

Spring Trails Annexation Plan for Service and Fiscal Analysis City of San Bernardino

Prepared for:

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SRHA Job # 1405

CERTIFICATION

The City of San Bernardino hereby certifies that this document presents the data and information required for the Plan for Service and Fiscal Impact Analysis for the *Spring Trails Annexation* 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 _____

SIGNATURE OF APPLICANT

TITLE OF APPLICANT

City of San Bernardino, California

CONTENTS

Tables	iv
Figures	v
EXECUTIVE SUMMARY	vi
CHAPTER 1 INTRODUCTION	1
1.1 Purpose of the Study.....	1
1.2 Overview of the City of San Bernardino.....	3
1.3 Organization of the Report	3
CHAPTER 2 PROJECT DESCRIPTION	4
2.1 Residential Development.....	4
2.2 Infrastructure	4
2.3 Assessed Valuation and Property Tax	7
2.4 Sales and Use Tax.....	9
CHAPTER 3 PUBLIC FACILITIES BEFORE AND AFTER ANNEXATION	12
3.1 General Government	13
3.2 Fire and Paramedic	14
3.3 Sheriff/Police	14
3.4 Library	16
3.5 Parks and Recreation	17
3.6 Animal Control	18
3.7 Street Lighting.....	20
3.8 Landscape Maintenance	20
3.9 Water	20
3.10 Wastewater Collection.....	23
3.11 Transportation	23
3.12 Flood Control and Drainage	26
3.13 Utilities.....	26
3.14 Schools.....	26
3.15 Solid Waste Management.....	28
3.16 Public Health and Welfare	29
CHAPTER 4 PAYING FOR PUBLIC FACILITIES AND INFRASTRUCTURE.....	30
4.1 Spring Trails Facilities and Infrastructure.....	30
4.2 City of San Bernardino Development Impact Fees	30
4.3 Schools	33
4.4 Utilities	33
4.5 Roads and Drainage	33
4.6 Water and Sewer	33
CHAPTER 5 FISCAL IMPACTS	34
5.1 City General Fund.....	34
5.2 Other Funds	36

CHAPTER 6 CITY OF SAN BERNARDINO FISCAL ASSUMPTIONS.....	37
6.1 City General Assumptions	37
6.2 City Revenue Assumptions.....	39
6.3 City Cost Assumptions.....	43
APPENDIX A SUPPORTING LAND USE TABLE	48
APPENDIX B SUPPORTING FISCAL TABLES.....	49
APPENDIX C PROJECT REFERENCES.....	55

TABLES

1	Summary of Projected Recurring Fiscal Impacts	viii
2	Summary of Projected Other Funds Recurring Revenues	viii
2-1	Residential Development Description.....	6
2-2	Public Infrastructure Development Description	6
2-3	Assessed Valuation, and Property Tax	8
2-4	Estimated Existing Assessed Valuation	9
2-5	Estimated Offsite Sales and Use Tax by Project Residents	11
3-1	Current and Anticipated Service Providers in the Spring Trails Annexation	13
4-1	Spring Trails Facilities and Infrastructure	31
4-2	Summary of Spring Trails Development Impact Fees	32
5-1	Summary of Projected Recurring Fiscal Impacts	34
5-2	Detailed General Fund Projected Recurring Fiscal Impacts	35
5-3	Summary of Projected Other Funds Recurring Revenues.....	36
6-1	City Population, Housing and Employment Assumptions	38
6-2	General Fund and Other Funds Recurring Revenue Factors	40
6-3	General Fund Recurring Cost Factors.....	44
6-4	Calculation of City General Government Overhead Rate	45
A-1	Roads, Drainage, Sewer, Parks, Trails and Open Space Phasing	48
B-1	General Fund Adopted Revenues, Fiscal Year 2022-23.....	49
B-2	Revenues for Other City Fund, Fiscal Year 2022-23	51
B-3	Estimated In Lieu Property Tax of Vehicle License Fees (VLF) Factor	52
B-4	Calculation of Use Tax Factor	52
B-5	Estimated Annual Residential Turnover	53
B-6	General Fund Net Community Development Cost Factor.....	54

FIGURES

1-1	Spring Trails Annexation Regional Vicinity	2
2-1	Spring Trails Annexation Local Vicinity	5
3-1	Fire Protection	15
3-2	City of San Bernardino Police Department: Northwest District.....	17
3-3	Spring Trails Specific Plan Parks, Trails, and Open Space	19
3-4	Spring Trails Specific Plan Landscape Zones	21
3-5	Spring Trails Specific Plan Conceptual Water Plan	22
3-6	Spring Trails Specific Plan Conceptual Sewer Plan	24
3-7	Spring Trails Specific Plan Conceptual Circulation Plan	25
3-8	Spring Trails Specific Plan Conceptual Drainage Plan	27
3-9	Local Elementary, Middle and High Schools	28

EXECUTIVE SUMMARY

This report provides an assessment of public service delivery capabilities of the City of San Bernardino and other agencies or special districts affected by the proposed Spring Trails Annexation to the City of San Bernardino. The City of San Bernardino is surrounded by the cities of Highland, Redlands, Colton and Rialto.

This report is being submitted to the County of San Bernardino Local Agency Formation Commission (LAFCO) as a “Plan for Service” required by California Government Code Section 56653. Currently, the County of San Bernardino provides many services to the annexation area including fire and paramedic services, general government, development services, sheriff patrol, public library, regional parks and recreation, street lighting, transportation, flood control and drainage, and health and welfare. Public schools are provided by the San Bernardino Unified School District.

After annexation, the City of San Bernardino is anticipated to provide services including general government, community development, police protection, local parks and recreation, community services and public works’ services. The City of San Bernardino has annexed into the San Bernardino County Fire Protection District (SBCFPD) and its Service Zone FP-5 for fire protection and emergency medical response services. Since the Spring Trails annexation area is already within SBCFPD and Service Zone FP-5, the SBCFPD will continue to be the service provider for fire protection and emergency medical services. The County of San Bernardino will continue to provide other services such as regional parks and recreation, regional flood control and drainage and health and welfare.

The proposed annexation area includes the Spring Trail Specific Plan, a proposed residential community in the foothills of the San Bernardino Mountains. The preferred plan accommodates 215 new single-family lots ranging from 10,801 square feet to 18 acres. The development footprint encompasses about two thirds of the total site, on gently sloping alluvial benches between canyons, steep hillsides, and the Cable Canyon and Meyers Canyon drainage ways. The remaining one third of the site remains open space. There are 3.8 miles of trails that traverse the site and provide access to parks and natural open space.

Fiscal Impacts

Based on an analysis of current service delivery capabilities, the City is equipped to handle additional demand from the proposed annexation of the 215 new homes planned for Spring Trails. One or more community facilities district(s) will be formed to pay for the cost of certain offsite public facilities necessary for the development of the Project, including roads and traffic improvements, parks and open space improvements, flood control and drainage systems, water and sewer systems, and utilities. A capital improvement plan, and rate and method of apportionment will be prepared which will outline the facilities cost, rates, and manner of collection.

The onsite streets, landscaping, lighting, community walls, community fences, open space, detention basins, and drainage systems will be maintained by the Homeowners Association (HOA). However, a Community Facilities District (CFD) will be approved as a backup to the HOA, in case the HOA does not adequately maintain these facilities. The offsite roads, drainage systems, lighting, and utilities will be maintained by the City. The San Bernardino Municipal Water Department will maintain the onsite and offsite water and sewer systems. This report explains the transfer of service requirements upon annexation, estimates development impact fees and other cost responsibilities.

General Fund. As shown in Table 1, projected recurring fiscal impacts to the City General Fund for the Spring Trails Annexation is shown to generate a surplus for all phases. At buildout a recurring annual surplus of \$37,705 is projected to the General Fund.

Projected surpluses to the General Fund for Year 1 through Year 4 range from \$827 for Year 1 to \$37,705 for Year 4. The projected surpluses for all years assume revenues from the recently adopted CFD 2018-1 tax for safety services family unit.

Other Funds. Projected recurring revenues for the Gas Tax Fund and Measure I Fund that are earmarked for street and road related expenditures are presented in Table 2.

Gas Tax Fund. As shown in Panel A of Table 2, projected recurring gasoline revenues to the City are projected. The projected revenues range from \$67 for Year 1 to \$16,112 at buildout.

Measure I Fund. Projected recurring Measure I sales tax revenues to the City are projected to range from \$88 for Year 1 to \$5,949 at buildout, as shown in Panel B of Table 2.

