

RESOLUTION NO. R-04-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PISMO BEACH APPROVING THE FISCAL IMPACT ANALYSIS FOR THE LOS ROBLES DEL MAR SPECIFIC PLAN

WHEREAS, Pacific Harbor Homes (the "Applicant") has submitted applications to the City of Pismo Beach for a specific plan, two general plan amendments, rezoning code, and tentative tract map for a 312 dwelling units on a 182.0-acre site on Oak Park Boulevard east of James Way commonly known as the Los Robles Del Mar project (APN 079-261-011 & 079-261-012); and

WHEREAS, the City Attorney, City Manager, and Community Development Director have reviewed the Fiscal Impact Analysis and determined that it is incorporates accurate assumptions concerning City services and potential development; and

WHEREAS, the City Council has reviewed the Fiscal Impact Analysis;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pismo Beach, California as follows:

A. FINDINGS FOR APPROVAL OF THE FISCAL IMPACT ANALYSIS:

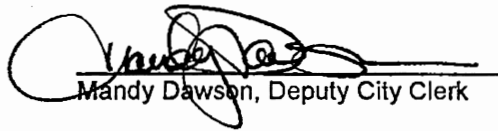
1. The Los Robles Del Mar Specific Plan is consistent with the General Plan, as amended.
2. The Fiscal Impact Analysis has been reviewed for accuracy and consistency by the City Attorney, City Manager, and Community Development Director.

The City Council does hereby approve the proposed Fiscal Impact Analysis for the Los Robles Del Mar Specific Plan.

UPON MOTION of Mayor Pro Tem Reiss seconded by Councilmember Natoli the foregoing Resolution is hereby approved and adopted the 17th day of February 2004, by the following roll call vote, to wit:

AYES:	Councilmembers Reiss, Natoli, Gonzales-Gee and Mayor Crescione
NOES:	None
ABSTAIN:	None
ABSENT:	Councilmember Rabenaldt

ATTEST:


 Mandy Dawson, Deputy City Clerk

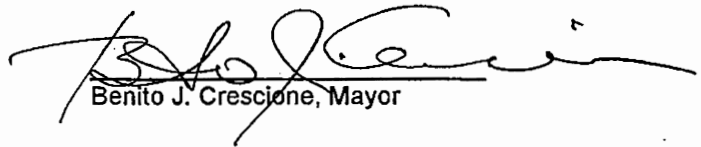

 Benito J. Crescione, Mayor

Exhibit S Fiscal Impact Analysis

Data Input area

Population	Incremental	Factored	Total
Residents	8,625		8,625
w/ Employees & Visitors	7,596		
Local Schools (8/24) & (9/12)	992	248	16,469
at Build Out	7,960		24,429
Person/Single Family			2.32
Person/Multifamily			1.81
Person/Senior Citizen			1.24

Property Tax			
Property Tax Rate			1%
City's Share of Property Tax			10.34%

Source - Karl Mohr

Inflation Rates			
Rate of Inflation			3.00%
Turn-over for real estate			16.55%
Rate of appreciation of real estate			5.00%
City operating cost inflation above inflation			0.67%

Source - Karl Mohr

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Source - Karl Mohr

Source - Karl Mohr

Costs			
Streets (Lane Miles)			40
Parks (acreage)			297
School included (y/n)			y

Source - Gregg Ray I

Source - Gregg Ray I

Schedule "A"
City of Pismo Beach
Budget and Appropriations
for Fiscal Year 2002-2003

