Town of Apple Valley
Resolution No. 2011-36, Application, Plan for Services, and Financial Impact Analysis

Attachment 2

RESOLUTION 2011-36

A RESOLUTION OF THE TOWN OF APPLE VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA, REQUESTING THAT THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) INITIATE PROCEEDINGS FOR THE ANNEXATION OF PARCELS THAT LIE WEST OF DALE EVANS PARKWAY, NORTH OF JOHNSON ROAD, EAST OF U.S. INTERSTATE 15, AND SOUTH OF MORRO ROAD, ALSO KNOWN AS THE "GOLDEN TRIANGLE", TO THE TOWN OF APPLE VALLEY CORPORATE LIMITS UNDER ANNEXATION NO. 2008-001.

WHEREAS, the Town of Apple Valley desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government code, for the annexation of that unincorporated property that is presently within the Town's Sphere of Influence; and

WHEREAS, the territory proposed to be annexed includes vacant parcels, and residential and commercial uses within the annexation area; a description and the boundaries of the territory is set forth in Exhibits A (legal description) and B (parcel listing) attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the Sphere of Influence of the Town; and

WHEREAS, on August 11, 2009 a public hearing was held by the Town Council regarding the adoption of the Environmental Impact Report for the General Plan Amendment and the annexation area; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions; and

The following services and improvements will be financed by general tax revenues of the Town of Apple Valley: police, recreation, street and street tree maintenance. The following services and improvements will be financed by on-going service charges to users of said service: sewer and solid waste disposal services, electric and natural gas service, telecommunications services. The following services will be financed and installed by the owners/subdividers: sewer lines, streets and related improvements, electric lines, natural gas lines, telecommunications facilities.

The Town of Apple Valley will provide the following urban services to the subject site property as they become available upon completion of the annexation process: sewer, police, planning and building inspection services; recreation and parks; street and street tree maintenance; street cleaning; code enforcement and animal control; and

WHEREAS, the reasons for the proposed annexation is as follows:

The proposed annexation will bring the planning, design and construction of future development, including public roads, under the jurisdiction and direction of one entity, and provide proper control, orderly development, and logical growth in accordance with the Town General Plan.

NOW THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Apple Valley that the Local Agency Formation Commission of San Bernardino County is hereby requested to proceed with the annexation of territory as described in Exhibits A and B according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg local Government Reorganization Act of 2000.

APPROVED AND ADOPTED by the Town Council of the Town of Apple Valley this 12th day of July, 2011.

Mayor

ATTEST:

Town Clerk

Town of Apple Valley
Resolution No. 2011-36

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

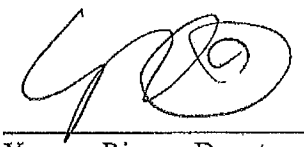
TOWN OF APPLE VALLEY

I, LA VONDA M-PEARSON, Town Clerk for the Town of Apple Valley, Apple Valley, California, do hereby certify that Resolution No. 2011-36, duly and regularly adopted by the Town Council at a meeting thereof held on the 12th day of July, 2011 by the following vote:

AYES:	Council Members Coleman, Emick, Roelle, Mayor Pro Tem Stanton, Mayor Nassif
NOES:	None.
ABSTAIN:	None.
ABSENT:	None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Apple Valley, California, this 13th day of July 2011.

LA VONDA M-PEARSON, CMC
TOWN CLERK

By: 

Yvonne Rivera, Deputy

(SEAL)

Exhibit A

LAFCO NO. _____
TOWN OF APPLE VALLEY ANNEXATION NO. 2008-01
AND DETACHMENT FROM COUNTY SERVICE AREA ____

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA ALL OF SECTION 8 AND 17 AND A PORTION OF SECTIONS 5, 6, 7 AND 18, TOWNSHIP 6 NORTH, RANGE 3 WEST AND A PORTION OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 4 WEST, SAN BERNARDINO MERDIAN DESCRIBED AS FOLLOWS;

COURSE 1. BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, SAID CORNER BEING ON THE TOWN INCORPORATION BOUNDARY PER LAFCO NO. 2470, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 17 AND 18, TOWNSHIP 6 NORTH, RANGE 3 WEST AND THE SOUTHERLY LINE OF SAID SECTION 13, TOWNSHIP 6 NORTH, RANGE 4 WEST, AND SAID TOWN BOUNDARY PER LAFCO NO. 2470, TO THE EAST RIGHT OF WAY OF INTRA STATE HIGHWAY 15;

COURSE 2: THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY OF SAID INTRA STATE HIGHWAY 15 TO THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 3 WEST AND THE SOUTH LINE OF THE TOWN BOUNDRY PER ANNEXATION LAFCO NO. 0000-000;

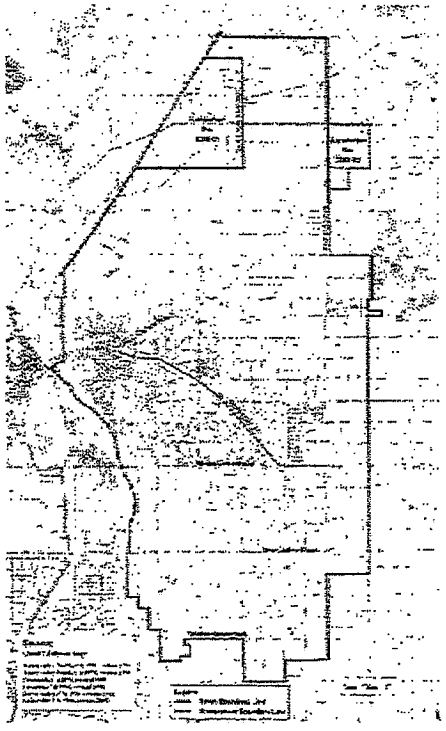
COURSE 3: THENCE EAST ALONG THE TOWN BOUNDARY, AND THE NORTH LINE OF SAID SOUTHWEST ONE QUAETER OF SECTION 5 TO THE NORTHEAST CORNER OF SAID SOUTHEAST ONE QUARTER;

COURSE 4: THENCE SOUTH ALONG THE EAST LINE OF SAID SECTIONS 5, 8 AND 17 AND THE TOWN BOUNDARY, TO THE SOUTHEAST CORNER OF SAID SECTION 17 AND THE TRUE POINT OF BEGINNING.

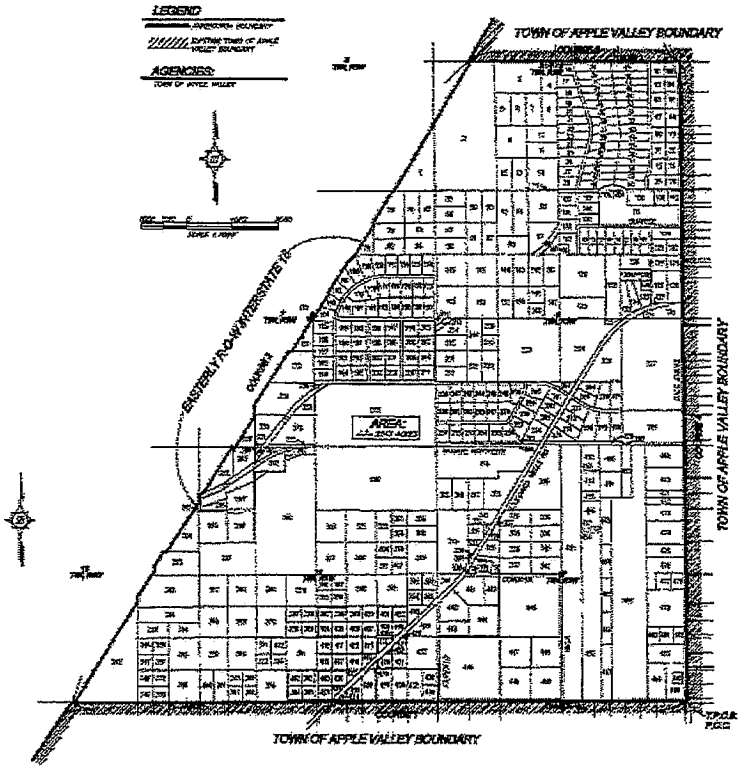
TOTAL PROPOSED ACERAGE: +/- 2,846 ACRES

PREPARED BY
SANBORN A/E, INC.
JOHN L. SANBORN; PLS 4146

ANNEXATION 2008-001
TOWN OF APPLE VALLEY



VICINITY MAP/LOCATION MAP



PROPERTY A.P.N. TABLE

SAN BORN A/E, Inc.

LAFCO NO. 31

RECONSIDERATION TO DETER ANNEXATION TO THE TOWN OF APPLE VALLEY AND DETACHMENT FROM COUNTY SERVICE AREA 70 (ANNEXATION 2008-001)

SHEET 1

3169

(FOR LAFCO USE ONLY)

Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: Town of Apple Valley Annexation 2008-01

2. NAME OF APPLICANT: Town of Apple Valley, CA

MAILING ADDRESS:

14955 Dale Evans Parkway
Apple Valley, CA 92307

PHONE: (760) 240-7000 ext. 7200

FAX: (760) 240-7399

E-MAIL ADDRESS: llamson@applevalley.org

3. GENERAL LOCATION OF PROPOSAL: 2846

Annexation 2008-001 encompasses 4.3± square miles (2,774.6 acres), generally bounded on the west by U.S.-Interstate 15, on the north by Morro Road, on the east by Dale Evans Parkway, and on the south by Johnson Road.

4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ___ NO _X_ If YES, provide written authorization for change.

5. Indicate the reasons that the proposed action has been requested. Lands are within the Town of Apple Valley Sphere of Influence and contiguous with existing corporate limits on the south, east and north. This annexation represents a logical extension of the Town's corporate limits to adequately plan for anticipated future growth in the area.

6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
YES ___ NO _X_ If YES, please provide a written justification for the proposed boundary configuration.

As noted in No. 5, above, the annexation area is bordered on three sides by the Town of Apple Valley Corporate limits.

(FOR LAFCO USE ONLY)

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres):
2,774.6± acres

2. Current dwelling units in area:
Approximately 8% of the area is comprised of scattered single-family residential development. It is estimated that there are 55 residences in the annexation area.

3. Approximate current population in area:
Based on average household size of 3.036 (Cal. Dept of Finance) in Apple Valley, and approximately 55 dwelling units, the estimated population of the annexation area is 167.

4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):
The Town of Apple Valley General Plan designates lands in the annexation area as follows:
Estate Residential (1 du/1-2.5-5 gross ac): 778 ac.
Medium Density Residential (4-20 du/ac): 218.7 ac
Mixed Use (residential at 4-30 du/ac; retail and office commercial also permitted; min. project size 1 ac): 94.9 ac
~~General Commercial (52.6 ac); , Regional Commercial (442.5 ac);, Office Professional (183.1 ac);~~
Planned Industrial (812.1 ac); Street Rights-of-Way (192.9 ac)

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
Rural Living: 1 du/2.5 ac: rural residential, incidental ag. uses, similar & compatible uses
Rural Living 5 ac.: 1 du/ac: rural residential, incidental ag. uses, similar & compatible uses
~~Neighborhood Commercial: Max FAR 0.25, retail trade, and professional, personal, repair,~~ recreation, entertainment services, and similar and compatible uses.

5. Describe any special land use concerns expressed in the above plans.
Apple Valley General Plan land use designations provide for substantially increased land use intensities in the annexation area. These have been addressed in the General Plan EIR.

6. Indicate the existing land use.
The annexation area is approximately 92% vacant desert land; approximately 8% is comprised of scattered single-family residences. The area is traversed by a network of paved and unpaved streets.

What is the proposed land use?
Proposed land uses are Apple Valley General Plan land use designations, as shown in No. 4, above.

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:

a. Has pre-zoning been completed? YES X NO ___
b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ___ NO ___

(FOR LAFCO USE ONLY)

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

See item #4, above

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

☐ Agricultural Land Uses

☐ Agricultural Preserve Designation

☐ Williamson Act Contract

☒ Area where Special Permits are Required

Future development with potential to impact streambeds or banks may require a Section 1602 Streambed Alteration Agreement through California Dept. of Fish and Game (CDFG).

☐ Any other unusual features of the area or permits required: _____

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.

N/A

10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ___ NO X If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography.

The annexation area is comprised of relatively flat desert lands with elevations ranging from approximately 3,000 to 3,140 feet above mean sea level.

2. Describe any existing improvements on the site as % of total area.

Residential	8 %	Agricultural	____ %
Commercial	____ %	Vacant	90 %
Industrial	____ %	Other	2 %

(FOR LAFCO USE ONLY)

3. Describe the surrounding land uses:

NORTH: Vacant desert, mountains in unincorporated San Bernardino Co.

EAST: Mostly vacant desert lands in the Town of Apple Valley

SOUTH: Vacant desert lands and scattered development in the Town of Apple Valley

WEST: US I-15 freeway and City of Victorville

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

Future development will require grading and extension of infrastructure including roadways, water distribution lines, sewer collection facilities, and stormwater improvements. No development is currently proposed in the annexation area.

5. Will service extensions accomplished by this proposal induce growth on this site? YES X NO ___ Adjacent sites? YES X NO ___ Unincorporated X Incorporated ___

The proposed annexation will not directly induce growth. The Apple Valley General Plan designates land uses in the annexation area that will eventually result in the development of these lands at greater intensities than those permitted under the San Bernardino County General Plan. However, these lands are located along the I-15 corridor and close to urban development to the south and east, placing potential new development in proximity to regional transportation and job centers. Land uses have been considered so as to optimize existing roadways and other infrastructure and utilities. These impacts have been addressed in the Apple Valley General Plan EIR.

6. Is this project a part of a larger project or series of projects? YES X NO ___ If YES, please explain.

This annexation was addressed along with Annexation No. 2008-02 in the Apple Valley General Plan and EIR, adopted August 11, 2009.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Lori Lamson TELEPHONE NO. 760-240-7000

ADDRESS:
Town of Apple Valley, 14955 Dale Evans Pkwy, Apple Valley, CA 92307

NAME Nicole Sauviat Criste TELEPHONE NO. 760-341-4800

ADDRESS:
Terra Nova, 42635 Melanie Place, Suite 101, Palm Desert, CA 92211

NAME _____ TELEPHONE NO. _____

ADDRESS:

(FOR LAFCO USE ONLY)

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation 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 and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 7/13/11

Lori Lamson
SIGNATURE OF APPLICANT

Lori Lamson
PRINTED NAME OF APPLICANT

Assistant Director of Community Development
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- [X] ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- [ ] SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- [ ] CITY INCORPORATION SUPPLEMENT
- [ ] FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- [ ] ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
215 NORTH D STREET, SUITE 204
SAN BERNARDINO, CA 92415-0490
PHONE: (909)383-9900 • FAX: (909) 383-9901
E-MAIL ADDRESS: lafco@lafco.sbcounty.gov

DC-Rev. 2/2/07

3169

(FOR LAFCO USE ONLY)

SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO	DETACHED FROM
Town of Apple Valley	San Berardino County
	San Bernardino Co. CSA 70

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

The territory will not be subject to any additional special taxes, new assessment districts or fees immediately upon annexation. It will be subject to any new special taxes implemented by the Town in future that are applicable. Future development will be subject to development fees in the Town's development impact fee schedule as set forth in Ordinance 294 (as amended). At this time the Town does not propose any new assessment districts to which the territory would be subject.

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

The territory will be detached from County CSA 70, however the CSA does not fund any services currently provided in the territory. Therefore the territory will not be relieved of any special taxes, assessments, district charges or fees.

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

The annexation will have no immediate impact on the Town's ability to achieve RHNA demand, as that is provided for within current Town limits for this planning period. In the Town's future Housing Element updates, the annexation area's Medium Density and Mixed Use lands will allow for the development of affordable housing units.

(FOR LAFCO USE ONLY)

5. PLAN FOR SERVICES:

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.

2. An indication of when the service can be feasibly extended to the affected territory.

3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.

5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

CERTIFICATION

I hereby certify that the statements furnished above and the documents attached to this form 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 and belief.

DATE 7/13/11 _____ Lori Lamston
SIGNATURE OF APPLICANT

/krm – 12/8/2000

PLAN FOR PROVISION OF MUNICIPAL SERVICES ANNEXATION NO. 2008-001 TO THE TOWN OF APPLE VALLEY

RECEIVED
NOV 2011
LAFCO
San Bernardino County

Prepared for

Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

Prepared by

Terra Nova Planning & Research, Inc.®
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

TOWN OF APPLE VALLEY

Annexation No. 2008-001

TABLE OF CONTENTS

Page

LIST OF TABLES ii

I. INTRODUCTION

II. COMMUNITY SETTING

A. Annexation Area
B. Planning Area Context
C. Physical Characteristics
D. Population Estimates

III. EXISTING AND PROPOSED SERVICES

A. Administrative Services/General Government
B. Public Services
C. Public Safety: Sheriff and Emergency Preparedness
D. Fire Department
E. Community Development
F. Community Services
G. Economic and Community Development
H. Public Services and Facilities

List of Tables
Table 1: Estimated Water Demand at Build Out
Table 2: Projected Student Generation at Build Out

I. INTRODUCTION

The San Bernardino County Local Agency Formation Commission requires the preparation of a Plan of Services (POS) to evaluate all proposed annexations. The POS describes existing services provided within the annexation area and identifies the jurisdiction or other agency that provides them. Services to be provided the annexation area by the Town of Apple Valley and other applicable service providers upon annexation are also discussed herein.

The proposed annexation area is within the Town of Apple Valley Sphere of Influence; the area's boundaries are contiguous to the Town corporate limits on the north, east and south. The site is located adjacent to the northwest portion of the Town, and along the U.S. Interstate-15 transportation corridor, both of which constitute areas where urban development is expected to occur and intensify in the future. The purpose of this annexation application is to provide a means by which to accomplish comprehensive and orderly planning for future development, while ensuring the efficient and adequate provision of services to the site. The most efficient provision of municipal services and the extension of utilities, as well as the use of public facilities, would be from the Town.

The Town General Plan provides for the extension of public facilities and utility services to the annexation area, which are described herein. The Plan identifies the following:

- Public facilities and service providers that will be responsible for various facilities to serve the property;
- Whether these services are available;
- Where applicable, costs that may be associated with the provision of service. A comprehensive description of the costs associated with the annexation is provided in the Fiscal Impact Analysis (FIA) prepared for the annexation.

The annexation area will be provided services as follows:

- Apple Valley Ranchos Water Company for domestic water
- Town of Apple Valley for sanitary sewer service
- Apple Valley Unified School District for educational services
- San Bernardino County Newton T. Bass Apple Valley Library for public library services
- Burrtec Waste Industries for solid waste management
- Apple Valley Police Department/San Bernardino County Sheriff's Department for police protection
- Apple Valley Fire Protection District for primary fire and emergency medical services
- Southern California Edison for electricity

- Southwest Gas Company for natural gas
- Verizon and Charter Communications for telephone and telecommunications

Section III, below, describes each of the services that will be required by the respective service provider. Existing facilities available to serve the annexation area are discussed, and costs associated with extending services and facilities to serve the site are identified where possible.

II. COMMUNITY SETTING

A. Annexation Area

The Town of Apple Valley proposes the annexation of 2.927± acres of land located in the County of San Bernardino. The proposed annexation area is located in the northwest portion of the Town's Sphere of Influence, and is generally bounded by on the north by Morro Road, on the east by Dale Evans Parkway, on the south by Johnson Road, and on the west by U.S. Interstate-15 (I-15). The annexation area is shown on attached Exhibit 1, Regional Location Map, and Exhibit 2, Project Area Map.

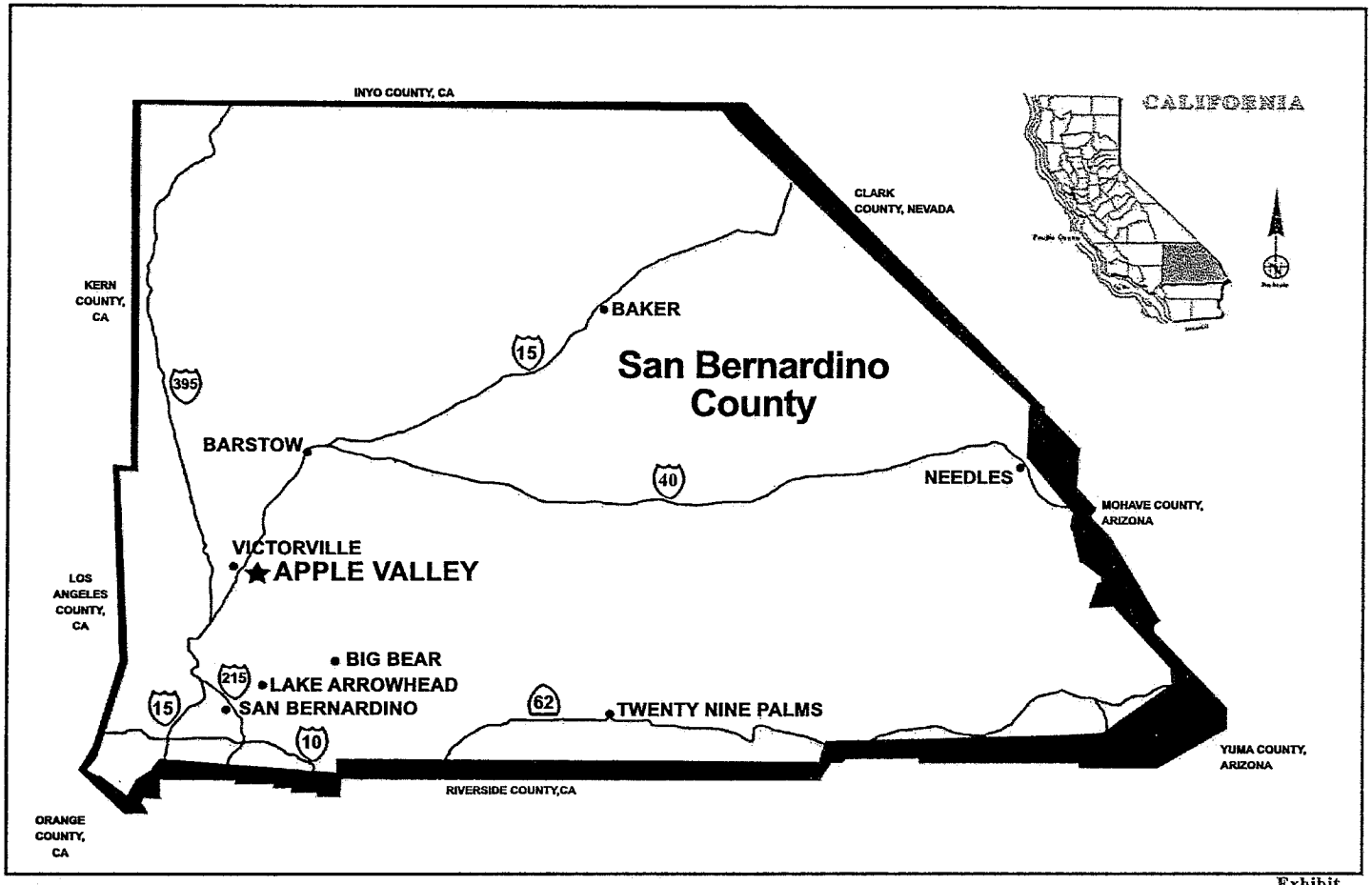
The annexation area may also be described as including: a portion of Sections 5, 6, 7, and 18, and all of Sections 8 and 17, Township 6 North, Range 3 West; a portion of Section 13, Township 6 North, Range 4 West of the San Bernardino Base and Meridian. A list of Assessor's Parcel Numbers (APNs) in the annexation area is provided as Appendix A.

Approximately 2,552.6 acres (87%) in the annexation area are comprised of vacant and undeveloped desert lands. The remaining approximately 13% are sparsely developed with single-family residences, freeway right of way, and paved and unpaved roadways, some of which are extensions of roadways that originate in Apple Valley. As previously noted, the annexation area is contiguous with the Town along its north, south and east boundaries. US I-15 forms the annexation's western boundary, effectively separating it from lands to the west for the extension of infrastructure. The annexation area is currently served by the Apple Valley Fire Protection District, which also serves the Town.

B. Planning Area Context[1]

The Town of Apple Valley includes approximately 74 square miles within the Town's corporate limits. An additional 192 square miles comprise the Town's Sphere of Influence. The Town is situated in the high desert region of southwest San Bernardino County, near the foothills of the San Bernardino Mountains, which lie to the south. There are several jurisdictions in the region, including the City of Victorville to the southwest, the City of Hesperia to the south, and the City of Adelanto to the northwest. The unincorporated community of Lucerne Valley occurs to the east.