Table 1
Summary of Projected General Fund Recurring Fiscal Impacts
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030
General Fund	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)
Estimated Annual Recurring Revenues	\$2,719	\$66,413	\$178,387	\$311,172	\$493,179
Estimated Annual Recurring Costs	<u>\$1,892</u>	<u>\$63,085</u>	<u>\$168,438</u>	<u>\$290,822</u>	<u>\$455,474</u>
Estimated Annual Recurring Surplus	\$827	\$3,328	\$9,949	\$20,351	\$37,705
<u>Estimated Annual Revenue/Cost Ratio</u>	1.44	1.05	1.06	1.07	1.08

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023

Table 2
Summary of Projected Other Funds Recurring Revenues
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030
Other Funds	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)
A. Fund 126 - Gas Tax ¹					
Annual Recurring Gasoline Tax	\$67	\$2,233	\$5,962	\$10,294	\$16,122
B. Fund 129 - Measure I ¹					
1/2 cent sales and road tax	\$88	\$860	\$2,207	\$3,791	\$5,949

1. Annual recurring gasoline tax and Measure I revenues are restricted to street related expenditures.

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023

CHAPTER 1

INTRODUCTION

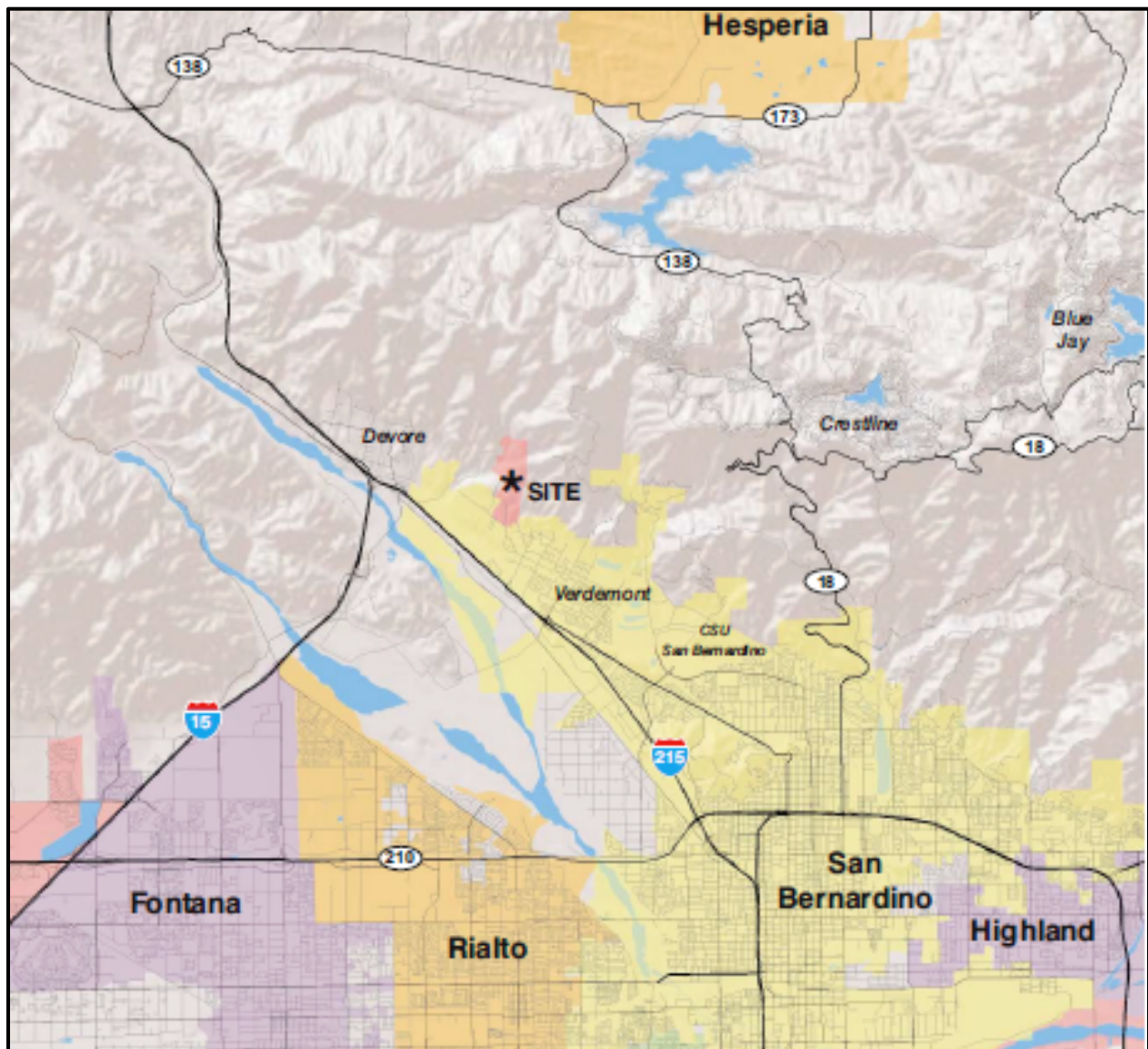
The Spring Trails Annexation area is on the northern edge of the City of San Bernardino in the foothills of the San Bernardino Mountains, as shown in Figure 1.1. The site is approximately 1.5 miles east of the unincorporated community of Devore and the junction of Interstate 215 (I-215) and I-15. The Spring Trails Annexation area is bounded by the San Bernardino National Forest on three sides and the City of San Bernardino on the southern side.

1.1 Purpose of the Study

The Local Agency Formation Commission (LAFCO) of the County of San Bernardino requires a jurisdiction to submit a Plan for Service and Fiscal Impact Analysis when the jurisdiction is affected by a proposed change in boundaries, formation, or organization. The proposed project intends to annex into the City of San Bernardino, which requires the City to show that the necessary infrastructure improvements and services can be provided to the proposed development. Per the application form in the *LAFCO Policy and Procedure Manual*, Updated September 2018, the Plan for Service must include the following components:

- a. *A description of the level and range of each service to be provided to the affected territory.*
- b. *An indication of when those services can feasibly be extended to the affected territory.*
- c. *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.*
- d. *The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.*
- e. *An indication of whether the affected territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.*
- f. *If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the area based upon the factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).*

Figure 1-1
Spring Trails Annexation Regional Vicinity
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Sources: Stanley R. Hoffman Associates, Inc.
 Montecito Equities, Ltd., *Spring Trails Draft Specific Plan*, October 2012

1.2 Overview of the City of San Bernardino

The City of San Bernardino is the county seat of San Bernardino County, occupying 62.5 square miles and is an anchor city for the Inland Empire. The 2023 city population is estimated at 223,230. Residents have access to more than 40 parks and fields, including premier athletic facilities, 7 community centers, a year-round aquatics center, a public library system, two higher education institutions, and 73 K-12 public schools. Major employers in the city include the County of San Bernardino, San Bernardino City Unified School District, California State University, the City of San Bernardino, Saint Bernardino Medical Center, the Community Hospital of San Bernardino, Caltrans, Stater Bros. Markets, Wells Fargo and Omnitrans. The city has been a major transit hub for over 100 years with the Interstate 10 and 215, the 210 and 259 Freeways, and the Metrolink commuter rail service. San Bernardino is a charter city, which means that the city has supreme authority over its municipal affairs, rather than being bound by the state's general law if the City were a general law city. The City operates under a City Council-City Manager form of government. The Mayor and the seven-seat City Council are elected positions. Under the supervision of the City Council, the City Manager is the Chief Administrative Officer and directs most of the City Departments, other than the City Attorney and City Clerk, who report directly to the City Council, and the Municipal Water Department and the Library, which are governed by the Water Board and the Library Board of Trustees, respectively.

1.3 Organization of the Report

Chapter 2 contains the description of the annexation area and the proposed development. The analysis of existing public service delivery in the annexation area and upon annexation into the City is presented in Chapter 3. Chapter 4 discusses the development impact fees and charges for infrastructure associated with the proposed annexation. The fiscal impact analysis of the annual operations and maintenance costs for the provision of services to the annexation area is provided in Chapter 5. Chapter 6 covers the revenue and cost assumptions used for the fiscal analysis.

Appendix A includes the detailed infrastructure description for the Annexation. Supporting tables for the fiscal assumptions appear in Appendix B. Appendix C lists the project contacts and references used in the preparation of this study.

CHAPTER 2

PROJECT DESCRIPTION

This chapter presents the detailed land uses for the Spring Trails Annexation. Information includes housing units, population, assessed valuation and taxable sales. The total Spring Trails Annexation includes one existing unit and the proposed Spring Trails Specific Plan 215 new units.

As shown in Figure 2-1, the Spring Trails Annexation is in Verdemonst Heights, approximately one-third mile northwest of the intersection of Meyers Road and Little League Drive. Primary access is from a new roadway connecting to Little League Drive and a secondary roadway via a new road extending south and connecting to the frontage road along I-215. Freeway access is from the Palm Avenue interchange and the Glen Helen Parkway/Devore Road interchange.