GENERAL FUND		
City Council	\$ 88,050	a
Administration	269,445	a
Legal	184,200	a
Administrative Services	415,476	a
Confrence and Visitor Bureau	478,899	a
Non-departmental	1,078,336	a
Total Administrative	\$ 2,514,406	
Police	\$ 3,044,908	b
Fire	1,084,897	c
Lifeguards	102,355	c
Weed Abatement	8,990	c
Total Public Safety	\$ 4,241,150	
Building Inspection	\$ 336,745	l
Planning	540,753	i
Recreation	90,750	h
Community Facilites - Veterans' Hall	76,886	l
Transfers-Out/SB Re-roofing (CIP)	0	l
Transfers-Out/PB Fire Alarm System (CIP)	0	f
Total Community Development	\$ 1,045,134	
Engineering -Public Works	\$ 338,320	g
Parks Maintenance	488,885	e
Transfer-Out/Palisades Park Playground (CIP)	0	e
Transfer-Out/Corp yard fence (CIP)	0	e
Street Maintenance	485,378	d
Transfer-Out/Drainage-Spyglass Outfall (CIP)	0	d
Transfer-Out/4th Street Overlay (CIP)	0	d
Transfer-Out/Reef Court drain inlet (CIP)	0	d
Transfer-Out/Repaint Promenade railing (CIP)	0	d
Transfer-Out/Corp yard road repair (CIP)	0	d
Transfer-Out/Corp yard fence (CIP)	0	d
Building Maintenance	351,615	g
Total Public Works	\$ 1,684,196	
Total General Fund	\$ 9,464,886	

Revenues		
Property Tax	1,447,340	j
Sales and Use Tax	1,442,000	k
Transient Occupancy Tax	3,500,000	z - not used
Franchise Taxes	274,250	m
Business Tax	92,000	l
Other Taxes	80,470	l
Building Permits	269,000	p
Planning Permits	233,590	p
Engineering Permits	87,250	p
Special Events Permits	3,000	p
Other Licenses & permits	0	p
Fines & Forfeitures	75,000	n
Use of Money & Property	63,500	n
Rents & Leases	92,168	o
Intergovernmental Revenue	506,160	q
Federal Government Grants	56,735	q
State Government Grants	4,000	q
Police Dept Services	41,740	q
Fire Dept Services	9,600	q
Recreation Programs	61,500	q
Other Revenue	222,050	q
Transfers In	175,000	q
Gas Taxes	175,000	r
Local Transportation Fund	131,000	s
Total Revenues	<u>9,042,353</u>	\$ 9,042,353

Table 2 - Fiscal Impact Model Expenditure Multipliers

Category	Category	Amount	Service Basis	Cost per Serv. Pop
a	General Government	\$ 2,514,406	Total_Service_Population	\$ 152.88
b	Police	\$ 3,044,908	Build_Out	\$ 124.64
c	Fire	\$ 1,421,256	Build_Out	\$ 58.18
d	Street Maintenance	\$ 485,376	Lane_Miles	\$ 12,134.40
e	Park Maintenance	\$ 488,885	Park_Acreage	\$ 1,646.08
f	Drainage Basin	\$ -	NA	\$ -
g	Engineering	\$ 689,935	Total_Service_Population	\$ 41.89
h	Recreation	\$ 90,750	Residents	\$ 10.52
i	Planning & Building	\$ 954,384	Total_Service_Population	\$ 57.95

Table 3 - Fiscal Impact Model Revenue Multipliers

Category	Category	Amount	Service Basis	Cost per Serv. Pop
j	Property Tax	Project Specific		
k	Sales Tax	\$ 1,442,000	Total_Service_Population	\$ 87.56
l	In-lieu Tax	\$ 172,470	Residents	\$ 20.00
m	Franchises	\$ 274,250	Residents	\$ 31.80
n	Fines & Forfeitures	\$ 138,500	Residents	\$ 16.06
o	Interest & Rent	\$ 92,168	Residents	\$ 10.69
p	Service Charges	\$ 592,840	Residents	\$ 68.74
q	Other Revenues	\$ 1,076,785	Residents	\$ 124.84
r	Gas Tax	\$ 175,000	Residents	\$ 20.29
s	Local Transportation Fund	\$ 131,000	Residents	\$ 15.19