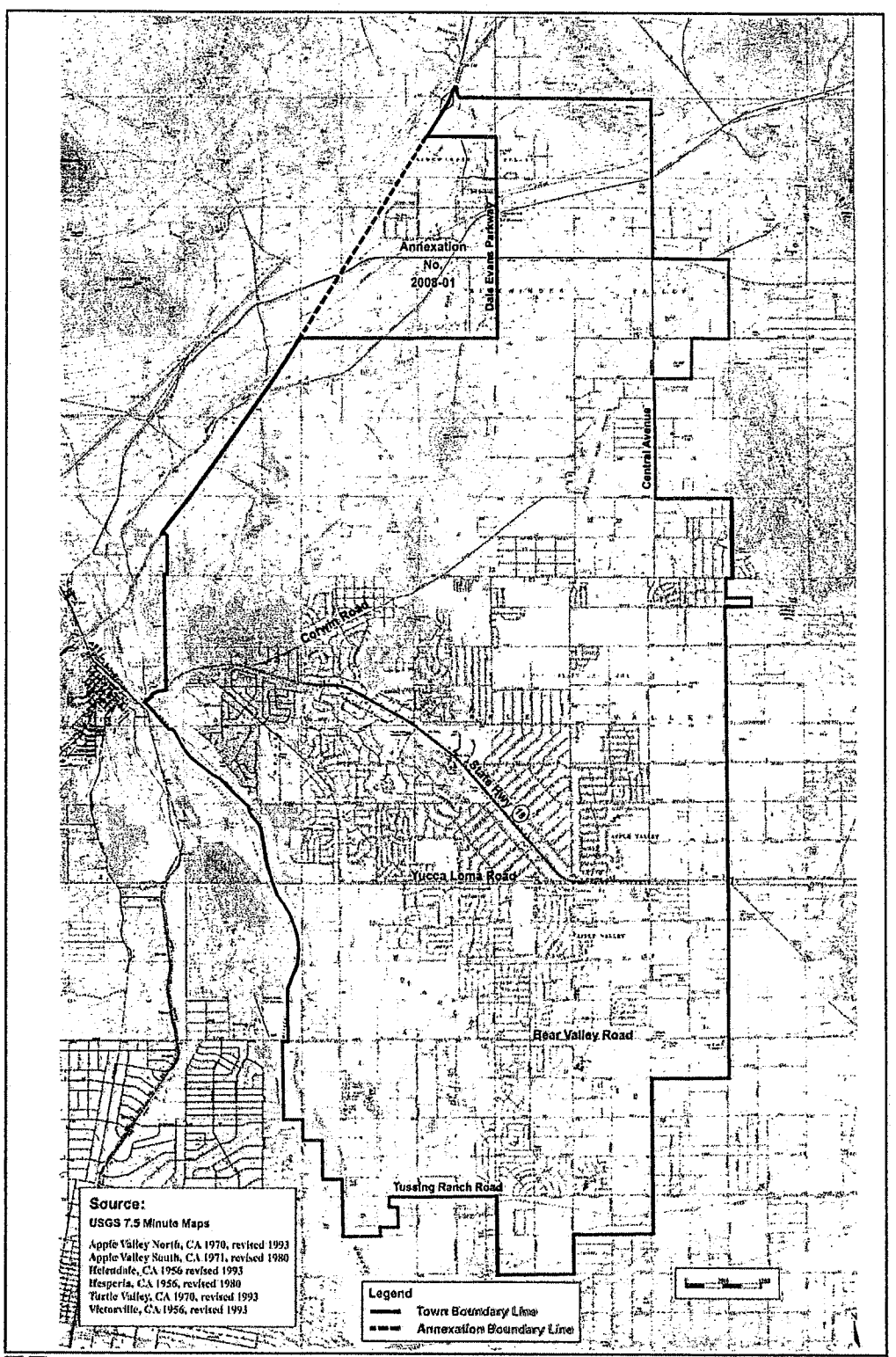
1 "Town of Apple Valley General Plan," adopted August 11, 2009.



TERRA NOVA®
Planning & Research, Inc.

Apple Valley Annexation No. 2008-01
Regional Location Map
Apple Valley, California

Exhibit
1



TERRA NOVA®
Planning & Research, Inc.

Apple Valley Annexation No. 2008-01
Vicinity Map
Town of Apple Valley

Exhibit
2

The Town has developed most densely along major roadways, including State Highway 18, which extends southeast to northwest through Apple Valley; and Bear Valley Road, which is located south of Highway 18 and runs east to west. North of Highway 18 to Waalew Road, the existing development pattern becomes gradually less dense. North of Waalew Road, existing development is scattered and relatively limited in most areas, however the recently approved North Apple Valley Industrial Specific Plan (NAVISP) provides for substantial future industrial and commercial development in this area. Existing development in the NAVISP area includes the Apple Valley Airport and the Walmart Distribution Center. Adjacent to the annexation area, some development has occurred on Dale Evans Parkway, which provides direct access to I-15.

The I-15 corridor borders the Town and annexation area in a generally southwest to northeast direction. It connects the region with Los Angeles and other markets to the south, and Barstow, Las Vegas and Salt Lake City to the north.

C. Physical Characteristics

The proposed annexation area is currently characterized by expanses of vacant desert with sparse residential development and a network of roadways, many of which are unpaved. The area is located in proximity to I-15 and developed and undeveloped lands in the Town of Apple Valley. Topographically, the annexation area is relatively flat, with elevations ranging from approximately 3,000 feet to 3,140 feet above mean sea level. Dry washes, part of the regional drainage of the area, occur throughout the annexation area.

D. Population Estimates

Preliminary data provided by the US Census reported that the population of the Town stood at 69,135. The average household size in the Town is 3.04.[2] There are approximately 55 residences in the planning area; based on the aforementioned average household size, the estimated population within the annexation area is 167.

[2] Table E-5, California Department of Finance, January 2010 estimates.

III. EXISTING AND PROPOSED SERVICES

A. Administrative Services/General Government

County of San Bernardino

The County of San Bernardino general government services include the County Supervisor's office, Clerk of the Board of Supervisors, County Administrative Offices, and County Counsel. The annexation area is in the First Supervisorial District of the County. It is currently represented by Supervisor Brad Mitzelfelt.

Duties handled by the Clerk of the County Board of Supervisors include handling appeals made by members of committees, commissions and boards to the Board of Supervisors. The Clerk also records documents, including CEQA documentation and other items. The Clerk serves the entire County, including the annexation area.

County administrative offices establish and administer policy, manage various County departments, and coordinate the County budget. The County Counsel's office oversees all legal aspects of County government, including providing legal representation in court, prosecutions on behalf of the County, providing legal advice and interpretation, and handling all necessary legal processes. The Counsel serves the entire County.

Town of Apple Valley

Administration

Town of Apple Valley general government services include the Town Council, Town Manager, Town Clerk, Town Administrative Offices, including Public Services Administration, and Town Attorney. The Town Council consists of five council members with the mayor as presiding officer. No new council representation will be required upon annexation.

The Town Manager is responsible for all activities of the Town, as well as managing Town services implementing programs and activities as directed by the Town Council. The Town Manager provides both the primary contact to the Town's citizens and responsiveness to their needs. Other managerial responsibilities include monitoring and advising the Council of all state and federal legislation that concern the Town. The Town Manager and staff serve the entire Town, and will serve the annexation area. No additional personnel are expected to be required in the Town Manager's office as a result of the annexation.

The Town Clerk maintains the Town's official records, including Town Council official minutes. The Clerk performs duties required by the California Political Reform Act, which created the California Fair Political Practices Commission (FPPC). The Clerk serves as the Town's Election Official and Notary Public, and maintains the Town's Municipal Code. The Department of State has designated the Clerk's office a Passport Acceptance The Town Clerk and staff serve the entire Town, and will serve the annexation area. No additional personnel are expected to be required in the Clerk's office to serve the annexation area.

Other General Government Functions
The Town's General Government offices include the Town Treasurer, Administrative Services/Human Services (Human Resources) functions, the Public Information office, and Finance/Administrative Services, including Information Systems. The Apple Valley Resources Foundation, a non-profit public benefit corporation intended to support cultural, recreational and human services needs in Apple Valley, is also housed under Finance/Administrative Services.[3]

Public/Municipal Services Administration
The Public/Municipal Services Administration Department includes Animal Services (Animal Shelter and Animal Control), Environmental Compliance, and Code Enforcement.

Economic and Community Development
The Economic and Community Development Department houses the Town's Redevelopment Agency and Community Development Block Grant Administration. Special projects are funded through the issuance of tax allocation bonds. These projects have included construction of new Public Works and Animal Care/Control facilities, benefiting the entire community, as well as road improvement projects.

The Community Development Department includes the Building and Safety, Planning and Engineering Divisions. The Town has a contractual arrangement with Charles Abbot & Associates to staff the Building Services division, the cost of which directly correlates to building activity in the Town.

Public Services
The Town's Public Services Department includes the Public Works Division, Street Maintenance Capital Improvement Program, and Wastewater. The department's responsibilities include management, administration, and daily operations oversight of the Town's street maintenance and wastewater programs. Public services staff coordinates with the Victor Valley Wastewater Reclamation Authority (VVWRA) joint powers authority, which provides sewage treatment and disposal services.

Community Services
The Community Services Department includes the Parks and Recreation Facilities, Maintenance, and Recreation Divisions. The Apple Valley Town Council serves as the Board of Directors for the Apple Valley Parks and Recreation District. Revenues and costs associated with this department are accounted for separately in the Town budget. Although this Department generates substantial revenues, these are generally exceeded by expenditures. The Town allocates monies from the General Fund on an annual basis to cover this deficit in recognition of the value these programs add to residents' quality of life.

[3] Town of Apple Valley Community Resource Foundation, www.applevalley.org/index.aspx?page=672, accessed November 18, 2009.

B. Wastewater Treatment

The Town owns and operates local wastewater collection facilities, comprised of force main lines and gravity sewer lines. The Town is a member of the Victor Valley Wastewater Reclamation Authority (VVWRA), a joint powers authority that includes the Town of Apple Valley, City of Hesperia, City of Victorville and San Bernardino County. VVWRA maintains regional intercept lines that collect and transport wastewater from Town pipelines to a regional wastewater treatment plant in Victorville. The wastewater treatment plant in Victorville averages treatment of 13 million gallons per day (MGD), and has a design and treatment capacity of 18 MGD.

There are no local wastewater collection facilities in the annexation area. The AV North Regional Intercept line extends southwest to northeast through the southeastern portion of the annexation area.[4]

Future development within the annexation area will be required to extend wastewater collection to the property frontage, and project developers will be responsible for costs associated with connecting all development to the service. The Town adopted a Sewer Connection Policy in 2006 that requires that new development connect to Town facilities where the development's total gross lot sizes are within one-half mile of existing sewer facilities. Developments located more than one-half mile from existing facilities are required to install dry sewers or interim "Holding Tank Systems", if approved by the Regional Water Quality Control Board (CRWQCB). All new development is expected to ultimately be connected to the community sewage collection system.[5]

The Town and the VVWRA assess local and regional sewer connection fees based on the total number of plumbing fixtures. The Town also assesses capacity fees, sewage facilities fees, and development impact fees for all new development. These fees are expected to provide adequate funding for extension of sewer services to new development.

It is estimated that domestic wastewater flows average approximately 100 gallons per capita per day (gpcpd). Based on a build out population of 13,238, future development in Annexation No. 2008-001 is expected to result in generation of 1,323,800 gallons of wastewater per day.[6] Based on these estimates, future development is not expected to result in wastewater flows that exceed the existing or planned capacity of the wastewater treatment plant. Further, as development occurs and demand increases, VVWRA has plans for additional facilities to expand capacity.

C. Stormwater Improvements

The San Bernardino Flood Control District ("Flood Control District") is responsible for regional drainage facilities, while the Town is responsible for local facilities. The Flood Control District

4 Town of Apple Valley Sewer System Map, prepared by SO & Associates, 2008.

5 "Town of Apple Valley General Plan," adopted August 11, 2009.

6 "Town of Apple Valley General Plan EIR," adopted August 11, 2009.

implements broad management functions such as flood control planning, construction of drainage improvements for regional flood control facilities, and watershed and watercourse protection related to those facilities. It has power of taxation, bonded indebtedness, land and water rights acquisition, and cooperative partnerships with local, state, and federal agencies in order to carry out its mandated responsibility. Decisions related to the Flood Control District are made by the San Bernardino County Board of Supervisors.

The Town is directly responsible for local drainage management. Drainage facilities in the Town include constructed improvements as well as naturally occurring drainages. The Town defines and manages these facilities through its Master Drainage Plans, which identify facilities and future needs within various areas of the Town and its Sphere of Influence. The North Community Drainage Plan includes the proposed annexation area.

The Town is required to monitor its Master Drainage Plans every five years to update changes to local and regional drainage and flood conditions. The Town has established per unit developer impact fees for storm drainage facilities for residential and commercial/industrial development to offset the cost of improvements due to increased development.

D. Roadway Maintenance

The annexation area includes a small network of paved and unpaved roadways. No major roadways intersect the annexation area. However, it is bounded on the west by the U.S. Interstate 15 freeway and on the east by Dale Evans Parkway, a Major Divided Parkway (142 foot right of way). Johnson Road is an east-west road that extends westerly into the annexation area from the northern portion of the Town, terminating at Stoddard Wells Road. It is designated in the General Plan as a Major Road (104 foot right of way).

Quarry Road is a privately owned east-west road that runs parallel to and north of Johnson Road. It originates easterly of the Town limits and continues westerly through the annexation area, from which point it crosses I-15 and continues west. It is currently a 2-lane undivided roadway. The Town General Plan designates it as a Major Road from Dale Evans Parkway west to Stoddard Wells Road, and a Major Divided Arterial (128 foot right of way) west to I-15.

Stoddard Wells Road runs through the northern portion of the planning area from the southwest to the northeast, entering the Town at an interchange with I-15. It intersects the southeastern quadrant of the annexation area as a 2-lane undivided roadway. It is General Plan designated as a Major Road north of Johnson Road through the annexation area and to the northeast as it traverses the Town.

Outer Highway 15 South is a General Plan roadway designated as a Secondary Road (88 foot right of way) along the western boundary of the annexation area, running parallel to the eastern side of I-15. This roadway does not currently exist.

Funding Roadway Improvements
Future development will be responsible for a fair share of roadway improvements. The Town receives street maintenance and local transportation funds, including Measure I funds, a portion of which are allocated towards local transportation projects.

The Town has established Transportation Impact Fees through its Developer Impact Fee schedule. These are assessed on a per unit basis for single and multi-family residential development, and per square foot for commercial and industrial development. The FIA provides an estimate of these fees during each phase of buildout of the annexation area, as well as an estimate of the costs associated with the maintenance of roadways within the annexation area. Roadway construction will occur as development occurs, and will likely to be undertaken by individual developers.

E. Public Safety: Sheriff and Emergency Preparedness

The San Bernardino County Sheriff's Department provides law enforcement services to the annexation area. Upon annexation, police services will be provided by the Town of Apple Valley Police Department, which contracts with the Sheriff's Department. The Police Department is located in the Apple Valley Civic Center at 14931 Dale Evans Parkway in Apple Valley. An un-staffed substation located at 21989 Outer State Highway 18 is used for report writing and other administrative tasks.

The Apple Valley Police Department staff includes 51 sworn personnel and 14 civilian/general employees.[7] Of the latter, six are qualified to respond to non-suspect-involved crimes or calls for service.

The Police Department has set a target ratio of 1 deputy per 1,500 residents. Based on this standard, and a buildout population of 13,328, the annexation area will require an additional 9 deputies.[8]

The Town expends approximately 54% of its General Fund towards Sheriff services. The Town has established Development Impact Fees to fund additional law enforcement facilities; these are assessed per dwelling unit and per square foot of commercial/industrial development. The FIA estimates the potential fees that future development in the annexation area will generate, as well as the potential cost for provision of law enforcement.

Emergency Preparedness
The Town's Public Safety budget includes expenditures for emergency preparedness, including but not limited to the Town/regional Emergency Operations Plan, operation of the Emergency Operation Center (EOC), and public education. Inclusion of this program places the Town in position to receive Federal Emergency Management Assistance (FEMA) reimbursement funds. The Town shares staffing costs for the Emergency Services Manager with the Apple Valley Fire

[7] Town of Apple Valley Budget Fiscal Year July 1, 2009 – June 30, 2010.

[8] "Town of Apple Valley General Plan," adopted August 11, 2009.

Protection District. Funding for the Emergency Preparedness program is through the Town's General Fund, the Apple Valley Fire Protection District, and a Federal Emergency Management Program Grant (EMPG).

Emergency medical services are provided by American Medical Respond, AMR, a private company. This is further discussed under Medical Services, below.

F. Fire Department

The Town of Apple Valley, including the annexation area, receive fire protection services from the Apple Valley Fire Protection District (AVFPD), an independent District that serves the Town and unincorporated areas of San Bernardino County. The District's service area encompasses approximately 206 square miles from the Mojave River to the east toward Lucerne Valley.

There are 20 paid-call, 5 part-time, and 54 career (paid, full-time) fire district staff, of which 50 are currently assigned to the District stations. The closest existing station to the annexation area is approximately 6 miles to the southeast. Station No. 332 at 18857 Highway 18 has 9 staff and is equipped with a Type-1 engine and a Type-3 engine.

The AVFPD has established a mutual aid agreement with the City of Victorville, San Bernardino County, and the Bureau of Land Management. The mutual aid agencies are served by a joint dispatch center located in Rialto.

AVFPD's desired staffing ratio of full-time fire personnel to population is 1:1,500. Based on this guideline, at buildout the annexation area will require 9 additional full time fire protection staff. AVFPD will also need to obtain new equipment, and may need to construct new facilities to serve future development in the annexation area. Given that the annexation area is largely undeveloped, new fire hydrants and the extension of water mains will also be required. As previously noted, the AVFPD already serves existing development in the annexation area, and additional demand will increase incrementally as development builds out in the area. Nonetheless, the increased demand will require funding to ensure the adequate provision of fire protection staffing, equipment and facilities to serve future development.

The AVFPD Fire Suppression Development Impact Fee was approved by voters in 1997 for a period of 20 years. Taxes for residential development are assessed annually on a per unit basis. For commercial and industrial fees are based on square footage; for vacant lands on a per parcel basis; and other, primarily agricultural lands, on a per acre basis. It is expected that this tax will be renewed in 2017.[9]

The Town also collects Fire Protection District developer impact fees to cover the cost of capital acquisitions of fire equipment and property. These fees are passed through to the AVFPD.

[9] Mark Reynolds, AVFPD Finance Director, personal communication, September 30, 2009.

The FIA estimates the fire tax and fire DIF revenues that the annexation area will generate at build out. It also calculates costs associated with provision of fire services to residential development based on per capita factors derived from the Town's budget. The AVFPD does not have factors to calculate costs for providing fire protection services to commercial and industrial development. However, the FIA utilizes factors from the Riverside County Guide to Preparing Fiscal Analysis, which serves as the model for the FIA, and adjusts these factors for inflation to arrive at 2010 dollars as a basis for estimating these costs. A cost/revenue summary for fire protection services is included in the FIA.

G. Parks and Recreation

The Town collects Park fees through its Developer Impact Fee schedule based on a per residential unit and per square foot commercial/industrial development basis. The Town allocates a portion (currently 3.9%) of the 1% property tax allocation it receives from the County to the Parks and Recreation fund.

The FIA estimates property tax revenues allocated to Parks and Recreation, and calculates costs on a per capita basis.

Parks and Recreational Facilities

The Town of Apple Valley has 346.87 acres of developed public parkland that are open to the public, and owns an additional 27 acres of land identified for park use, but not yet developed. Another 65 acres of BLM and privately owned land have been identified for parks within approved Specific Plan sites. In total, Town currently has 438.87 acres of developed or developable parklands. The Town also operates a public golf course.

As authorized by the Quimby Act of 1975, the Town has adopted an ordinance to require dedications of land or in-lieu fees for development of new, or rehabilitation of existing, park facilities. The Town's adopted park standard is five acres of parkland per 1,000 persons (Town of Apple Valley Development Code Section 9.71.055(C)). Based on this standard, new residential development in the annexation area will be required to provide at least 66.6 acres of park lands to serve the population. In addition to payment of fees, new residential, commercial and industrial development will be required to pay parks fees, as referenced above.

H. Public Services and Facilities

The Town is within the service areas of the following public services providers

- Domestic Water: The Town is served by several water service providers, of which Apple Valley Ranchos Water Company has the largest customer base.
- Solid Waste Management: Burrtec Waste Industries
- Electricity: Southern California Edison
- Natural Gas: Southwest Gas Company
- Telephone Services, Internet and Cable Television: Verizon, Charter Communications
- Solid Waste Disposal: Burrtec

- Public Schools: Apple Valley Unified School District
- Library Services: San Bernardino County Library System
- Health Services: St. Mary Medical Center

Water

Currently, the annexation area is outside the service area boundaries of any of the several water purveyors that serve the Town. Domestic water for existing development is provided by private wells.

The Apple Valley Ranchos Water Company (AVR) provides water service to the majority of the Town of Apple Valley, including the area immediately adjacent and east of the annexation area. AVR has 22 active wells, located along the Mojave River, from which it pumps groundwater into its distribution system. AVR has 11 million gallons (MG) of elevated storage capacity and approximately 400 miles of water distribution pipelines that generally range in size from 4 inches to 20 inches in diameter. Within the AVR service area there are 15 pressure zones, with booster pumps or pressure reducing stations located where pressure zones interconnect.[10] Existing water lines adjacent to the annexation area are shown in Exhibit 3.

The Town will require new development projects to extend water service as development occurs. As the annexation area builds out and increased demand warrants, it is expected that it will be annexed into the AVR service area for provision of domestic water and associated facilities, including the extension of water lines. Future development in the area will be required to extend water lines and other facilities to the property frontage, and shall be responsible for costs associated with the extension of service.

Implementation of the proposed annexation will facilitate the development of approximately 4,236 dwelling units, and a population of approximately 13,238, along with commercial and industrial development. AVR has developed an average water demand factor for residential land uses of 208 gallons per capita per day (gpcpd), which is based on historical use, as cited in the AVR Urban Water Management Plan. No AVR consumption factors were available for commercial, industrial and other uses. Therefore, consumption factors developed for desert climates[11] were used and applied to these land uses to estimate projected water demand in the annexation area. These are shown in Table 1, below.

10 "Town of Apple Valley General Plan," adopted August 11, 2009.

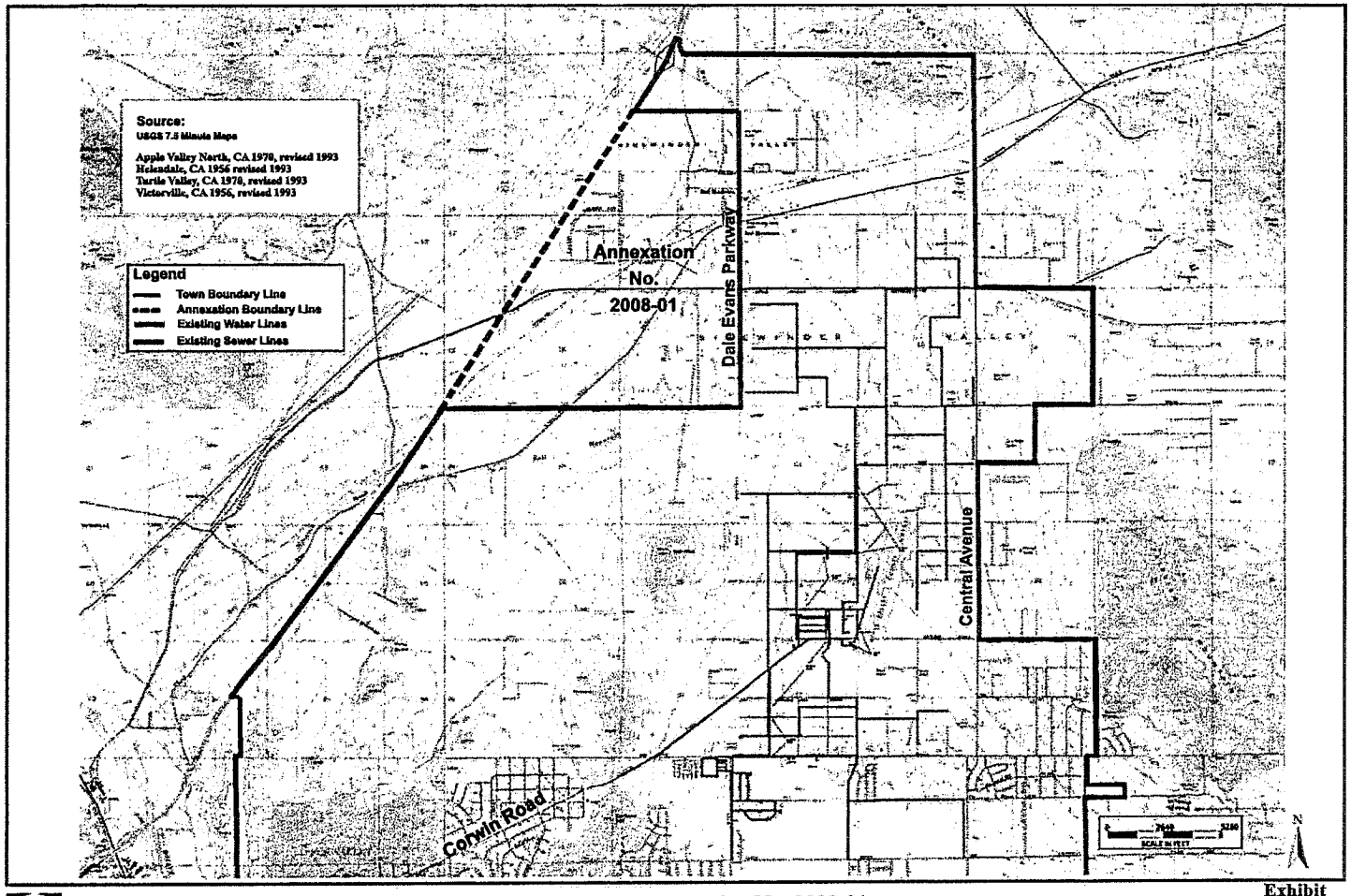
11 "Water System Backup Facilities Charge Study," prepared by Engineering Department, Coachella Valley Water District, September 2004. See Table 11 - Annual Consumption Factors by Development Type Factors.