2.1 Residential Development

As shown in Panel A of Table 2-1, there is one existing residential unit located on the Spring Trails site. With the 215 lots proposed for the Spring Trails site, total lots for the Annexation after buildout are 216.

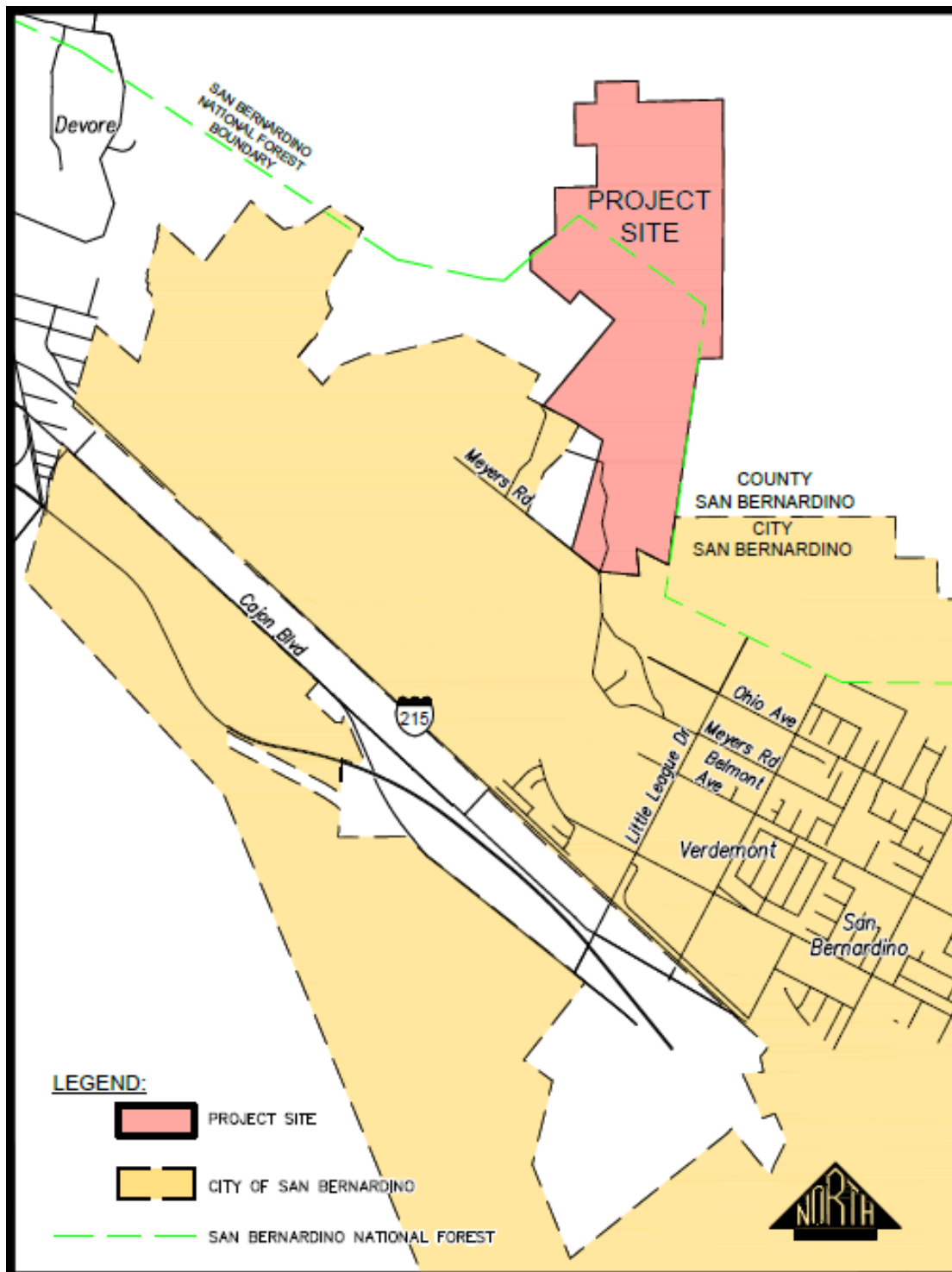
Based on the January 1, 2023 Citywide average estimate of 3.34 persons per unit from the Department of Finance, total population for the Annexation is projected at 750 after buildout, as shown in Panel B of Table 2-1.

2.2 Infrastructure

One or more community facilities district(s) will be formed to pay for the cost of certain offsite public facilities necessary for the development of the Project, including roads and traffic improvements, parks and open space improvements, flood control and drainage systems, water and sewer systems, and utilities. A capital improvement plan, and rate and method of apportionment will be prepared which will outline the facilities cost, rates, and manner of collection.

Table 2-2 presents only the Spring Trails project infrastructure that is publicly maintained through the City General Fund and other City Funds or Departments. The total publicly and

Figure 2-1
Spring Trails Annexation Local Vicinity
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Sources: Stanley R. Hoffman Associates, Inc.
J.P. Weber Group, November 2016

Table 2-1
Residential Development Description
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Category	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030	Total
	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)	
A. Residential Units						
Existing Unit - Spring Trails Project Site	1	0	0	0	0	1
New Units - Spring Trails Project Site	0	29	50	58	78	215
Total Annual Units	1	29	50	58	78	216
Total Cumulative Units	1	30	80	138	216	
<u>Spring Trails - New Annual Residential Square Feet ²</u>	n/a	78,300	135,000	156,600	210,600	580,500
Total Cumulative New Square Feet	n/a	78,300	213,300	369,900	580,500	
B. Population ³						
Total Annual Population	3	97	167	194	261	722
Total Cumulative Population	3	100	267	461	722	

1. Land uses and phasing for the Spring Trails Specific Plan are provided by J. P. Weber Group.
2. Based on information from the developer, the average unit size is 3,200 square feet.
3. Population is projected at the Citywide average of 3.34 persons per unit for January 1, 2023.

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023

Table 2-2
Public Infrastructure Development Description
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Category	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030	Total
	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)	
A. Roads - Offsite (Publicly Maintained)						
Primary Access	1.04	0.00	0.00	0.00	0.00	1.04
Secondary Access	2.61	0.00	0.00	0.00	0.00	2.61
Total Lane Miles	3.65	0.00	0.00	0.00	0.00	3.65
Cumulative Lane Miles	3.65	3.65	3.65	3.65	3.65	
B. Drainage - Offsite (Publicly Maintained)						
Reinforced Concrete Box Lineal Feet	1,430	0	0	0	0	1,430
Reinforced Concrete Pipe Lineal Feet	3,685	0	0	0	0	3,685
Arch Culvert Lineal Feet	580	0	0	0	0	580
Total Lineal Feet	5,695	0	0	0	0	5,695
Cumulative Lineal Feet	5,695	5,695	5,695	5,695	5,695	
C. Sewer - Onsite and Offsite (Publicly Maintained)						
Sewer Main Lineal Feet	4,017	10,857	0	13,479	0	28,353
Cumulative Lineal Feet	4,017	14,874	14,874	28,353	28,353	

1. Only the publicly maintained road, drainage and sewer infrastructure is presented in this table. All on onsite roads, drainage, parks, trails and open space will be maintained through a homeowners association. Appendix Table A-1 presents the total roads, drainage, sewer, parks, trails and open space for the Spring Trails project.

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023

privately maintained roads, drainage, sewer, parks, trails and open space infrastructure for the Annexation is presented in Appendix Table A-1. All water and sewer infrastructure will be operated and maintained by the City of San Bernardino Municipal Water Department.

As shown in Panel A and Panel B of Table 2-2, only the proposed offsite streets of 3.65 lane miles and the 5,695 lineal feet of offsite drains will be publicly maintained by the City. Sewer mains will be publicly maintained by the City of San Bernardino Municipal Water Department and are estimated at 28,353 lineal feet after buildout of the project. The onsite streets, landscaping, lighting, community walls and fences, open space, detention basins, and drainage systems will be maintained by the Homeowners Association.

2.3 Assessed Valuation and Property Tax

Assessed valuation for the total Spring Trails Annexation after buildout is projected at about \$167.75 million, as shown in Panel B of Table 2-3. The current assessed valuation of about \$2.50 million is estimated for Year 1. Existing assessed valuation is based on the County Assessor's 2023 tax roll value, as shown in Table 2-4.

