

Fiscal Impact Analysis of the City of Chula Vista

Eastlake Self Storage

Quinn Communities

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Executive Summary

This Fiscal Impact Analysis (FIA) Report provides information as related to the Eastlake Self Storage development at the SW Corner of SR125 & Eastlake Drive (DR16-0036; MPA16-0019) and the analysis of Fiscal Impacts to the City's general fund. The developer has approached the City with a proposal to develop the Eastlake Self Storage facility consisting of two 3-story buildings totaling 161,396 square feet (SF), plus 25,000 SF of open RV/Boat Storage on a 9.6 acre parcel. The scope of this review was analyzing the projected fiscal impacts for the project, which includes the following highlights:

- ◆ Two (2) 3-story buildings totaling 161,396 square feet (85,388 SF and 76,008 SF)
- ◆ 25,000 SF of open RV & Boat Storage
- ◆ Type of Construction and Occupancy Group: Type II-B, S-1
- ◆ Taxable Sales Estimated at \$108,000 (Developer provided taxable sales projections, that would initially yield \$1,080 annually (de minimis). A reasonable range estimate would be \$200 to \$1,250 annually)

The net projected General Fund impact based upon the proposed land use is positive yielding approximately \$424,212 in net revenues over 15 years.

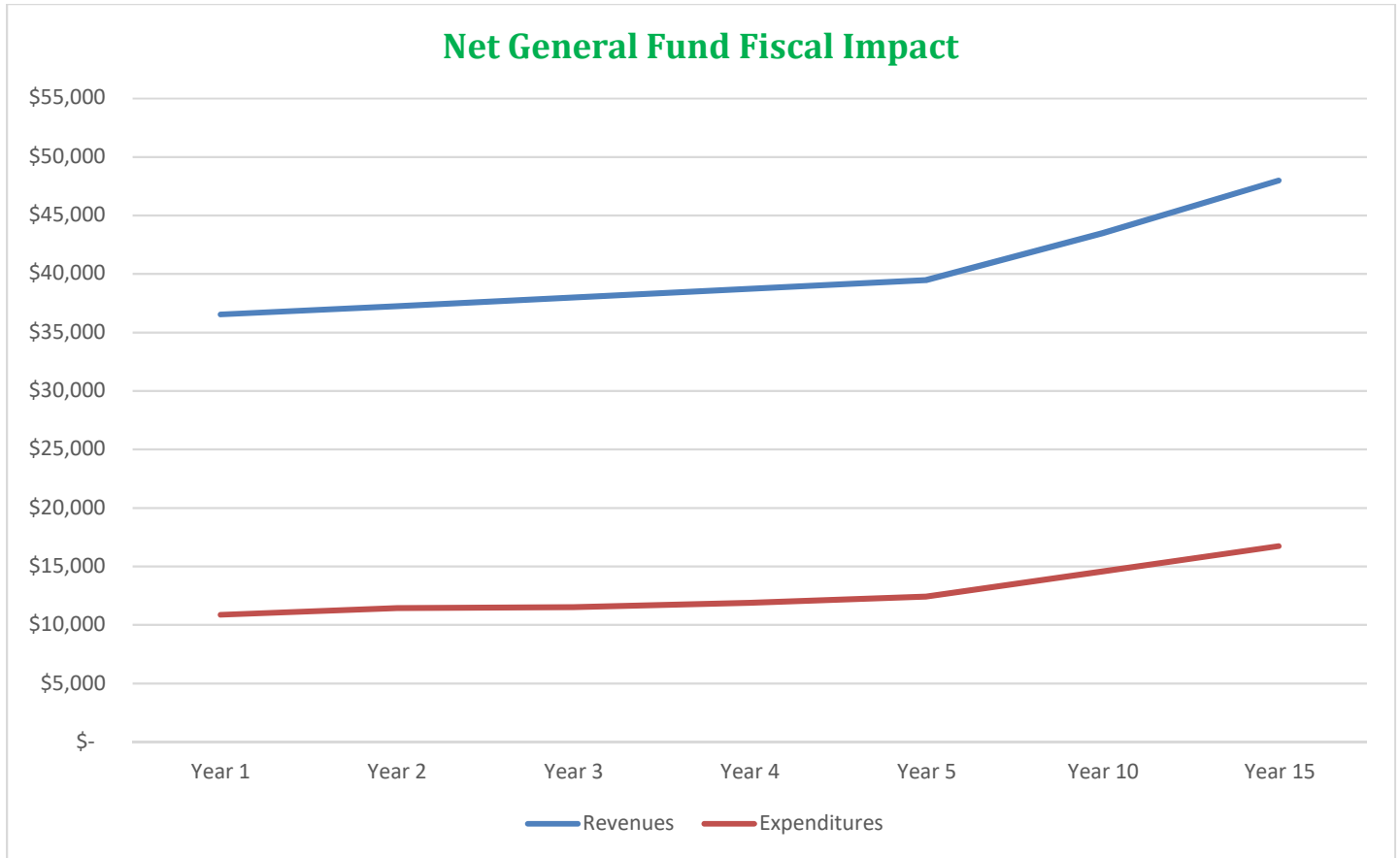
Recommendation

The proposed Eastlake Self-Storage development has a positive projected impact to the General Fund.

Fiscal Impact Analysis Comparison

Below is a summary and chart of the net projected General Fund impact based upon the proposed land use is positive approximately \$424,212 in net revenues, approximately 58% over 15 years.

Eastlake Self-Storage	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	15 Year Analysis	
								Cumulative	Average
Revenues	\$ 36,540	\$ 37,240	\$ 37,982	\$ 38,723	\$ 39,478	\$ 43,486	\$ 47,980	\$ 629,952	\$ 41,997
Expenditures	\$ 10,868	\$ 11,447	\$ 11,531	\$ 11,906	\$ 12,417	\$ 14,587	\$ 16,737	\$ 205,739	\$ 13,716
Net Revenue/(Impact)	\$ 25,673	\$ 25,793	\$ 26,451	\$ 26,817	\$ 27,061	\$ 28,899	\$ 31,244	\$ 424,212	\$ 28,281



FIA Model Assumptions

The Eastlake Self Storage development at the SW Corner of SR125 & Eastlake Drive (DR16-0036; MPA16-0019) consisting of two 3-story buildings totaling 161,396 square feet, plus 25,000 square-feet of open RV/Boat Storage.

- ◆ Included estimated employment population (project specific of 3 employees) contribution to both revenues and expenditures.
- ◆ Included an industrial per sq ft projection for expenditure impacts
- ◆ Police and Fire impacts were based upon Land Use Type Call Volumes on a per acre cost basis
- ◆ Applied assessed values by land use type for all development
- ◆ Two (2) 3-story buildings totaling 161,396 square feet (85,388 SF and 76,008 SF)
- ◆ 25,000 SF of open RV & Boat Storage
- ◆ Type of Construction and Occupancy Group: Type II-B, S-1
- ◆ Taxable Sales Estimated at \$108,000 (per developer)

Findings

The net projected General Fund impact based upon the proposed land use is positive yielding approximately \$424,212 in net revenues over 15 years.

- ◆ Very minor population projected for employees were factored in, however, the model is calculated on a per capita basis on employees, so impact is de minimis.
- ◆ This report is based upon future plans that have not yet been constructed, as such, the projections are estimates only and subject to market and development risk.
- ◆ Overall net impact is a positive, cumulative \$424,212 in net revenue with the proposed entitlement.

The following attachments include the conceptual site plan and the fiscal impact analysis' including projected revenues and expenditures for 15 years. The retirement and downsizing of baby boomers coupled with the continued emergence of millennials should support the need for self-storage facilities in the future. This demand will only strengthen as these generational forces unfold, providing a positive long-term tailwind for the market. Furthermore, the strength of the apartment market could positively impact self-storage demand as the smaller average residence size offered by rentals and small business space encourages the use of storage space.



