81,128	\$81,128	\$81,128	\$81,128
Total Revenues from all development at phase buildout	\$183,039	\$1,222,847	\$1,213,026	\$1,213,026

NOTE these are one-time fees only and will apply as units are built out. Not annual fees.
Also note these are AVFPD Fees only: Town collects and passes them through.

AVFPD Costs for Residential Development				
	Buildout Phase			
<i>Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)</i> <i>Total No. Acres: 247</i> <i>No. of Potential Buildout Units: 247</i>	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	61.75	61.75	61.75	61.75
Number of total potential units constructed at phase buildout	62	124	185	247
Calculating Annual AVFPD Costs				
Per dwelling unit cost for Fire Services	\$256.22	\$256.22	\$256.22	\$256.22
Total costs of Fire Services at phase buildout	\$15,821.59	\$31,643.17	\$47,464.76	\$63,286.34

AVFPD Costs for Commercial Development				
<i>Land Use Designation: General Commercial</i> <i>Total No. Acres: 14</i> <i>Potential Square Feet at Buildout: 134,069</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	4.67	4.67	4.67
Number of acres developed at phase buildout	-	4.7	9.3	14.0
Potential square feet developed during this phase	0.00	44,689.67	44,689.67	44,689.67
Potential square feet developed at phase buildout	-	44,690	89,379	134,069
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services	\$0.02	\$0.02	\$0.02	\$0.02
Total costs of Fire Services at phase buildout	\$0.00	\$893.79	\$1,787.59	\$2,681.38

<i>Land Use Designation: Regional Commercial</i> <i>Total No. Acres: 381</i> <i>Potential Square Feet at Buildout: 3,655,032</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	10.00	123.67	123.67	123.67
Number of acres developed at phase buildout	10.0	133.7	257.3	381.0
Potential square feet developed during this phase	95,932	1,186,367	1,186,367	1,186,367
Potential square feet developed at phase buildout	95,932	1,282,299	2,468,666	3,655,033
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services	\$0.02	\$0.02	\$0.02	\$0.02
Total costs of Fire Services at phase buildout	\$1,918.64	\$25,645.98	\$49,373.32	\$73,100.66

<i>Land Use Designation: Office Professional</i> <i>Total No. Acres: 195</i> <i>Potential Square Feet at Buildout: 1,867,957</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
Number of acres developed during this phase	0.00	65.00	65.00	65.00
Number of acres developed at phase buildout	-	65.0	130.0	195.0
Potential square feet developed during this phase	0.00	622,652.33	622,652.33	622,652.33
Potential square feet developed at phase buildout	0	622,652	1,245,305	1,867,957
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services	\$0.02	\$0.02	\$0.02	\$0.02
Total costs of Fire Services at phase buildout	\$0.00	\$12,453.05	\$24,906.09	\$37,359.14

AVFPD Costs for Industrial Development				
<i>Land Use Designation: Planned Industrial</i> <i>Total No. Acres: 380</i> <i>Potential Square Feet at Buildout: 3,646,216</i>	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Land Use Buildout Data				
*Number of acres developed during this phase	95.0	95.0	95.0	95.0
Number of acres developed at phase buildout	95.0	190.0	285.0	380.0
Potential square feet developed during this phase	911,554	911,554	911,554	911,554
Potential square feet developed at phase buildout	911,554	1,823,108	2,734,662	3,646,216
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services	\$0.02	\$0.02	\$0.02	\$0.02
Total costs of Fire Services at phase buildout	\$18,231.08	\$36,462.16	\$54,693.24	\$72,924.32

AVFPD Costs Summary Table				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
Total Annual Public Safety Costs (Fire Protection)				
Total Annual Cost from Residential Development at phase buildout	\$15,822	\$31,643	\$47,465	\$63,286
Total Annual Cost from Commercial Development at phase buildout	\$1,919	\$38,993	\$76,067	\$113,141
Total Annual Cost from Industrial Development at phase buildout	\$18,231	\$36,462	\$54,693	\$72,924
Total Annual Cost from all development at phase buildout	\$35,971	\$107,098	\$178,225	\$249,352

Total Potential Costs/Revenues Associated with Development of Proposed Project				
Summary Table - AVFPD				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
ANNUAL REVENUES				
Property Tax	\$2,544	\$8,524	\$14,503	\$20,482
Measure A	\$35,488	\$110,073	\$184,768	\$259,463
Total Revenues at Phase Buildout	\$38,033	\$118,597	\$199,271	\$279,946
ANNUAL COSTS				
Fire Protection Costs	\$35,971	\$107,098	\$178,225	\$249,352
Total Costs at Phase Buildout	\$35,971	\$107,098	\$178,225	\$249,352
Annual Cashflow at Phase Buildout	\$2,061	\$11,498	\$21,046	\$30,594

AVFPD DEVELOPER IMPACT FEES REVENUES (One time only)				
	Buildout Phase			
	Phase I (Yrs 1-5)	Phase II (Yrs 6-10)	Phase III (Yrs 11-15)	Phase IV (Yrs 16-20)
AVFPD Developer Impact Fees	\$183,039	\$1,222,847	\$1,213,026	\$1,213,026
Total Revenues at Phase Buildout	\$183,039	\$1,222,847	\$1,213,026	\$1,213,026