Table 1
Estimated Water Demand at Build Out
Annexation 2008-001

	Units	Demand Factor[1, 2, 3, 4]	Demand
Land Use	No. of Persons	Gallons Per Capita Per Day (GPCPD)	Ac-ft/Yr
Residential	13,238	208.00	3,082.8
	AC	Ac-Ft/Ac/Year	Ac-ft/Yr
Commercial	773	1.98	1,530.6
Industrial	812	1.61	1,307.4
Other Uses	193	2.88	555.6
		Subtotal Non-Residential	**3,393.6**
		TOTAL ANNEXATION 2008-001	**6,476.4**

Source: Table III-35, Town of Apple Valley General Plan EIR, adopted August 11, 2009.
[1]Residential factor from AVRWC based on historical consumption for residential uses.
[2]Commercial factors based on CVWD (2004) factor for Retail Shopping Areas, assuming 35% return flow. Commercial acreage includes Mixed Use and SP/Commercial.
[3]Industrial factor based on CVWD (2004) factor for Commercial and Industrial parks, based on 35% return flow. Industrial acreage does not include SP/Industrial since that is counted under SP/Commercial, above.
[4]Other uses factor based on CVWD (2004) average of factors for Golf course developments, public schools, self-storage facilities assuming 5% return flow.
Source: Terra Nova staff estimates based on historical consumption factors for residential uses from AVRWC UWMP 2005; industrial, commercial and other uses factors from Water System Backup Facilities Charge Study, prepared by Engineering Dept, Coachella Valley Water District, Sept 2004.

As shown in the table above, at buildout development in the annexation area is projected to use approximately 6,476.4 acre-feet per year. Future demand will depend on actual development. Major development will be required to prepare Water Supply Assessment(s) (WSA) in compliance with SB 610 and/or 221, prior to the Town's approval of future development. The WSA(s) will quantify the project's estimated water usage within the context of background demand.



TERRA NOVA®
Planning & Research, Inc.

Apple Valley Annexation No. 2008-01
Existing Water and Sewer Lines
Apple Valley, California

Exhibit
3

Solid Waste

Burrtec Waste Industries of Fontana, California, provides the Town with solid waste collection and disposal services. Through its contractual agreement with Apple Valley, Burrtec's AVCO Division collects non-hazardous solid waste, which is hauled approximately 12 miles to the northwest to the Victorville landfill, operated by San Bernardino County. Solid waste collection and disposal services are provided on a fee basis to residential, commercial, and industrial customers.

The Victorville landfill is permitted to receive up to 3,000 tons daily, and averages current receipts of 900 tons per day. The landfill's remaining capacity is estimated at 82 million cubic yards, with recently acquired additional acreage expected to expand capacity. Based on this expansion, the Victorville landfill is estimated to have a closing date of 2047.[12]

AVCO also provides weekly pick up of recyclable materials for residential, commercial and industrial development. Recyclables are sorted at the materials recovery facility in Victorville. The facility processes over 710 tons of solid waste per week. The Town participates in the Zero Waste Communities of San Bernardino County (ZWC) collective, as well as the Mojave Desert and Mountain Recycling Joint Powers Authority (JPA) along with Adelanto, Barstow, Big Bear Lake, Needles, San Bernardino County, Twentynine Palms, Victorville and Yucca Valley. The JPA oversees solid waste contracts and facilities for its member cities and some unincorporated areas of San Bernardino County.

Collection and disposal of hazardous industrial waste is handled by County-approved hazardous waste disposal firms and coordinated through the County Fire Department. The Cattleman's Hill facility in central California has been most commonly used for disposal of hazardous wastes.

Based on California Integrated Waste Management Board rates[13] development in the proposed annexation area is expected to generate approximately 118,744 tons of solid waste annually, as follows:[14].

- Residential: 5,583 tons per year
- Commercial: 29,112 tons per year
- Industrial: 84,049 tons per year

These estimates are based on build out of the annexation site as shown on the General Plan of Land Use. Actual solid waste generation will depend on development. At least 50% of solid waste expected to be diverted from the waste stream and recycled. The existing level of solid waste services and landfill capacity available to the Town are expected to adequately serve future development in the annexation area. The Town will coordinate with project developers to ensure

12 "Town of Apple Valley General Plan EIR," adopted August 11, 2009.

13 California Integrated Waste Management Board rates, "Guidelines for Preparation of Environmental Assessments for Solid Waste Impacts," September 1992.

14 "Town of Apple Valley General Plan EIR," adopted August 11, 2009.

that recycling areas and containers are included and maintained so as to comply with Town and County waste disposal programs.

Currently, residents in the Annexation Area are assessed an annual fee on their tax bills, and receive vouchers for solid waste disposal service. The Town intends to maintain this arrangement in the future, and post the fee to the tax rolls as is currently the case.

Electricity
Electric service is provided the Town and the annexation area by Southern California Edison.

There are four major SCE 115kV electric transmission corridors in the region, from which power is delivered to local residential, commercial, industrial and institutional customers by means of substations and distribution lines. In Apple Valley, SCE has three substations, with voltages of 33kV to 115kV. Distribution lines and circuits range from 33kV to 6.9kV.[15]

The Town has adopted Ordinance No. 14.28.020 requiring that all new electric lines of 34.5kV or less in Apple Valley be installed underground. SCE and the Town are conferring to determine a location for a new planned 115/12kV substation to serve newly developing areas in the Town by year 2013.[16]

Based on SCE current 10-year load forecasts, it expects to be able to provide electrical service to future development in the proposed annexation area. Additional lines may be required to serve future growth, and developers will be responsible for the cost for extension of these facilities. In the short-term, no immediate increase in demand for electricity is anticipated in the annexation area. The gradual expansion of SCE infrastructure will be required at build out of these areas, which will contribute to the regional demand for electricity. As a publicly traded company, SCE has developed a rate structure that includes the expansion of facilities to accommodate growth. Since development in the annexation area is expected to occur over time, SCE's expansion plans will be adjusted to accommodate it.

At build out, all development in Annexation 2008-001 is estimated to result in electrical consumption of 220,749,040 kwh/year. This figure includes existing and future residential, commercial and industrial development.

Natural Gas
Southwest Gas Company (SWG) provides natural gas service to the Town and its planning area through a series of pipelines of differing sizes and pressure capabilities. Transmission, supply, and distribution lines provide service to most portions of the Town and its Sphere of Influence.

Some areas within the SWG service area are without existing facility extensions, or are undeveloped areas or extremely rural. Where natural gas services and facilities are not available,

15 Letter of correspondence, Nancy Jackson, Southern California Edison, July 25, 2008.

16 E-mail correspondence, Nancy Jackson, Southern California Edison, November 10, 2008.

propane is utilized as an alternative source of fuel. Existing development in the annexation area is not currently connected to SWG facilities.[17]

SWG has a network of high-pressure natural gas corridors located at Central Road-Quarry Road to Ottawa Road; Thunderbird Road-Central Road to Highway 18 and Quantico Road; Ottawa Road-Central Road to Kiowa Road; Del Oro Road-Kiowa Road to Tussing Ranch Road; Del Oro Road-Kiowa Road to Joshua Road; Bear Valley Road-Kiowa Road to the Mojave River; and Apple Valley Road-Bear Valley Road to Yucca Loma Road. It also has lines within Dale Evans Parkway along the eastern boundary of the annexation area.

The high-pressure system consists of a combination of 4-inch, 6-inch, 8-inch, and 12-inch high-pressure lines that operate at 240 psig. These lines use 36-inch lines with pressure levels ranging from 400 to 700 pounds per square inch (psi), with pressure reduced at different limiting stations, which then direct the gas to distribution lines. Distribution lines are 2 to 8 inches in diameter, with pressure levels ranging from 175 to 400 psi, and are located within most public right-of-ways. The pressure is reduced again at regulator stations, which transfer natural gas to distribution lines for transportation to homes and businesses. Distribution lines are 2 to 4-inch diameter steel or plastic pipes that operate at 45 to 55 psi.[18]

SWG has indicated that it will work closely with developers to accommodate new development through the extension of services and facilities as demand load warrants. New facilities, including natural gas distribution lines, will need to be constructed to serve new development in the annexation areas. This development is expected to build out gradually over time. The Town and SWG coordinate closely to assure the adequate provision of natural gas facilities and services to new development within the SWG service area. SWG's rate structure includes the expansion of facilities to accommodate growth. As development and build out of the annexation area is expected to occur over time, SWG's expansion plans will be adjusted to accommodate it.

The implementation of Annexation 2008-001 will facilitate residential, commercial and industrial development that will result in increased natural gas consumption. Based on the factors for these uses cited above, it is estimated that all development in the annexation area will consume approximately 76,209,944 cubic feet per month.

Telephone Services, Internet and Cable Television

Verizon and Charter Communications provide telecommunications services and facilities, including telephone, high-speed Internet service and cable television to the high desert region, including Apple Valley.[19]

Verizon provides telephone and high-speed Internet services in its service area using standard telephone network comprised of copper lines. It has a fiber optic network (FiOS) available

17 Personal communication, Kurt Edwards, Southwest Gas, December 2009.

18 Personal communication, Kevin Lang, Southwest Gas, April 2008.

19 "Town of Apple Valley General Plan EIR," adopted August 11, 2009.

within Town limits for high-speed Internet service and high-definition television.[20] Charter Communications also provides telephone service, high-speed Internet and cable television using aerial and underground coaxial cable as well as fiber optic network where available, including Apple Valley.[21]

Upon annexation there would be no change to the provision of existing Verizon and Charter services and facilities. Future development will require the extension of telephone, high-speed Internet and cable television.

Both Verizon and Charter Communications plan for extension of infrastructure throughout the region, based on future development. While both of these service providers will need to monitor growth trends in their service areas to ensure the orderly and efficient of services and facilities, development in the annexation area will occur over time, providing these providers time to plan for this expansion in facilities and into their respective rates structures to accommodate growth.

Public Schools: Apple Valley Unified School District

Apple Valley Unified School District (AVUSD) provides public education services and facilities to the proposed annexation area, which is within District boundaries. Build out of the proposed annexation area is expected to result in development of 4,236 dwelling units, of which 722 will be single-family and 3,513 will be multi-family.

Based on student generation rates provided by AVUSD, it is estimated that at buildout, the annexation area will generate school enrollment of 1,598 students. This estimate is further detailed in the following table.

20 Personal Communication, Paul Elsebusch, Verizon, April 9, 2008.

21 Personal Communication, Sandra Magana, Charter Communications, May 29, 2008.

Table 2
Potential School Enrollment at Build Out of Annexation No. 2008-001

Grade Level	Potential Build Out Units	Student Generation Rate	Build Out Enrollment
K-5			
Single-Family	722	0.2401	173
Multi-Family	3,513	0.1826	642
6 - 8			
Single-Family	722	0.1418	102
Multi-Family	3,513	0.0743	261
High School			
Single-Family	722	0.1838	133
Multi-Family	3,513	0.0816	287
		TOTAL	**1,598**

Based on Student Generation Rates, Apple Valley Unified School District Residential Development School Fee Justification Study, March 4, 2008
Source: Town of Apple Valley General Plan EIR, adopted August 11, 2009.

The table above accounts for student enrollment in existing and future dwelling units in the annexation area. New development will occur over time, with a gradual increase in students.

AVUSD plans for new school sites as the District's student population increases, based on tract map approvals within the Town. AVUSD receive developer's impacts fees to offset impacts of new development on District schools. In 2008, school developer impact fees were $0.47 per square foot for commercial development, and $3.60 per square foot for residential development.

The AVUSD is experiencing a budget shortfall resulting from the State budget crisis. It is unclear whether or to what extent the current budget shortfall will affect the future student population generated in the annexation area, since the buildout enrollment will occur over the long-term. Future development in the annexation area will generate substantial revenues to the District from developer impact fees. The Town will continue to coordinate closely with AVUSD to ensure the adequate provision of public education to students in the Town.

Library Services: San Bernardino County Library System
The Town is served by the San Bernardino County Library System. The Newton T. Bass Apple Valley Library is a 19,142 square foot facility located adjacent to Town Hall on Dale Evans Parkway. The library houses over 20,000 hardcopy books and also provides users with access to an online database containing electronic periodicals, magazines and encyclopedias. The library offers a variety of programs and community events.[22]

[22] Personal Communication, Cheri Cervantes, Apple Valley Library References, February 12, 2008.

The County Master Library Facility Plan (2001)[23] indicates that the desirable size of a public library in the County system within communities with populations of between 35,000 and 100,000 persons is 0.5 to 0.6 square feet per capita. For libraries across the United States, it estimates the average at 0.46 square feet per capita. Based on the Town's current estimated population of 70,092, the public library in Apple Valley provides approximately 0.27 square feet of library space per capita. The County Plan further indicates that additional library funding would be needed to meet a standard of 0.5 to 0.6 square feet per capita, and addresses expansion of the library in Apple Valley to provide facilities consistent with the national average by year 2021. The standard targeted in the Master Facility Plan is 0.45 square feet of library space per capita in Apple Valley.[24]

At build out the annexation area is expected to have a population of 13,328. Based on the proposed standard of 0.45 that is indicated in the County's Master Plan, the build out population of the annexation areas would be adequately served by approximately 5,998 square feet of library facilities. Buildout of the annexation area will occur gradually over time, thus providing the County an opportunity to plan for expansion of library facilities.

Currently, the County collects taxes for the library system through a County Library special district assessment. The Special District includes the unincorporated County and 17 cities, among them Apple Valley. The annexation will result in no net change in the total tax revenues to the County Special District. The amount currently allocated towards the annexation area for library services will be redistributed to those allocated towards the Town. The Town does not directly receive any revenues associated with the library special district.[25]

Emergency Medical Services

American Medical Response (AMR) provides emergency medical services to the region, including ambulance services, via a contract with the County of San Bernardino. Ambulances are dispatched as needed via the Desert Communications dispatch center in Victorville. AMR has Advance Life Support ambulances, staffed with a paramedic and an Emergency Medical Technician (EMT), Basic Life Support ambulances, staffed with two EMTs, and Critical Care Units, staffed with a paramedic, an EMT, and a Registered Nurse. Under its contract with San Bernardino County, AMR has established a response time of 9 minutes 59 seconds or less to all calls. Longer response times are allowed to some rural areas. Based on monthly averages, AMR meets or exceeds this response time an average of 92% of the time.[26]

---

23 "San Bernardino County Library Master Facility Master Plan," prepared by PROVIDENCE Associates, December 2001.

24 "Apple Valley Branch San Bernardino County Library Planning Recommendations in the San Bernardino County Library Master Facility Master Plan", prepared by PROVIDENCE Associates, December 2001.

25 Ed Kieczykowski, San Bernardino County Library, personal communication, November 11, 2009.

26 "Town of Apple Valley General Plan," adopted August 11, 2009.

CERTIFICATION

I hereby certify that the statements furnished above and the documents attached to this Plan of Services 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 11-15-11
Lori Lamson
Assistant Director of Community Development

