Financial Impact Analysis Proposed Annexation to the City of Fontana

Annexation Area: I-15 Logistics Center II – Second Annextion

Assumptions

- 1. This annexation analysis is an addition to the I15 Logistic Annexation, this addition to the City is property owned by the Logistics center. LAFCO is requesting an analysis for this section only.
- 2. Only delevopment that is planned after the annexation is the construction of a private drainage on the north side of Lytle Creek and the City will not maintain it but will conduct annual inspections of the connections between it and the City storm drain system.
- 3. Projections are based on fiscal years ending June 30.
- 4. Revenues and costs are using fiscal year 22/23 budgeted figures, assuming for this analysis only a California Consumer Price Index (CPI) adjustment of 3% due to the regular increases in supplies.
- 5. No revenue projections were made for future Sales Tax for the Logistics Center addition or for existing commercial businesses because it was included if any in the Logistics Annexation analysis.
- 6. Factors concerning land use for the area were obtained through physical observation, reference to maps supplied by the City's Planning Department, and information supplied by the planner and builder.
- 7. Capital and other infrastructure impact has not been included in this analysis except for anticipated increases in street maintenance costs from trucks utilizing City maintained streets.
- 8. Planning, Building and Engineering Services and Fees that are non-recurring are excluded in this analysis.
- 9. Valuation of the existing properties are from the County Tax records, GIS, Realtor input, data provided by Realtor.com, and the local Multiple Listing Service. Assessed values for the land and estimate for the proposed Logistics Center were taken directly from the San Bernardino County Assessor tax rolls.
- 10. Fiscal model factors are limited to the storm drainage addition, this is not usuable property nor has any plans for development.

Annexation

I 15	Logistics	Center II
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	Recurring M	/lunicipal Re	evenues and	Costs							Recurring	Municipal
	Fiscal Year Ending June 30,											
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Recurring Revenues	Project Year 1	Project Year 2	Project Year 3	Project Year 4	Project Year 5	Project Year 6	Project Year 7	Project Year 8	Project Year 9	Project Year 10	Project Year 11	Project Year 12
Business License Fees	0	0	0	0	0	0	0	0	0	0	0	(
Franchise Fees	0	0	0	0	0	0	0	0	0	0	0	
Motor Vehicle In-Lieu Fees	0	0	0	0	0	0	0	0	0	0	0	
Vehicle Code	0	0	0	0	0	0	0	0	0	0	0	
Property Tax	193	197	201	205	209	213	217	222	226	231	235	24
Recreation Program Fees	0	0	0	0	0	0	0	0	0	0	0	(
Property Transfer Tax	0	0	0	0	0	0	0	0	0	0	0	
Total Recurring Revenues	\$193	\$197	\$201	\$205	\$209	\$213	\$217	\$222	\$226	\$231	\$235	\$24
Recurring Costs												
General Government	\$351	\$372	\$383	\$395	\$407	\$419	\$431	\$444	\$458	\$471	\$485	\$50
Police Services w/ Code	0	0	0	0	0	0	0	. 0	0	. 0	0	
Animal Control	0	0	0	0	0	0	0	0	0	0	0	
Fire Services	0	0	0	0	0	0	0	0	0	0	0	
Code Enforcement	0	0	0	0	0	0	0	0	0	0	0	
Recreation Services	0	0	0	0	0	0	0	0	0	0	0	
Street Maintenance	1,625	1,674	1,724	1,776	1,829	1,884	1,940	1,999	2,059	2,120	2,184	2,24
Street Sweeping	148	152	157	162	167	172	177	182	187	193	199	20
Signalized Intersections	0	0	0	0	0	0	0	0	0	0	0	
Storm Drainage	500	515	530	546	563	580	597	615	633	652	672	69:
Environ. Protection & Graffiti	0	0	0	0	0	0		0	0	0	0	
Total Recurring Costs	\$2,624	\$2,713	\$2,795	\$2,879	\$2,965	\$3,054	\$3,145	\$3,240	\$3,337	\$3,437	\$3,540	\$3,64
Recurring Surplus/(Deficit) Per Year	(\$2,431)	(\$2,516)	(\$2,594)	(\$2,674)	(\$2,756)	(\$2,841)	(\$2,928)	(\$3,018)	(\$3,111)	(\$3,206)	(\$3,305)	(\$3,406
Cumulative Surplus/(Deficit) Recurring Revenue/Cost Ratio	(\$2,431) 0.07	(\$4,947) <i>0.0</i> 7	(\$7,541) <i>0.07</i>	(\$10,215) <i>0.0</i> 7	(\$12,971) <i>0.07</i>	(\$15,811) <i>0.07</i>	(\$18,740) <i>0.07</i>	(\$21,758) <i>0.07</i>	(\$24,868) <i>0.07</i>	(\$28,075) <i>0.07</i>	(\$31,380) <i>0.07</i>	(\$34,786 0.07