New residential valuation for the proposed Spring Trails Specific Plan is based on residential pricing provided by the project developer. The following summarizes the average values per unit by Phase provided by the project applicant based on information from Land Advisors, Inc.:

- ☐ Phase 1 \$750,000 per unit
- ☐ Phase 2 \$760,000 per unit
- ☐ Phase 3 \$770,000 per unit
- ☐ Phase 4 \$780,000 per unit

Projected Property Tax

As shown in Panel C of Table 2-3, the City General Fund will not receive property tax for the assessed valuation of the annexation area. The San Bernardino County Fire Protection District (SBCFPD) is now providing fire protection to the City. Based on the service agreement between the two jurisdictions, the property tax that would usually accrue to the City will remain with the SBCFPD and no property tax from other County funds and districts will be allocated to the City.

Projected Property Tax in Lieu VLF

The City General Fund will receive property tax in lieu of vehicle license fees (VLF) based on the increase in assessed valuation in the City. Per State law, when an annexation occurs the

Table 2-3
Assessed Valuation and Property Tax
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Category	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030	Total
	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)	
A. Residential Units						
Existing Unit - Spring Trails Project Site	1	0	0	0	0	1
New Units - Spring Trails Project Site	0	29	50	58	78	215
Total Annual Units	1	29	50	58	78	216
Total Cumulative Units	1	30	80	138	216	
B. Assessed Valuation						
Current Valuation ²	\$2,496,189					
Phase 1a @ \$750,000 per Unit		\$21,750,000				
Phase 1b @ \$760,000 per Unit			\$38,000,000			
Phase 2a @ \$770,000 per Unit				\$44,660,000		
Phase 2b @ \$780,000 per Unit					\$60,840,000	
Total Annual Valuation	\$2,496,189	\$21,750,000	\$38,000,000	\$44,660,000	\$60,840,000	\$167,746,189
Total Cumulative Valuation	\$2,496,189	\$24,246,189	\$62,246,189	\$106,906,189	\$167,746,189	
C. Projected Property Tax						
<u>Annual 1 Percent Property Tax Levy</u> (@ 1% of Valuation)	\$24,962	\$217,500	\$380,000	\$446,600	\$608,400	\$1,677,462
<u>Annual General Fund Property</u> ³ (@ 0% of 1 Percent Levy)	\$0	\$0	\$0	\$0	\$0	\$0
Total Cumulative Projected Property Tax	\$0	\$0	\$0	\$0	\$0	
D. Projected Property Tax In Lieu VLF						
<u>Total Annual Valuation for Property Tax In Lieu VLF</u> ⁴	\$0	\$21,750,000	\$38,000,000	\$44,660,000	\$60,840,000	\$165,250,000
<i>Total Cumulative Valuation for Property Tax In Lieu VLF</i>	<i>\$0</i>	<i>\$21,750,000</i>	<i>\$59,750,000</i>	<i>\$104,410,000</i>	<i>\$165,250,000</i>	
Total Cumulative Projected Property Tax In Lieu VLF (@ \$1,270 per \$1,000,000 Assessed Valuation) <i>times</i>	\$0	\$27,623	\$75,883	\$132,601	\$209,868	
Share Allocated to General Fund ⁵ <i>equals</i>	73.5%	73.5%	73.5%	73.5%	73.5%	
General Fund Property In Lieu VLF	\$0	\$20,303	\$55,774	\$97,462	\$154,253	

- Phasing and valuation for the Spring Trails Specific Plan are provided by the applicant, J. P. Weber Group. The applicant's valuation is estimated based on information from Land Advisors Inc. of Irvine, California.
- Current assessed valuation is based on the 2023 tax roll values.
- The San Bernardino County Fire Protection District (SBCFPD) provides fire protection to the City. Based on an agreement between the City and the SBCFPD, the City will not receive any allocation of the basic one percent property tax levy upon annexation of the Spring Trails project.
- Property tax in lieu of vehicle license fees (VLF) is projected based on the increase in assessed valuation in a jurisdiction. Per State law, when an annexation occurs the existing valuation in the annexing area cannot be used in adjusting the amount of assessed valuation in the annexing City. Therefore, the current valuation of \$2,496,189 is not included in the projection of property tax in lieu of VLF.
- Based on the agreement between the SBCFPD and the City, the City will receive 73.5 percent of the projected property tax in lieu of VLF and the remaining 26.5 percent of the property tax in lieu of VLF will go to the SBCFPD.

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023
City of San Bernardino, Finance Director

Table 2-4
Estimated Existing Assessed Valuation: 2023 Tax Roll
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Assessor Parcel Number	Acres	Assessed Value			Land Type
		Land	Improvement	Total	
0348-071-05-0000	5.00	\$7,534	\$0	\$7,534	Single Family Residential - Vacant
0348-071-06-0000	20.00	\$34,852	\$0	\$34,852	Single Family Residential - Vacant
0348-071-07-0000	5.00	\$7,534	\$0	\$7,534	Single Family Residential - Vacant
0348-071-09-0000	100.28	\$107,589	\$0	\$107,589	Single Family Residential - Vacant
0348-071-10-0000	40.00	\$66,204	\$0	\$66,204	Public Facilities
0348-101-83-0000	23.561	\$90,019	\$0	\$90,019	Single Family Residential - Vacant
0348-101-84-0000	7.02	\$26,834	\$109,029	\$135,863	Single Family Residential
0348-111-03-0000	36.00	\$1,042,000	\$0	\$1,042,000	Single Family Residential - Vacant
0348-111-04-0000	45.45	\$72,642	\$0	\$72,642	Single Family Residential - Vacant
0348-111-07-0000	28.92	\$34,852	\$0	\$34,852	Single Family Residential - Vacant
0348-111-08-0000	<u>33.50</u>	<u>\$897,100</u>	<u>\$0</u>	<u>\$897,100</u>	Single Family Residential - Vacant
	344.73	\$2,387,160	\$109,029	\$2,496,189	

Sources: Stanley R. Hoffman Associates, Inc.

J. P. Weber Group

San Bernardino County, Office of the Assessor, Property Information System, 2023 Roll Values

existing valuation in the area that is being annexed cannot be used in adjusting the base amount of assessed valuation in the annexing City. The City will receive property tax in-lieu of VLF based on the change in its gross assessed valuation of taxable property for new development in the annexed area. As shown in Appendix Table B-5, the property tax in lieu of VLF in the City is projected to increase at \$1,270 per million dollars of new assessed valuation (AV). However, based on the service agreement between the San Bernardino County Fire Protection District (SBCFPD) and the City, the City will receive 73.5 percent of the projected property tax in lieu of VLF and the remaining 26.5 percent will go to the SBCFPD.

As shown in Panel D of Table 2-3, no property tax in lieu VLF is projected for existing valuation in Year 1 per State law. By Year 2 property tax in lieu VLF is projected at \$27,623 and 73.5 percent or \$20,303 goes to the City. Total property tax in lieu VLF increases to \$75,883 by Year 3, with \$55,774 going to the City. By Year 4, total property tax in lieu VLF is projected at \$132,601 and the amount for the City is projected at \$97,462. After buildout (Year 5) of the Spring Trails project total property tax in lieu VLF is projected at \$209,868, with 73.5 percent of this amount, or \$154,253, projected for the City.

2.4 Sales and Use Tax

Sales and use tax is projected for the retail taxable sales that will be captured in the City from offsite purchases made by the future residents of the Spring Trails Specific Plan. The fiscal

analysis assumes that the residents of the existing home on the Spring Trails site are already making purchases in the City. Therefore, no offsite sales and use tax is projected for the existing unit.

Offsite retail sales and use tax from taxable purchases made by future Spring Trails Specific Plan residents is projected based on the resident's estimated household income and estimated taxable retail purchases made in the City. Household income is estimated at 28 percent of average housing value based on a mortgage cost analysis by Stanley R. Hoffman Associates. Based on the U.S. Bureau of Labor Statistic, *Consumer Expenditure Survey*, the fiscal analysis estimates the Spring Trails' residents will generate total taxable retail purchases at about 33 percent of household income.

Sales and Use Tax

As shown in Table 2-5, estimated annual offsite retail sales and use tax from taxable purchases made by future Spring Trails Specific Plan residents are projected at \$62,332 after buildout. This estimate is based on total household income projected at about \$48.97 million after buildout (28 percent of residential valuation of about \$167.75 million). At 33 percent of household income, the projected retail taxable purchases made by Spring Trails' residents are projected at about \$15.5 million after buildout. The fiscal analysis assumes that 35 percent of the retail taxable purchases, or about \$5.42 million, will be made annually in the City at buildout.

At one percent of the estimated captured taxable sales of about \$5.42 million, sales tax is projected at \$54,249 after buildout. At the City average use tax rate of 14.9 percent of sales tax, an additional \$8,083 of use tax is projected after buildout. Total sales and use tax captured in the City by the future residents of Spring Trails is projected at \$62,332 after buildout. Based on the projected residential valuation for each Phase, the offsite sales and use tax from future residents is projected to increase from \$9,009 in Year 2 to \$62,332 by Year 5.