Reviewed by: _____ Date 11/16/11
Frank Robinson
Town Manager

APPENDIX A:
ASSESSOR'S PARCEL NUMBERS WITHIN ANNEXATION 2008-01

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047229215	0			APPLE VALLEY	California	92307
047229215	0			APPLE VALLEY	California	92307
047229216	0			APPLE VALLEY	California	92307
047229205	0			APPLE VALLEY	California	92307
047229221	0			APPLE VALLEY	California	92307
047229217	0			APPLE VALLEY	California	92307
047229326	0			APPLE VALLEY	California	92307
047229327	0			APPLE VALLEY	California	92307
047229232	19691	HARRIS	LN	APPLE VALLEY	California	92307
047229231	0			APPLE VALLEY	California	92307
047229225	19700	HARRIS	LN	APPLE VALLEY	California	92307
047229222	0			APPLE VALLEY	California	92307
047229214	0			APPLE VALLEY	California	92307
047229322	0			APPLE VALLEY	California	92307
047229318	0			APPLE VALLEY	California	92307
047229315	0			APPLE VALLEY	California	92307
047229314	0			APPLE VALLEY	California	92307
047229311	0			APPLE VALLEY	California	92307
047229310	0			APPLE VALLEY	California	92307
047229248	19776	DALE EVANS	PKWY	APPLE VALLEY	California	92307
047229211	19757	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047229210	0			APPLE VALLEY	California	92307
047229206	0			APPLE VALLEY	California	92307
047229251	0			APPLE VALLEY	California	92307
047229250	0			APPLE VALLEY	California	92307
047229260	0			APPLE VALLEY	California	92307
047236235	20077	CORDOBA		APPLE VALLEY	California	92307
47236249				APPLE VALLEY	California	92307
047236251	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047229229	0			APPLE VALLEY	California	92307
047229207	0			APPLE VALLEY	California	92307
047229208	19756	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047229212	0			APPLE VALLEY	California	92307
047229249	0	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047229223	0			APPLE VALLEY	California	92307
047229213	0			APPLE VALLEY	California	92307
047229317	0			APPLE VALLEY	California	92307
047229316	0			APPLE VALLEY	California	92307
047229276	0			APPLE VALLEY	California	92307
047236101	0			APPLE VALLEY	California	92307
047229228	0			APPLE VALLEY	California	92307
047229252	0			APPLE VALLEY	California	92307
047229275	19597	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047236250	0			APPLE VALLEY	California	92307
047236252	0			APPLE VALLEY	California	92307
047236254	0			APPLE VALLEY	California	92307
047236256	0			APPLE VALLEY	California	92307
047236118	0			APPLE VALLEY	California	92307
047236116	0			APPLE VALLEY	California	92307
047236208	0			APPLE VALLEY	California	92307
047236203	0			APPLE VALLEY	California	92307
047236257	0			APPLE VALLEY	California	92307
047236255	0			APPLE VALLEY	California	92307
047236104	0			APPLE VALLEY	California	92307
047236103	0			APPLE VALLEY	California	92307
047229262	0			APPLE VALLEY	California	92307
047236127	0			APPLE VALLEY	California	92307
047229277	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047236211	0			APPLE VALLEY	California	92307
047236206	19592	SYLVAN	RD	APPLE VALLEY	California	92307
047236204	0			APPLE VALLEY	California	92307
047236108	0			APPLE VALLEY	California	92307
047236107	0			APPLE VALLEY	California	92307
047236106	0			APPLE VALLEY	California	92307
047236128	0			APPLE VALLEY	California	92307
047236242	0			APPLE VALLEY	California	92307
047236105	0			APPLE VALLEY	California	92307
047236241	0			APPLE VALLEY	California	92307
047236238	0			APPLE VALLEY	California	92307
047236237	0			APPLE VALLEY	California	92307
047236226	0			APPLE VALLEY	California	92307
047236224	0			APPLE VALLEY	California	92307
047229254	0	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047229226	0			APPLE VALLEY	California	92307
047229278	0			APPLE VALLEY	California	92307
047236211	0			APPLE VALLEY	California	92307
047229227	0			APPLE VALLEY	California	92307
047229274	0			APPLE VALLEY	California	92307
047236244	19979	DOBERMAN	RD	APPLE VALLEY	California	92307
047236243	19934	DOBERMAN	RD	APPLE VALLEY	California	92307
047236207	0			APPLE VALLEY	California	92307
047236205	0			APPLE VALLEY	California	92307
047236240	0			APPLE VALLEY	California	92307
047236239	0			APPLE VALLEY	California	92307
047236110	0			APPLE VALLEY	California	92307
047236224	0			APPLE VALLEY	California	92307
047236227	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047236225	0			APPLE VALLEY	California	92307
047236221	0			APPLE VALLEY	California	92307
047236253	19414	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047236215	0			APPLE VALLEY	California	92307
047236213	0			APPLE VALLEY	California	92307
047236126	0			APPLE VALLEY	California	92307
047236125	0			APPLE VALLEY	California	92307
047236109	0			APPLE VALLEY	California	92307
047229267	0	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047229266	0			APPLE VALLEY	California	92307
047229258	0			APPLE VALLEY	California	92307
047236244	19979	DOBERMAN	RD	APPLE VALLEY	California	92307
047229281	0			APPLE VALLEY	California	92307
047229282	0			APPLE VALLEY	California	92307
047229264	0			APPLE VALLEY	California	92307
047236230	0			APPLE VALLEY	California	92307
047236221	0			APPLE VALLEY	California	92307
047229256	19350	BELL MT	RD	APPLE VALLEY	California	92307
047229255	0	JOHNSON	RD	APPLE VALLEY	California	92307
047229279	0			APPLE VALLEY	California	92307
047229280	0			APPLE VALLEY	California	92307
047236234	0			APPLE VALLEY	California	92307
047236233	0			APPLE VALLEY	California	92307
047236229	0			APPLE VALLEY	California	92307
047236228	0			APPLE VALLEY	California	92307
047236219	0			APPLE VALLEY	California	92307
047236217	0			APPLE VALLEY	California	92307
047236214	0			APPLE VALLEY	California	92307
047236212	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047236121	0			APPLE VALLEY	California	92307
047236124	0			APPLE VALLEY	California	92307
047236123	0			APPLE VALLEY	California	92307
047236114	0			APPLE VALLEY	California	92307
047236111	0			APPLE VALLEY	California	92307
047236223	0			APPLE VALLEY	California	92307
047236222	0	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047236130	0			APPLE VALLEY	California	92307
047236129	0			APPLE VALLEY	California	92307
047236120	0			APPLE VALLEY	California	92307
047236117	0			APPLE VALLEY	California	92307
047236115	0			APPLE VALLEY	California	92307
047236113	0			APPLE VALLEY	California	92307
047236112	0			APPLE VALLEY	California	92307
047236226	0			APPLE VALLEY	California	92307
047236246	0			APPLE VALLEY	California	92307
047236245	0			APPLE VALLEY	California	92307
047229257	0			APPLE VALLEY	California	92307
047236222	0	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047236232	0			APPLE VALLEY	California	92307
047236248	0			APPLE VALLEY	California	92307
047236247	0			APPLE VALLEY	California	92307
047236131	0			APPLE VALLEY	California	92307
047236132	0			APPLE VALLEY	California	92307
047229271	0			APPLE VALLEY	California	92307
047229235	20010	HARRIS	LN	APPLE VALLEY	California	92307
047229270	0			APPLE VALLEY	California	92307
047229269	0			APPLE VALLEY	California	92307
047229268	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047229324	0			APPLE VALLEY	California	92307
047229244	19804	DALE EVANS	PKWY	APPLE VALLEY	California	92307
047229234	19922	HARRIS	LN	APPLE VALLEY	California	92307
047229245	19900	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047229308	0			APPLE VALLEY	California	92307
047229243	0			APPLE VALLEY	California	92307
047229236	20095	HARRIS	LN	APPLE VALLEY	California	92307
047229239	0			APPLE VALLEY	California	92307
047229320	0			APPLE VALLEY	California	92307
047229328	0			APPLE VALLEY	California	92307
047229313	0			APPLE VALLEY	California	92307
047229312	0			APPLE VALLEY	California	92307
047229331	0			APPLE VALLEY	California	92307
047229332	0			APPLE VALLEY	California	92307
047229204	19876	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047229247	0			APPLE VALLEY	California	92307
047229216	0			APPLE VALLEY	California	92307
047229230	0			APPLE VALLEY	California	92307
047229323	0			APPLE VALLEY	California	92307
047229233	19872	HARRIS	LN	APPLE VALLEY	California	92307
047229246	19800	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047229220	0			APPLE VALLEY	California	92307
047229218	0			APPLE VALLEY	California	92307
047229204	19876	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047229206	0			APPLE VALLEY	California	92307
047229325	0			APPLE VALLEY	California	92307
047225503	0			APPLE VALLEY	California	92307
047225502	0			APPLE VALLEY	California	92307
047225501	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047227336	0			APPLE VALLEY	California	92307
047226109	0			APPLE VALLEY	California	92307
047226209	0			APPLE VALLEY	California	92307
047227371	0			APPLE VALLEY	California	92307
047227319	0			APPLE VALLEY	California	92307
047227323	0			APPLE VALLEY	California	92307
047227221	0			APPLE VALLEY	California	92307
047226112	0			APPLE VALLEY	California	92307
047226301	0			APPLE VALLEY	California	92307
047226308	0			APPLE VALLEY	California	92307
047226401	0			APPLE VALLEY	California	92307
047226408	0			APPLE VALLEY	California	92307
047226501	0			APPLE VALLEY	California	92307
047227342	0			APPLE VALLEY	California	92307
047227364	0			APPLE VALLEY	California	92307
047227372	0			APPLE VALLEY	California	92307
047227327	0			APPLE VALLEY	California	92307
047226110	0			APPLE VALLEY	California	92307
047226208	0			APPLE VALLEY	California	92307
047227328	20715	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047226201	0			APPLE VALLEY	California	92307
047226202	0			APPLE VALLEY	California	92307
047226203	0			APPLE VALLEY	California	92307
047226113	0			APPLE VALLEY	California	92307
047227345	20424	FAIRFAX	RD	APPLE VALLEY	California	92307
047227350	0			APPLE VALLEY	California	92307
047226302	0			APPLE VALLEY	California	92307
047226307	0			APPLE VALLEY	California	92307
047226402	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047226407	0			APPLE VALLEY	California	92307
047226502	0			APPLE VALLEY	California	92307
047226507	0			APPLE VALLEY	California	92307
047226204	0			APPLE VALLEY	California	92307
047226205	0			APPLE VALLEY	California	92307
047226206	0			APPLE VALLEY	California	92307
047226207	0			APPLE VALLEY	California	92307
047227365	0			APPLE VALLEY	California	92307
047227339	0			APPLE VALLEY	California	92307
047227339	0			APPLE VALLEY	California	92307
047226111	0			APPLE VALLEY	California	92307
047227340	0			APPLE VALLEY	California	92307
047226114	0			APPLE VALLEY	California	92307
047227347	20224	LANGLEY	ST	APPLE VALLEY	California	92307
047227346	0	LANGLEY	RD	APPLE VALLEY	California	92307
047227351	0			APPLE VALLEY	California	92307
047226303	0			APPLE VALLEY	California	92307
047226306	0			APPLE VALLEY	California	92307
047226403	0			APPLE VALLEY	California	92307
047226406	0			APPLE VALLEY	California	92307
047226503	0			APPLE VALLEY	California	92307
047226506	0			APPLE VALLEY	California	92307
047228508	0			APPLE VALLEY	California	92307
047228509	0	MURIETA	ST	APPLE VALLEY	California	92307
047228510	20240	MURIETA	ST	APPLE VALLEY	California	92307
047228511	20220	MURIETA	ST	APPLE VALLEY	California	92307
047228512	0			APPLE VALLEY	California	92307
047228513	0			APPLE VALLEY	California	92307
047228408	20355	MURIETA	RD	APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047228413	0			APPLE VALLEY	California	92307
047228303	0			APPLE VALLEY	California	92307
047227209	0			APPLE VALLEY	California	92307
047226115	0			APPLE VALLEY	California	92307
047226304	0			APPLE VALLEY	California	92307
047226305	0			APPLE VALLEY	California	92307
047226404	0			APPLE VALLEY	California	92307
047226405	0			APPLE VALLEY	California	92307
047226504	0			APPLE VALLEY	California	92307
047226505	0			APPLE VALLEY	California	92307
047227352	0			APPLE VALLEY	California	92307
047228305	0			APPLE VALLEY	California	92307
047227355	0			APPLE VALLEY	California	92307
047228306	20655	LANGLEY	ST	APPLE VALLEY	California	92307
047228307	20675	LANGLEY	ST	APPLE VALLEY	California	92307
047227215	0			APPLE VALLEY	California	92307
047227215	0			APPLE VALLEY	California	92307
047228407	0			APPLE VALLEY	California	92307
047227212	0			APPLE VALLEY	California	92307
047228302	0			APPLE VALLEY	California	92307
047224203	0			APPLE VALLEY	California	92307
047224230	0	WILLOW SPRINGS	AVE	APPLE VALLEY	California	92307
047224204	0			APPLE VALLEY	California	92307
047224229	0			APPLE VALLEY	California	92307
047226116	0			APPLE VALLEY	California	92307
047228201	0			APPLE VALLEY	California	92307
047228202	0			APPLE VALLEY	California	92307
047228204	0			APPLE VALLEY	California	92307
047228101	20280	STODDARD WELLS	RD	APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047227210	0			APPLE VALLEY	California	92307
047228410	0			APPLE VALLEY	California	92307
047228507	0			APPLE VALLEY	California	92307
047228506	0			APPLE VALLEY	California	92307
047228414	0			APPLE VALLEY	California	92307
047228406	0			APPLE VALLEY	California	92307
047228405	0			APPLE VALLEY	California	92307
047228404	20245	MURIETA	ST	APPLE VALLEY	California	92307
047228403	0	MURIETA	ST	APPLE VALLEY	California	92307
047228402	0			APPLE VALLEY	California	92307
047228401	0			APPLE VALLEY	California	92307
047228301	0			APPLE VALLEY	California	92307
047227353	0			APPLE VALLEY	California	92307
047223232	0			APPLE VALLEY	California	92307
047223206	0			APPLE VALLEY	California	92307
047223231	0			APPLE VALLEY	California	92307
047224301	0	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047224316	0			APPLE VALLEY	California	92307
047224103	0			APPLE VALLEY	California	92307
047224205	0			APPLE VALLEY	California	92307
047224303	0	DALE EVANS	RD	APPLE VALLEY	California	92307
047224314	0			APPLE VALLEY	California	92307
047224228	21191	WILLOW SPRINGS	RD	APPLE VALLEY	California	92307
047223208	0			APPLE VALLEY	California	92307
047223209	0			APPLE VALLEY	California	92307
047223210	0			APPLE VALLEY	California	92307
047228505	0			APPLE VALLEY	California	92307
047228504	20245	LANGLEY	ST	APPLE VALLEY	California	92307
047228503	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047228502	0			APPLE VALLEY	California	92307
047228501	0			APPLE VALLEY	California	92307
047227217	0			APPLE VALLEY	California	92307
047227213	0			APPLE VALLEY	California	92307
047227217	0			APPLE VALLEY	California	92307
047228411	20495	LANGLEY	ST	APPLE VALLEY	California	92307
047227353	0			APPLE VALLEY	California	92307
047227354	0			APPLE VALLEY	California	92307
047227354	0			APPLE VALLEY	California	92307
047227214	0			APPLE VALLEY	California	92307
047229242	0			APPLE VALLEY	California	92307
047227214	0			APPLE VALLEY	California	92307
047229241	0	JOHNSON	RD	APPLE VALLEY	California	92307
047229240	20711	QUARRY	RD	APPLE VALLEY	California	92307
047229238	0			APPLE VALLEY	California	92307
047224201	0			APPLE VALLEY	California	92307
047224232	20625	MORRO	RD	APPLE VALLEY	California	92307
047224101	0			APPLE VALLEY	California	92307
047224202	0			APPLE VALLEY	California	92307
047224231	0			APPLE VALLEY	California	92307
047223211	0			APPLE VALLEY	California	92307
047224104	0			APPLE VALLEY	California	92307
047224206	0			APPLE VALLEY	California	92307
047224227	0			APPLE VALLEY	California	92307
047224105	0			APPLE VALLEY	California	92307
047224207	0			APPLE VALLEY	California	92307
047228203	0	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047228409	0			APPLE VALLEY	California	92307
047227210	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047228412	20204	STODDARD WELLS	RD	APPLE VALLEY	California	92307
047228304	0			APPLE VALLEY	California	92307
047229237	0			APPLE VALLEY	California	92307
047229224	20501	QUARRY	RD	APPLE VALLEY	California	92307
047229219	0			APPLE VALLEY	California	92307
047229273	0			APPLE VALLEY	California	92307
047229305	0			APPLE VALLEY	California	92307
047229304	0			APPLE VALLEY	California	92307
047229303	0			APPLE VALLEY	California	92307
047229304	0			APPLE VALLEY	California	92307
047229302	0			APPLE VALLEY	California	92307
047224102	0			APPLE VALLEY	California	92307
047224302	0			APPLE VALLEY	California	92307
047224315	0	SHORT	AVE	APPLE VALLEY	California	92307
047224226	0			APPLE VALLEY	California	92307
047224304	0			APPLE VALLEY	California	92307
047224313	0			APPLE VALLEY	California	92307
047224106	0			APPLE VALLEY	California	92307
047224208	0			APPLE VALLEY	California	92307
047224225	0	WILLOW SPRINGS	AVE	APPLE VALLEY	California	92307
047224107	0			APPLE VALLEY	California	92307
047229304	0			APPLE VALLEY	California	92307
047229330	0			APPLE VALLEY	California	92307
047229329	0			APPLE VALLEY	California	92307
047229306	0			APPLE VALLEY	California	92307
047227220	0			APPLE VALLEY	California	92307
047227219	0			APPLE VALLEY	California	92307
047227218	0			APPLE VALLEY	California	92307
047225101	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047225203	0			APPLE VALLEY	California	92307
047224209	0			APPLE VALLEY	California	92307
047224224	0			APPLE VALLEY	California	92307
047223219	0			APPLE VALLEY	California	92307
047223214	0			APPLE VALLEY	California	92307
047223212	0			APPLE VALLEY	California	92307
047224305	0			APPLE VALLEY	California	92307
047224312	0			APPLE VALLEY	California	92307
047224307	20984	BELL MOUNTAIN	RD	APPLE VALLEY	California	92307
047224310	0			APPLE VALLEY	California	92307
047224214	0			APPLE VALLEY	California	92307
047225202	0			APPLE VALLEY	California	92307
047225102	0			APPLE VALLEY	California	92307
047227315	0			APPLE VALLEY	California	92307
047225201	0			APPLE VALLEY	California	92307
047225103	0			APPLE VALLEY	California	92307
047227306	0			APPLE VALLEY	California	92307
047224108	0			APPLE VALLEY	California	92307
047224210	0			APPLE VALLEY	California	92307
047224223	0			APPLE VALLEY	California	92307
047224109	0			APPLE VALLEY	California	92307
047224211	0			APPLE VALLEY	California	92307
047224222	0			APPLE VALLEY	California	92307
047223213	0			APPLE VALLEY	California	92307
047224306	0			APPLE VALLEY	California	92307
047224311	21025	SHORT	AVE	APPLE VALLEY	California	92307
047224219	0			APPLE VALLEY	California	92307
047224112	0			APPLE VALLEY	California	92307
047224215	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047224218	0			APPLE VALLEY	California	92307
047224308	0			APPLE VALLEY	California	92307
047224309	0	SHORT	AVE	APPLE VALLEY	California	92307
047224113	0			APPLE VALLEY	California	92307
047224217	20626	COLUSA	RD	APPLE VALLEY	California	92307
047227357	0			APPLE VALLEY	California	92307
047227311	0			APPLE VALLEY	California	92307
047227312	0			APPLE VALLEY	California	92307
047227316	0			APPLE VALLEY	California	92307
047227202	0			APPLE VALLEY	California	92307
047227205	0			APPLE VALLEY	California	92307
047224110	0			APPLE VALLEY	California	92307
047224212	21016	SHORT	ST	APPLE VALLEY	California	92307
047224221	0			APPLE VALLEY	California	92307
047224111	0			APPLE VALLEY	California	92307
047224213	20996	SHORT	AVE	APPLE VALLEY	California	92307
047224220	0			APPLE VALLEY	California	92307
047223215	0			APPLE VALLEY	California	92307
047223216	0			APPLE VALLEY	California	92307
047223217	0			APPLE VALLEY	California	92307
047224216	0			APPLE VALLEY	California	92307
047223218	0			APPLE VALLEY	California	92307
047227305	0			APPLE VALLEY	California	92307
047227308	0			APPLE VALLEY	California	92307
047227304	0			APPLE VALLEY	California	92307
047227309	0			APPLE VALLEY	California	92307
047227303	20737	COLUSA	RD	APPLE VALLEY	California	92307
047227310	0	COLUSA	RD	APPLE VALLEY	California	92307
047227206	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047225301	0			APPLE VALLEY	California	92307
047225302	0			APPLE VALLEY	California	92307
047225303	0			APPLE VALLEY	California	92307
047225304	20669	SOMBRE	ST	APPLE VALLEY	California	92307
047225305	0			APPLE VALLEY	California	92307
047225306	20723	SOMBRE	ST	APPLE VALLEY	California	92307
047225307	0			APPLE VALLEY	California	92307
047227331	0			APPLE VALLEY	California	92307
047227329	0			APPLE VALLEY	California	92307
047227326	0			APPLE VALLEY	California	92307
047227369	0			APPLE VALLEY	California	92307
047227332	0			APPLE VALLEY	California	92307
047226101	0			APPLE VALLEY	California	92307
047226102	0			APPLE VALLEY	California	92307
047226103	0			APPLE VALLEY	California	92307
047225401	0			APPLE VALLEY	California	92307
047227302	0			APPLE VALLEY	California	92307
047227313	0			APPLE VALLEY	California	92307
047227367	0			APPLE VALLEY	California	92307
047227314	0			APPLE VALLEY	California	92307
047225308	0			APPLE VALLEY	California	92307
047225403	0			APPLE VALLEY	California	92307
047227306	0			APPLE VALLEY	California	92307
047225104	0			APPLE VALLEY	California	92307
047227307	0			APPLE VALLEY	California	92307
047227317	0			APPLE VALLEY	California	92307
047227203	0			APPLE VALLEY	California	92307
047227204	0			APPLE VALLEY	California	92307
047225405	20676	DALE EVANS	PKWY	APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047226104	0			APPLE VALLEY	California	92307
047226105	0			APPLE VALLEY	California	92307
047226106	0			APPLE VALLEY	California	92307
047226107	0			APPLE VALLEY	California	92307
047226108	0	COLOMA	AVE	APPLE VALLEY	California	92307
047227333	0			APPLE VALLEY	California	92307
047227334	0			APPLE VALLEY	California	92307
047227105	0			APPLE VALLEY	California	92307
047227341	0			APPLE VALLEY	California	92307
047225402	0			APPLE VALLEY	California	92307
047225404	0			APPLE VALLEY	California	92307
047227330	0			APPLE VALLEY	California	92307
047227370	0			APPLE VALLEY	California	92307
047227368	0			APPLE VALLEY	California	92307
047227360	0			APPLE VALLEY	California	92307
047227359	0			APPLE VALLEY	California	92307
047227335	0			APPLE VALLEY	California	92307
047227338	0			APPLE VALLEY	California	92307
047227337	0			APPLE VALLEY	California	92307
047226215	0			APPLE VALLEY	California	92307
047226214	0			APPLE VALLEY	California	92307
047226213	0			APPLE VALLEY	California	92307
047226212	0			APPLE VALLEY	California	92307
047226211	0			APPLE VALLEY	California	92307
047226210	20605	COLOMA	AVE	APPLE VALLEY	California	92307
047227341	0			APPLE VALLEY	California	92307
047227342	0			APPLE VALLEY	California	92307
047227344	0			APPLE VALLEY	California	92307
047227343	0			APPLE VALLEY	California	92307

Assessor Parcel Number (APN)	Parcel Address (optional)					
	Street Number	Street Name	St. Rd. Ln.	City Name	State	ZIP
047227348	0			APPLE VALLEY	California	92307
047227349	0	FAIRFIELD	AVE	APPLE VALLEY	California	92307
047227363	0			APPLE VALLEY	California	92307
047227349	0	FAIRFIELD	AVE	APPLE VALLEY	California	92307
047226508	0			APPLE VALLEY	California	92307
046916223	0			APPLE VALLEY	California	92307
046916219	0			APPLE VALLEY	California	92307
046916220	0			APPLE VALLEY	California	92307
046916218	0			APPLE VALLEY	California	92307
046916201	0			APPLE VALLEY	California	92307
046916217	0			APPLE VALLEY	California	92307
046916215	0			APPLE VALLEY	California	92307
046916216	0			APPLE VALLEY	California	92307
046916228	0			APPLE VALLEY	California	92307
046916212	0			APPLE VALLEY	California	92307
046916211	0			APPLE VALLEY	California	92307
046916214	0			APPLE VALLEY	California	92307
046916213	0			APPLE VALLEY	California	92307
046916210	0			APPLE VALLEY	California	92307
046916225	0			APPLE VALLEY	California	92307
046916224	0			APPLE VALLEY	California	92307
046916226	0			APPLE VALLEY	California	92307
046916227	0			APPLE VALLEY	California	92307

FISCAL IMPACT ANALYSIS FOR ANNEXATION NO. 2008-01 to the TOWN OF APPLE VALLEY

Prepared for

Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

Prepared by

Terra Nova Planning & Research, Inc.®
42635 Melanie Place, Suite 101
Palm Springs, CA 92211

June 2011
Revised November, 2011

FISCAL IMPACT ANALYSIS
for
ANNEXATION 2008-001
to the
TOWN OF APPLE VALLEY

Table of Contents

I. Introduction, Project Description and Demographics

II. Potential Revenue Sources
- A. Town of Apple Valley
- B. Apple Valley Fire Protection District

III. Potential Costs
- A. Town of Apple Valley
- B. Apple Valley Fire Protection District

IV. Buildout Assumptions

- A. Buildout Assumptions
  1. Residential
  2. Commercial
  3. Industrial

V. Cost/Revenue Analysis

- A. Cost Revenue Summary
  1. Town of Apple Valley
  2. Apple Valley Fire Protection District

- B. Conclusion

LIST OF TABLES

Table 1: Annexation No. 2008-01General Plan Land Use Designations
Table 2: Components of the 8.75% Sales and Use Tax
Table 3: Developer Impact Fees for Fire Equipment and Property
Table 4: Town of Apple Valley Total Potential Costs/Revenues Summary
Table 5: Town of Apple Valley Developer Impact Fee Revenues
Table 6: Apple Valley Fire Protection District Total Potential Costs/Revenues Table
Table 7 Apple Valley Fire Protection District Developer Impact Fee Revenues

Appendix A: Detailed Cost and Revenue Tables

TOWN OF APPLE VALLEY ANNEXATION NO. 2008-001

FISCAL IMPACT ANALYSIS

I. INTRODUCTION, PROJECT DESCRIPTION AND DEMOGRAPHICS

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 (5)-five 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 2010-11 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. Factors from the Riverside County "Guide to Preparing Fiscal Impact Reports," adjusted for inflation, have also been used.

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 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 2,927± acres of land that are currently under the jurisdiction of San Bernardino County. Annexation No. 2008-001, 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 4,236 single- and multi-family residential dwelling units; 7,135,369 square feet of commercial space; and 7,782,275 square feet of industrial space. There are no projects currently planned within the annexation area. The annexation area is primarily vacant desert land. Scattered single-family homes on large lots are scattered throughout the area, but comprise only 7.5% of the total land area of the annexation. For purposes of this analysis, only vacant acreage has been calculated for build out.

Table 1
Annexation No. 2008-01
Vacant and Developed Acreage by Land Use Designation

Land Use Designation	Developed Acres	Vacant Acres	Total Acres	Total Units
Residential Designations				
Estate Residential	55.7	722.3	778.0	722
Medium Density Residential	41.4	177.3	218.7	2,659
Mixed Use	0.0	94.8	94.9	854
Residential Subtotal			**1,091.6**	**4,236**
Commercial Designations				**Total Square Feet**
Mixed Use	0.0	94.9	94.9	636,612
General Commercial	11.7	40.8	52.6	503,617
Regional Commercial	7.2	435.3	442.5	4,240,502
Office Professional	0.0	183.1	183.1	1,754,639
Commercial Sub-total			**773.0**	**7,135,369**
Industrial Designations				**Total Square Feet**
Planned Industrial	49.72	762.4	812.1	**7,782,275**
Industrial Sub-total				
Other Designations				
Street & Freeway Rights-of-Way	195.2	150.1	192.9	
Other Sub-total				
Grand Total	**361.1**	**2,565.9**	**2,927.0**	

Source: "Apple Valley General Plan Environmental Impact Report", adopted August 11, 2009.

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%. Preliminary data released by the Census Bureau for 2010 report a population of 69,135 for that year, representing an increase of 27.5% in the last decade. The Department of Finance further estimates that the Town's 2011 population stands at 69,668.[1]

The median age in Apple Valley in 1990 was 30.8 years, which increased to 35.4 years in 2000. The number of housing units in the Town was 20,161 in 2000. This figure is estimated at 23,636 in 2011.

In 2000 there were an average of 2.9 persons per household in Town; by 2008 this average had increased to 3.1. The Department of Finance estimates that the Town's current household size continues to increase, standing at 3.3 persons per household in 2011.

[1] Department of Finance, Demographic Research Unit 2011 population adjusted for Census estimates.

The median household income in Apple Valley in 2000 was $40,421, and had risen by approximately 34.4% in 2008, to $54,323. The 2010 Census has not, as of this writing, released household income data.

The Town is located in the Victor Valley region, where existing home prices have shown a downward trend since 2007. In the second quarter of 2007, the median new home price in the region was $415,000. By the second quarter of 2008, the median new home price was down to $377,000.

Median housing prices within the Town have also shown a significant decrease in value. In the second quarter of 2007, the median price for an existing home was $286,938, and for a new home $441,387. By the second quarter of 2010, the median existing home price was $110,000, while a new home was $174,444. Although housing prices may be stabilizing, it will be some time before housing values increase to 2007 levels.[2]

[2] "Inland Empire Quarterly Economic Report," prepared for WRCOG by John Husing, PhD.

TOWN OF APPLE VALLEY ANNEXATION NO. 2008-001

FISCAL IMPACT ANALYSIS

II. POTENTIAL REVENUES FROM ANNEXATION NO. 2008-001

Buildout of the annexation area has potential to generate revenues to the Town of Apple Valley, as well as to the Apple Valley Fire Protection District (AVFPD). 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 4 below.

Annual Revenues

Property Tax

The County of San Bernardino collects property tax annually at a rate of 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 1% collected by the County, the Town will receive 7%, of which 4% is assumed to be applied to the Town General Fund and 3% is assumed to be applied to the Town of Apple Valley Parks and Recreation Department. The Cost/Revenue Summary Table 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 value of new single-family detached residential units is based on the second quarter, year 2010 median new home price for the Town of Apple Valley as shown in the "Inland Empire Quarterly Economic Report." This value is $178,000. [3]

Consistent with the General Plan EIR, the analysis assumes that a portion of the residential units in the annexation area will be single-family attached and multi-family units. The value of single-family attached units is based on year 2011 data from Apple Valley condominium sales. Based on these data, an average value of $122,000 has been used.[4] It should be noted that this value is based on available sales data, which is for existing units only. The value of new multi-family rental units is based on a per unit construction cost of $100,000.[5]

The value of new commercial and industrial development is assumed to be $52 per square foot, based on data for year 2008 provided by the Town Building and Safety Division.[6] No significant construction has taken place in commercial and industrial projects since that time, and construction costs are likely to have come down in value.

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

3 "Quarterly Economic Report, January 2010", http://www.husing.com.

4 Multiple Listing Service, Apple Valley zip code, 2011.

5 Personal communication, Ronald J. Barbieri, Ph.D., Lee & Associates Realtors, January 11, 2010.

6 Terra Nova Staff estimates based on Year 2007-08 YTD Commercial/Industrial building permit data, Town of Apple Valley Building Division.

properties are assumed to change ownership per year. Property values are stated in year 2009 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 more conservative, and revenues to the Town from property transfer tax are likely to be higher than represented herein.

Sales Tax Revenues

Sales tax in San Bernardino County is collected at a rate of 8.75% by the State of California. The table below describes how sales tax revenues are allocated among public agencies.

Table 2
Components of the 8.75% Sales and Use Tax

Rate	Jurisdiction
7.25%	State of California
1.00%	Local (City/County)
0.25%	County (transportation funds)
0.50%	San Bernardino County (Measure I)

Source: "Detailed Description of the Sales and Use Tax Rate," California State Board of Equalization.

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, and that ninety percent (90%) of the net floor space 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 is 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.

Franchise Fees

The Town receives franchise fees from a number of utility and service providers, including Burrtec (solid waste), Charter Communications (cable), Apple Valley Ranchos Water Company (domestic water), Southwest Gas Company (natural gas), and Southern California Edison (electricity). These franchise fees are available to the Town in its General Fund. For purposes of this analysis, each franchise fee has been calculated on a per household basis, and translated to apply to the potential units which could be generated within the Annexation area.

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. For Fiscal Year 2010-2011, the Town expects to receive $3.64 per person in Motor Vehicle In-Lieu fund revenues.[7]

Highway User Gas Tax Revenue

The State of California imposes a per gallon tax by the on all gasoline purchases. A portion of these revenues are allocated to counties and cities throughout the state. The anticipated per capita apportionment factors for Fiscal Year 2009-2010 for the Town are $17.36.[8]

[7] Town of Apple Valley Budget, Fiscal Year July 1, 2010 – June 30, 2011.

[8] Ibid.

Measure I Funds

Of the 8.75% 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 dispersed 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 Streets and Roads program. Of this, two percent (2%) is set aside for the Transportation Management program. 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.[9] Based on sales tax data for Apple Valley for years 2007 through third quarter 2008,[10] compared with Measure I receipts for same period,[11] Apple Valley receives an average of five (5%) 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 1985 through 2010, the average interest earned on the ninety (90)-Day Treasury Bill was 4.39%.[12] The fiscal model calculates investment income for all annual revenues calculated in this report.

One-Time Revenues

Developer Impact Fees

As lands in the annexation area develop, the Town will collect developer impact fees (DIF) based on its adopted fee schedule.[13] 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 4, Cost/Revenue Analysis, but are summarized separately.

---

9 Personal communication, Duane Baker, Director of Management Services & Mountain/Desert Subregional Policies, SANBAG, December 15, 2009.

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

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

12 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.