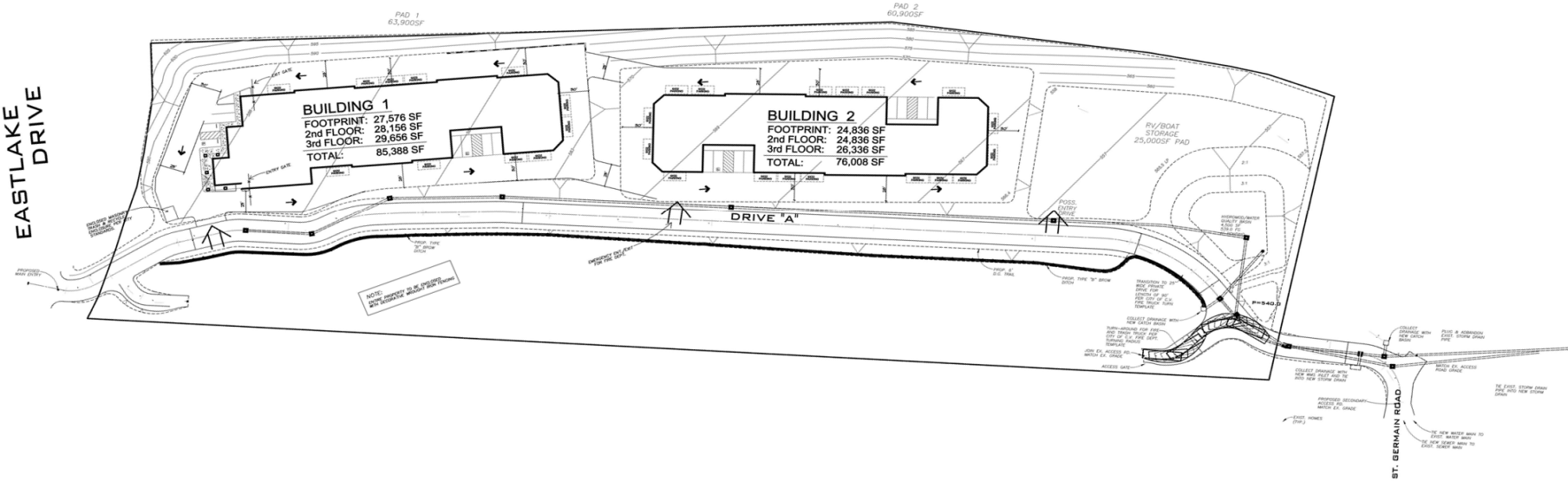
Appendices



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SITE PLAN CONCEPTUAL

SR-125





Year	1	2	3	4	5	6	7	8	9
Population									
Single Family Residential	-	-	-	-	-	-	-	-	-
Multi-Family Residential	-	-	-	-	-	-	-	-	-
Subtotal (Per Capita)	-	-	-	-	-	-	-	-	-
Employment Population	3	3	3	3	3	3	3	3	3
Totals	3	3	3	3	3	3	3	3	3

Year	1	2	3	4	5	6	7	8	9
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General Fund Revenues

Tax Revenues

Property Tax	AV	\$ 34,925	\$ 35,623	\$ 36,336	\$ 37,063	\$ 37,804	\$ 38,560	\$ 39,331	\$ 40,118	\$ 40,920
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	<i>1,080</i>	<i>1,091</i>	<i>1,102</i>	<i>1,113</i>	<i>1,124</i>	<i>1,135</i>	<i>1,146</i>	<i>1,158</i>	<i>1,169</i>
Transient Occupancy Tax	Per Capita	47	47	60	60	60	60	60	61	61
Motor Vehicle In-Lieu of VLF	Per Capita	229	229	232	234	237	241	244	247	251
Franchise Fees	Per Capita	132	125	125	125	125	125	125	125	125
Other Taxes	Per Capita	50	50	53	53	53	53	52	52	52
<i>Subtotal Tax Revenues</i>		<i>36,464</i>	<i>37,165</i>	<i>37,907</i>	<i>38,648</i>	<i>39,403</i>	<i>40,173</i>	<i>40,959</i>	<i>41,761</i>	<i>42,578</i>
Other Revenues	Per Capita	10	18	18	18	17	17	17	17	17
Licenses and Permits	Per Capita	17	15	15	15	15	15	15	15	15
Fines, forfeitures, penalties	Per Capita	12	12	12	12	12	12	12	12	12
Use of Money & Property	Per Capita	27	26	26	26	26	26	26	25	25
Charges for Services	No Forecast	-	-	-	-	-	-	-	-	-
Intergovernmental	Per Capita	21	22	22	22	22	22	21	21	21
<i>Subtotal Other Revenues</i>		<i>77</i>	<i>76</i>	<i>75</i>	<i>75</i>	<i>75</i>	<i>75</i>	<i>74</i>	<i>74</i>	<i>74</i>
Total General Fund Revenues		\$ 36,540	\$ 37,240	\$ 37,982	\$ 38,723	\$ 39,478	\$ 40,248	\$ 41,033	\$ 41,835	\$ 42,652

General Fund Expenditures

General Government	Per Capita	\$ 215	\$ 201	\$ 210	\$ 217	\$ 230	\$ 239	\$ 247	\$ 256	\$ 262
Community Development (20%)	Per Capita	33	31	33	34	35	37	38	38	39
Public Works/Engineering	Per Capita	120	114	144	148	156	166	170	174	178
	<u>PC/EMP Base</u>									
Drainage Management System	\$ 26.50	80	80	80	80	80	80	80	80	80
Building Management System	4.10	12	12	12	12	12	12	12	12	12
Parks Management System	15.68	47	47	47	47	47	47	47	47	47
Open Space Management System	6.72	20	20	20	20	20	20	20	20	20
Fleet Management System	3.73	11	11	11	11	11	11	11	11	11
Pavement Annual (PMP)	14.18	43	43	43	43	43	43	43	43	43
General Govt Management System	0.65	2	2	2	2	2	2	2	2	2
Urban Forestry Management System	6.72	20	20	20	20	20	20	20	20	20
	\$ 78.28	235	235	235	235	235	235	235	235	235
Community Services	Per Capita	69	66	68	71	74	75	77	79	81
Public Safety:										
Police Services	Project Specific	7,800	8,312	8,206	8,510	8,832	9,158	9,498	9,857	10,230
Fire Services	Project Specific	2,362	2,455	2,602	2,657	2,819	2,881	2,943	3,007	3,071
Animal Control Services	Per Capita	34	32	33	34	36	37	38	39	39
<i>Total Public Safety</i>		<i>10,195</i>	<i>10,800</i>	<i>10,842</i>	<i>11,201</i>	<i>11,687</i>	<i>12,075</i>	<i>12,479</i>	<i>12,903</i>	<i>13,340</i>
Total General Fund Expenditures		\$ 10,868	\$ 11,447	\$ 11,531	\$ 11,906	\$ 12,417	\$ 12,828	\$ 13,246	\$ 13,686	\$ 14,135
Projected Net Revenues/(Shortfall)		\$25,673	\$25,793	\$26,451	\$26,817	\$27,061	\$27,420	\$27,788	\$28,149	\$28,517



	Year					
	10	11	12	13	14	15
Population						
Single Family Residential	-	-	-	-	-	-
Multi-Family Residential	-	-	-	-	-	-
Subtotal (Per Capita)	-	-	-	-	-	-
Employment Population	3	3	3	3	3	3
Totals	3	3	3	3	3	3

	Year					
	10	11	12	13	14	15

General Fund Revenues

Tax Revenues

Property Tax	AV	\$ 41,739	\$ 42,573	\$ 43,425	\$ 44,293	\$ 45,179	\$ 46,083
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	<i>1,181</i>	<i>1,193</i>	<i>1,205</i>	<i>1,217</i>	<i>1,229</i>	<i>1,241</i>
Transient Occupancy Tax	Per Capita	61	63	65	67	69	71
Motor Vehicle In-Lieu of VLF	Per Capita	254	262	270	278	286	295
Franchise Fees	Per Capita	125	129	133	137	141	145
Other Taxes	Per Capita	51	53	55	56	58	60
<i>Subtotal Tax Revenues</i>		<i>43,412</i>	<i>44,273</i>	<i>45,152</i>	<i>46,048</i>	<i>46,962</i>	<i>47,895</i>
Other Revenues	Per Capita	16	17	17	18	18	19
Licenses and Permits	Per Capita	15	16	16	17	17	18
Fines, forfeitures, penalties	Per Capita	12	13	13	13	14	14
Use of Money & Property	Per Capita	25	26	27	27	28	29
Charges for Services	No Forecast	-	-	-	-	-	-
Intergovernmental	Per Capita	21	22	22	23	24	24
<i>Subtotal Other Revenues</i>		<i>74</i>	<i>76</i>	<i>78</i>	<i>81</i>	<i>83</i>	<i>86</i>
Total General Fund Revenues		\$ 43,486	\$ 44,349	\$ 45,230	\$ 46,129	\$ 47,045	\$ 47,980