Table 2-5
Estimated Offsite Sales and Use Tax by Project Residents
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Category	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030	Total
	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)	
A. ANNUAL PROJECTIONS						
<u>Annual New Residential Valuation</u>	\$2,496,189	\$21,750,000	\$38,000,000	\$44,660,000	\$60,840,000	\$167,746,189
<u>Annual Household Income (@ 28% of household valuation)</u> ¹	\$698,933	\$6,090,000	\$10,640,000	\$12,504,800	\$17,035,200	\$46,968,933
<u>Annual Taxable Retail Spending (@ 33% of household income)</u>	\$230,648	\$2,009,700	\$3,511,200	\$4,126,584	\$5,621,616	\$15,499,748
<u>Annual Projected Off-Site Retail Taxable Sales Captured in City</u> (@ 35% capture)	\$80,727	\$703,395	\$1,228,920	\$1,444,304	\$1,967,566	\$5,424,912
<u>Annual Projected Sales and Use Tax to City</u>						
Sales Tax (@ 1% of taxable sales)	\$807	\$7,034	\$12,289	\$14,443	\$19,676	\$54,249
Use Tax (@ 14.9% of sales tax)	<u>120</u>	<u>1,048</u>	<u>1,831</u>	<u>2,152</u>	<u>2,932</u>	<u>8,083</u>
Total Projected Sales and Use Tax	\$927	\$8,082	\$14,120	\$16,595	\$22,608	\$62,332
B. CUMULATIVE PROJECTIONS						
<u>Cumulative Sales and Use Tax</u>	\$927	\$9,009	\$23,129	\$39,724	\$62,332	

1. Based on current mortgage-based estimates obtained from Zillow, and with housing expenditures at 30% of household income.

Sources: Stanley R. Hoffman Associates, Inc.

CHAPTER 3

PUBLIC FACILITIES BEFORE AND AFTER ANNEXATION

This chapter describes the existing and anticipated future service providers for the proposed Spring Trails Annexation project area. The level and range of the services for the annexation area are described, if they are known. The following services are detailed in this chapter:

- ☐ General Government
- ☐ Fire and Paramedic
- ☐ County Sheriff and Public Safety
- ☐ Library
- ☐ Parks and Recreation
- ☐ Animal Control
- ☐ Street Lighting
- ☐ Landscape Maintenance
- ☐ Water
- ☐ Sewer
- ☐ Transportation
- ☐ Flood Control and Drainage
- ☐ Utilities
- ☐ Schools
- ☐ Solid Waste Management
- ☐ Health and Welfare

Table 3-1 presents current and anticipated service providers in the Spring Trails annexation area. In many cases, such as general government, community development, economic development, and sheriff/police, among others, responsibilities shift from the County of San Bernardino to the City of San Bernardino.

The City of San Bernardino has annexed into the San Bernardino County Fire Protection District (SBCFPD) and its Service Zone FP-5 for fire protection and emergency medical response services. Since the annexation area is already within SBCFPD and Service Zone FP-5, the SBCFPD will continue to be the service provider for fire protection and emergency medical services upon annexation.

Other services, like water, sewer, and utilities, remain unchanged before and after annexation. These changes are detailed in subsequent sections of this chapter.

Table 3-1
Current and Anticipated Service Providers in the Spring Trails Annexation
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Service Type	Current Service Provider	Anticipated Service Provider
General Government - Administrative Services:		
Finance Division	County of San Bernardino	City of San Bernardino
Human Resources Division	County of San Bernardino	City of San Bernardino
Business Registration	County of San Bernardino	City of San Bernardino
Community Development:		
Planning	County of San Bernardino	City of San Bernardino
Building & Safety	County of San Bernardino	City of San Bernardino
Code Compliance	County of San Bernardino	City of San Bernardino Police Department
Fire and Paramedic	San Bernardino County Fire Protection District (SBCFPD), Service Zone FP-5	San Bernardino County Fire Protection District (SBCFPD), Service Zone FP-5
Sheriff/Police	County of San Bernardino Sheriff's Department	City of San Bernardino Police Department
Library	County of San Bernardino Library District	City of San Bernardino Public Library
Parks and Recreation:		
Local Facilities	County of San Bernardino	City of San Bernardino
Regional Facilities	County of San Bernardino	County of San Bernardino
Animal Control	Contract with City of San Bernardino Police Department's Animal Control Division	City of San Bernardino Police Department's Animal Control Division
Street Lighting	City of San Bernardino	City of San Bernardino Public Works Department
Landscape Maintenance	Forest/Natural	HOA
Water:		
Domestic Water	Private	City of San Bernardino Municipal Water Dept. (SBMWD)
Recycled Water	Private	City of San Bernardino Municipal Water Dept. (SBMWD)
Water Quality	Private	City of San Bernardino Municipal Water Dept. (SBMWD)
Sewer	Private/Septic Systems	City of San Bernardino Municipal Water Dept. (SBMWD)
Transportation:		
Freeways and Interchanges	Caltrans	Caltrans
Arterials and Collectors	San Bernardino County - Public Works	City of San Bernardino Public Works Department
Local Roads	San Bernardino County - Public Works	City of San Bernardino Public Works Department
Transit	Omnitrans	Omnitrans
Flood Control and Drainage:		
Local Facilities	San Bernardino County Flood Control District	HOA
Regional Facilities	San Bernardino County Flood Control District	San Bernardino County Flood Control District
Utilities:		
Cable/Internet Provider/Phone	Charter Communications	Charter Communications
Telephone	Verizon	Verizon
Power	Southern California Edison	Southern California Edison
Natural Gas	Southern California Gas Company	Southern California Gas Company
Schools	San Bernardino City Unified School District (SBCUSD)	San Bernardino City Unified School District (SBCUSD)
Solid Waste Management	San Bernardino County Solid Waste Management Division contract with Burrtec	City of San Bernardino contract with Burrtec
Health and Welfare	San Bernardino County Department of Public Health	San Bernardino County Department of Public Health

Sources: Stanley R. Hoffman Associates, Inc.
City of San Bernardino, Website
Spring Trails Specific Plan

3.1 General Government

Before Annexation

The County of San Bernardino provides general government services, including: all Administrative services, Community Development services, and Economic Development services to the annexation area.

After Annexation

After the annexation, the City of San Bernardino will provide the general government services

which include administrative services as well as General Governance, Community Development and Economic Development.

3.2 Fire and Paramedic

Before Annexation

Currently, the annexation area is in a State Responsibility Area (SRA), where CAL FIRE is responsible for fire and emergency response services. The area is also serviced by San Bernardino County Fire Station Number 2 (Devore Station). The proposed project is also located within the recently expanded boundary of the San Bernardino County Fire Protection District (SBCFPD), Service Zone FP-5 which is a special tax zone for funding fire protection and EMS. The current annual special tax for property in Service Zone FP-5 is estimated at \$157.26 per parcel. The tax includes an annual inflationary factor up to a maximum of 3 percent. No water facilities are available to serve fire protection in the project area.

After Annexation

The City of San Bernardino has annexed their fire protection services to the SBCFPD. Therefore, the SBCFPD, Service Zone FP-5 will be the service provider for fire prevention, fire protection and emergency medical services (EMS) after annexation. Most of the existing City fire stations and equipment are transferred to the SBCFPD; with existing Station 232 (City), located at 6065 Palm Avenue, being the closest (approximately 1 mile) to the Spring Trails project site, as shown in Figure 3-1.

Water facilities for fire protection will be owned and operated by the San Bernardino Municipal Water Department. All water facilities, hydrants, and water systems for fire protection in the area shall meet the water flow demands and be installed prior to development. All previous agreed upon egress for the project site that has been approved in the Environmental Impact Report shall be in place prior to construction. This includes the primary and secondary egress outlets.

3.3 Sheriff/Police

Before Annexation

The San Bernardino County Sheriff-Coroner's Department provides public safety services to the unincorporated areas. The County Sheriff operates from an office in the City of San Bernardino

Figure 3-1
Fire Protection
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Sources: Stanley R. Hoffman Associates, Inc.
Google Earth Pro

at 655 East Third Street. The Sheriff's Department and the City Police Department provide mutual backup services upon request within both the City and unincorporated areas. The California Highway Patrol in San Bernardino provides traffic patrol on State Highways within the unincorporated areas of the County. The Highway Patrol can also provide emergency response backup to the City Police and the County Sheriff upon request.

After Annexation

After the annexation, the City of San Bernardino Police Department will be providing the public safety services for Spring Trails and the rest of the annexed area. The area is served by a main police station, located at 710 North D Street, and four designated geographical patrol districts (Northwest, Northeast, Southwest, and Southeast). The project site belongs to patrol beat B1 in the Northwest Patrol District, as shown in Figure 3-2. The San Bernardino Police Department maintains a ratio of approximately one sworn officer for every 1,000 residents.