13 Town of Apple Valley Developer Impact Fees, www.townofapplevalley.org.

Fire Developer Impact Fees

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

Table 3
Developer Impact Fees for Fire Equipment and Property

Single-Family Residential	$740.00/dwelling unit
Multi-Family Residential	$924.00/dwelling unit
Commercial	$0.586/square foot
Industrial	$0.089/square foot

Source: Town of Apple Valley DIF schedule, adopted June 24, 2008.

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

AVFPD Special District Assessment

The AVFPD has established Special Assessment Districts through which it collects taxes on residential development on a per-unit basis, and on commercial/industrial development on a per square foot basis. AVFPD has also established per parcel factors for vacant lands. This analysis projects revenues for each of the land use categories within the annexation. Assessment factors vary based on the size of development. The following factors have been used in this analysis based on anticipated land uses in the annexation area.

- Residential: $58.35/year, any type of dwelling unit
- Commercial/Industrial:
  - $248.20 per square foot, for development between 5,001 and 20,000 square feet
  - $327.29 per square foot, for development between 20,001 and 50,000 square feet
  - $496.36 per square foot, for development over 50,000 square feet
- Vacant: $47.16 per parcel, based on parcels of 10.01 acres to 24.99 acres.

TOWN OF APPLE VALLEY ANNEXATION NO. 2008-001

FISCAL IMPACT ANALYSIS

III. POTENTIAL COSTS FROM ANNEXATION NO. 2008-001

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 2010-2011 budget to translate these 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.

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, adjusted for inflation, to arrive at costs based on year 2010 dollars.

In this analysis, the costs of General Government do not include expenditures for public safety and roadway maintenance. These 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 Sherriff's Department. Additional costs associated with facilities used by the department, and those associated with emergency preparedness activities are included in this calculation. The fiscal model translates these expenditures into a per capita factor and applies this factor to the anticipated buildout population of the annexation area.

As with General Government costs, cost factors to provide public safety services to commercial and industrial uses have been derived from the Riverside County Guide, and adjusted to reflect year 2010 dollars.

Costs of Roadway Maintenance

Costs associated with repairing and maintaining future paved public roads in the annexation area are calculated using a per road mile cost factor. There are 420 paved public road miles in Apple Valley.[14] This equates to 5.4 road miles per square mile of land area.

The model then identifies the number of square miles of land area in the annexation area and projects the number of potential paved road miles that could be constructed. The annexation area encompasses a total of approximately 4.3 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 23.3 miles of paved roadways at build out. This does not include commercial driveways, interior parking lots or other paved facilities which could occur in the area, but would be located on private property, and therefore would be privately maintained.

The model then divides the Town's total annual roadway maintenance costs by the number of paved road miles in the Town to determine an annual per road mile cost factor and applies this annual per road mile cost is applied to the number of potential paved road miles in the annexation area.

[14] Personal communication, Mark Abbott, Town Engineering Associate, 2009.

B. Potential Costs to the AVFPD

AVFPD currently serves the annexation area, which is primarily vacant. Implementation and buildout of the proposed annexation will result in additional costs to AVFPD associated with providing fire protection services to developed lands. As development in the area builds out, additional fire facilities, equipment and staff will be needed. AVFPD has not yet developed factors to determine these costs. Therefore, this analysis has utilized factors derived from the Fiscal Guide, adjusted for inflation to reflect 2010 figures. For residential uses, the factors used are per dwelling unit. For commercial and industrial uses, they are per square foot. These factors have been applied to the number of units or square feet that will be developed in the annexation area to arrive at total projected costs to AVFPD.

TOWN OF APPLE VALLEY ANNEXATION NO. 2008-001

FISCAL IMPACT ANALYSIS

IV. BUILDOUT ASSUMPTIONS AND COST/REVENUE ANALYSIS

Introduction

The buildout assumptions used to calculate the costs and revenues associated with Annexation No. 2008-001 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. An even distribution of development has been assumed for the twenty (20)-year buildout period. As the analysis has been conducted in constant 2010 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. For this designation, it has been assumed that the maximum number of units, 722, could be constructed in the annexation area.

For the Medium Density Residential designation, it has been assumed that twenty-five (25%) of the currently vacant lands so designated would be needed for ancillary facilities, including streets, parking areas, park and community open space. Based on this assumption, the development potential for these lands is equivalent to seventy-five (75%) of the maximum allowable density, or a total of 2,659 units.

The Mixed Use designation provides for projects that integrate residential development with retail and office commercial uses. The designation intends for residential development to occur over commercial development, or within a planned development, at densities of four (4) to thirty (30) units per acre. This analysis assumes that residential development will account for approximately thirty (30%) of Mixed Use projects. As a result, 854 residential units could be built in the annexation area.

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 Mixed Use designation assumes that seventy (70%) of projects will be allocated to commercial uses, which will build out with a twenty-two percent (22%) lot coverage.

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 and attached units, and multi-family units. It is assumed that eighty-six percent (86%) of single-family attached and multi-family units are to be for sale and fourteen (14%) are rentals.[15] Consistent with the environmental analysis conducted in the General Plan EIR for the proposed annexation, it is assumed that all Estate Residential units will be single-family detached, and that all Medium Density and Mixed Use residential will be single-family attached and multi-family units. It is assumed that unit types will range from single-family homes on up to five (5)-acre lots to apartments, condominiums, flats or townhomes on common lots.

Estate Residential

- 181 single-family units constructed in each five (5)-year period, for a total of 722 units at build out.
- Unit value at $178,000 per unit.

[15] "Number of Housing Units by Type of Structure by High Desert Community as of January 1, 2009" in Demographic Snapshot, Selected Counties and High Desert Cities 2009-2008, prepared by Claritas, Inc., November 12, 2009.

Medium Density Residential

- 665 units constructed in each five (5) -year period, for a total of 2,659 units at build out.
- Unit value of 572 single-family attached units at $122,000.
- Unit value of ninety-three (93) multi-family rental units at $100,000.

Mixed Use Residential

- 213 units constructed in each five (5) -year period, for a total of 854 units at build out.
- Unit value of 711 for-sale units at $122,000 per unit.
- Unit value of 120 rental units at $100,000 per unit.

For residential property transfers, an annual resale rate of one percent (1%) change of ownership figures have been applied to single-family detached and attached 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

Mixed Use Commercial

- 159,153 square feet developed in each five (5)-year period, for a total of 636,612 square feet at build out.
- Per square foot value of $52.25, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.

General Commercial

- 125,904 square feet developed in each five (5)-year period, for a total of 503,617 square feet at build out.
- Per square foot value of $52.25, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.

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.

- 1,060,126 square feet developed in each five-year period, for a total of 4,240,502 square feet at build out.
- Per square foot value of $52.25, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.
- 125 room freeway-serving hotel built in the sixth year of project buildout.

Office Professional

- 438,660 square feet developed in each five (5)-year period, for a total of 1,754,639 square feet at project build out.

- Per square foot value of $52.25, based on recent new commercial/industrial construction valuation in the Town of Apple Valley.

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

- 1,945,569 square feet developed in each five (5)-year period, for a total of 7,782,275 square feet at build out.
- Per square foot value of $52.25, 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. 2008-001

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 2010 dollars and are subject to rounding.

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 4. This Table also shows the total costs and revenues that are projected annually at build out of the annexation area.

It should be noted that the cost/revenue summary for the Town 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 will receive DIF revenues of approximately $13,783,126 from new development during each five-year phase of the twenty (20)-year buildout. These revenues are shown separately on Table 5.

Table 6 illustrates the total costs and revenues to the Apple Valley Fire Protection District. As with Town costs and revenues, those for AVFPD are also shown for each five (5)-year phase during the twenty (20)-year build out period and at ultimate buildout of the annexation area. DIF revenues to AVFPD are shown separately on Table 7.

Each table provides a summary of the detailed tables that have been prepared for each revenue and cost category, and for DIF revenues, associated with this annexation. Appendix A of this analysis presents the individual tables, showing the detailed calculations for each revenue and cost category.

The annexation area's primary revenue generation to the Town will be from sales tax, since, with the exception of some grocery store sales, all retail sales generate sales tax. At buildout, the annexation area will generate $15.4 million annually to the City in sales tax revenue.

The annexation area will generate $130,000 in net Fire Fund revenues annually to the AVFPD.

The second largest revenue source to the Town in the annexation area is from property taxes, which are projected to total $450,285 annually at buildout. As discussed in Section II, the Town allocates a portion of property tax revenues to the Apple Valley Parks and Recreation Department. These revenues are shown on Table 4 under Restricted Funds since they are only used to fund parks and recreation facilities, staff, programs and services. The annexation area is expected to generate $337,714 in property tax revenues to the Apple Parks and Recreation restricted fund.

Table 4
Total Potential Costs/Revenues Associated with Development of Proposed Project
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	$112,571	$225,142	$337,713	$450,285
Property Transfer Tax	$91,158	$106,664	$122,519	$138,374
Local Sales Tax	$3,865,181	$7,730,361	$11,595,542	$15,460,723
Transient Occupancy Tax	$0	$207,594	$207,594	$207,594
Motor Vehicle In-Lieu Revenue	$9,549	$19,098	$28,648	$38,197
Franchise Fees	$57,361	$114,723	$172,084	$229,445
Restricted Funds:				
Highway Users Gas Tax	$12,022	$24,044	$36,066	$48,088
Measure I	$67,641	$135,281	$202,922	$270,563
Apple Valley Parks & Recreation Fund (Property Tax)	$84,428	$168,857	$253,285	$337,714
ANNUAL COSTS				
General Fund:				
General Government Costs				
General Government/Town-wide Services	$98,765	$197,529	$296,294	$396,473
General Government Public/Community Services	$85,546	$171,093	$256,639	$342,185
General Government Parks and Recreation	$119,947	$239,894	$359,841	$479,788
General Government Municipal Services	$96	$192	$288	$396

Table 4
Total Potential Costs/Revenues Associated with Development of Proposed Project
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)**
General Government Support Services	$25,020	$50,039	$75,059	$103,074
Total General Government Costs (for all services)	**$329,374**	**$658,747**	**$988,121**	**$1,321,916**
Restricted Funds:				
Public Safety Costs				
Town-wide Public & Police Protection Services	$519,507	$1,039,459	$1,559,188	$2,078,918
Town-Wide Services, Emergency Services	$3,020	$6,044	$9,066	$12,088
Municipal Services, Public Protection Services	$44,779	$44,138	$66,207	$88,275
Total Public Safety Costs (for all services)	$567,306	$1,089,640	$1,634,460	$2,179,281
Roadway Maintenance Costs	$22,476	$44,951	$67,427	$89,902
SUMMARY OF REVENUES/COSTS:				
Revenues:				
Total Annual General Fund Revenues	$4,135,820	$8,403,583	$12,464,100	$16,524,617
Total Annual Restricted Fund Revenues	$164,091	$328,182	$492,273	$656,364
Revenue Subtotal	$4,299,911	$8,731,765	$12,956,373	$17,180,981
Historic Average Interest Rate on 90-Day Treasury Bills	4.39%	4.39%	4.39%	4.39%
Anticipated Interest Earned on Revenues	$188,766	$383,324	$568,785	$754,245
Total Annual Revenues at Phase Buildout	**$4,488,677**	**$9,115,090**	**$13,525,158**	**$17,935,227**
Costs:				
Total Annual General Fund Costs	$329,374	$658,747	$988,121	$1,321,916
Total Annual Restricted Fund Costs	$589,782	$1,134,591	$1,701,887	$2,269,183
Total Annual Costs at Phase Buildout	$919,155	$1,793,338	$2,690,008	$3,591,098
Annual Cashflow at Phase Buildout	**$3,569,522**	**$7,321,751**	**$10,835,150**	**$14,344,128**

Table 5
Developer Impact Fee Revenues (One time only)[1]
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)**
General Government Fees	$649,509	$649,509	$649,509	$649,509
Transportation Impact Fees	$12,437,187	$12,437,187	$12,437,187	$12,437,187
Law Enforcement Impact Fees	$696,429	$696,429	$696,429	$696,429
Total Developer Impact Fee Revenues	**$13,783,126**	**$13,783,126**	**$13,783,126**	**$13,783,126**

[1] Developer impact fees occur only once, at the time the unit is permitted.

Table 6
Total Potential Costs/Revenues Associated with Development of Annexation No. 2008-001
Summary Table – Apple Valley Fire Protection District

	Buildout Phase			
	Phase I (Yrs 1-5)	**Phase II (Yrs 6-10)**	**Phase III (Yrs 11-15)**	**Phase IV (Yrs 16-20)**
ANNUAL REVENUES				
Total Fire Tax Revenues at Phase Buldout	$525,403	$583,884	$678,707	$866,946
ANNUAL COSTS				
Total Fire Protection Costsat Phase Buildout	$296,218	$443,259	$590,301	$737,342
Annual Cashflow at Phase Buildout[1]	**$229,185**	**$140,625**	**$88,406**	**$129,604**

[1]Does not include Developer Impact fire fees. See Table 7, below.

Table 7
Developer Impact Fee Revenues (One time only)[1]
Apple Valley Fire Protection District

	Buildout Phase			
	Phase I (Yrs 1-5)	**Phase II (Yrs 6-10)**	**Phase III (Yrs 11-15)**	**Phase IV (Yrs 16-20)**
Fire Fees	$1,420,184	$1,420,184	$1,420,184	$1,420,184
Total Developer Impact Fee Revenues	**$1,420,184**	**$1,420,184**	**$1,420,184**	**$1,420,184**

[1]Developer impact fire fees occur only once, at the time the unit is permitted.

B. Conclusion

As shown in Tables 4 and 6, based on the underlying assumptions presented here, development of lands in Annexation No. 2008-001 based on land use designations set forth in the General Plan are expected to result in substantial revenues to the Town and the Apple Valley Fire Protection District. In the overall, cash flow 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.

Appendix A

Detailed Cost and Revenue Tables

Property Tax Revenue from Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential (1 du/1-2.5 gross ac) ***Total No. Acres: 778.0**** ***No. of Potential Buildout Units:311***	**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	180.6	180.6	180.6	180.6
Average density (units/acre)	0.43	0.43	0.43	0.43
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
Average value per unit[1]	$178,000	$178,000	$178,000	$178,000
Total Value	$13,821,211	$27,642,421	$41,463,632	$55,284,842
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at phase buildout	$138,212	$276,424	$414,636	$552,848
Percent of Property Tax Allocated to Town of Apple Valley General Fund[2]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$5,528	$11,057	$16,585	$22,114
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[2]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$4,146	$8,293	$12,439	$16,585

*Includes vacant and developed. No. of potential units based on vacant acres only.

[1]Source: Quarterly Economic Report,October 2010, www.husing.com. Based on median new home price in Apple Valley, 2nd Quarter, 2010.

[2]Source: Town of Apple Valley 20010-11 Budget.

Land Use Designation: Medium Density Residential (4-20 du/ac) *Total No. Acres: 218.7* *No. of Potential Buildout Units for Sale:2,287**	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	38.1	38.1	38.1	38.1
Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at buildout[1]	572	1,144	1,715	2,287
Average value per unit[2]	$122,000	$122,000	$122,000	$122,000
Total Value	$69,758,685	$139,517,370	$209,276,055	$279,034,740
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$697,587	$1,395,174	$2,092,761	$2,790,347
Percent of Property Tax Allocated to Town of Apple Valley General Fund[3]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$27,903	$55,807	$83,710	$111,614
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[3]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$20,928	$41,855	$62,783	$83,710

*Based on all Medium Density as single-family attached or multi-family, of which 86% are for-sale units.

[1]Assumes Medium Density Residential development will occur at 75% of the maximum density permitted.

[2]Source: Average price, condominium units for sale, 2011

[3]Source: Town of Apple Valley 20010-11 Budget.

Land Use Designation: Medium Density Residential (4-20 du/ac) *Total No. Acres: 218.7* *No. of Potential Buildout Units for Rent: 372**	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	6.2	6.2	6.2	6.2
Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	93	93	93	93
Number of total potential units constructed at buildout[1]	93	186	279	372
Average value per unit[2]	$100,000	$100,000	$100,000	$100,000
Total Value	$9,308,250	$18,616,500	$27,924,750	$37,233,000
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$93,083	$186,165	$279,248	$372,330
Percent of Property Tax Allocated to Town of Apple Valley General Fund[3]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$3,723	$7,447	$11,170	$14,893
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[3]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$2,792	$5,585	$8,377	$11,170

[1]Assumes Medium Density Residential development will occur at 75% of the maximum density permitted.

[2]Source: Personal communication, Ronald J. Barbieri, Ph.D., Lee & Associates Realtors, January 11, 2010.

[3]Source: Town of Apple Valley 2010-11 Budget.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.8* *No. of Potential Buildout Units for Sale: 734**	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	20.4	20.4	20.4	20.4
Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase[1]	183	183	183	183
Number of total potential units constructed at buildout	183	367	550	734
Average value per unit[2]	$122,000	$122,000	$122,000	$122,000
Total Value	$22,379,436	$44,758,872	$67,138,308	$89,517,744
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$223,794	$447,589	$671,383	$895,177
Percent of Property Tax Allocated to Town of Apple Valley General Fund[3]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$8,952	$17,904	$26,855	$35,807
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[3]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$6,714	$13,428	$20,141	$26,855

*Based on all Median Density as multi-family, of which 14% are rental units.

*Based on all Mixed Use residential as multi-family, of which 86% are for-sale units.

[1]Assumes development of Mixed Use lands at 30% residential

[2]Source: Average price, condominium units for sale, 2011

[3]Source: Town of Apple Valley 20010-11 Budget.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.8* *No. of Potential Buildout Units for Rent: 120**	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	3.3	3.3	3.3	3.3
Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase[1]	30	30	30	30
Number of total potential units constructed at buildout	30	60	90	119
Average value per unit[2]	$100,000	$100,001	$100,002	$100,003
Total Value	$2,986,200	$5,972,460	$8,958,779	$11,945,158
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$29,862	$59,725	$89,588	$119,452
Percent of Property Tax Allocated to Town of Apple Valley General Fund[3]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$1,194	$2,389	$3,584	$4,778
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[3]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$896	$1,792	$2,688	$3,584

*Based on all Mixed Use residential as multi-family, of which 14% are rental units.

[1]Assumes development of Mixed Use lands at 30% residential

[2]Source: Personal communication, Ronald J. Barbieri, Ph.D., Lee & Associates Realtors, January 11, 2010.

[3]Source: Town of Apple Valley 2010-11 Budget.

Property Tax Revenue from Commercial Development				
Land Use Designation: Mixed Use Commercial ***Total No. Acres: 94.9*** ***Potential Square Feet at Buildout: 636,612***	**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	23.73	23.73	23.73	23.73
Number of square feet constructed during this phase	159,153	159,153	159,153	159,153
Total square feet constructed at phase buildout	159,153	318,306	477,459	636,612
Average value per square foot[1]	$52.25	$52.25	$52.25	$52.25
Total average value of all property	$8,315,744	$16,631,489	$24,947,233	$33,262,977
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$83,157	$166,315	$249,472	$332,630
Percent of Property Tax Allocated to Town of Apple Valley General Fund[2]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$3,326	$6,653	$9,979	$13,305
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[2]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$2,495	$4,989	$7,484	$9,979

[1] Source Terra Nova Staff estimates based on Year 2007-08 YTD Commercial/Industrial building permit data, Town of Apple Valley Building Divn., September 29, 2009.

[2]Source: Town of Apple Valley 2010-2011 Budget.

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.15	13.15	13.15	13.15
Number of square feet constructed during this phase	125,904	125,904	125,904	125,904
Total square feet constructed at phase buildout	125,904	251,809	377,713	503,617
Average value per square foot[2]	$52.25	$52.25	$52.25	$52.25
Total average value	$6,578,497	$13,156,994	$19,735,491	$26,313,988
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$65,785	$131,570	$197,355	$263,140
Percent of Property Tax Allocated to Town of Apple Valley General Fund[3]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$2,631	$5,263	$7,894	$10,526
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[3]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$1,974	$3,947	$5,921	$7,894

[2] Source Terra Nova Staff estimates based on Year 2007-08 Commercial/Industrial building permit data, Town of Apple Valley Building Divn.

[3]Source: Town of Apple Valley 2010-11 Budget.

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.63	110.63	110.63	110.63
Number of square feet constructed during this phase	1,060,126	1,060,126	1,060,126	1,060,126
Total square feet constructed at phase buildout	1,060,126	2,120,251	3,180,377	4,240,502
Average value per square foot[1]	$52.25	$52.25	$52.25	$52.25
Total average value of all property	$55,391,557	$110,783,115	$166,174,672	$221,566,230
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$553,916	$1,107,831	$1,661,747	$2,215,662
Percent of Property Tax Allocated to Town of Apple Valley General Fund[2]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$22,157	$44,313	$66,470	$88,626
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[2]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$16,617	$33,235	$49,852	$66,470

[1] Source Terra Nova Staff estimates based on Year 2007-08 Commercial/Industrial building permit data, Town of Apple Valley Building Divn.
[2]Source: Town of Apple Valley 2010-11 Budget.

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.78	45.78	45.78	45.78
Number of square feet constructed during this phase	438,660	438,660	438,660	438,660
Total square feet constructed at phase buildout	438,660	877,320	1,315,979	1,754,639
Average value per square foot[1]	$52.25	$52.25	$52.25	$52.25
Total average value of all property	$22,919,972	$45,839,944	$68,759,916	$91,679,888
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$229,200	$458,399	$687,599	$916,799
Percent of Property Tax Allocated to Town of Apple Valley General Fund[2]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Apple Valley General Fund at phase buildout	$9,168	$18,336	$27,504	$36,672
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[2]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$6,876	$13,752	$20,628	$27,504

[1] Source Terra Nova Staff estimates based on Year 2007-08 Commercial/Industrial building permit data, Town of Apple Valley Building Divn.

[2]Source: Town of Apple Valley 2010-11 Budget.

Property Tax Revenue from Industrial Development				
Land Use Designation: Planned Industrial ***Total No. Acres: 812*** ***Potential Square Feet at Buildout: 7,782,275***	**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	203.00	203.00	203.00	203.00
Number of square feet constructed during this phase	1,945,569	1,945,569	1,945,569	1,945,569
Total square feet constructed at phase buildout	1,945,569	3,891,138	5,836,706	7,782,275
Average value per square foot[1]	$52.25	$52.25	$52.25	$52.25
Total average value of all property	$101,655,967	$203,311,934	$304,967,902	$406,623,869
Property Tax Rate	1%	1%	1%	1%
Total Property Tax Collected at Phase Buildout	$1,016,560	$2,033,119	$3,049,679	$4,066,239
Percent of Property Tax Allocated to Town of Apple Valley General Fund[2]	4.0%	4.0%	4.0%	4.0%
Total Amount Allocated to Town of Apple Valley General Fund at Phase Buildout	$40,662	$81,325	$121,987	$162,650
Percent of Property Tax Allocated to Town of Apple Valley Park & Recreation Fund[2]	3.0%	3.0%	3.0%	3.0%
Total Amount Allocated to Apple Valley Park & Recreation Fund at phase buildout	$30,497	$60,994	$91,490	$121,987

[1] Source Terra Nova Staff estimates based on Year 2007-08 Commercial/Industrial building permit data, Town of Apple Valley Building Divn.

[2]Source: Town of Apple Valley 2010-11 Budget.