General Fund Expenditures

General Government	Per Capita	\$ 261	\$ 265	\$ 269	\$ 273	\$ 277	\$ 281
Community Development (20%)	Per Capita	39	40	40	41	42	42
Public Works/Engineering	Per Capita	178	180	183	186	188	191
	<u>PC/EMP Base</u>						
Drainage Management System	\$ 26.50	80	80	80	80	80	80
Building Management System	4.10	12	12	12	12	12	12
Parks Management System	15.68	47	47	47	47	47	47
Open Space Management System	6.72	20	20	20	20	20	20
Fleet Management System	3.73	11	11	11	11	11	11
Pavement Annual (PMP)	14.18	43	43	43	43	43	43
General Govt Management System	0.65	2	2	2	2	2	2
Urban Forestry Management System	6.72	20	20	20	20	20	20
	\$ 78.28	235	235	235	235	235	235
Community Services	Per Capita	81	55	55	56	57	58
Public Safety:							
Police Services	Project Specific	10,616	10,935	11,263	11,601	11,949	12,307
Fire Services	Project Specific	3,138	3,232	3,329	3,429	3,532	3,638
Animal Control Services	Per Capita	39	40	40	41	42	42
<i>Total Public Safety</i>		<i>13,793</i>	<i>14,207</i>	<i>14,632</i>	<i>15,071</i>	<i>15,522</i>	<i>15,987</i>
Total General Fund Expenditures		\$ 14,587	\$ 14,926	\$ 15,359	\$ 15,805	\$ 16,264	\$ 16,737
Projected Net Revenues/(Shortfall)		\$28,899	\$29,423	\$29,871	\$30,324	\$30,782	\$31,244

CITY OF CHULA VISTA, CALIFORNIA
 SELECTED ANALYSIS OF REVENUES
 PER CAPITA ASSUMPTIONS TABLE

FUND/ACCOUNT	FY2017-18 AMENDED 11/2017	FY2018-19 FORECAST	FY2019-20 FORECAST	FY2020-21 FORECAST	FY2021-22 FORECAST	FY2022-23 FORECAST	FY2023-24 FORECAST	FY2024-25 FORECAST	FY2025-26 FORECAST	FY2026-27 FORECAST
100 GENERAL FUND										
Property Taxes										
3000 Property Tax	33,620,932	34,360,000	35,300,000	36,260,000	37,260,000	38,280,000	39,340,000	40,420,000	41,540,000	42,690,000
TOTAL	33,620,932	34,360,000	35,300,000	36,260,000	37,260,000	38,280,000	39,340,000	40,420,000	41,540,000	42,690,000
Other Local Taxes										
3010 Sales Tax	32,935,356	33,930,000	35,100,000	36,310,000	37,530,000	38,790,000	40,080,000	41,400,000	42,750,000	44,032,500
3020 Franchise Fees	11,968,646	11,570,000	11,760,000	11,960,000	12,160,000	12,360,000	12,560,000	12,770,000	12,980,000	13,200,000
3030 Utility Taxes	5,860,328	5,920,000	5,980,000	6,040,000	6,100,000	6,160,000	6,220,000	6,280,000	6,350,000	6,410,000
3040 Business License Tax	1,424,643	1,453,136	1,482,199	1,511,843	1,542,079	1,572,921	1,604,379	1,636,467	1,669,196	1,702,580
3050 Transient Occupancy Tax	4,316,267	4,360,000	5,610,000	5,730,000	5,840,000	5,960,000	6,080,000	6,200,000	6,320,000	6,450,000
3070 Real Property Transfer Tax	1,173,550	1,166,864	1,167,801	1,168,157	1,157,921	1,157,079	1,155,621	1,153,533	1,140,804	1,137,420
TOTAL	57,678,790	58,400,000	61,100,000	62,720,000	64,330,000	66,000,000	67,700,000	69,440,000	71,210,000	72,932,500
Licenses and Permits										
3100 Licenses	175,300	177,053	178,824	180,612	182,418	184,242	186,084	187,945	189,825	191,723
3120 Dev / Improvement Permits	266,455	269,120	271,811	274,529	277,274	280,047	282,847	285,676	288,533	291,418
3140 Regulatory Permits	1,068,877	935,000	943,350	953,794	963,331	972,965	982,694	992,521	1,002,447	1,012,471
3160 Other Permits	14,000	8,827	25,016	41,066	56,977	72,746	88,374	103,858	119,196	134,388
TOTAL	1,524,632	1,390,000	1,420,000	1,450,000	1,480,000	1,510,000	1,540,000	1,570,000	1,600,000	1,630,000
Fines, Forfeitures, Penalties										
3200 Community Appearance Penalties	470,423	479,831	489,428	499,217	509,201	519,385	529,773	540,368	551,176	562,199
3210 Law Enforcement Penalties	237,000	241,740	246,575	251,506	256,536	261,667	266,900	272,239	277,683	283,237
3240 Parking Penalties	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773
3250 Other Penalties	118,000	123,429	123,897	123,975	123,655	132,928	131,786	140,222	138,226	145,791
TOTAL	1,075,423	1,100,000	1,120,000	1,140,000	1,160,000	1,190,000	1,210,000	1,240,000	1,260,000	1,290,000
Use of Money & Property										
3300 Investment Earnings	200,000	204,000	208,080	212,242	216,486	220,816	225,232	229,737	234,332	239,019
3310 Sale of Real Property	-	-	-	-	-	-	-	-	-	-
3320 Sale of Personal Property	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561
3330 Rental/Lease of Equipment	58,772	59,947	61,146	62,369	63,617	64,889	66,187	67,511	68,861	70,238
3350 Rental/Lease of Land and Space	1,127,018	1,149,558	1,172,550	1,196,001	1,219,921	1,244,319	1,269,205	1,294,589	1,320,481	1,346,891
3370 Rental/Lease of Buildings	1,027,325	1,028,334	1,019,901	1,010,899	1,011,317	1,011,143	1,000,366	998,973	986,953	984,292
TOTAL	2,421,115	2,450,000	2,470,000	2,490,000	2,520,000	2,550,000	2,570,000	2,600,000	2,620,000	2,650,000
Revenue from Other Agencies										
3400 State Grants	591,826	600,000	612,000	624,240	636,725	649,459	662,448	675,697	689,211	702,996
3440 State Tax Sharing	228,246	228,250	232,815	237,471	242,221	247,065	252,006	257,047	262,188	267,431
3460 Motor Vehicle License Fees	20,844,039	21,160,000	21,790,000	22,440,000	23,110,000	23,800,000	24,510,000	25,250,000	26,000,000	26,780,000
3480 State Reimbursements	7,233	7,500	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787
3500 Federal Grants	415,875	415,000	423,300	431,766	440,401	449,209	458,194	467,357	476,705	486,239
3580 Federal Reimbursements	42,000	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947	46,866
3600 Other Agency Grants	2,000	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343
3690 Other Agency Revenue	664,000	757,250	751,395	745,023	738,123	730,686	722,700	714,154	705,037	705,337
TOTAL	22,795,219	23,210,000	23,860,000	24,530,000	25,220,000	25,930,000	26,660,000	27,420,000	28,190,000	29,000,000
Charges for Services										
3700 Zoning Fees	1,044,664	1,210,000	1,220,000	1,220,000	1,230,000	1,240,000	1,240,000	1,250,000	1,250,000	1,260,000
3720 Document Fees	327,237	330,509	333,814	337,153	340,524	343,929	347,369	350,842	354,351	357,894
3730 Plan Checking Fees	-	-	-	-	-	-	-	-	-	-
3740 Inspection Fees	497,080	475,000	479,750	484,548	489,393	494,287	499,230	504,222	509,264	514,357
3750 Filing Fees	-	-	-	-	-	-	-	-	-	-
3770 Other Dev Fees	-	-	-	-	-	-	-	-	-	-
3800 Animal Shelter Contracts	1,407,593	1,421,669	1,435,886	1,450,244	1,464,747	1,479,394	1,494,188	1,509,130	1,524,222	1,539,464
3830 Services to the Port District	1,010,304	1,020,407	1,030,611	1,040,917	1,051,326	1,061,840	1,072,458	1,083,183	1,094,014	1,104,955
3900 Recreation Program Fees	1,033,311	1,043,644	1,054,081	1,064,621	1,075,268	1,086,020	1,096,880	1,107,849	1,118,928	1,130,117
3950 Class Admission Fees	437,875	442,254	446,676	451,143	455,654	460,211	464,813	469,461	474,156	478,897
3970 Referral Fees	138,277	139,660	141,056	142,467	143,892	145,331	146,784	148,252	149,734	151,232
4200 Staff Services Reimbursements	2,064,714	2,085,361	2,106,215	2,127,277	2,148,550	2,170,035	2,191,736	2,213,653	2,235,789	2,258,147
4300 Fees for Other Services	294,200	291,496	291,911	291,630	290,646	289,953	289,542	289,408	289,542	289,542
TOTAL	8,255,255	8,460,000	8,500,000	8,540,000	8,590,000	8,630,000	8,670,000	8,720,000	8,750,000	8,800,000
Other Revenue										
4410 DIF Reimbursements	163,975	165,615	167,271	168,944	170,633	172,339	174,063	175,803	177,561	179,337
4420 Transit Reimbursements	-	-	-	-	-	-	-	-	-	-
4430 Redevelopment Reimbursements	1,800	1,818	1,836	1,855	1,873	1,892	1,911	1,930	1,949	1,969
4440 Open Space/Assess Dist Reimb	2,011,703	2,031,820	2,052,138	2,072,660	2,093,386	2,114,320	2,135,463	2,156,818	2,178,386	2,200,170
4450 CIP Reimbursements	4,475,271	4,520,024	4,565,224	4,610,876	4,656,985	4,703,555	4,750,590	4,798,096	4,846,077	4,894,538
4460 CDBG/Home Reimbursements	60,100	60,701	61,308	61,921	62,540	63,166	63,797	64,435	65,080	65,730
4480 Other City Funds Reimbursement	2,978,040	3,140,023	3,162,223	3,193,745	3,225,267	3,256,789	3,288,311	3,319,833	3,351,355	3,382,877
4600 Assessments	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
4700 Collection Charges	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
4800 Sale of Goods	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650
4900 Other Revenue	921,415	1,667,350	1,697,350	1,697,350	1,697,350	1,687,350	1,707,350	1,697,350	1,727,350	1,717,350
TOTAL	10,724,954	11,700,000	11,820,000	11,900,000	11,570,000	11,660,000	11,780,000	11,870,000	12,000,000	12,090,000
TOTAL - 100 GENERAL FUND	138,096,320	141,070,000	145,590,000	149,030,000	152,130,000	155,750,000	159,470,000	163,280,000	167,170,000	171,082,500