Table 5 Project Phasing Plan

Land Use	Number of Lots/Units	Minimum Lot Size	Average Unit Size	Assumed Sale Price
Senior Apartments	60	Na	Na	110,000
Single Family 5k Lots	99	5,000	2,100	580,000
Single Family 8k Lots	107	8,000	2,750	722,000
Custom Homes	37	18,000	3,250	813,000
Estate Homes	9	43,560	4,000	950,000
Total Units	312			

Project Phasing	Phase I	Phase II	Phase III	Total
Senior Apartments	30	30	0	60
Single Family 5k Lots	29	37	27	93
Single Family 8k Lots	30	35	42	107
Custom Homes	0	19	27	46
Estate Homes	0	0	9	9
Phase Total	89	121	105	315
Cumulative Population	174	422	666	666
Acres of Park Land	4	2	0	6
Lane-miles of street	1.08	0.95	0.99	3
Acres of Drainage Basin	0	0	0	0
School Population	0	250	250	500
School Service Pop. Equivalent	0.0	62.5	62.5	125
Total Project Service Population	174	485	791	791

Table 3
Analysis of Project Over Time
All Values in 2000/01 Dollars

Assumes: 0.67% Increase in Real Operating Costs Over Time

General Fund Operating Costs	Phase 1			Phase 2			Phase 3				
	Years -> 0	1	2	3	4	5	6	7	8	9	10
General Govt.	26,578	26,756	26,935	75,530	76,036	76,546	125,703	126,545	127,393	128,246	129,106
Police	21,698	21,843	21,990	61,662	62,076	62,492	102,623	103,311	104,003	104,700	105,401
Fire	10,128	10,196	10,264	28,782	28,975	29,169	47,901	48,222	48,545	48,870	49,198
Street Maintenance	12,923	13,009	13,096	24,908	25,074	25,242	37,906	38,160	38,415	38,673	38,932
Park Maintenance	6,584	6,628	6,673	6,718	6,763	6,808	6,853	6,899	6,946	6,992	7,039
Drainage Basin Maintenance	0	0	0	0	0	0	0	0	0	0	0
Engineering	7,293	7,342	7,391	20,725	20,884	21,004	34,492	34,723	34,956	35,190	35,426
Recreation	1,832	1,844	1,856	5,205	5,240	5,275	8,663	8,721	8,779	8,838	8,897
Planning & Bldg	10,088	10,156	10,224	28,669	28,861	29,054	47,713	48,032	48,354	48,678	49,004
Total GF Operating Costs	97,123	97,773	98,429	252,199	253,888	255,589	411,853	414,613	417,391	420,187	423,003
General Fund Revenue	0	1	2	3	4	5	6	7	8	9	10
Property Tax	43,201	42,989	42,779	114,417	113,858	113,301	201,811	200,824	199,842	198,866	197,893
Sales & Use Tax	15,242	15,242	15,242	36,985	36,985	36,985	58,314	58,314	58,314	58,314	58,314
In-Lieu Tax	3,481	3,481	3,481	8,447	8,447	8,447	13,318	13,318	13,318	13,318	13,318
Franchises	5,535	5,572	5,610	13,703	13,795	13,887	22,043	22,190	22,339	22,489	22,639
Fines & Forfeitures	2,795	2,814	2,833	6,920	6,967	7,013	11,132	11,206	11,281	11,357	11,433
Interest & Rent	1,860	1,873	1,885	4,605	4,638	4,667	7,408	7,458	7,508	7,558	7,608
Service Charges	11,965	12,046	12,126	29,621	29,820	30,019	47,649	47,968	48,290	48,613	48,939
Other Revenues	21,733	21,879	22,025	53,801	54,162	54,525	86,546	87,125	87,709	88,297	88,888
Total GF Revenue	105,813	105,896	105,982	268,499	268,668	268,844	448,219	448,403	448,601	448,810	449,033
Special Fund Revenues											
Gas Tax	3,532	3,532	3,532	8,570	8,570	8,570	13,513	13,513	13,513	13,513	13,513
Local Transportation Fund	2,643	2,643	2,643	35,992	35,992	35,992	56,848	56,848	56,848	56,848	56,848
Total Special Fund Revenues	6,175	6,175	6,175	44,562	44,562	44,562	70,361	70,361	70,361	70,361	70,361
Annual Operating Costs	97,123	97,773	98,429	252,199	253,888	255,589	411,853	414,613	417,391	420,187	423,003
Annual Operating Revenue	111,988	112,071	112,156	313,062	313,230	313,407	518,580	518,764	518,961	519,171	519,394
Net Annual Operating Revenue	14,865	14,297	13,728	60,863	59,342	57,817	106,726	104,151	101,570	98,984	96,391
Cost of School Site Portion	0	0	0	(26,188)	(26,380)	(26,594)	(53,056)	(53,485)	(53,917)	(54,352)	(54,789)