TOWN OF APPLE VALLEY 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			$34,626	$69,253	$103,879	$138,506
Total property tax revenue from commercial development			$37,282	$74,565	$111,847	$149,129
Total property tax revenue from industrial development			$40,662	$81,325	$121,987	$162,650
Total property tax revenue from all development			**$112,571**	**$225,142**	**$337,713**	**$450,285**

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			$25,970	$51,940	$77,910	$103,879
Total property tax revenue from commercial development			$27,962	$55,923	$83,885	$111,847
Total property tax revenue from industrial development			$30,497	$60,994	$91,490	$121,987
Total property tax revenue from all development			**$84,428**	**$168,857**	**$253,285**	**$337,714**

Property Transfer Tax from Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential (1 du/1-2.5 gross ac) *Total No. Acres: 778.0** *No. of Potential Buildout Units:311*	**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	180.6	180.6	180.6	180.6
Maximum density permitted (units/acre)	0.43	0.43	0.43	0.43
Number of new units during this phase	78	78	78	78
Market Value per unit	$178,000	$178,000	$178,000	$178,000
Amount Subject to Property Transfer Tax for all new units sold	$13,821,211	$13,821,211	$13,821,211	$13,821,211
Existing Units(80% of market value is subject to tax)				
Number of units constructed in 1st year of this phase	16	16	16	16
Number of existing units changing ownership in 1st year of this phase	Ø	5	13	21
Number of units constructed in 2nd year of this phase	16	16	16	16
Number of existing units changing ownership in 2nd year of this phase	Ø	6	14	22
Number of units constructed in 3rd year of this phase	16	16	16	16
Number of existing units changing ownership in 3rd year of this phase	Ø	8	16	24
Number of units constructed in 4th year of this phase	16	16	16	16
Number of existing units changing ownership in 4th year of this phase	2	10	18	26
Number of units constructed in 5th year of this phase	15	16	16	16
Number of existing units changing ownership in 5th year of this phase	3	11	19	27
Total number of units constructed during this phase	79	80	80	80
Total number of existing units changing ownership during this phase	5	40	80	120
Market Value per unit	$178,000	$178,000	$178,000	$178,000
Unencumbered Value per unit (80% of market value)	$142,400	$142,400	$142,400	$142,400
Amount subject to Property Transfer Tax for all existing units changing ownership during this phase	$712,000	$5,696,000	$11,392,000	$17,088,000

New Units & Existing Units Combined				
Total amount subject to Property Transfer Tax (includes all new units sold & all existing units changing ownership)	$14,533,211	$19,517,211	$25,213,211	$30,909,211
Property Transfer Tax Rate	0.11%	0.11%	0.11%	0.11%
Total Property Transfer Tax Collected at phase buildout	$15,987	$21,469	$27,735	$34,000
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	$7,993	$10,734	$13,867	$17,000

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

Land Use Designation: Medium Density Residential (4-20 du/ac) *Total No. Acres: 218.7* *No. of Potential Buildout Units for Sale: 2,287**	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	38.1	38.1	38.1	38.1
Maximum Density permitted (units/acre)*	20.0	20.0	20.0	20.0
Number of new units during this phase[1]	572	572	572	572
Market Value per unit	$122,000	$122,000	$122,000	$122,000
Amount Subject to Property Transfer Tax for all new units sold	$69,758,685	$69,758,685	$69,758,685	$69,758,685
Existing Units(80% of market value is subject to tax)				
Number of units constructed in 1st year of this phase	114	114	114	114
Number of existing units changing ownership in 1st year of this phase	Ø	34	91	149
Number of units constructed in 2nd year of this phase	114	114	114	114
Number of existing units changing ownership in 2nd year of this phase	Ø	149	103	160
Number of units constructed in 3rd year of this phase	114	114	114	114
Number of existing units changing ownership in 3rd year of this phase	Ø	161	114	172
Number of units constructed in 4th year of this phase	115	115	115	115
Number of existing units changing ownership in 4th year of this phase	11	69	126	183
Number of units constructed in 5th year of this phase	115	115	115	115
Number of existing units changing ownership in 5th year of this phase	23	80	137	195
Total number of units constructed during this phase	572	572	572	572
Total number of existing units changing ownership during this phase	34	149	263	378
Market Value per unit	$122,000	$122,000	$122,000	$122,000
Unencumbered Value per unit (80% of market value)	$97,600	$97,600	$97,600	$97,600
Amount subject to Property Transfer Tax for all existing units changing ownership during this phase	$3,318,400	$14,542,400	$25,668,800	$36,892,800

New Units & Existing Units Combined				
Total amount subject to Property Transfer Tax (includes all new units sold & all existing units changing ownership)	$73,077,085	$84,301,085	$95,427,485	$106,651,485
Property Transfer Tax Rate	0.11%	0.11%	0.11%	0.11%
Total Property Transfer Tax Collected at Phase Buildout	$80,385	$92,731	$104,970	$117,317
Percent of Property Transfer Tax allocated to Apple Valley	50%	50%	50%	50%
Total Property Transfer Tax Allocated to Apple Valley at phase buildout	$40,192	$46,366	$52,485	$58,658

*Based on all Medium Density residential as multi-family, of which 86% are for-sale units.

[1] California City Documnentary and Property Transfer tax Rates, California Local Government Finance Almanac, www.CaliforniaCityFinance.com, (sponsored by League of California Cities).

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.8* *No. of Potential Buildout Units for Sale: 734**	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	20.38	20.38	20.38	20.38
Maximum Density permitted (units/acre)	30.00	30.00	30.00	30.00
Number of new units during this phase	611	611	611	611
Market Value per unit	$122,000	$122,000	$122,000	$122,000
Amount Subject to Property Transfer Tax for all new units sold	$74,598,120	$74,598,120	$74,598,120	$74,598,120
Existing Units(80% of market value is subject to tax)				
Number of units constructed in 1st year of this phase	122	122	122	122
Number of existing units changing ownership in 1st year of this phase	Ø	37	98	159
Number of units constructed in 2nd year of this phase	122	122	122	122
Number of existing units changing ownership in 2nd year of this phase	Ø	49	110	171
Number of units constructed in 3rd year of this phase	122	122	122	122
Number of existing units changing ownership in 3rd year of this phase	Ø	61	122	184
Number of units constructed in 4th year of this phase	123	123	123	123
Number of existing units changing ownership in 4th year of this phase	12	73	135	196
Number of units constructed in 5th year of this phase	123	123	123	123
Number of existing units changing ownership in 5th year of this phase	24	86	147	208
Total number of units constructed during this phase	612	612	612	612
Total number of existing units changing ownership during this phase	36	159	282	404
Market Value per unit	$122,000	$122,000	$122,000	$122,000
Unencumbered Value per unit (80% of market value)	$97,600	$97,600	$97,600	$97,600
Amount subject to Property Transfer Tax for all existing units changing ownership during this phase	$3,533,120	$15,518,400	$27,523,200	$39,430,400
New Units & Existing Units Combined				
Total amount subject to Property Transfer Tax (includes all new units sold & all existing units changing ownership)	$78,131,240	$90,116,520	$102,121,320	$114,028,520
Property Transfer Tax Rate	0.11%	0.11%	0.11%	0.11%
Total Property Transfer Tax Collected at Phase Buildout	$85,944	$99,128	$112,333	$125,431
Percent of Property Transfer Tax allocated to Apple Valley	50%	50%	50%	50%
Total Property Transfer Tax Allocated to Apple Valley at phase buildout	$42,972	$49,564	$56,167	$62,716

*Based on all Mixed Use residential as multi-family, of which 86% are for-sale units.

[1] California City Documnentary and Property Transfer tax Rates, California Local Government Finance Almanac, www.CaliforniaCityFinance.com, (sponsored by League of California Cities), accessed Febaruary 1, 2010.

APPLE VALLEY Property Transfer Tax Revenue Summary Table					
			Buildout Phase		
			(Yrs 1-5)	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Total tax revenue from residential development			$91,158	$106,664	$122,519	$138,374
Total property transfer tax revenue			**$91,158**	**$106,664**	**$122,519**	**$138,374**

Sales Tax and Measure I Revenue from Commercial Development

Land Use Designation: Mixed Use Commercial *Total No. Acres: 94.9* *Potential Square Feet at Buildout: 636,612*	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	23.73	23.73	23.73	23.73
Number of square feet constructed during this phase	159,153	159,153	159,153	159,153
Total square feet constructed at phase buildout	159,153	318,306	477,459	636,612
Calculation of Total Leasable Square Feet				
Percent leasable space	90%	90%	90%	90%
No. of leasable square feet at phase buildout	143,238	286,475	429,713	572,951
"Neighborhood Commercial" Development[1]				
Percent of leasable sq. ft. considered Neighborhood Commercial	90%	90%	90%	90%
No. of leasable sq. ft. considered Neighborhood Commercial	128,914	257,828	386,742	515,656
Ave. annual sales volume per sq. ft.[2]	$326.13	$326.13	$326.13	$326.13
Total annual sales from Neighborhood Commercial development	$42,042,700	$84,085,400	$126,128,100	$168,170,800
"Community Commercial" Development[1]				
Percent of leasable sq. ft. considered Community Commercial	10%	10%	10%	10%
No. of leasable sq. ft. considered Community Commercial	14,324	28,648	42,971	57,295
Ave. annual sales volume per sq. ft.[2]	$286.10	$286.10	$286.10	$286.10
Total annual sales from Community Commercial development	$4,098,031	$8,196,061	$12,294,092	$16,392,122
"Regional Commercial" Development[1]				
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 (includes Neighborhood, Community and Regional Commercial development)				
Total annual sales at phase buildout	$46,140,731	$92,281,461	$138,422,192	$184,562,922
County sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	$461,407	$922,815	$1,384,222	$1,845,629
Calculation of Measure I Revenues (includes Neighborhood, Community and Regional Commercial development)				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	$230,704	$461,407	$692,111	$922,815
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	$161,493	$322,985	$484,478	$645,970
Percent allocated to Transportation Management Program	2.0%	2.0%	2.0%	2.0%
Annual amount allocated to Transportation Management Program	$3,230	$6,460	$9,690	$12,919
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated Apple Valley	$8,075	$16,149	$24,224	$32,299

[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

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.15	13.15	13.15	13.15
Number of square feet constructed during this phase	125,904	125,904	125,904	125,904
Total square feet constructed at phase buildout	125,904	251,809	377,713	503,617
Calculation of Total Leasable Square Feet				
Percent leasable space	90%	90%	90%	90%
No. of leasable square feet at phase buildout	113,314	226,628	339,941	453,255
"Neighborhood Commercial" Development[1]				
Percent of leasable sq. ft. considered Neighborhood Commercial	50%	50%	50%	50%
No. of leasable sq. ft. considered Neighborhood Commercial	56,657	113,314	169,971	226,628

Ave. annual sales volume per sq. ft.[2]	$326.13	$326.13	$326.13	$326.13
Total annual sales from Neighborhood Commercial development	$18,477,519	$36,955,038	$55,432,557	$73,910,075
"Community Commercial" Development[1]				
Percent of leasable sq. ft. considered Community Commercial	50%	50%	50%	50%
No. of leasable sq. ft. considered Community Commercial	56,657	113,314	169,971	226,628
Ave. annual sales volume per sq. ft.[2]	$286.10	$286.10	$286.10	$286.10
Total annual sales from Community Commercial development	$16,209,543	$32,419,085	$48,628,628	$64,838,171
"Regional Commercial" Development[1]				
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 (includes Neighborhood, Community and Regional Commercial development)				
Total annual sales at phase buildout	$34,687,062	$69,374,123	$104,061,185	$138,748,246
County sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	$346,871	$693,741	$1,040,612	$1,387,482
Calculation of Measure I Revenues (includes Neighborhood, Community and Regional Commercial development)				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	$173,435	$346,871	$520,306	$693,741
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	$121,405	$242,809	$364,214	$485,619
Percent allocated to Transportation Management Program	2.0%	2.0%	2.0%	2.0%
Annual amount allocated to Transportation Management Program	$2,428	$4,856	$7,284	$9,712
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated Apple Valley	$6,070	$12,140	$18,211	$24,281

[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.

Land Use Designation: Regional Commercial ***Total No. Acres: 442.5*** ***Potential Square Feet at Buildout: 4,240,502***	**Buildout Phase**			
	Phase I	**Phase II**	**Phase III**	**Phase IV**
Land Use Buildout Data				
Number of acres developed during phase	110.63	110.63	110.63	110.63
Number of square feet constructed during this phase	1,060,126	1,060,126	1,060,126	1,060,126
Total square feet constructed at phase buildout	1,060,126	2,120,251	3,180,377	4,240,502
Calculation of Total Leasable Square Feet				
Percent leasable space	90%	90%	90%	90%
No. of leasable square feet at phase buildout	954,113	1,908,226	2,862,339	3,816,452
"Neighborhood Commercial" Development[1]				
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" Development[1]				
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" Development[1]				
Percent of leasable sq. ft. considered Regional Commercial	100%	100%	100%	100%
No. of leasable sq. ft. considered Regional Commercial	$954,113	$1,908,226	$2,862,339	$3,816,452
Ave. annual sales volume per sq. ft.[2]	$275.41	$275.41	$275.41	$275.41
Total annual sales from Regional Commercial development	$262,772,248	$525,544,495	$788,316,743	$1,051,088,990
Calculation of Total Sales Tax Revenues (includes Neighborhood, Community and Regional Commercial development)				
Total annual sales at phase buildout	$262,772,248	$525,544,495	$788,316,743	$1,051,088,990
County sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	$2,627,722	$5,255,445	$7,883,167	$10,510,890
Calculation of Measure I Revenues (includes Neighborhood, Community and Regional Commercial development)				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	$1,313,861	$2,627,722	$3,941,584	$5,255,445
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	$919,703	$1,839,406	$2,759,109	$3,678,811
Percent allocated to Transportation Management Program	2.0%	2.0%	2.0%	2.0%
Annual amount allocated to Transportation Management Program	$18,394	$36,788	$55,182	$73,576
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated Apple Valley	$45,985	$91,970	$137,955	$183,941

[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

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.78	45.78	45.78	45.78
Number of square feet constructed during this phase	438,660	438,660	438,660	438,660
Total square feet constructed at phase buildout	438,660	877,320	1,315,979	1,754,639
Calculation of Total Leasable Square Feet				
Percent leasable space	30%	30%	30%	30%
No. of leasable square feet at phase buildout	131,598	263,196	394,794	526,392
"Neighborhood Commercial" Development[1]				
Percent of leasable sq. ft. considered Neighborhood Commercial	100%	100%	100%	100%
No. of leasable sq. ft. considered Neighborhood Commercial	131,598	263,196	394,794	526,392
Ave. annual sales volume per sq. ft.[2]	$326.13	$326.13	$326.13	$326.13
Total annual sales from Neighborhood Commercial development	$42,918,031	$85,836,063	$128,754,094	$171,672,125
"Community Commercial" Development[1]				
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" Development[1]				
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 (includes Neighborhood, Community and Regional Commercial development)				
Total annual sales at phase buildout	$42,918,031	$85,836,063	$128,754,094	$171,672,125
County sales tax rate	1%	1%	1%	1%
Annual sales tax revenue collected by Town at phase buildout	$429,180	$858,361	$1,287,541	$1,716,721
Calculation of Measure I Revenues (includes Neighborhood, Community and Regional Commercial development)				
Measure I tax rate	0.50%	0.50%	0.50%	0.50%
Annual Measure I revenue collected in annexation area at phase buildout	$214,590	$429,180	$643,770	$858,361
Percent allocated to Victor Valley Sub-Area	70.0%	70.0%	70.0%	70.0%
Annual amount allocated to Victor Valley Sub-Area	$150,213	$300,426	$450,639	$600,852
Percent allocated to Transportation Management Program	2.0%	2.0%	2.0%	2.0%
Annual amount allocated to Transportation Management Program	$3,004	$6,009	$9,013	$12,017
*Percent allocated to Apple Valley	5%	5%	5%	5%
Annual amount allocated Apple Valley	$7,511	$15,021	$22,532	$30,043

[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 commercial development	$3,865,181	$7,730,361	$11,595,542	$15,460,723
Total sales tax revenue from all development	**$3,865,181**	**$7,730,361**	**$11,595,542**	**$15,460,723**

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 commercial development	$67,641	$135,281	$202,922	$270,563
Total Measure I revenue from all development	**$67,641**	**$135,281**	**$202,922**	**$270,563**

Transient Occupancy Tax Revenue				
Land Use Designation: Hotel[1] ***Total No. Acres: 5*** ***Potential Rooms at Buildout: 125***	**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 constructed at phase buildout	0	125	125	125
Calculation of TOT Revenue				
*Average room rate ($ per night)	$100.00	$100.00	$100.00	$100.00
*Average occupancy rate	65%	65%	65%	65%
Annual revenue from all rooms at phase buildout	$0	$2,965,625	$2,965,625	$2,965,625
*Town's Transient Occupancy Tax Rate	7%	7%	7%	7%
Town's annual TOT revenues at phase buildout	$0	$207,594	$207,594	$207,594

*Variable data; Town's TOT rate as shown in Town Budget Update 2009-2010, p. 36.

[1] Included in Regional Commercial lands.

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				
Land Use Designation: Estate Residential	**Buildout Phase**			
Total No. Acres: 778.0	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
No. of Potential Buildout Units: 311	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during phase	180.58	180.58	180.58	180.58
*Maximum density permitted (units/acre)	0.4	0.4	0.4	0.4
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
Calculation of Annual Motor Vehicle In-Lieu Revenue				
*Average No. of Persons Per Household	3.040	3.040	3.040	3.040
Potential Population at Phase Buildout	236	472	708	944
**Anticipated Annual Per Capita Revenue	$3.64	$3.64	$3.64	$3.64
Annual Motor Vehicle In-Lieu Revenue at phase buildout	$859	$1,718	$2,578	$3,437
*Variable data.				

** Terra Nova staff estimates based on population in Town of Apple Valley and Town of Apple Valley Budget 2010-11.

Land Use Designation: Medium Density Residential	**Buildout Phase**			
Total No. Acres: 218.7	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
No. of Potential Buildout Units: 2,659	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during phase	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at phase buildout	572	1,144	1,715	2,287
Calculation of Annual Motor Vehicle In-Lieu Revenue				
*Average No. of Persons Per Household	3.040	3.040	3.040	3.040
Potential Population at Phase Buildout	1,738	3,476	5,215	6,953
*Anticipated Annual Per Capita Revenue	$3.64	$3.64	$3.64	$3.64
Annual Motor Vehicle In-Lieu Revenue at phase buildout	$6,327	$12,654	$18,982	$25,309
*Variable data.				

** Terra Nova staff estimates based on population in Town of Apple Valley and Town of Apple Valley Budget 2010-11.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	23.73	23.73	23.73	23.73
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	214	214	214	214
Number of total potential units constructed at phase buildout	214	427	641	854
Calculation of Annual Motor Vehicle In-Lieu Revenue				
*Average No. of Persons Per Household	3.040	3.040	3.040	3.040
Potential Population at Phase Buildout	649	1,298	1,947	2,596
*Anticipated Annual Per Capita Revenue	$3.64	$3.64	$3.64	$3.64
Annual Motor Vehicle In-Lieu Revenue at phase buildout	$2,363	$4,726	$7,088	$9,451
*Variable data.				

** Terra Nova staff estimates based on population in Town of Apple Valley and Town of Apple Valley Budget 2010-11.

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	$9,549	$19,098	$28,648	$38,197

Highway Users Gas Tax Revenue				
Land Use Designation: Estate Residential (1 du/1-2.5 gross ac)	**Buildout Phase**			
Total No. Acres: 778.0	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
No. of Potential Buildout Units: 311	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during phase	180.58	180.58	180.58	180.58
*Maximum density permitted (units/acre)	0.4	0.4	0.4	0.4
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
Calculation of Annual Gas Tax Revenue				
*Average no. persons per household[1]	3.040	3.040	3.040	3.040
Potential population at phase buildout	236	472	708	944
*Estimated annual per capita gas tax revenue[2]	$5.28	$5.28	$5.28	$5.28
Annual gas tax revenue at phase buildout	$1,246	$2,493	$3,739	$4,985
*Variable data.				
[1] California Dept. of Finance, January 2011.				

[2] Terra Nova staff estimates based on population in Town of Apple Valley and Town of Apple Valley Budget 2010-11.

Land Use Designation: Medium Density Residential *Total No. Acres: 218.7* *No. of Potential Buildout Units: 2,659*	**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	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at phase buildout	572	1,144	1,715	2,287
Calculation of Annual Gas Tax Revenue				
*Average no. persons per household	3.040	3.040	3.040	3.040
Potential population at phase buildout	1,738	3,476	5,215	6,953
*Estimated annual per capita gas tax revenue	$5.28	$5.28	$5.28	$5.28
Annual gas tax revenue at phase buildout	$9,178	$18,356	$27,534	$36,712

*Variable data.
[1] California Dept. of Finance, January 2011.

[2] Terra Nova staff estimates based on population in Town of Apple Valley and Town of Apple Valley Budget 2010-11.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	**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	3.32	3.32	3.32	3.32
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	100	100	100	100
Number of total potential units constructed at phase buildout	100	199	299	398
Calculation of Annual Gas Tax Revenue				
*Average no. persons per household	3.040	3.040	3.040	3.040
Potential population at phase buildout	303	605	908	1,210
*Estimated annual per capita gas tax revenue	$5.28	$5.28	$5.28	$5.28
Annual gas tax revenue at phase buildout	$1,598	$3,195	$4,793	$6,391

*Variable data.

[1] California Dept. of Finance, January 2011.

[2] Terra Nova staff estimates based on population in Town of Apple Valley and Town of Apple Valley Budget 2010-11.

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	$12,022	$24,044	$36,066	$48,088

Franchise Fees				
Land Use Designation: Estate Residential				
Total No. Acres: 778.0	**Buildout Phase**			
No. of Potential Buildout Units: 311	**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	180.58	180.58	180.58	180.58
*Maximum density permitted (units/acre)	0.4	0.4	0.4	0.4
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
Calculation of Franchise Fees				
Burrtec Franchise Fee (per household)	$0.42	$0.42	$0.42	$0.42
Charter Communications Franchise Fee (per household)	$10.05	$10.05	$10.05	$10.05
Apple Valley Ranchos Franchise Fee (per household)	$7.71	$7.71	$7.71	$7.71
Southwest Gas Franchise Fee (per household)	$8.86	$8.86	$8.86	$8.86
Southern California Edison Franchise Fee (per household)	$21.20	$21.20	$21.20	$21.20
Verizon Fraanchise Fee (per household)	$18.23	$18.23	$18.23	$18.23
Annual Franchise Fee Revenue at phase buildout	$5,161	$10,322	$15,484	$20,645
*Variable data.				

Land Use Designation: Medium Density Residential				
Total No. Acres: 218.7	**Buildout Phase**			
No. of Potential Buildout Units: 2,659	**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	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at phase buildout	572	1,144	1,715	2,287
Calculation of Franchise Fees				
Burrtec Franchise Fee (per household)	$0.42	$0.42	$0.42	$0.42
Charter Communications Franchise Fee (per household)	$10.05	$10.05	$10.05	$10.05
Apple Valley Ranchos Franchise Fee (per household)	$7.71	$7.71	$7.71	$7.71
Southwest Gas Franchise Fee (per household)	$8.86	$8.86	$8.86	$8.86
Southern California Edison Franchise Fee (per household)	$21.20	$21.20	$21.20	$21.20
Verizon Fraanchise Fee (per household)	$18.23	$18.23	$18.23	$18.23
Annual Franchise Fee Revenue at phase buildout	$38,007	$76,014	$114,021	$152,028

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	23.73	23.73	23.73	23.73
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	214	214	214	214
Number of total potential units constructed at phase buildout	214	427	641	854
Calculation of Franchise Fees				
Burrtec Franchise Fee (per household)	$0.42	$0.42	$0.42	$0.42
Charter Communications Franchise Fee (per household)	$10.05	$10.05	$10.05	$10.05
Apple Valley Ranchos Franchise Fee (per household)	$7.71	$7.71	$7.71	$7.71
Southwest Gas Franchise Fee (per household)	$8.86	$8.86	$8.86	$8.86
Southern California Edison Franchise Fee (per household)	$21.20	$21.20	$21.20	$21.20
Verizon Fraanchise Fee (per household)	$18.23	$18.23	$18.23	$18.23
Annual Franchise Fee Revenue at phase buildout	$14,193	$28,386	$42,579	$56,772

Franchise Fee 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 Franchise Fee Revenue from all development	$57,361	$114,723	$172,084	$229,445

Development Impact Fees from Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential ***Total No. Acres: 778.0*** ***No. of Potential Buildout Units: 311***	**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	180.6	180.6	180.6	180.6
*Maximum density permitted (units/acre)	0.43	0.43	0.43	0.43
Maximum potential units constructed during this phase	78	78	78	78
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	$31,607.87	$31,607.87	$31,607.87	$31,607.87
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	$523,730.70	$523,730.70	$523,730.70	$523,730.70
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per unit Law Enforcement Facilities Fee	$147.64	$147.64	$147.64	$147.64
Total revenues from Law Enforcement Facilties Fees at phase buildout	$11,463.84	$11,463.84	$11,463.84	$11,463.84

*Variable data

Fees based on Single Family Residence, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Land Use Designation: Medium Density Residential *Total No. Acres: 218.7* *No. of Potential Buildout Units: 2,659*	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	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.00	20.00	20.00	20.00
Maximum potential units constructed during this phase	572	572	572	572
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	$31,607.87	$31,607.87	$31,607.87	$31,607.87
Calculating DIF Revenues from Transportation Impact Fees				
Per Unit Transportation Impact Fees	$3,912.00	$3,912.00	$3,912.00	$3,912.00
Total revenues from Transportation Impact Fees at phase buildout	$2,236,852.26	$2,236,852.26	$2,236,852.26	$2,236,852.26
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per unit Law Enforcement Facilities Fee	$182.44	$182.44	$182.44	$182.44
Total revenues from Law Enforcement Facilties Fees at phase buildout	$14,165.96	$14,165.96	$14,165.96	$14,165.96

*Variable data.

Fees based on Single Family Residence, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	3.32	3.32	3.32	3.32
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	100	100	100	100
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	$40,519.75	$40,519.75	$40,519.75	$40,519.75
Calculating DIF Revenues from Transportation Impact Fees				
Per Unit Transportation Impact Fees	$3,912.00	$3,912.00	$3,912.00	$3,912.00
Total revenues from Transportation Impact Fees at phase buildout	$389,400.48	$389,400.48	$389,400.48	$389,400.48
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per unit Law Enforcement Facilities Fee	$182.44	$182.44	$182.44	$182.44
Total revenues from Law Enforcement Facilties Fees at phase buildout	$18,160.08	$18,160.08	$18,160.08	$18,160.08

*Variable data.

Fees based on Single Family Residence, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Development Impact Fees from Commercial Development				
Land Use Designation: Mixed Use Commercial	**Buildout Phase**			
Total No. Acres: 94.9	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
Potential Square Feet at Buildout: 636,612	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during this phase	23.73	23.73	23.73	23.73
Number of square feet developed at phase buildout	159,153	159,153	159,153	159,153
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	$4,774.59	$4,774.59	$4,774.59	$4,774.59
Calculating DIF Revenues from Transportation Impact Fees				
Per square foot Transportation Impact Fees[1]	$5.8614	$5.8614	$5.8614	$5.8614
Total revenues from Transportation Impact Fees at phase buildout	$932,860.99	$932,860.99	$932,860.99	$932,860.99
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per square foot Law Enforcement Facilities Fee	$0.20	$0.20	$0.20	$0.20
Total revenues from Law Enforcement Facilties Fees at phase buildout	$31,830.60	$31,830.60	$31,830.60	$31,830.60

*Variable data.