CITY OF CHULA VISTA, CALIFORNIA
 SELECTED ANALYSIS OF REVENUES
 PER CAPITA ASSUMPTIONS TABLE

POPULATION
 272,736 277,555 282,375 287,195 292,015 296,835 301,655 306,475 311,295 316,115

FUND/ACCOUNT	FY2017-18 ADOPTED	FY2018-19 FORECAST	FY2019-20 FORECAST	FY2020-21 FORECAST	FY2021-22 FORECAST	FY2022-23 FORECAST	FY2023-24 FORECAST	FY2024-25 FORECAST	FY2025-26 FORECAST	FY2026-27 FORECAST
100 GENERAL FUND										
Property Taxes										
3000 Property Tax	\$ 123.27	\$ 123.80	\$ 125.01	\$ 126.26	\$ 127.60	\$ 128.96	\$ 130.41	\$ 131.89	\$ 133.44	\$ 135.05
TOTAL										
Other Local Taxes										
3010 Sales Tax	\$ 120.76	\$ 122.25	\$ 124.30	\$ 126.43	\$ 128.52	\$ 130.68	\$ 132.87	\$ 135.08	\$ 137.33	\$ 139.29
3020 Franchise Fees	\$ 43.88	\$ 41.69	\$ 41.65	\$ 41.64	\$ 41.64	\$ 41.64	\$ 41.64	\$ 41.67	\$ 41.70	\$ 41.76
3030 Utility Taxes	\$ 21.49	\$ 21.33	\$ 21.18	\$ 21.03	\$ 20.89	\$ 20.75	\$ 20.62	\$ 20.49	\$ 20.40	\$ 20.28
3040 Business License Tax	\$ 5.22	\$ 5.24	\$ 5.25	\$ 5.26	\$ 5.28	\$ 5.30	\$ 5.32	\$ 5.34	\$ 5.36	\$ 5.39
3050 Transient Occupancy Tax	\$ 15.83	\$ 15.71	\$ 19.87	\$ 19.95	\$ 20.00	\$ 20.08	\$ 20.16	\$ 20.23	\$ 20.30	\$ 20.40
3070 Real Property Transfer Tax	\$ 4.30	\$ 4.20	\$ 4.14	\$ 4.07	\$ 3.97	\$ 3.90	\$ 3.83	\$ 3.76	\$ 3.66	\$ 3.60
TOTAL										
Licenses and Permits										
3100 Licenses	\$ 0.64	\$ 0.64	\$ 0.63	\$ 0.63	\$ 0.62	\$ 0.62	\$ 0.62	\$ 0.61	\$ 0.61	\$ 0.61
3120 Dev / Improvement Permits	\$ 0.98	\$ 0.97	\$ 0.96	\$ 0.96	\$ 0.95	\$ 0.94	\$ 0.94	\$ 0.93	\$ 0.93	\$ 0.92
3140 Regulatory Permits	\$ 3.92	\$ 3.37	\$ 3.34	\$ 3.32	\$ 3.30	\$ 3.28	\$ 3.26	\$ 3.24	\$ 3.22	\$ 3.20
3160 Other Permits	\$ 0.05	\$ 0.03	\$ 0.09	\$ 0.14	\$ 0.20	\$ 0.25	\$ 0.29	\$ 0.34	\$ 0.38	\$ 0.43
TOTAL										
Fines, Forfeitures, Penalties										
3200 Community Appearance Penalties	\$ 1.72	\$ 1.73	\$ 1.73	\$ 1.74	\$ 1.74	\$ 1.75	\$ 1.76	\$ 1.76	\$ 1.77	\$ 1.78
3210 Law Enforcement Penalties	\$ 0.87	\$ 0.87	\$ 0.87	\$ 0.88	\$ 0.88	\$ 0.88	\$ 0.88	\$ 0.89	\$ 0.89	\$ 0.90
3240 Parking Penalties	\$ 0.92	\$ 0.92	\$ 0.92	\$ 0.92	\$ 0.93	\$ 0.93	\$ 0.93	\$ 0.94	\$ 0.94	\$ 0.95
3250 Other Penalties	\$ 0.43	\$ 0.44	\$ 0.44	\$ 0.43	\$ 0.42	\$ 0.45	\$ 0.44	\$ 0.46	\$ 0.44	\$ 0.46
TOTAL										
Use of Money & Property										
3300 Investment Earnings	\$ 0.73	\$ 0.73	\$ 0.74	\$ 0.74	\$ 0.74	\$ 0.74	\$ 0.75	\$ 0.75	\$ 0.75	\$ 0.76
3310 Sale of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3320 Sale of Personal Property	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03
3330 Rental/Lease of Equipment	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22
3350 Rental/Lease of Land and Space	\$ 4.13	\$ 4.14	\$ 4.15	\$ 4.16	\$ 4.18	\$ 4.19	\$ 4.21	\$ 4.22	\$ 4.24	\$ 4.26
3370 Rental/Lease of Buildings	\$ 3.77	\$ 3.70	\$ 3.61	\$ 3.52	\$ 3.46	\$ 3.41	\$ 3.32	\$ 3.26	\$ 3.17	\$ 3.11
TOTAL										
Revenue from Other Agencies										
3400 State Grants	\$ 2.17	\$ 2.16	\$ 2.17	\$ 2.17	\$ 2.18	\$ 2.19	\$ 2.20	\$ 2.20	\$ 2.21	\$ 2.22
3440 State Tax Sharing	\$ 0.84	\$ 0.82	\$ 0.82	\$ 0.83	\$ 0.83	\$ 0.83	\$ 0.84	\$ 0.84	\$ 0.84	\$ 0.85
3460 Motor Vehicle License Fees	\$ 76.43	\$ 76.24	\$ 77.17	\$ 78.14	\$ 79.14	\$ 80.18	\$ 81.25	\$ 82.39	\$ 83.52	\$ 84.72
3480 State Reimbursements	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03
3500 Federal Grants	\$ 1.52	\$ 1.50	\$ 1.50	\$ 1.51	\$ 1.51	\$ 1.51	\$ 1.52	\$ 1.52	\$ 1.53	\$ 1.54
3580 Federal Reimbursements	\$ 0.15	\$ 0.14	\$ 0.14	\$ 0.14	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
3600 Other Agency Grants	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
3690 Other Agency Revenue	\$ 2.43	\$ 2.73	\$ 2.66	\$ 2.59	\$ 2.53	\$ 2.46	\$ 2.40	\$ 2.33	\$ 2.26	\$ 2.23
TOTAL										
Charges for Services										
3700 Zoning Fees	\$ 3.83	\$ 4.36	\$ 4.32	\$ 4.25	\$ 4.21	\$ 4.18	\$ 4.11	\$ 4.08	\$ 4.02	\$ 3.99
3720 Document Fees	\$ 1.20	\$ 1.19	\$ 1.18	\$ 1.17	\$ 1.17	\$ 1.16	\$ 1.15	\$ 1.14	\$ 1.14	\$ 1.13