The City Police Department operates under a mutual aid agreement with police agencies in the surrounding cities that allows use of up to fifty percent of adjacent agency resources upon request and for automatic response within zones of mutual aid. The California Highway Patrol in San Bernardino will continue to provide traffic patrol on State Highways within the unincorporated areas.

3.4 Library

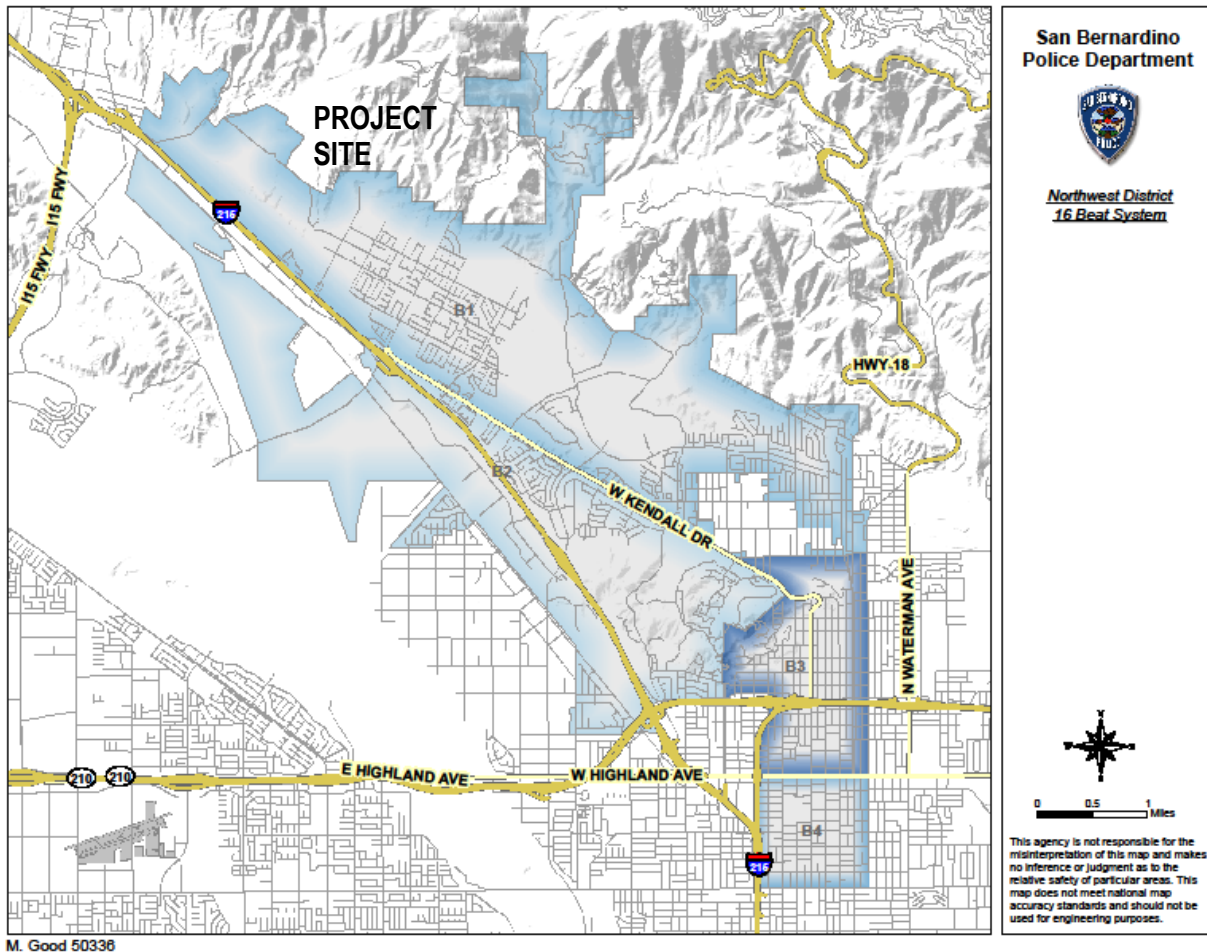
Before Annexation

Currently, the existing household within the annexation area is served by the San Bernardino County Library system. However, the nearest County library, the Carter Branch Library is located at 2630 North Linden Drive in Rialto, and is a driving distance of about 12.2 miles away from the annexation area.

After Annexation

The Howard M. Rowe Branch Library facility is a branch of the San Bernardino City Library system. Located at 108 East Marshall Boulevard in the City of San Bernardino, this branch is closest to the Spring Trails project site, with a driving distance of about 9.6 miles. The annexation area would continue to receive library services from the City of San Bernardino Branch library upon annexation.

Figure 3-2
City of San Bernardino Police Department: Northwest District
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Sources: Stanley R. Hoffman Associates, Inc.
City of San Bernardino, Police Department

3.5 Parks and Recreation

Before Annexation

The County Regional Parks Department provides regional park services to all residents within the County, including unincorporated areas. The County Regional Parks system includes the following parks: Glen Helen, Yucaipa, Lake Gregory, Cucamonga, Guasti, and Prado. The closest regional park is Glen Helen Regional Park which has various recreation areas with amenities for fishing, boating, and picnicking. However, the County does not provide local park services, and, currently, there are no local parks within the annexation area.

After Annexation

The City of San Bernardino General Plan indicates that there are a total of 52 developed parks and recreational facilities in the City. There are a variety of different types of parks, including: 19 neighborhood, 10 community, 17 mini-parks, 3 regional parks, and 3 special facilities. The parks contain a broad range of facilities; including children's play equipment, tennis and volleyball courts, and athletic fields. The special facilities include community buildings and senior centers. Al Guhin Park, located at 3650 Little League Drive, is the closest City park to the annexation area (approximately 1.3 miles).

The Spring Trails Specific Plan provides open spaces that are meant to function as recreational opportunities, buffers, visual landmarks and interconnecting trails. The facilities will consist of community trails, equestrian/pedestrian trails and hiking trails. The proposed parks include two dual-use neighborhood parks (meaning that the parks also serve as water detention basins), a dog park and a thematic garden park with amenities, as shown in Figure 3-3.

Per Chapter 19.30 of the City of San Bernardino Subdivision Regulations, the City requires five acres of park and recreational land per 1,000 residents. The Spring Trails development plans to develop and reserve public parks, private parks, natural open space, and homeowner maintained open space, exceeding the City's requirements. Two neighborhood parks are planned for Spring Trails, which would total 7.0 acres; they would also serve as water detention basins. However, parks and open space will be maintained by the Spring Trails Homeowner Association (HOA).

3.6 Animal Control

Before Annexation

Currently, the annexation area is serviced by the City of San Bernardino's Animal Control on a contract basis. Animal Control operates under the San Bernardino Police Department and is responsible for animal licensing, dead animal pickup, loose animal investigations, animal shelter management, and other services.