General Fund Operating Costs	0	1	2	3	4	5	6	7	8	9	10
General Govt.	152.68	153.70	154.73	155.76	156.81	157.86	158.92	159.98	161.05	162.13	163.22
Police	124.64	125.48	126.32	127.17	128.02	128.88	129.74	130.61	131.48	132.36	133.25
Fire	58.18	58.57	58.96	59.36	59.75	60.15	60.56	60.96	61.37	61.78	62.20
Street Maintenance	12,134.40	12,215.70	12,297.55	12,379.94	12,462.88	12,546.39	12,630.45	12,715.07	12,800.26	12,886.02	12,972.36
Park Maintenance	1,646.08	1,657.11	1,668.21	1,679.39	1,690.64	1,701.96	1,713.37	1,724.85	1,736.40	1,748.04	1,759.75
Drainage Basin Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Engineering	41.89	42.17	42.46	42.74	43.03	43.32	43.61	43.90	44.19	44.49	44.79
Recreation	10.52	10.59	10.66	10.73	10.81	10.88	10.95	11.03	11.10	11.17	11.25
Planning & Bldg	57.95	58.34	58.73	59.12	59.52	59.92	60.32	60.72	61.13	61.54	61.95
Total GF Operating Costs											

General Fund Revenue	Phase 1			Phase 2			Phase 3				
Property Tax - Real Estate appreciation											
Senior Apartments	110,000	112,200	114,444	116,733	119,068	121,449	123,878				
Single Family 5k Lots	580,000	591,600	603,432	615,501	627,811	640,367	653,174				
Single Family 8k Lots	722,000	736,440	751,169	766,192	781,516	797,146	813,089				
Custom Homes	813,000	829,260	845,845	862,762	880,017	897,618	915,570				
Estate Homes	950,000	969,000	988,380	1,008,148	1,028,311	1,048,877	1,069,854				
Phase Added	417,800			694,847			861,345				
Sales & Use Tax	87.56	87.56	87.56	87.56	87.56	87.56	87.56	87.56	87.56	87.56	87.56
In-Lieu Tax	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Franchises	31.80	32.01	32.22	32.44	32.66	32.88	33.10	33.32	33.54	33.77	33.99
Fines & Forfeitures	16.06	16.17	16.27	16.38	16.49	16.60	16.71	16.83	16.94	17.05	17.17
Interest & Rent	10.69	10.76	10.83	10.90	10.98	11.05	11.12	11.20	11.27	11.35	11.42
Service Charges	68.74	69.20	69.66	70.13	70.60	71.07	71.54	72.02	72.51	72.99	73.48
Other Revenues	124.84	125.68	126.52	127.37	128.22	129.08	129.95	130.82	131.70	132.58	133.47
Total GF Revenue											

Speical Fund Revenues												
Gas Tax	\$	20.29	\$	20.29	\$	20.29	\$	20.29	\$	20.29	\$	20.29
Local Transportation Fund	\$	15.19	\$	15.19	\$	15.19	\$	85.29	\$	85.29	\$	85.29
Total Special Fund Revenues												