3730 Plan Checking Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3740 Inspection Fees	\$ 1.82	\$ 1.71	\$ 1.70	\$ 1.69	\$ 1.68	\$ 1.67	\$ 1.65	\$ 1.65	\$ 1.64	\$ 1.63
3750 Filing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3770 Other Dev Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3800 Animal Shelter Contracts	\$ 5.16	\$ 5.12	\$ 5.09	\$ 5.05	\$ 5.02	\$ 4.98	\$ 4.95	\$ 4.92	\$ 4.90	\$ 4.87
3830 Services to the Port District	\$ 3.70	\$ 3.68	\$ 3.65	\$ 3.62	\$ 3.60	\$ 3.58	\$ 3.56	\$ 3.53	\$ 3.51	\$ 3.50
3900 Recreation Program Fees	\$ 3.79	\$ 3.76	\$ 3.73	\$ 3.71	\$ 3.68	\$ 3.66	\$ 3.64	\$ 3.61	\$ 3.59	\$ 3.58
3950 Class Admission Fees	\$ 1.61	\$ 1.59	\$ 1.58	\$ 1.57	\$ 1.56	\$ 1.55	\$ 1.54	\$ 1.53	\$ 1.52	\$ 1.51
3970 Referral Fees	\$ 0.51	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.49	\$ 0.49	\$ 0.49	\$ 0.48	\$ 0.48	\$ 0.48
4200 Staff Services Reimbursements	\$ 7.57	\$ 7.51	\$ 7.46	\$ 7.41	\$ 7.36	\$ 7.31	\$ 7.27	\$ 7.22	\$ 7.18	\$ 7.14
4300 Fees for Other Services	\$ 1.08	\$ 1.05	\$ 0.89	\$ 0.77	\$ 0.65	\$ 0.50	\$ 0.39	\$ 0.27	\$ 0.13	\$ 0.02
TOTAL										
Other Revenue										
4410 DIF Reimbursements	\$ 0.60	\$ 0.60	\$ 0.59	\$ 0.59	\$ 0.58	\$ 0.58	\$ 0.58	\$ 0.57	\$ 0.57	\$ 0.57
4420 Transit Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Redev Agency Reimbursements	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
4440 Open Space/Assess Dist Reimb	\$ 7.38	\$ 7.32	\$ 7.27	\$ 7.22	\$ 7.17	\$ 7.12	\$ 7.08	\$ 7.04	\$ 7.00	\$ 6.96
4450 CIP Reimbursements	\$ 16.41	\$ 16.29	\$ 16.17	\$ 16.05	\$ 15.95	\$ 15.85	\$ 15.75	\$ 15.66	\$ 15.57	\$ 15.48
4460 CDBG/Home Reimbursements	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.22	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21
4480 Other City Funds Reimbursement	\$ 10.92	\$ 11.31	\$ 11.20	\$ 11.12	\$ 9.50	\$ 9.45	\$ 9.40	\$ 9.34	\$ 9.29	\$ 9.23
4600 Assessments	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.09
4700 Collection Charges	\$ 0.29	\$ 0.29	\$ 0.28	\$ 0.28	\$ 0.27	\$ 0.27	\$ 0.27	\$ 0.26	\$ 0.26	\$ 0.25
4800 Sale of Goods	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
4900 Other Revenue	\$ 3.38	\$ 6.01	\$ 6.01	\$ 5.84	\$ 5.81	\$ 5.68	\$ 5.66	\$ 5.54	\$ 5.55	\$ 5.43
TOTAL										
TOTAL - 100 GENERAL FUND	\$ 506.34	\$ 508.26	\$ 515.59	\$ 518.92	\$ 520.97	\$ 524.70	\$ 528.65	\$ 532.77	\$ 537.01	\$ 541.20



Property Tax Analysis

Year		1	2	3	4	5	6	7	8	9	10
Building 1 85,388											
Percentage Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533
Building 2 76,008											
Percentage Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467
Land											
Percentage Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Hotel											
Percentage Complete		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values											
Total Current Period Assessed Value Additions		\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000
Inflation Factor	2.00%	100.00%	102.00%	104.04%	106.12%	108.24%	110.41%	112.62%	114.87%	117.17%	119.51%
Total AV - Inflated		\$27,500,000	\$28,050,000	\$28,611,000	\$29,183,220	\$29,766,884	\$30,362,222	\$30,969,467	\$31,588,856	\$32,220,633	\$32,865,046
Cumulative AV (w/o Prior Years Inflation)		\$27,500,000	\$28,050,000	\$28,611,000	\$29,183,220	\$29,766,884	\$30,362,222	\$30,969,467	\$31,588,856	\$32,220,633	\$32,865,046
Prior Years AV Inflation Factor	2.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated		\$27,500,000	\$28,050,000	\$28,611,000	\$29,183,220	\$29,766,884	\$30,362,222	\$30,969,467	\$31,588,856	\$32,220,633	\$32,865,046
Property Tax Revenue Estimate											
Ad-Valorem	1.00%	\$ 275,000	\$ 280,500	\$ 286,110	\$ 291,832	\$ 297,669	\$ 303,622	\$ 309,695	\$ 315,889	\$ 322,206	\$ 328,650
Total AV Tax Due to City	12.70%	\$34,925	\$35,623	\$36,336	\$37,063	\$37,804	\$38,560	\$39,331	\$40,118	\$40,920	\$41,739