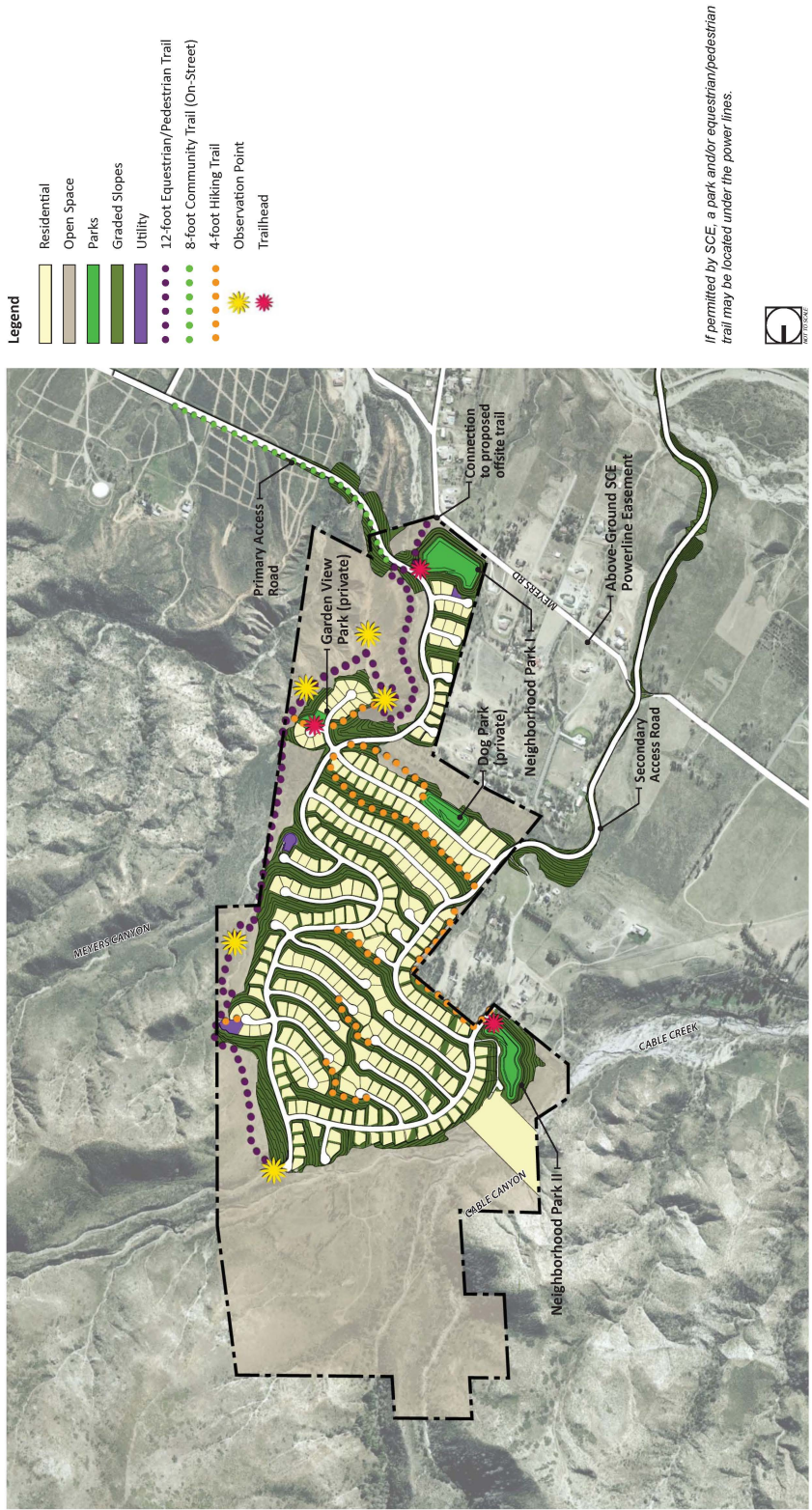
After Annexation

The Animal Control Division of the San Bernardino Police Department will continue to provide services to the area after annexation.

Figure 3-3
Spring Trails Specific Plan Trails, Parks, and Open Space
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Figure 3.10 Trails, Parks, and Open Space Plan



Spring Trails Specific Plan

Sources: Stanley R. Hoffman Associates, Inc.
 Montecito Equities, Ltd., July 2013

3.7 Street Lighting

Before Annexation

Street lighting is a service provided to the area by Southern California Edison. However, the street lighting only extends to the southern border at Meyers Road, and no street lighting exists within the annexation area.

After Annexation

Upon annexation, street lighting within the project is maintained by a HOA. Outside the project area, on public right of ways, the City of San Bernardino Public Works Department is responsible for the maintenance provided by Southern California Edison.

3.8 Landscape Maintenance

Before Annexation

San Bernardino County provides road pavement and minimal landscaping maintenance.

After Annexation

Upon annexation and development, significant landscaping amenities will be added to the Spring Trails annexation area. Maintenance within the Specific Plan Area would be managed by the homeowners association (HOA). Figure 3-4 shows the landscape zones as presented in the Spring Trails Specific Plan.

3.9 Water

Before Annexation

Currently, public water facilities do not serve the proposed Spring Trail project.

After Annexation

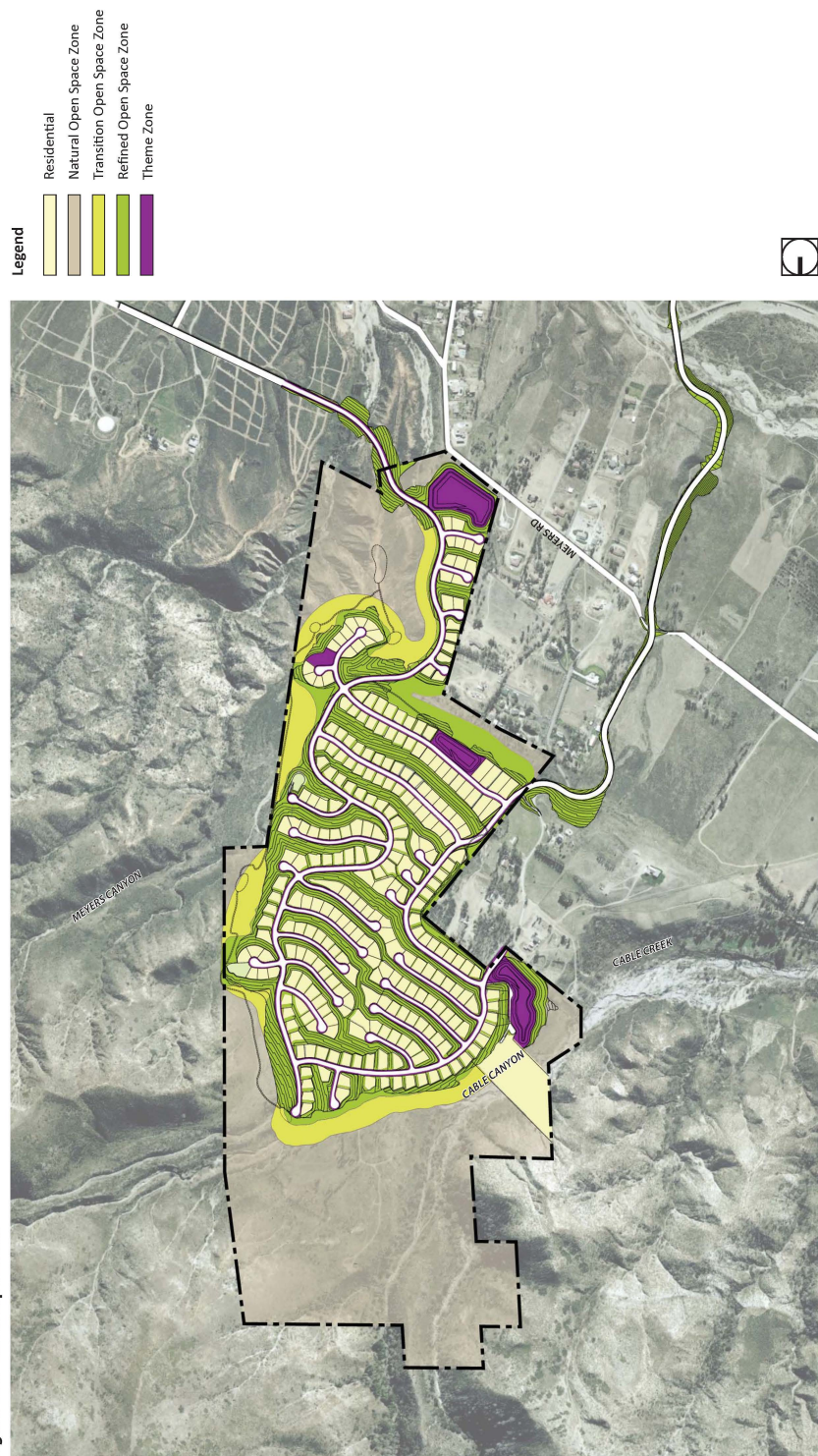
Upon annexation, the City of San Bernardino Municipal Water Department (SBMWD) would provide water services to Spring Trails and currently provides service to pressure zones ranging from 1,249 feet to 2,300 feet. Spring Trails lies between the 2,300 to 3,000-foot pressure zones. The nearest existing reservoir is the Meyers Canyon Reservoir, which is within the 2,100-foot pressure zone, but is not adequate for buildout of Spring Trails or Verdemont Heights. Therefore, water will be supplied to Spring Trails from lower elevations by a combination of expanding and improving the offsite water system and the provision of onsite reservoirs and transmission lines.¹ Figure 3-5 shows the conceptual water plan for Spring Trails.