Commercial fees, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

	Buildout Phase			
Land Use Designation: General Commercial				
Total No. Acres: 52.6	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
Potential Square Feet at Buildout: 503,617	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during this phase	13.15	13.15	13.15	13.15
Number of square feet developed at phase buildout	125,904	125,904	125,904	125,904
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	$0.30	$0.30	$0.30	$0.30
Total revenues from General Government Facilities Fees at phase buildout	$37,771.28	$37,771.28	$37,771.28	$37,771.28
Calculating DIF Revenues from Transportation Impact Fees				
Per Square Foot Transportation Impact Fees[1]	$5.8614	$5.8614	$5.8614	$5.8614
Total revenues from Transportation Impact Fees at phase buildout	$737,976.43	$737,976.43	$737,976.43	$737,976.43
Calculating DIF Revenuess from Fire Fees				
Per square foot Fire Fee	0.586	0.586	0.586	0.586
Total revenues from Fire Fees at phase buildout	$73,779.89	$73,779.89	$73,779.89	$73,779.89
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per square foot Law Enforcement Facilities Fee	$0.20	$0.20	$0.20	$0.20
Total revenues from Law Enforcement Facilties Fees at phase buildout	$25,180.85	$25,180.85	$25,180.85	$25,180.85

*Variable data.

Commercial fees, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.63	110.63	110.63	110.63
Number of square feet developed at phase buildout	1,060,126	1,060,126	1,060,126	1,060,126
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	$0.30	$0.30	$0.30	$0.30
Total revenues from General Government Facilities Fees at phase buildout	$318,037.65	$318,037.65	$318,037.65	$318,037.65
Calculating DIF Revenues from Transportation Impact Fees				
Per Unit Transportation Impact Fees[1]	$5.8614	$5.8614	$5.8614	$5.8614
Total revenues from Transportation Impact Fees at phase buildout	$6,213,830.21	$6,213,830.21	$6,213,830.21	$6,213,830.21
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per square foot Law Enforcement Facilities Fee	$0.20	$0.20	$0.20	$0.20
Total revenues from Law Enforcement Facilties Fees at phase buildout	$212,025.10	$212,025.10	$212,025.10	$212,025.10

Commercial fees, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.78	45.78	45.78	45.78
Number of square feet developed at phase buildout	438,660	438,660	438,660	438,660
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	$0.30	$0.30	$0.30	$0.30
Total revenues from General Government Facilities Fees at phase buildout	$131,597.93	$131,597.93	$131,597.93	$131,597.93
Calculating DIF Revenues from Transportation Impact Fees				
Per Unit Transportation Impact Fees	$2.23597	$2.23597	$2.23597	$2.23597
Total revenues from Transportation Impact Fees at phase buildout	$980,830.04	$980,830.04	$980,830.04	$980,830.04
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per square foot Law Enforcement Facilities Fee	$0.20	$0.20	$0.20	$0.20
Total revenues from Law Enforcement Facilties Fees at phase buildout	$26,319.59	$26,319.59	$26,319.59	$26,319.59

Commercial fees, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Development Impact Fees
from Industrial Development

Land Use Designation: Planned Industrial *Total No. Acres: 812* *Potential Square Feet at Buildout: 7,782,275*	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	203.00	203.00	203.00	203.00
Number of square feet developed at phase buildout	1,945,569	1,945,569	1,945,569	1,945,569
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	$58,367.06	$58,367.06	$58,367.06	$58,367.06
Calculating DIF Revenues from Transportation Impact Fees				
Per Unit Transportation Impact Fees[1]	$1.6357	$1.6357	$1.6357	$1.6357
Total revenues from Transportation Impact Fees at phase buildout	$3,182,288.98	$3,182,288.98	$3,182,288.98	$3,182,288.98
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per square foot Law Enforcement Facilities Fee	$0.20	$0.20	$0.20	$0.20
Total revenues from Law Enforcement Facilties Fees at phase buildout	$389,113.75	$389,113.75	$389,113.75	$389,113.75

Commercial fees, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org.

Develoment 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 General Government Facilities Fees				
Total Revenues from Residential Development at phase buildout	$103,735	$103,735	$103,735	$103,735
Total Revenues from Commercial Development at phase buildout	$487,407	$487,407	$487,407	$487,407
Total Revenues from Industrial Development at phase buildout	$58,367	$58,367	$58,367	$58,367
Total Revenues from all development at phase buildout	**$649,509**	**$649,509**	**$649,509**	**$649,509**
Total Revenues from Transportation Impact Fees				
Total Revenues from Residential Development at phase buildout	$389,400	$389,400	$389,400	$389,400
Total Revenues from Commercial Development at phase buildout	$8,865,498	$8,865,498	$8,865,498	$8,865,498
Total Revenues from Industrial Development at phase buildout	$3,182,289	$3,182,289	$3,182,289	$3,182,289
Total Revenues from all development at phase buildout	**$12,437,187**	**$12,437,187**	**$12,437,187**	**$12,437,187**
Total Revenues from Law Enforcement Facilities Fees				
Total Revenues from Residential Development at phase buildout	$43,790	$43,790	$43,790	$43,790
Total Revenues from Commercial Development at phase buildout	$263,526	$263,526	$263,526	$263,526
Total Revenues from Industrial Development at phase buildout	$389,114	$389,114	$389,114	$389,114
Total Revenues from all development at phase buildout	**$696,429**	**$696,429**	**$696,429**	**$696,429**
	$13,783,126	**$13,783,126**	**$13,783,126**	**$13,783,126**

Costs of General Government from Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential ***Total No. Acres: 778.0*** ***No. of Potential Buildout Units: 311***	**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	180.6	180.6	180.6	180.6
*Maximum density permitted (units/acre)	0.43	0.43	0.43	0.43
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
**Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	236	472	708	944
Calculating Annual Costs of General Government				
Per capita cost of General Government	$38.19	$38.19	$38.19	$38.19
Total cost of General Government at phase buildout	$9,014.66	$18,029.32	$27,043.98	$36,058.64
Calculating Annual Costs of General Government (Public/Community Services)				
Per capita cost of General Government (Public/Community Services)	$37.57	$37.57	$37.57	$37.57
Total cost of General Government (Public/Community Services) at phase buildout	$8,868.31	$17,736.62	$26,604.93	$35,473.24
Calculating Annual Costs of General Government (Parks & Recreation Services)				
Per capita cost of General Government (Parks & Recreation Services)	$52.68	$52.68	$52.68	$52.68
Total cost of General Government (Parks & Recreation Services) at phase buildout	$12,434.99	$24,869.98	$37,304.97	$49,739.96

*Variable data
**California Dept. of Finance January 2010

Terra Nova staff estimates based on population in Town of Apple Valley and Town Budget, General Government and Public/Municipal Services expenditures 2010-2011.

Land Use Designation: Medium Density Residential *Total No. Acres: 218.7* *No. of Potential Buildout Units: 2,659*	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	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.00	20.00	20.00	20.00
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at phase buildout	572	1,144	1,715	2,287
*Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	1,738	3,476	5,215	6,953
Calculating Annual Costs of General Government				
Per capita cost of General Government	$38.19	$38.19	$38.19	$38.19
Total cost of General Government at phase buildout	$66,383.74	$132,767.47	$199,151.21	$265,534.95
Calculating Annual Costs of General Government (Public/Community Services)				
Per capita cost of General Government (Public/Community Services)	$37.57	$37.57	$37.57	$37.57
Total cost of General Government (Public/Community Services) at phase buildout	$65,306.02	$130,612.04	$195,918.07	$261,224.09
Calculating Annual Costs of General Government (Parks & Recreation Services)				
Per capita cost of General Government (Parks & Recreation Services)	$52.68	$52.68	$52.68	$52.68
Total cost of General Government (Parks & Recreation Services) at phase buildout	$91,570.97	$183,141.94	$274,712.90	$366,283.87

*Variable data.

**California Dept. of Finance citation, January 2009.

Terra Nova staff estimates based on population in Town of Apple Valley and Town Budget, General Government and Public/Municipal Services expenditures 2010-2011.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	3.32	3.32	3.32	3.32
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	100	100	100	100
Number of total potential units constructed at phase buildout	100	199	299	398
*Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	303	605	908	1,210
Calculating Annual Costs of General Government				
Per capita cost of General Government	$38.19	$38.19	$38.19	$38.19
Total cost of General Government at phase buildout	$11,556.36	$23,112.71	$34,669.07	$46,225.42
Calculating Annual Costs of General Government (Public/Community Services)				
Per capita cost of General Government (Public/Community Services)	$37.57	$37.57	$37.57	$37.57
Total cost of General Government (Public/Community Services) at phase buildout	$11,368.74	$22,737.48	$34,106.23	$45,474.97
Calculating Annual Costs of General Government (Parks & Recreation Services)				
Per capita cost of General Government (Parks & Recreation Services)	$52.68	$52.68	$52.68	$52.68
Total cost of General Government (Parks & Recreation Services) at phase buildout	$15,941.05	$31,882.10	$47,823.16	$63,764.21

*Variable data.

**California Dept. of Finance citation, January 2009.

Terra Nova staff estimates based on population in Town of Apple Valley and Town Budget, General Government and Public/Municipal Services expenditures 2010-2011.

Costs of General Government from Commercial Development

Land Use Designation: Mixed Use Commercial *Total No. Acres: 94.9* *Potential Square Feet at Buildout: 636,612*	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	23.73	23.73	23.73	71.18
Number of acres developed at phase buildout	23.7	47.5	71.2	142.4
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government	$29.80	$29.80	$29.80	$29.80
Total cost of General Government at phase buildout	$707.06	$1,414.11	$2,121.17	$4,242.34
Calculating Annual Costs of General Government (Municipal Services)				
Per acre cost of General Government (Municipal Services)	$0.24	$0.24	$0.24	$0.24
Total cost of General Government (Municipal Services) at phase buildout	$5.75	$11.50	$17.26	$34.51
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services Services)	$63.14	$63.14	$63.14	$63.14
buildout	$1,497.92	$2,995.85	$4,493.77	$8,987.54

*Variable data.

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

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.15	13.15	13.15	13.15
Number of acres developed at phase buildout	13.2	26.3	39.5	52.6
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government	$29.80	$29.80	$29.80	$29.80
Total cost of General Government at phase buildout	$391.90	$783.80	$1,175.69	$1,567.59
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	$0.24	$0.24	$0.24	$0.24
Total cost of General Government (Public/Community Services) at phase buildout	$3.19	$6.38	$9.56	$12.75
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	$63.14	$63.14	$63.14	$63.14
Total cost of General Government (Support Services) at phase buildout	$830.25	$1,660.50	$2,490.75	$3,321.00

*Variable data.

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

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.63	110.63	110.63	110.63
Number of acres developed at phase buildout	110.6	221.3	331.9	442.5
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government (Town-wide Services)	$29.80	$29.80	$29.80	$29.80
Total cost of General Government (Town-wide Services) at phase buildout	$3,296.86	$6,593.73	$9,890.59	$13,187.45
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	$0.24	$0.24	$0.24	$0.24
Total cost of General Government (Public/Community Services) at phase buildout	$26.82	$53.64	$80.46	$107.28
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	$63.14	$63.14	$63.14	$63.14
Total cost of General Government (Support Services) at phase buildout	$6,984.52	$13,969.04	$20,953.57	$27,938.09

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

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.78	45.78	45.78	45.78
Number of acres developed at phase buildout	45.8	91.6	137.3	183.1
Calculating Annual Costs of General Government (Town-wide Service)				
Per acre cost of General Government (Town-wide Services)	$29.80	$29.80	$29.80	$29.80
Total cost of General Government (Town-wide Services) at phase buildout	$1,364.19	$2,728.39	$4,092.58	$5,456.77
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	$0.24	$0.24	$0.24	$0.24
Total cost of General Government (Public/Community Services) at phase buildout	$11.10	$22.19	$33.29	$44.39
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	$63.14	$63.14	$63.14	$63.14
Total cost of General Government (Support Services) at phase buildout	$2,890.09	$5,780.19	$8,670.28	$11,560.37

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

Land Use Designation: Planned Industrial *Total No. Acres: 812* *Potential Square Feet at Buildout: 7,782,275*	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	203.00	203.00	203.00	203.00
Number of acres developed at phase buildout	203.0	406.0	609.0	812.0
Calculating Annual Costs of General Government				
Per acre cost of General Government (Town-wide Services)	$29.80	$29.80	$29.80	$29.80
Total cost of General Government (Town-wide Services) at phase buildout	$6,049.84	$12,099.67	$18,149.51	$24,199.35
Calculating Annual Costs of General Government (Municipal Services)				
Per capita cost of General Government (Public/Community Services)	$0.24	$0.24	$0.24	$0.24
Total cost of General Government (Public/Community Services) at phase buildout	$49.21	$98.43	$147.64	$196.86
Calculating Annual Costs of General Government (Support Services)				
Per acre cost of General Government (Support Services)	$63.14	$63.14	$63.14	$63.14
Total cost of General Government (Support Services) at phase buildout	$12,816.80	$25,633.59	$38,450.39	$51,267.18

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 General Government (Town-wide Services)				
Total Annual Cost from Residential Development at phase buildout	$86,955	$173,910	$260,864	$347,819
Total Annual Cost from Commercial Development at phase buildout	$5,760	$11,520	$17,280	$24,454
Total Annual Cost from Industrial Development at phase buildout	$6,050	$12,100	$18,150	$24,199
Total Annual Cost from all development at phase buildout	**$98,765**	**$197,529**	**$296,294**	**$396,473**
Total Annual Costs of General Government (Public/Community Services)				
Total Annual Cost from Residential Development at phase buildout	$85,546	$171,093	$256,639	$342,185
Total Annual Costs of General Government (Municipal Services)				
Total Annual Cost from Commercial Development at phase buildout	$47	$94	$141	$199
Total Annual Cost from Industrial Development at phase buildout	$49	$98	$148	$197
Total Annual Cost from all development at phase buildout	**$96**	**$192**	**$288**	**$396**
Total Annual Costs of General Government (Parks & Recreation Services)				
Total Annual Cost from Residential Development at phase buildout	$119,947	$239,894	$359,841	$479,788
Total Annual Costs of General Government (Support Services)				
Total Annual Cost from Commercial Development at phase buildout	$12,203	$24,406	$36,608	$51,807
Total Annual Cost from Industrial Development at phase buildout	$12,817	$25,634	$38,450	$51,267
Total Annual Cost from all development at phase buildout	**$25,020**	**$50,039**	**$75,059**	**$103,074**
Total Cost for all General Government	**$329,374**	**$658,747**	**$988,121**	**$1,321,916**

Public Safety Costs for Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential (1 du/1-2.5 gross ac) ***Total No. Acres: 778.0*** ***No. of Potential Buildout Units: 311***	**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	180.58	180.58	180.58	180.58
*Maximum density permitted (units/acre)	1.0	1.0	1.0	1.0
Maximum potential units constructed during this phase	181	181	181	181
Number of total potential units constructed at phase buildout	181	361	542	722
*Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	549	1,098	1,647	2,196
Calculating Annual Public Safety Costs (Town-wide Services, Police Protection)				
Per capita cost for Town-wide Services, Police Protection	$148.94	$148.94	$148.94	$148.94
Total costs of Town-wide Services, Police Protection at phase buildout	$81,760.32	$163,520.63	$245,280.95	$327,041.26
Calculating Annual Public Safety Costs (Emergency Services)				
Per capita cost for Municipal Services, Emergency Services	$1.27	$1.27	$1.27	$1.27
Total costs of Municipal Services, Emergency Services at phase buildout	$697.16	$1,394.33	$2,091.49	$2,788.66

*Variable Data.

**California Dept. of Finance January 2010.

Cost factors based on Town of Apple Valley population and Town Budget 2010-11

Land Use Designation: Medium Density Residential *Total No. Acres: 218.7* *No. of Potential Buildout Units: 2,659*	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	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at phase buildout	572	1,144	1,715	2,287
*Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	1,738	3,476	5,215	6,953
Calculating Annual Public Safety Costs (Town-wide Services, Police Protection)				
Per capita cost for Town-wide Services, Police Protection	$148.94	$148.94	$148.94	$148.94
Total costs of Town-wide Services, Police Protection at phase buildout	$258,894.84	$517,789.67	$776,684.51	$1,035,579.34
Calculating Annual Public Safety Costs (Emergency Services)				
Per capita cost for Municipal Services, Emergency Services	$1.27	$1.27	$1.27	$1.27
Total costs of Municipal Services, Emergency Services at phase buildout	$2,207.58	$4,415.15	$6,622.73	$8,830.31

*Variable Data.
**California Dept. of Finance citation, January 2010.
Cost factors based on Town of Apple Valley population and Town Budget 2010-11

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	3.32	3.32	3.32	3.32
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	30	30	30	30
Number of total potential units constructed at phase buildout	30	60	90	119
*Average number of persons per household	3.040	3.090	3.090	3.090
Total no. of potential residents at phase buildout	91	185	277	369
Calculating Annual Public Safety Costs (Town-wide Services, Police Protection)				
Per capita cost for Town-wide Services, Police Protection	$148.94	$148.94	$148.94	$148.94
Total costs of Town-wide Services, Police Protection at phase buildout	$13,520.84	$27,486.45	$41,229.68	$54,972.91
Calculating Annual Public Safety Costs (Emergency Services)				
Per capita cost for Municipal Services, Emergency Services	$1.27	$1.27	$1.27	$1.27
Total costs of Municipal Services, Emergency Services at phase buildout	$115.29	$234.37	$351.56	$468.75

*Variable Data.

**California Dept. of Finance citation, January 2010

Cost factors based on Town of Apple Valley population and Town Budget 2010-11

Public Safety Costs for Commercial Development				
Land Use Designation: Mixed Use Commercial	**Buildout Phase**			
Total No. Acres: 94.9	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
Potential Square Feet at Buildout: 636,612	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during this phase	23.7	23.7	23.7	23.7
Number of acres developed at phase buildout	23.7	47.5	71.2	94.9
Potential square feet developed at phase buildout[1]	159,153	159,153	159,153	159,153
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Town-wide Services, Police & Public Protection	$417.21	$417.21	$417.21	$417.21
Total costs of Town-wide Services, Police & Public Protection at phase buildout	$9,898.37	$19,796.75	$29,695.12	$39,593.50
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Protection)	$55.69	$55.69	$55.69	$55.69
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$2,680.93	$2,642.52	$3,963.79	$5,285.05

*Variable Data.

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

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.2	13.2	13.2	13.2
Number of acres developed at phase buildout	13.2	26.3	39.5	52.6
Potential square feet developed at phase buildout	125,904	125,904	125,904	125,904
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Town-wide Services, Police & Public Protection	$417.21	$417.21	$417.21	$417.21
Total costs of Town-wide Services, Police & Public Protection at phase buildout	$5,486.35	$10,972.70	$16,459.05	$21,945.39
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Protection)	$55.69	$55.69	$55.69	$55.69
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$1,485.95	$1,464.67	$2,197.00	$2,929.33

*Variable Data.

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

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.6	110.6	110.6	110.6
Number of acres developed at phase buildout	110.6	221.3	331.9	442.5
Potential square feet developed at phase buildout[1]	1,060,126	1,060,126	1,060,126	1,060,126
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Town-wide Services, Police & Public Protection	$417.21	$417.21	$417.21	$417.21
Total costs of Town-wide Services, Police & Public Protection at phase buildout	$46,154.17	$92,308.33	$138,462.50	$184,616.67
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Protection)	$55.69	$55.69	$55.69	$55.69
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$12,500.63	$12,321.57	$18,482.36	$24,643.14

*Variable Data.

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

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.8	45.8	45.8	45.8
Number of acres developed at phase buildout	45.8	91.6	137.3	183.1
Potential square feet developed at phase buildout	438,660	438,660	438,660	438,660
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per acre cost for Municipal Services, (Police Patrol and Public Protection)	$417.21	$417.21	$417.21	$417.21
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$19,097.92	$38,195.83	$57,293.75	$76,391.66
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Per acre cost for Municipal Services, Police Patrol and Public Protection	$55.69	$55.69	$55.69	$55.69
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$5,172.58	$5,098.48	$7,647.73	$10,196.97

*Variable Data.

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				
Land Use Designation: Planned Industrial	**Buildout Phase**			
Total No. Acres: 812	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
Potential Square Feet at Buildout: 7,782,275	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during this phase	203.0	203.0	203.0	203.0
Number of acres developed at phase buildout	203.0	406.0	609.0	812.0
Potential square feet developed at phase buildout	1,945,569	1,945,569	1,945,569	1,945,569
Calculating Annual Public Safety Costs (Town-wide Services, Police & Public Protection)				
Per capita cost for Municipal Services, (Police Patrol and Public Protection)	$417.21	$417.21	$417.21	$417.21
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$84,694.20	$169,388.40	$254,082.60	$338,776.80
Calculating Annual Municipal Services (Police Patrol and Public Protection)				
Per acre cost for Municipal Services, Police Patrol and Public Protection	$55.69	$55.69	$55.69	$55.69
Total costs of Municipal Services, (Police Patrol and Public Protection) at phase buildout	$22,939.00	$22,610.43	$33,915.65	$45,220.86

*Variable Data.

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	$354,176	$708,797	$1,063,195	$1,417,594
Total Annual Cost from Commercial Development at phase buildout	$80,637	$161,274	$241,910	$322,547
Total Annual Cost from Business Park Development at phase buildout	$84,694	$169,388	$254,083	$338,777
Total Annual Cost from all development at phase buildout	**$519,507**	**$1,039,459**	**$1,559,188**	**$2,078,918**
Total Annual Public Safety Costs (Town-wide Services, Emergency Services)				
Total Annual Cost from Residential Development at phase buildout	$3,020	$6,044	$9,066	$12,088
Total Annual Cost from Residential Development at phase buildout	**$3,020**	**$6,044**	**$9,066**	**$12,088**
Total Annual Public Safety Costs (Municipal Services, Public Protection)				
Total Annual Cost from Commercial Development at phase buildout	$21,840	$21,527	$32,291	$43,054
Total Annual Cost from Industrial Development at phase buildout	$22,939	$22,610	$33,916	$45,221
Total annual cost from commercial and industrial development at phas	**$44,779**	**$44,138**	**$66,207**	**$88,275**
Total Annual Cost for Public Safety	**$567,306**	**$1,089,640**	**$1,634,460**	**$2,179,281**

Costs of Roadway Maintenance				
	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 land area in public roads (square miles)	78	78	78	78
*Number of paved road miles in jurisdiction (year 2009)[1]	420	420	420	420
Number of road miles per square mile of land area	5.4	5.4	5.4	5.4
*Total Area designated for annexation (square miles)	4.3	4.3	4.3	4.3
Total no. of potential road miles in annexation area	23.3	23.3	23.3	23.3
No. of potential road miles in annexation area at phase buildout	5.8	11.7	17.5	23.3
Calculation of Annual Roadway Maintenance Costs				
*Total Annual Roadway Maintenance Expenditures[2]	$1,617,500	$1,617,500	$1,617,500	$1,617,500
*Number of paved road miles in jurisdiction	420.00	420.00	420.00	420.00
Number of road miles at phase buildout	5.8	11.7	17.5	23.3
Annual Cost of Roadway Maintenance Per Road Mile	$3,851	$3,851	$3,851	$3,851
Annual Cost of Roadway Maintenance at Phase Buildout	**$22,476**	**$44,951**	**$67,427**	**$89,902**

*Variable data.

[1]Personal communication, Mark Abbott, Engineering Associate, September 21, 2009.

[2]Town of Apple Valley Budget 2010-11.