Property Tax Analysis

	11	12	13	14	15
Building 1					
Percentage Complete	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533	\$ 13,755,533
Building 2					
Percentage Complete	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467	\$ 12,244,467
Land					
Percentage Complete	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Hotel					
Percentage Complete	100%	100%	100%	100%	100%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values					
Total Current Period Assessed Value Additions	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000	\$ 27,500,000
Inflation Factor	121.90%	124.34%	126.82%	129.36%	131.95%
Total AV - Inflated	\$33,522,347	\$34,192,793	\$34,876,649	\$35,574,182	\$36,285,666
Cumulative AV (w/o Prior Years Inflation)	\$33,522,347	\$34,192,793	\$34,876,649	\$35,574,182	\$36,285,666
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$33,522,347	\$34,192,793	\$34,876,649	\$35,574,182	\$36,285,666
Property Tax Revenue Estimate					
Ad-Valorem	\$ 335,223	\$ 341,928	\$ 348,766	\$ 355,742	\$ 362,857
Total AV Tax Due to City	\$42,573	\$43,425	\$44,293	\$45,179	\$46,083



Year		1	2	3	4	5	6	7	8	9	10	11
Sales Tax Analysis - Project Specific												
Total (Square Feet)												
Building 1		85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388
Building 2		76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008
Totals		161,396	161,396	161,396	161,396	161,396	161,396	161,396	161,396	161,396	161,396	161,396
Gross Leasable Area (Square Feet)												
		Absorption										
Building 1		100%	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388
Building 2		100%	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008
Occupied Gross Leasable Area (Square Feet)												
		Occupancy Rate										
Building 1		100%	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388	85,388
Building 2		100%	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008	76,008
Taxable Sales Projected (Estimate)												
		Sales PSF										
Building 1		\$ 0.669	\$ 57,138	\$ 57,710	\$ 58,287	\$ 58,870	\$ 59,458	\$ 60,053	\$ 60,654	\$ 61,260	\$ 61,873	\$ 62,491
Building 2		\$ 0.676	\$ 50,862	\$ 51,370	\$ 51,884	\$ 52,403	\$ 52,927	\$ 53,456	\$ 53,991	\$ 54,531	\$ 55,076	\$ 55,627
Total Taxable Retail Sales Estimated			\$ 108,000	\$ 109,080	\$ 110,171	\$ 111,273	\$ 112,385	\$ 113,509	\$ 114,644	\$ 115,791	\$ 116,949	\$ 118,118
Annual Sales Taxes to the City												
Building 1	1.00%	\$ 571	\$ 577	\$ 583	\$ 589	\$ 595	\$ 601	\$ 607	\$ 613	\$ 619	\$ 625	\$ 631
Building 2	1.00%	\$ 509	\$ 514	\$ 519	\$ 524	\$ 529	\$ 535	\$ 540	\$ 545	\$ 551	\$ 556	\$ 562
Growth Percentage - Estimated												
Total Annual Sales Taxes to the City			\$ 1,080	\$ 1,091	\$ 1,102	\$ 1,113	\$ 1,124	\$ 1,135	\$ 1,146	\$ 1,158	\$ 1,169	\$ 1,181



Year		12	13	14	15
Sales Tax Analysis - Project Specific					
Total (Square Feet)					
Building 1		85,388	85,388	85,388	85,388
Building 2		76,008	76,008	76,008	76,008
	Totals	161,396	161,396	161,396	161,396
Gross Leasable Area (Square Feet)		Absorption			
Building 1	100%	85,388	85,388	85,388	85,388
Building 2	100%	76,008	76,008	76,008	76,008
Occupied Gross Leasable Area (Square Feet)		Occupancy Rate			
Building 1	100%	85,388	85,388	85,388	85,388
Building 2	100%	76,008	76,008	76,008	76,008
Taxable Sales Projected (Estimate)		Sales PSF			
Building 1	\$ 0.06	\$ 63,747	\$ 64,385	\$ 65,029	\$ 65,679
Building 2	\$ 0.06	56,745	57,312	57,885	58,464
Total Taxable Retail Sales Estimated		\$ 120,492	\$ 121,697	\$ 122,914	\$ 124,143
Annual Sales Taxes to the City					
Building 1	1.00%	\$ 637	\$ 644	\$ 650	\$ 657
Building 2	1.00%	567	573	579	585
Growth Percentage - Estimated					
Total Annual Sales Taxes to the City		\$ 1,205	\$ 1,217	\$ 1,229	\$ 1,241

**CITY OF CHULA VISTA, CALIFORNIA
SELECTED ANALYSIS - EXPENDITURES PER CAPITA
PER CAPITA ASSUMPTIONS TABLE**

	Weighted Average	1	2	3	4	5	6	7	8	9	10
Household Population		272,736	277,555	282,375	287,195	292,015	296,835	301,655	306,475	311,295	316,115
Employment Population (Per Capita Equiv)		2,110	2,110	2,150	2,190	2,220	2,260	2,300	2,330	2,370	2,410
Total Population		274,846	279,665	284,525	289,385	294,235	299,095	303,955	308,805	313,665	318,525
Per Capita by Category:											
General Government	\$ 101.17	\$ 71.73	\$ 66.87	\$ 69.93	\$ 72.31	\$ 76.60	\$ 79.69	\$ 82.38	\$ 85.44	\$ 87.49	\$ 87.05
Community Development	14.90	11.08	10.48	10.86	11.23	11.81	12.23	12.51	12.83	13.07	13.06
Public Works/Engineering	101.61	72.39	68.89	71.13	73.50	77.10	82.31	84.21	86.31	87.93	87.91
Community Services	40.68	30.78	29.55	30.35	31.35	32.75	33.55	34.32	35.18	35.84	35.83
Public Safety:											
Police Services	245.59	207.26	214.36	205.00	205.97	207.03	207.88	208.79	209.76	210.78	211.72
Fire Services	122.86	100.35	102.51	102.77	103.04	103.35	103.70	104.07	104.48	104.91	105.38
Animal Control Services	14.88	11.24	10.80	11.09	11.45	11.96	12.27	12.55	12.86	13.10	13.10
Total Public Safety	383.33	318.86	327.67	318.85	320.47	322.35	323.85	325.41	327.10	328.79	330.19
Total General Fund Expenditures	\$ 641.69	\$ 504.84	\$ 503.46	\$ 501.12	\$ 508.87	\$ 520.62	\$ 531.63	\$ 538.83	\$ 546.85	\$ 553.11	\$ 554.05
Per Capita by Department:											
City Council	\$ 8.19	\$ 6.03	\$ 5.62	\$ 5.88	\$ 6.08	\$ 6.44	\$ 6.70	\$ 6.93	\$ 7.18	\$ 7.35	\$ 7.32
Boards & Commissions	0.09	0.06	0.05	0.06	0.06	0.06	0.06	0.07	0.07	0.07	0.07
City Clerk	4.83	3.52	3.28	3.43	3.55	3.76	3.91	4.05	4.20	4.30	4.27
City Attorney	15.22	11.15	10.39	10.87	11.24	11.90	12.38	12.80	13.28	13.60	13.53
Administration	10.71	7.66	7.14	7.46	7.72	8.18	8.51	8.79	9.12	9.34	9.29
Info Tech Services	19.30	14.14	13.18	13.79	14.26	15.10	15.71	16.24	16.84	17.25	17.16
Human Resources	14.12	10.38	9.68	10.12	10.47	11.09	11.54	11.92	12.37	12.66	12.60
Finance	19.33	14.19	13.23	13.83	14.30	15.15	15.76	16.29	16.90	17.31	17.22
Non-Departmental	9.38	4.60	4.29	4.49	4.64	4.92	5.11	5.29	5.48	5.61	5.59
Animal Care Facility	14.88	11.24	10.80	11.09	11.45	11.96	12.27	12.55	12.86	13.10	13.10
Economic Development	6.57	7.49	7.08	4.87	5.03	5.29	5.48	5.61	5.75	5.85	5.85
Planning & Building	8.33	3.59	3.40	6.00	6.20	6.52	6.75	6.91	7.08	7.21	7.21
Engineering/CIP Projects	30.88	32.49	30.92	23.24	24.02	25.20	26.90	27.52	28.20	28.73	28.73
Police	245.59	207.26	214.36	205.00	205.97	207.03	207.88	208.79	209.76	210.78	211.72
Fire	122.86	100.35	102.51	102.77	103.04	103.35	103.70	104.07	104.48	104.91	105.38
Public Works	70.73	39.89	37.96	47.88	49.48	51.91	55.41	56.69	58.10	59.19	59.18
Recreation	21.81	16.53	15.87	16.30	16.84	17.59	18.02	18.44	18.89	19.25	19.25
Library	18.87	14.25	13.68	14.05	14.51	15.16	15.53	15.89	16.28	16.59	16.59
General Fund Totals	\$ 641.69	\$ 504.84	\$ 503.46	\$ 501.12	\$ 508.87	\$ 520.62	\$ 531.63	\$ 538.83	\$ 546.85	\$ 553.11	\$ 554.05