Annexation

I 15 Logistics Center II

	Fiscal Year Ending June 30,								
-	2035	2036	2037	2038	2039	2040	2041	2042	Totals
Recurring Revenues	Project Year 13	Project Year 14	Project Year 15	Project Year 16	Project Year 17	Project Year 18	Project Year 19	Project Year 20	
Business License Fees	0	0	0	0	0	0	0	0	
Franchise Fees	0	0	0	0	0	0	0	0	
Motor Vehicle In-Lieu Fees	0	0	0	0	0	0	0	0	
Vehicle Code	0	0	0	0	0	0	0	0	
Property Tax	245	250	255	260	265	270	276	281	4,6
Recreation Program Fees	0	0	0	0	0	0	0	0	
Property Transfer Tax	0	0	0	0	0	0	0	0	
Total Recurring Revenues	\$245	\$250	\$255	\$260	\$265	\$270	\$276	\$281	\$4,6
ecurring Costs									
General Government	\$515	\$531	\$546	\$563	\$580	\$436	\$441	\$447	\$9,1
Police Services w/ Code	0	0	0	0	0	0	0	0	
Animal Control	0	0	0	0	0	0	0	0	
Fire Services	0	0	0	0	0	0	0	0	
Code Enforcement	0	0	0	0	0	0	0	0	
Recreation Services	0	0	0	0	0	0	0	0	
Street Maintenance	2,317	2,386	2,458	2,532	2,608	1,674	1,674	1,674	40,3
Street Sweeping	211	217	224	231	237	245	252	260	3,9
Signalized Intersections	0	0	0	0	0	0	0	0	
Storm Drainage	713	734	756	779	802	826	851	877	13,4
Environ. Protection & Graffiti	0	0	0	0	0	0	0	0	
- Total Recurring Costs	\$3,756	\$3,868	\$3,985	\$4,104	\$4,227	\$3,181	\$3,218	\$3,257	- \$66,9
Recurring Surplus/(Deficit) Per Year	(\$3,511)	(\$3,619)	(\$3,730)	(\$3,844)	(\$3,962)	(\$2,911)	(\$2,943)	(\$2,975)	(\$62,28
Cumulative Surplus/(Deficit) Recurring Revenue/Cost Ratio	(\$38,297) <i>0.07</i>	(\$41,916) <i>0.0</i> 6	(\$45,646) <i>0.06</i>	(\$49,490) <i>0.06</i>	(\$53,453) <i>0.06</i>	(\$56,363) <i>0.08</i>	(\$59,306) <i>0.09</i>	(\$62,281) <i>0.0</i> 9	\smile

Category Factor	Description and Method
Local Taxes	,
	Not Applicable
Licenses, Permits and Fees	
See Indust-Dist, Comm Com'l, Local Com'l Sheets	Business License Fees
Fines and Penalties	
	Not Applicable
Property Taxes	
\$0.324	Property Tax Received per \$1,000 of Assessed Valuation
2.0%	Percent of Maximum property tax increase per year
Recreation Revenues	
\$0.00	Recreation & PAC fees and income per resident (Assume no revenue)
Interest	
	Not Applicable
General Government	
15.43%	Citywide overhead as percent of Direct Service costs
Police Services	
ronce Services	Not Applicable
Fire Services	
\$0.00	Fire Services cost per resident (Assume cost paid thru property taxes)
Recreation Services	
\$0.00	Recreation cost per resident (Assume no additional cost)
Public Services	
\$3,250.00	Road operation and maintenance cost per lane mile
\$296.00	Street sweeping cost per Sweep Mile/year (lane miles)
\$4,500.00	Operations & maintenance cost per signalized intersection per Traffic Eng.
\$500.00	Annual Storm drain inspection - this project only
\$1.44	Storm drain maintenance per resident and employee
\$3.96	Graffiti abatement per resident
\$2.45	Environmental protection per resident
3%	Adjustment for increase in costs

I 15 Logistics Center II Estimated Street Miles Based on Map provided

Marlene Galvan, Deputy Finance Officer

Municipal Services Fiscal Impact Analysis City of Fontana

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	Street type	Street Name	Estimated Feet (')	Estimated Lane Mile
	Major		-	-
			_	
	Primary		-	-
	Secondary			-
				-
			-	
				=
	Local	Lytle Creek Rd	2,640.00	0.50
				-
				-
				-
				-
			2,640.00	0.50
REPORT APPROVED FOR DIST	RIBUTION	7		
March	-			