Total Potential Costs/Revenues Associated with Development of Proposed Project 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	$112,571	$225,142	$337,713	$450,285
Property Transfer Tax	$91,158	$106,664	$122,519	$138,374
Local Sales Tax	$3,865,181	$7,730,361	$11,595,542	$15,460,723
Transient Occupancy Tax	$0	$207,594	$207,594	$207,594
Motor Vehicle In-Lieu Revenue	$9,549	$19,098	$28,648	$38,197
Franchise Fees	$57,361	$114,723	$172,084	$229,445
Restricted Funds:				
Highway Users Gas Tax	$12,022	$24,044	$36,066	$48,088
Measure I	$67,641	$135,281	$202,922	$270,563
Apple Valley Parks & Recreation Fund (Property Tax)	$84,428	$168,857	$253,285	$337,714
ANNUAL COSTS				
General Fund:				
General Government Costs				
General Government/Town-wide Services	$98,765	$197,529	$296,294	$396,473
General Government Public/Community Services	$85,546	$171,093	$256,639	$342,185
General Government Parks and Recreation	$119,947	$239,894	$359,841	$479,788
General Government Municipal Services	$96	$192	$288	$396
General Government Support Services	$25,020	$50,039	$75,059	$103,074
Total General Government Costs (for all services)	$329,374	$658,747	$988,121	$1,321,916
Restricted Funds:				
Public Safety Costs				
Town-wide Public & Police Protection Services	$519,507	$1,039,459	$1,559,188	$2,078,918
Town-Wide Services, Emergency Services	$3,020	$6,044	$9,066	$12,088
Municipal Services, Public Protection Services	$44,779	$44,138	$66,207	$88,275
Total Public Safety Costs (for all services)	$567,306	$1,089,640	$1,634,460	$2,179,281
Roadway Maintenance Costs	$22,476	$44,951	$67,427	$89,902
SUMMARY OF REVENUES/COSTS:				
Revenues:				
Total Annual General Fund Revenues	$4,135,820	$8,403,583	$12,464,100	$16,524,617
Total Annual Restricted Fund Revenues	$164,091	$328,182	$492,273	$656,364
Revenue Subtotal	$4,299,911	$8,731,765	$12,956,373	$17,180,981
Historic Average Interest Rate on 90-Day Treasury Bills	4.39%	4.39%	4.39%	4.39%
Anticipated Interest Earned on Revenues	$188,766	$383,324	$568,785	$754,245
Total Annual Revenues at Phase Buildout	**$4,488,677**	**$9,115,090**	**$13,525,158**	**$17,935,227**
Costs:				
Total Annual General Fund Costs	$329,374	$658,747	$988,121	$1,321,916
Total Annual Restricted Fund Costs	$589,782	$1,134,591	$1,701,887	$2,269,183
Total Annual Costs at Phase Buildout	**$919,155**	**$1,793,338**	**$2,690,008**	**$3,591,098**
Annual Cashflow at Phase Buildout	**$3,569,522**	**$7,321,751**	**$10,835,150**	**$14,344,128**

TOWN DEVELOPER IMPACT FEES REVENUES (One time only)				
General Government Fees	$649,509	$649,509	$649,509	$649,509
Transportation Impact Fees	$12,437,187	$12,437,187	$12,437,187	$12,437,187
Law Enforcement Impact Fees	$696,429	$696,429	$696,429	$696,429
Total Developer Impact Fee Revenues	**$13,783,126**	**$13,783,126**	**$13,783,126**	**$13,783,126**

Fire Tax and Fire Development Impact Fees Revenue

Land Use Designation: Estate Residential *Total No. Acres: 778.0* *No. of Potential Buildout Units: 311*	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	180.58	180.58	180.58	180.58
*Maximum density permitted (units/acre)	0.4	0.4	0.4	0.4
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
Number of vacant parcels at phase buildout	466	311	155	0
Calculation of Annual Fire Fund Revenue				
Fire Fund Revenue from Fire Tax (per unit)[1]	$59.52	$59.52	$59.52	$59.52
Annual Fire Revenue from Fire Tax for residential development	$4,622	$9,243	$13,865	$18,486
Fire Fund Revenue from Fire Tax (vacant parcels)[2]	$18.99	$18.99	$18.99	$18.99
Annual Revenue from Fire Tax for vacant lands	$8,848	$5,898	$2,949	$0
Annual Fire Tax revenue at phase buildout	$13,469	$15,142	$16,814	$18,486

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Land Use Designation: Medium Density Residential *Total No. Acres: 218.7* *No. of Potential Buildout Units: 2,659*	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	44.32	44.32	44.32	44.32
*Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase[1]	665	665	665	665
Number of total potential units constructed at phase buildout	665	1,330	1,994	2,659
Number of vacant parcels at phase buildout	114	76	38	0
Calculation of Annual Fire Fund Revenue				
Fire Fund Revenue from General Fund Contribution (per unit)[1]	$59.52	$59.52	$59.52	$59.52
Annual Fire Revenue from General Fund Contribution for residential development	$39,569	$79,138	$118,707	$158,276
Fire Fund Revenue from General Fund Contribution (vacant acres)[1]	$18.99	$18.99	$18.99	$18.99
Annual Fire Fund Revenue from General Fund Contribution for vacant lands[2]	$2,168	$1,445	$723	$0
Annual Fire Fund revenue at phase buildout	$41,737	$80,583	$119,429	$158,276

*Variable data.

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	23.70	23.70	23.70	23.70
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	213	213	213	213
Number of total potential units constructed at phase buildout	213	427	640	853
Number of vacant parcels at phase buildout	71	47	24	0
Calculation of Annual Fire Fund Revenue				
Fire Fund Revenue from General Fund Contribution (per unit)[1]	$59.52	$59.52	$59.52	$59.52
Annual Fire Revenue from General Fund Contribution for residential development	12,696	25,391	38,087	50,782
Fire Fund Revenue from General Fund Contribution (vacant parcels)[1]	$18.99	$18.99	$18.99	$18.99
Annual Fire Fund Revenue from General Fund Contribution for vacant lands[2]	$3,487	$2,325	$1,162	$0
Annual Fire Fund revenue at phase buildout	$16,183	$27,716	$39,249	$50,782

*Variable data.

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Fire Fund Tax Revenue from Commercial Development

Land Use Designation: Mixed Use Commercial *Total No. Acres: 94.9* *Potential Square Feet at Buildout: 636,612*	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	23.73	23.73	23.73	23.73
Number of square feet constructed during this phase	159,153	159,153	159,153	159,153
Total square feet constructed at phase buildout	159,153	318,306	477,459	636,612
Number of vacant parcels at phase buildout	71	47	24	0
Calculation of Annual Fire Fund Revenue				
% Fire Fund Revenue at 5,001to 20,000 SF	0%	0%	0%	0%
Annual Fire Revenue for 5,001 to 20,000 SF[1]	$253.16	$253.16	$253.16	$253.16
Annual Fire Fund Revenue for 5,001 to 20,000 SF	$0	$0	$0	$0
% Fire Fund Revenue at 20,001 to 50,000 SF	100%	100%	100%	100%
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$379.74	$379.74	$379.74	$379.74
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$9,019	$18,038	$9,019	$36,075
% Fire Fund Revenue at 50,000+ SF	0%	0%	0%	0%
Annual Fire Fund Revenue for 50,000+ SF	$506.29	$506.29	$506.29	$506.29
Annual Fire Fund Revenue for 50,000+ SF	$0	$0	$0	$0
Fire Fund Revenue from vacant parcels[1]	$3,423.15	$2,282.10	$1,141.05	$0.00
Annual Fire Fund Revenue for vacant lands[2]	$243,617	$108,274	$27,069	$0
Annual Fire Fund revenue at phase buildout	$252,636	$126,312	$36,087	$36,075

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.15	13.15	13.15	13.15
Number of square feet constructed during this phase	125,904	125,904	125,904	125,904
Total square feet constructed at phase buildout	125,904	251,809	377,713	503,617
Number of vacant parcels at phase buildout	39	26	13	0
Calculation of Annual Fire Fund Revenue				
% Fire Fund Revenue at 5,001to 20,000 SF	25%	25%	25%	25%
Annual Fire Revenue for 5,001 to 20,000 SF[1]	$253.16	$253.16	$253.16	$253.16
Annual Fire Fund Revenue for 5,001 to 20,000 SF	$823	$1,646	$2,468	$3,291
% Fire Fund Revenue at 20,001 to 50,000 SF	75%	75%	75%	75%
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$379.74	$379.74	$379.74	$379.74
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$3,702	$7,405	$11,107	$14,810
% Fire Fund Revenue at 50,000+ SF	0%	0%	0%	0%
Annual Fire Fund Revenue for 50,000+ SF	$506.29	$506.29	$506.29	$506.29
Annual Fire Fund Revenue for 50,000+ SF	$0.00	$0.00	$0.00	$0.00
Fire Fund Revenue from vacant parcels[1]	$48.10	$48.10	$48.10	$48.10
Annual Fire Fund Revenue for vacant lands[2]	$1,866	$1,244	$622	$0
Annual Fire Fund revenue at phase buildout	$6,392	$10,295	$14,198	$18,101

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.63	110.63	110.63	110.63
Number of square feet constructed during this phase	1,060,126	1,060,126	1,060,126	1,060,126
Total square feet constructed at phase buildout	1,060,126	2,120,251	3,180,377	4,240,502
Number of vacant parcels at phase buildout	327	218	109	0
Calculation of Annual Fire Fund Revenue				
% Fire Fund Revenue at 5,001to 20,000 SF	0%	0%	0%	0%
Annual Fire Revenue for 5,001 to 20,000 SF[1]	$253.16	$253.16	$253.16	$253.16
Annual Fire Fund Revenue for 5,001 to 20,000 SF	$0.00	$0.00	$0.00	$0.00
% Fire Fund Revenue at 20,001 to 50,000 SF	50%	50%	50%	50%
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$379.74	$379.74	$379.74	$379.74
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$20,696	$41,392	$62,087	$82,783
% Fire Fund Revenue at 50,000+ SF	50%	50%	50%	50%
Annual Fire Fund Revenue for 50,000+ SF	$506.29	$506.29	$506.29	$506.29
Annual Fire Fund Revenue for 50,000+ SF	$27,593	$55,186	$82,778	$110,371
Fire Fund Revenue from vacant parcels[1]	$48.10	$48.10	$48.10	$48.10
Annual Fire Fund Revenue for vacant lands[2]	$15,743	$10,495	$5,248	$0
Annual Fire Fund revenue at phase buildout	$64,032	$107,073	$150,114	$193,155

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.78	45.78	45.78	45.78
Number of square feet constructed during this phase	438,660	438,660	438,660	438,660
Total square feet constructed at phase buildout	438,660	877,320	1,315,979	1,754,639
Number of vacant parcels at phase buildout	137	92	46	0
Calculation of Annual Fire Fund Revenue				
% Fire Fund Revenue at 5,001to 20,000 SF	0%	0%	0%	0%
Annual Fire Revenue for 5,001 to 20,000 SF (per unit)[1]	$253.16	$253.16	$253.16	$253.16
Annual Fire Fund Revenue for 5,001 to 20,000 SF	$0	$0	$0	$0
% Fire Fund Revenue at 20,001 to 50,000 SF	100%	100%	100%	100%
Annual Fire Fund Revenue for 20,001 to 50,000 SF (per unit)	$379.74	$379.74	$379.74	$379.74
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$17,278	$34,556	$51,835	$69,113
% Fire Fund Revenue at 50,000+ SF	0%	0%	0%	0%
Annual Fire Fund Revenue for 50,000+ SF (per unit)	$506.29	$506.29	$506.29	$506.29
Annual Fire Fund Revenue for 50,000+ SF	$0	$0	$0	$0
Fire Fund Revenue fromvacant parcels[1]	$48.10	$48.10	$48.10	$48.10
Annual Fire Fund Revenue from vacant lands[2]	$6,605	$4,403	$2,202	$0
Annual Fire Fund revenue at phase buildout	$23,883	$38,960	$54,036	$69,113

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Fire Fund Tax Revenue from Industrial Development

Land Use Designation: Planned Industrial *Total No. Acres: 812* *Potential Square Feet at Buildout: 7,782,275*	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	203.00	203.00	203.00	203.00
Number of square feet constructed during this phase	1,945,569	1,945,569	1,945,569	1,945,569
Total square feet constructed at phase buildout	1,945,569	3,891,138	3,891,138	5,836,706
% Fire Fund Revenue at 5,001to 20,000 SF	0%	0%	0%	0%
% Fire Fund Revenue at 20,001 to 50,000 SF	50%	50%	50%	50%
% Fire Fund Revenue at 50,000+ SF	50%	50%	50%	50%
Number of vacant parcels at phase buildout	547	339	136	0
Calculation of Annual Fire Fund Revenue				
% Fire Fund Revenue at 5,001to 20,000 SF	$253.16	$253.16	$253.16	$253.16
Annual Fire Revenue for 5,001 to 20,000 SF[1]	$0.00	$0.00	$0.00	$0.00
Annual Fire Fund Revenue for 5,001 to 20,000 SF	$379.74	$379.74	$379.74	$379.74
% Fire Fund Revenue at 20,001 to 50,000 SF	$34,604	$69,208	$103,811	$138,415
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$506.29	$506.29	$506.29	$506.29
Annual Fire Fund Revenue for 20,001 to 50,000 SF	$46,136	$92,271	$138,407	$184,543
% Fire Fund Revenue at 50,000+ SF	$48.10	$48.10	$48.10	$48.10
Annual Fire Fund Revenue for 50,000+ SF	$26,332	$16,325	$6,561	$0
Annual Fire Fund revenue at phase buildout	$107,071	$177,804	$248,779	$322,958

[1] AVFPD Special District assessment factors.

[2] Terra Nova staff estimates based on Annex. 2008-001 Land Use Plan and AVFPD Special District assessment factors.

Fire Fund 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 Fire Tax Revenue from Residential Development	$71,389	$123,441	$175,492	$227,544
Total Fire Tax Revenue from Commercial Development	$346,943	$282,639	$254,435	$316,443
Total Fire Tax Revenue from Industrial Development	$107,071	$177,804	$248,779	$322,958
Total Fire Tax Revenue from All Development	**$525,403**	**$583,884**	**$678,707**	**$866,946**

Fire Development Impact Fees from Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential				
Total No. Acres: 778.0	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
No. of Potential Buildout Units: 311	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during phase	180.6	180.6	180.6	180.6
*Maximum density permitted (units/acre)	0.43	0.43	0.43	0.43
Maximum potential units constructed during this phase	78	78	78	78
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	$57,458.97	$57,458.97	$57,458.97	$57,458.97

*Variable data.
Per Unit Fire Fee based on Single-Family Residence fee, Town of Apple Valley Developer Impact Fee schedule, adopted June 24, 2008.

Land Use Designation: Medium Density Residential	**Buildout Phase**			
Total No. Acres: 218.7	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
No. of Potential Buildout Units: 2,659	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during phase	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.00	20.00	20.00	20.00
Maximum potential units constructed during this phase	572	572	572	572
Calculating DIF Revenue from Fire Fees				
Per unit Fire Fee	$924.00	$924.00	$924.00	$924.00
Total revenues from Fire Fees at phase buildout	$71,746.06	$71,746.06	$71,746.06	$71,746.06

*Variable data.

Fee based on Multi-Family Residence fee, Town of Apple Valley Developer Impact Fee schedule, adopted June 24, 2008.

Land Use Designation: Mixed Use Residential	**Buildout Phase**			
Total No. Acres: 94.9	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
No. of Potential Buildout Units: 854	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during phase	3.32	3.32	3.32	3.32
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	100	100	100	100
Calculating DIF Revenues from Fire Fees				
Per unit Fire Fee	$924.00	$924.00	$924.00	$924.00
Total revenues from Fire Fees at phase buildout	$91,974.96	$91,974.96	$91,974.96	$91,974.96

*Variable data.
Fee based on Multi-Family Residence fee, Town of Apple Valley Developer Impact Fee schedule, adopted June 24, 2008.

Fire Development Impact Fees from Commercial Development				
Land Use Designation: Mixed Use Commercial	**Buildout Phase**			
Total No. Acres: 94.9	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
Potential Square Feet at Buildout: 636,612	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during this phase	23.73	23.73	23.73	23.73
Number of square feet developed at phase buildout	159,153	159,153	159,153	159,153
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	$93,263.66	$93,263.66	$93,263.66	$93,263.66

*Variable data.

Fee based on Office/Store/Professions fee, Town of Apple Valley
Developer Impact Fee schedule, adopted June 24, 2008.

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.15	13.15	13.15	13.15
Number of square feet developed at phase buildout	125,904	125,904	125,904	125,904
Calculating DIF Revenues from General Government Facilities fees				
Per square foot General Government Facilities Fee	$0.586	$0.586	$0.586	$0.586
Total revenues from General Government Facilities Fees at phase buildout	$73,779.89	$73,779.89	$73,779.89	$73,779.89
Calculating DIF Revenues from Transportation Impact Fees				
Per Unit Transportation Impact Fees[1]	$1.3659	$1.3659	$1.3659	$1.3659
Total revenues from Transportation Impact Fees at phase buildout	$171,967.58	$171,967.58	$171,967.58	$171,967.58
Calculating DIF Revenuess from Fire Fees				
Per square foot Fire Fee	0.586	0.586	0.586	0.586
Total revenues from Fire Fees at phase buildout	$73,779.89	$73,779.89	$73,779.89	$73,779.89
Calculating DIF Revenues from Law Enforcement Facilties Fees				
Per square foot Law Enforcement Facilities Fee	$0.20	$0.20	$0.20	$0.20
Total revenues from Law Enforcement Facilties Fees at phase buildout	$25,180.85	$25,180.85	$25,180.85	$25,180.85

[1] Transportation Impact Fee for Business Park, Town of Apple Valley Transportation Impact Fees Summary Sheet, February 11, 2008.
All other Fees based on Office/Store/Professional Commercial fees, Town of Apple Valley Developer Impact Fee (DIF) Schedule, www.applevalley.org, accessed October 28, 2009.

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.63	110.63	110.63	110.63
Number of square feet developed at phase buildout	1,060,126	1,060,126	1,060,126	1,060,126
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	$621,233.54	$621,233.54	$621,233.54	$621,233.54

Fee based on Office/Store/Professions fee, Town of Apple Valley Developer Impact Fee schedule, adopted June 24, 2008.

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.78	45.78	45.78	45.78
Number of square feet developed at phase buildout	438,660	438,660	438,660	438,660
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	$257,054.61	$257,054.61	$257,054.61	$257,054.61

Fee based on Office/Store/Professions fee, Town of Apple Valley Developer Impact Fee schedule, adopted June 24, 2008.

Fire Development Impact Fees
from Industrial Development

Land Use Designation: Planned Industrial *Total No. Acres: 812* *Potential Square Feet at Buildout: 7,782,275*	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	203.00	203.00	203.00	203.00
Number of square feet developed at phase buildout	1,945,569	1,945,569	1,945,569	1,945,569
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	$173,155.62	$173,155.62	$173,155.62	$173,155.62

Fee based on Industrial Uses fee, Town of Apple Valley Developer Impact Fee schedule, adopted June 24, 2008.

Fire 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	$294,960	$294,960	$294,960	$294,960
Total Revenues from Commercial Development at phase buildout	$952,068	$952,068	$952,068	$952,068
Total Revenues from Industrial Development at phase buildout	$173,156	$173,156	$173,156	$173,156
Total Revenues from all development at phase buildout	**$1,420,184**	**$1,420,184**	**$1,420,184**	**$1,420,184**

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

Fire Protection Costs for Residential Development				
	Buildout Phase			
Land Use Designation: Estate Residential (1 du/1-2.5 gross ac) ***Total No. Acres: 778.0*** ***No. of Potential Buildout Units: 311***	**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	180.575	180.575	180.575	180.575
*Maximum density permitted (units/acre)	0.4	0.4	0.4	0.4
Maximum potential units constructed during this phase	78	78	78	78
Number of total potential units constructed at phase buildout	78	155	233	311
*Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	236	472	708	944
Calculating Annual Public Safety Costs (Fire Protection)				
Per dwelling unit cost for Fire Services[1]	$216.46	$216.46	$216.46	$216.46
Total costs of Fire Services at phase buildout	$16,807.49	$33,614.98	$50,422.47	$67,229.96

*Variable Data.

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Residential Services factors adjusted for inflation.

Land Use Designation: Medium Density Residential *Total No. Acres: 218.7* *No. of Potential Buildout Units: 2,659*	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	38.12	38.12	38.12	38.12
*Maximum density permitted (units/acre)	20.0	20.0	20.0	20.0
Maximum potential units constructed during this phase	572	572	572	572
Number of total potential units constructed at phase buildout	572	1,144	1,715	2,287
*Average number of persons per household	3.040	3.040	3.040	3.040
Total no. of potential residents at phase buildout	1,738	3,476	5,215	6,953
Calculating Annual Public Safety Costs (Fire Protection)				
Per dwelling unit cost for Fire Services[1]	$216.46	$216.46	$216.46	$216.46
Total costs of Fire Services at phase buildout	$123,769.95	$247,539.90	$371,309.85	$495,079.80

*Variable Data.

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Residential Services factors adjusted for inflation.

Land Use Designation: Mixed Use Residential *Total No. Acres: 94.9* *No. of Potential Buildout Units: 854*	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	3.32	3.32	3.32	3.32
*Maximum density permitted (units/acre)	30.0	30.0	30.0	30.0
Maximum potential units constructed during this phase	30	30	30	30
Number of total potential units constructed at phase buildout	30	60	90	119
*Average number of persons per household	3.090	3.090	3.090	3.090
Total no. of potential residents at phase buildout	92	185	277	369
Calculating Annual Public Safety Costs (Fire Protection)				
Per dwelling unit cost for Fire Services[1]	$216.46	$216.46	$216.46	$216.46
Total costs of Fire Services at phase buildout	$6,463.92	$12,927.83	$19,391.75	$25,855.66

*Variable Data.

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Residential Services factors adjusted for inflation.

Fire Protection Costs for Commercial Development				
Land Use Designation: Mixed Use Commercial	**Buildout Phase**			
Total No. Acres: 94.9	**Phase I**	**Phase II**	**Phase III**	**Phase IV**
Potential Square Feet at Buildout: 636,612	**(Yrs 1-5)**	**(Yrs 6-10)**	**(Yrs 11-15)**	**(Yrs 16-20)**
Land Use Buildout Data				
*Number of acres developed during this phase	23.7	23.7	23.7	23.7
Number of acres developed at phase buildout	23.7	47.5	71.2	94.9
Potential square feet developed at phase buildout[1]	159,153	159,153	159,153	159,153
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services	$0.04	$0.04	$0.04	$0.04
Total costs of Fire Services at phase buildout	$6,366.12	$6,366.12	$6,366.12	$6,366.12

*Variable Data.

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Commercial/Industrial Services factors adjusted for inflation.

Land Use Designation: General Commercial *Total No. Acres: 52.6* *Potential Square Feet at Buildout: 503,617*	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	13.2	13.2	13.2	13.2
Number of acres developed at phase buildout	13.2	26.3	39.5	52.6
Potential square feet developed at phase buildout	125,904	125,904	125,904	125,904
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services	$0.04	$0.04	$0.04	$0.04
Total costs of Fire Services at phase buildout	$5,036.17	$5,036.17	$5,036.17	$5,036.17

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Commercial/Industrial Services factors adjusted for inflation.

Land Use Designation: Regional Commercial *Total No. Acres: 442.5* *Potential Square Feet at Buildout: 4,240,502*	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	110.6	110.6	110.6	110.6
Number of acres developed at phase buildout	110.6	221.3	331.9	442.5
Potential square feet developed at phase buildout	1,060,126	1,060,126	1,060,126	1,060,126
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services[1]	$0.04	$0.04	$0.04	$0.04
Total costs of Fire Services at phase buildout	$42,405.02	$42,405.02	$42,405.02	$42,405.02

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Commercial/Industrial Services factors adjusted for inflation.

Land Use Designation: Office Professional *Total No. Acres: 183.1* *Potential Square Feet at Buildout: 1,754,639*	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	45.8	45.8	45.8	45.8
Number of acres developed at phase buildout	45.8	91.6	137.3	183.1
Potential square feet developed at phase buildout	438,660	438,660	438,660	438,660
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services[1]	$0.04	$0.04	$0.04	$0.04
Total costs of Fire Services at phase buildout	$17,546.39	$17,546.39	$17,546.39	$17,546.39

*Variable Data.

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Commercial/Industrial Services factors adjusted for inflation.

Fire Protection Costs for Industrial Development *Land Use Designation: Planned Industrial* *Total No. Acres: 812* *Potential Square Feet at Buildout: 7,782,275*	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	203.0	203.0	203.0	203.0
Number of acres developed at phase buildout	203.0	406.0	609.0	812.0
Potential square feet developed at phase buildout	1,945,569	1,945,569	1,945,569	1,945,569
Calculating Annual Public Safety Costs (Fire Protection)				
Per square foot cost for Fire Services[1]	$0.04	$0.04	$0.04	$0.04
Total costs of Fire Services at phase buildout	$77,822.75	$77,822.75	$77,822.75	$77,822.75

[1]Source: Riverside County Guide to Fiscal Analyses, 1995; Table A.3 Commercial/Industrial Services factors adjusted for inflation.

Fire Protection 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	$147,041	$294,083	$441,124	$588,165
Total Annual Cost from Commercial Development at phase buildout	$71,354	$71,354	$71,354	$71,354
Total Annual Cost from Industrial Development at phase buildout	$77,823	$77,823	$77,823	$77,823
Total Annual Cost from all development at phase buildout	**$296,218**	**$443,259**	**$590,301**	**$737,342**

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				
Fire Tax	$525,403	$583,884	$678,707	$866,946
Total Fire Tax Revenues at Phase Buildout	**$525,403**	**$583,884**	**$678,707**	**$866,946**
ANNUAL COSTS				
Fire Protection Costs	$296,218	$443,259	$590,301	$737,342
Total Fire Protection Costs at Phase Buildout	**$296,218**	**$443,259**	**$590,301**	**$737,342**
Annual Cashflow at Phase Buildout[1]	**$229,185**	**$140,625**	**$88,406**	**$129,604**

[1]Does not include DIF fire fees which occur only once, when the unit is permitted.

AVFPD DEVELOPER IMPACT FEES REVENUES (One time only)				
Fire Fees	$1,420,184	$1,420,184	$1,420,184	$1,420,184
Total Developer Impact Fee Revenues	**$1,420,184**	**$1,420,184**	**$1,420,184**	**$1,420,184**