FULL FISCAL IMPACT - FORECAST

	FY2017-18	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
General Government	19,715,095	18,701,963	19,897,195	20,925,550	22,538,805	23,835,385	25,039,116	26,385,424	27,442,380	27,726,039
Community Development	3,045,868	2,929,622	3,090,275	3,248,632	3,476,118	3,658,692	3,803,656	3,960,639	4,098,578	4,161,445
Public Works/Engineering	19,895,252	19,265,373	20,237,609	21,270,314	22,686,328	24,619,665	25,595,145	26,651,500	27,579,699	28,002,739
Community Services	8,460,297	8,265,299	8,635,317	9,073,530	9,636,333	10,035,122	10,432,733	10,863,310	11,241,649	11,414,083
Public Safety:										
Police Services	56,965,945	59,949,430	58,327,199	59,606,056	60,916,106	62,175,703	63,461,731	64,774,754	66,115,351	67,437,658
Fire Services	27,580,234	28,669,066	29,240,512	29,819,340	30,409,445	31,015,435	31,633,479	32,263,817	32,906,691	33,564,824
Animal Control Services	3,090,529	3,019,297	3,154,464	3,314,542	3,520,133	3,669,358	3,813,796	3,970,053	4,107,814	4,171,325
Total Public Safety	87,636,709	91,637,793	90,722,175	92,739,938	94,845,684	96,860,496	98,909,006	101,008,624	103,129,856	105,173,808
Total General Fund Expenditures	138,753,220	140,800,050	142,582,571	147,257,964	153,183,268	159,009,360	163,779,656	168,869,497	173,492,162	176,478,114

**CITY OF CHULA VISTA, CALIFORNIA
SELECTED ANALYSIS - EXPENDITURE
PER CAPITA ASSUMPTIONS TABLE**

	11	12	13	14	15
Household Population	320,935	325,755	330,575	335,395	340,215
Employment Population (Per Capita Equiv)	2,440	2,480	2,520	2,520	2,520
Total Population	323,375	328,235	333,095	337,915	342,735

Per Capita by Category:

General Government	\$ 88.31	\$ 89.61	\$ 90.96	\$ 92.35	\$ 93.78
Community Development	13.25	13.45	13.65	13.86	14.08
Public Works/Engineering	89.19	90.51	91.86	93.27	94.72
Community Services	36.36	36.89	37.44	38.02	38.61
Public Safety:					
Police Services	214.80	217.97	221.23	224.62	228.10
Fire Services	106.91	108.49	110.11	111.80	113.53
Animal Control Services	13.29	13.48	13.68	13.89	14.11
Total Public Safety	335.00	339.94	345.03	350.31	355.74
Total General Fund Expenditures	\$ 562.11	\$ 570.40	\$ 578.94	\$ 587.80	\$ 596.92

Per Capita by Department:

City Council	\$ 7.42	\$ 7.53	\$ 7.65	\$ 7.76	\$ 7.88
Boards & Commissions	0.07	0.07	0.07	0.07	0.08
City Clerk	4.34	4.40	4.47	4.53	4.61
City Attorney	13.72	13.93	14.14	14.35	14.57
Administration	9.43	9.57	9.71	9.86	10.01
Info Tech Services	17.41	17.67	17.93	18.21	18.49
Human Resources	12.78	12.97	13.17	13.37	13.58
Finance	17.47	17.73	17.99	18.27	18.55
Non-Departmental	5.67	5.75	5.84	5.93	6.02
Animal Care Facility	13.29	13.48	13.68	13.89	14.11
Economic Development	5.94	6.03	6.12	6.21	6.31
Planning & Building	7.32	7.42	7.54	7.65	7.77
Engineering/CIP Projects	29.15	29.58	30.02	30.48	30.95
Police	214.80	217.97	221.23	224.62	228.10
Fire	106.91	108.49	110.11	111.80	113.53
Public Works	60.04	60.93	61.84	62.79	63.76
Recreation	19.53	19.81	20.11	20.42	20.74
Library	16.83	17.08	17.33	17.60	17.87
General Fund Totals	\$ 562.11	\$ 570.40	\$ 578.94	\$ 587.80	\$ 596.92

FULL FISCAL IMPACT - FORECAST

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
General Government	28,557,820	29,414,555	30,296,992	31,205,901	32,142,078
Community Development	4,286,288	4,414,877	4,547,323	4,683,743	4,824,255
Public Works/Engineering	28,842,821	29,708,105	30,599,349	31,517,329	32,462,849
Community Services	11,756,505	12,109,200	12,472,476	12,846,651	13,232,050
Public Safety:					
Police Services	69,460,788	71,544,612	73,690,950	75,901,679	78,178,729
Fire Services	34,571,769	35,608,922	36,677,190	37,777,506	38,910,831
Animal Control Services	4,296,465	4,425,359	4,558,120	4,694,863	4,835,709
Total Public Safety	108,329,022	111,578,893	114,926,260	118,374,048	121,925,269
Total General Fund Expenditure	181,772,457	187,225,631	192,842,400	198,627,672	204,586,502



Description		1	2	3	4	5	6	7	8	9
POLICE COSTS - BASE MODEL		\$ 56,965,945	\$ 59,949,430	\$ 58,327,199	\$ 59,606,056	\$ 60,916,106	\$ 62,175,703	\$ 63,461,731	\$ 64,774,754	\$ 66,115,351
<i>Police Officer Funding (5/yr)</i>		-	760,000	1,610,000	2,550,000	3,590,000	4,710,000	5,910,000	7,220,000	8,600,000
Updated POLICE COSTS		\$ 56,965,945	\$ 60,709,430	\$ 59,937,199	\$ 62,156,056	\$ 64,506,106	\$ 66,885,703	\$ 69,371,731	\$ 71,994,754	\$ 74,715,351
COMMERCIAL										
% OF CALL VOLUME	6.19%	\$ 3,527,202	\$ 3,758,991	\$ 3,711,176	\$ 3,848,562	\$ 3,994,072	\$ 4,141,411	\$ 4,295,341	\$ 4,457,752	\$ 4,626,206
ACRES	936									
RATE PER ACRE	\$ 3,768.38	\$ 3,768	\$ 4,016	\$ 3,965	\$ 4,112	\$ 4,267	\$ 4,425	\$ 4,589	\$ 4,763	\$ 4,943
INDUSTRIAL										
% OF CALL VOLUME	1.19%	\$ 677,584	\$ 722,111	\$ 712,926	\$ 739,318	\$ 767,271	\$ 795,575	\$ 825,145	\$ 856,345	\$ 888,705
ACRES	834									
RATE PER ACRE		\$ 812	\$ 866	\$ 855	\$ 886	\$ 920	\$ 954	\$ 989	\$ 1,027	\$ 1,066
FIRE COSTS - BASE MODEL		\$ 27,580,234	\$ 28,669,066	\$ 29,240,512	\$ 29,819,340	\$ 30,409,445	\$ 31,015,435	\$ 31,633,479	\$ 32,263,817	\$ 32,906,691
<i>4.0 Truck Staffing for Millenia</i>		-	-	985,000	1,040,000	2,190,000	2,300,000	2,410,000	2,525,000	2,635,000
<i>Fire Station Supplies and Services</i>		-	-	160,000	160,000	320,000	320,000	320,000	320,000	320,000
Updated Fire Costs		\$ 27,580,234	\$ 28,669,066	\$ 30,385,512	\$ 31,019,340	\$ 32,919,445	\$ 33,635,435	\$ 34,363,479	\$ 35,108,817	\$ 35,861,691
COMMERCIAL										
% OF CALL VOLUME	4.19%	\$ 1,155,529	\$ 1,201,147	\$ 1,273,061	\$ 1,299,617	\$ 1,379,225	\$ 1,409,223	\$ 1,439,726	\$ 1,470,954	\$ 1,502,497
ACRES	936									
COMMERCIAL RATE PER ACRE	\$ 1,234.54	\$ 1,235	\$ 1,283	\$ 1,360	\$ 1,388	\$ 1,474	\$ 1,506	\$ 1,538	\$ 1,572	\$ 1,605
INDUSTRIAL										
% OF CALL VOLUME	0.74%	\$ 205,206	\$ 213,307	\$ 226,078	\$ 230,794	\$ 244,931	\$ 250,259	\$ 255,676	\$ 261,221	\$ 266,823
ACRES	834									
RATE PER ACRE	\$ 246.05	\$ 246	\$ 256	\$ 271	\$ 277	\$ 294	\$ 300	\$ 307	\$ 313	\$ 320



Description		10	11	12	13	14	15
POLICE COSTS - BASE MODEL		\$ 67,437,658	69,460,788	71,544,612	73,690,950	75,901,679	78,178,729
<i>Police Officer Funding (5/yr)</i>		<i>10,100,000</i>	<i>10,403,000</i>	<i>10,715,090</i>	<i>11,036,543</i>	<i>11,367,639</i>	<i>11,708,668</i>
Updated POLICE COSTS		<u>\$ 77,537,658</u>	<u>79,863,788</u>	<u>82,259,702</u>	<u>84,727,493</u>	<u>87,269,318</u>	<u>89,887,397</u>
COMMERCIAL							
% OF CALL VOLUME	6.19%	\$ 4,800,956	4,944,985	5,093,335	5,246,135	5,403,519	5,565,624
ACRES	936						
RATE PER ACRE	\$ 3,768.38	\$ 5,129	5,283.10	5,441.60	5,604.84	5,772.99	5,946.18
INDUSTRIAL							
% OF CALL VOLUME	1.19%	\$ 922,275	949,943.19	978,441.49	1,007,794.73	1,038,028.58	1,069,169.43
ACRES	834						
RATE PER ACRE		\$ 1,106	1,139.02	1,173.19	1,208.39	1,244.64	1,281.98
FIRE COSTS - BASE MODEL							
		\$ 33,564,824	34,571,769	35,608,922	36,677,190	37,777,506	38,910,831
<i>4.0 Truck Staffing for Millenia</i>		<i>2,755,000</i>	<i>2,837,650</i>	<i>2,922,780</i>	<i>3,010,463</i>	<i>3,100,777</i>	<i>3,193,800</i>
<i>Fire Station Supplies and Services</i>		<i>320,000</i>	<i>329,600</i>	<i>339,488</i>	<i>349,673</i>	<i>360,163</i>	<i>370,968</i>
<i>Updated Fire Costs</i>		<u>\$ 36,639,824</u>	<u>37,739,019</u>	<u>38,871,190</u>	<u>40,037,325</u>	<u>41,238,445</u>	<u>42,475,599</u>
COMMERCIAL							
% OF CALL VOLUME	4.19%	\$ 1,535,098	1,581,151	1,628,586	1,677,443	1,727,767	1,779,600
ACRES	936						
COMMERCIAL RATE PER ACRE	\$ 1,234.54	\$ 1,640	1,689.26	1,739.94	1,792.14	1,845.90	1,901.28
INDUSTRIAL							
% OF CALL VOLUME	0.74%	\$ 272,612	280,790.63	289,214.35	297,890.78	306,827.50	316,032.33
ACRES	834						
RATE PER ACRE	\$ 246.05	\$ 327	336.68	346.78	357.18	367.90	378.94



POLICE & FIRE COSTS (BY LAND USE)

	1	2	3	4	5	6	7	8	9	10	11
POPULATION	272,736	277,555	282,375	287,195	292,015	296,835	301,655	306,475	311,295	316,115	320,935
CHANGE IN POPULATION		4,819	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820
# of DU		1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721
SFR		306	306	306	306	306	306	306	306	306	306
MFR		1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415

-	COMMERCIAL (ACRES)	-	-	-	-	-	-	-	-	-	-
-	OFFICE (ACRES)	-	-	-	-	-	-	-	-	-	-
9.60	INDUSTRIAL (ACRES)	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.60

		EXISTING ACRES													
POLICE	Industrial Acres	834	PER ACRE \$ 812.45	\$ 812.45	\$ 865.84	\$ 854.83	\$ 886.47	\$ 919.99	\$ 953.93	\$ 989.38	\$ 1,026.79	\$ 1,065.59	\$ 1,105.85	\$ 1,139.02	
			POLICE COSTS - PROJECT SPECIFIC	\$ 7,800	\$ 8,312	\$ 8,206	\$ 8,510	\$ 8,832	\$ 9,158	\$ 9,498	\$ 9,857	\$ 10,230	\$ 10,616	\$ 10,935	
		EXISTING ACRES													
FIRE	Industrial Acres	834	PER ACRE \$ 246.05	\$ 246.05	\$ 255.76	\$ 271.08	\$ 276.73	\$ 293.68	\$ 300.07	\$ 306.57	\$ 313.21	\$ 319.93	\$ 326.87	\$ 336.68	
			FIRE COSTS - PROJECT SPECIFIC	\$ 2,362	\$ 2,455	\$ 2,602	\$ 2,657	\$ 2,819	\$ 2,881	\$ 2,943	\$ 3,007	\$ 3,071	\$ 3,138	\$ 3,232	



POLICE & FIRE COSTS (BY LAND USE)

	12	13	14	15
POPULATION	325,755	330,575	335,395	340,215
CHANGE IN POPULATION	4,820	4,820	4,820	4,820
# of DU	1,721	1,721	1,721	1,721
SFR	306	306	306	306
MFR	1,415	1,415	1,415	1,415

-	COMMERCIAL (ACRES)	-	-	-	-
-	OFFICE (ACRES)	-	-	-	-
9.60	INDUSTRIAL (ACRES)	9.60	9.60	9.60	9.60

		EXISTING ACRES							
POLICE	Industrial Acres	834	PER ACRE	\$ 812.45	\$ 1,173.19	\$ 1,208.39	\$ 1,244.64	\$ 1,281.98	
					<u>\$ 11,263</u>	<u>\$ 11,601</u>	<u>\$ 11,949</u>	<u>\$ 12,307</u>	

		EXISTING ACRES							
FIRE	Industrial Acres	834	PER ACRE	\$ 246.05	\$ 346.78	\$ 357.18	\$ 367.90	\$ 378.94	
					<u>\$ 3,329</u>	<u>\$ 3,429</u>	<u>\$ 3,532</u>	<u>\$ 3,638</u>	

**CITY OF CHULA VISTA, CALIFORNIA
 SELECTED ANALYSIS OF REVENUES
 PER CAPITA ASSUMPTIONS TABLE**



	HOUSEHOLD POPULATION	EMPLOYEES	EMPLOYMENT RESIDENT EQUIVALENT (.05)	TOTAL POPULATION BASE
2012	244,408	37,218	1,860	246,268
2013	249,110	37,934	1,900	251,010
2014	253,812	38,650	1,930	255,742
2015	258,514	39,366	1,970	260,484
2016	263,216	40,082	2,000	265,216
2017*	267,917	40,798	2,040	269,957
2018	272,736	41,532	2,080	274,816
2019	277,555	42,266	2,110	279,665
2020	282,375	43,000	2,150	284,525
2021	287,195	43,734	2,190	289,385
2022	292,015	44,468	2,220	294,235
2023	296,835	45,201	2,260	299,095
2024	301,655	45,935	2,300	303,955
2025	306,475	46,669	2,330	308,805
2026	311,295	47,403	2,370	313,665
2027	316,115	48,137	2,410	318,525
2028	320,935	48,871	2,440	323,375
2029	325,755	49,605	2,480	328,235
2030	330,575	50,339	2,520	333,095
2031	335,395	51,073	2,550	337,945
2032	340,215	51,807	2,590	342,805

* As of 01/01/2017 Per State of California Department of Finance, Chula Vista Population is 267,917.



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