¹ Montecito Equities, *Spring Trails Specific Plan*, October 2012, p. 3-101

Figure 3-4
Spring Trails Specific Plan Landscape Zones
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Figure 3.28 Landscape Zones



Spring Trails Specific Plan

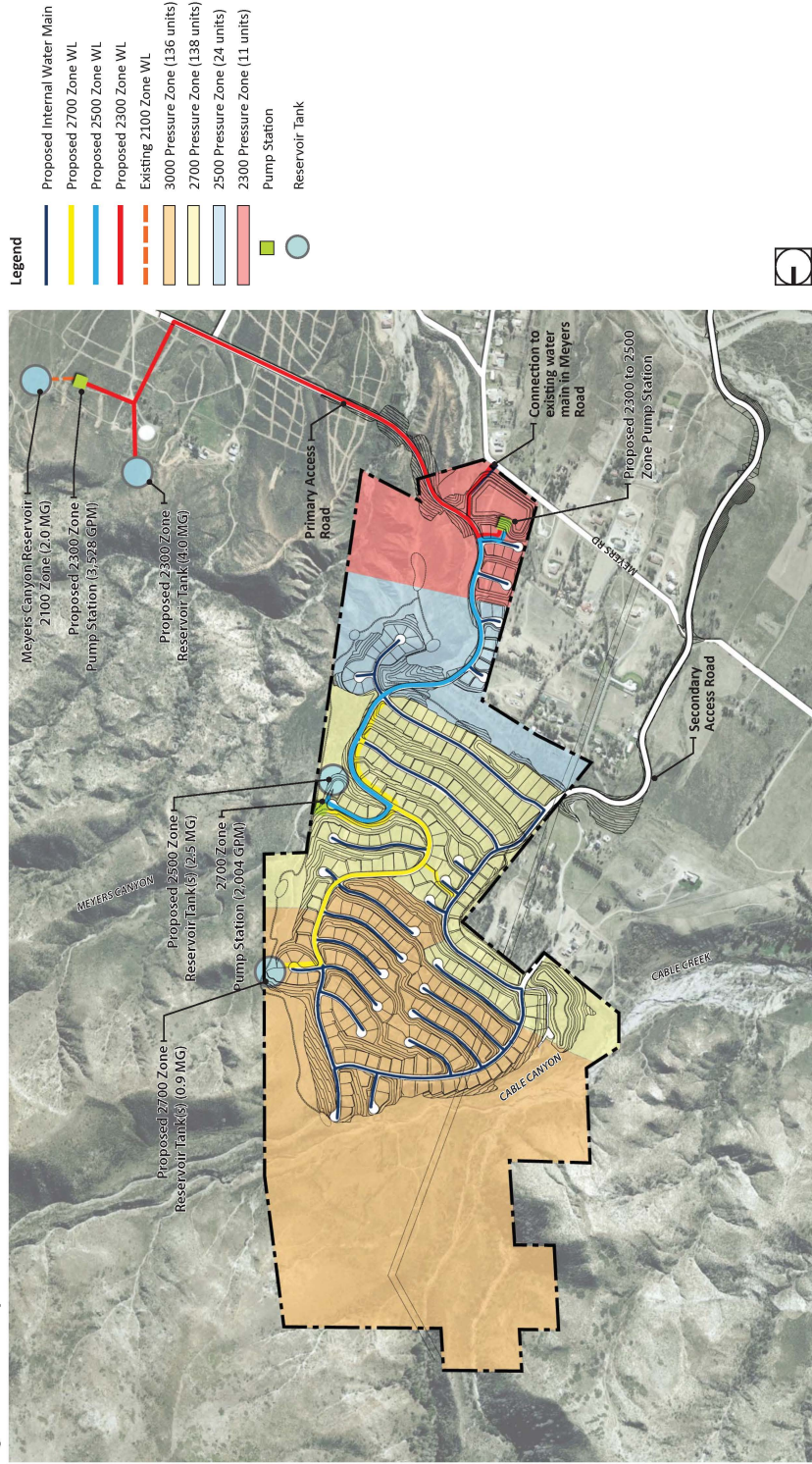
Page 3-83

Sources: Stanley R. Hoffman Associates, Inc.
Montecito Equities, Ltd., July 2013

Figure 3-5
Spring Trails Specific Plan Conceptual Water Plan
Spring Trails Annexation Plan for Service and Fiscal Analysis,



Figure 3.30B Conceptual Water Plan



Spring Trails Specific Plan

Page 3-105

Sources: Stanley R. Hoffman Associates, Inc.
 Montecito Equities, Ltd., July 2013

3.10 Wastewater Collection

Before Annexation

Sewer service to the project site is currently via septic tanks.

After Annexation

The Spring Trails project is within the City's Public Works Department's sanitary sewer service area. The City's engineering sewer capacity study concluded that the existing sewer system has the capacity to accommodate the project. Beginning May 2017, operation and maintenance of the City's wastewater collection system was transferred to the City of San Bernardino Municipal Water Department (SBMWD).

As shown in Figure 3-6, Spring Trails would connect to the existing 10-inch sewer line located on Little League Drive, which connects to a major interceptor system to the south and is eventually treated in the San Bernardino Water Reclamation Plant operated by SBMWD. The only offsite improvement that may be required is North Little League Drive, which may be upgraded from an 8" to a 10" line depending upon the ultimate slope as determined in final engineering.²

3.11 Transportation

Before Annexation

Current transportation services for the annexation area include freeways and interchanges serviced by Caltrans; arterials and collectors serviced by the County Public Works Department; local roads also serviced by the Public Works Department of San Bernardino County; and public transit serviced by Omnitrans. The closest Omnitrans bus stop to the annexation area is at Kendall Drive and Palm Avenue with a driving distance of about 2.2 miles.

After Annexation

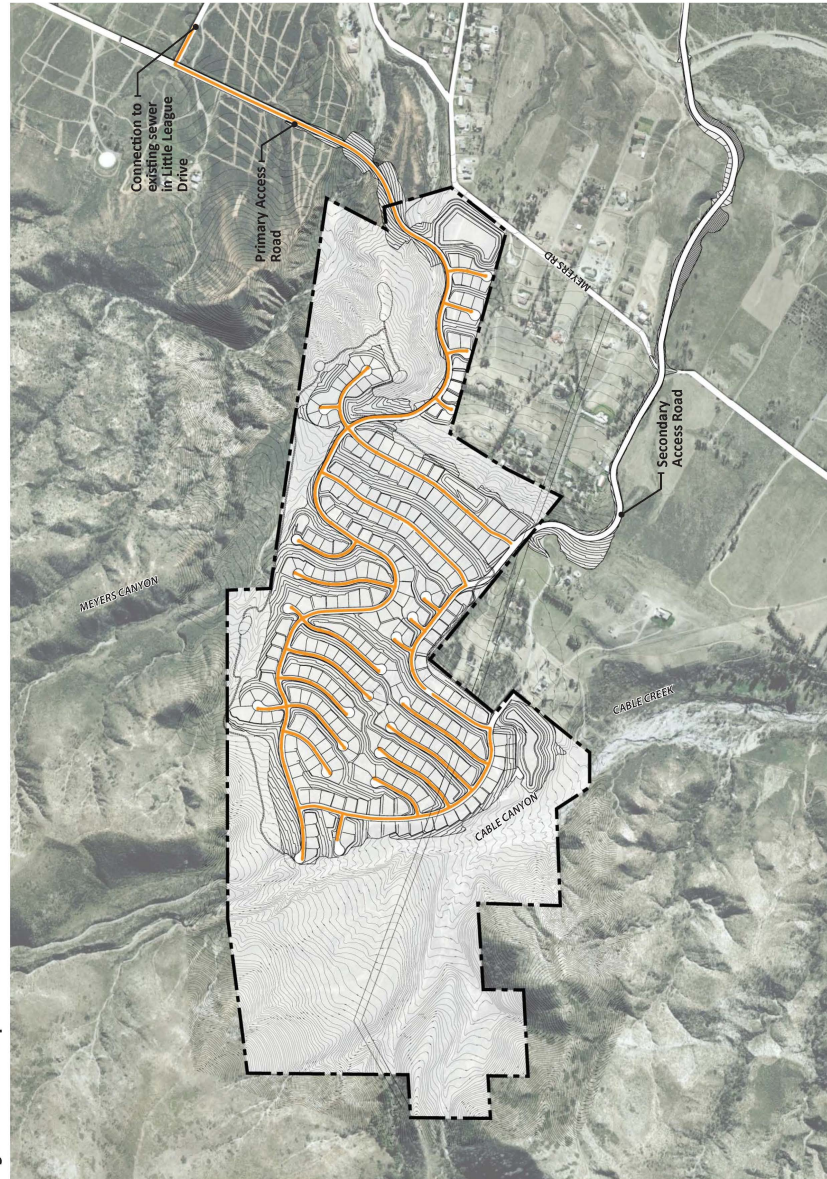
Caltrans and Omnitrans will continue to provide their services post annexation for arterials, collectors and public transit. All onsite street local roads will be maintained by a homeowners association. The developer will be responsible for improvements of all necessary public streets, both onsite and offsite, as shown in Figure 3-7. Upon annexation, the City becomes responsible for the regional transportation fee associated with the proposed project, which is included in the estimated City fees for the project in Chapter 4, Table 4-2.

² Montecito Equities, *Spring Trails Specific Plan*, October 2012, p. 3-112

Figure 3-6
Spring Trails Specific Plan Conceptual Sewer Plan
Spring Trails Annexation Plan for Service and Fiscal Analysis



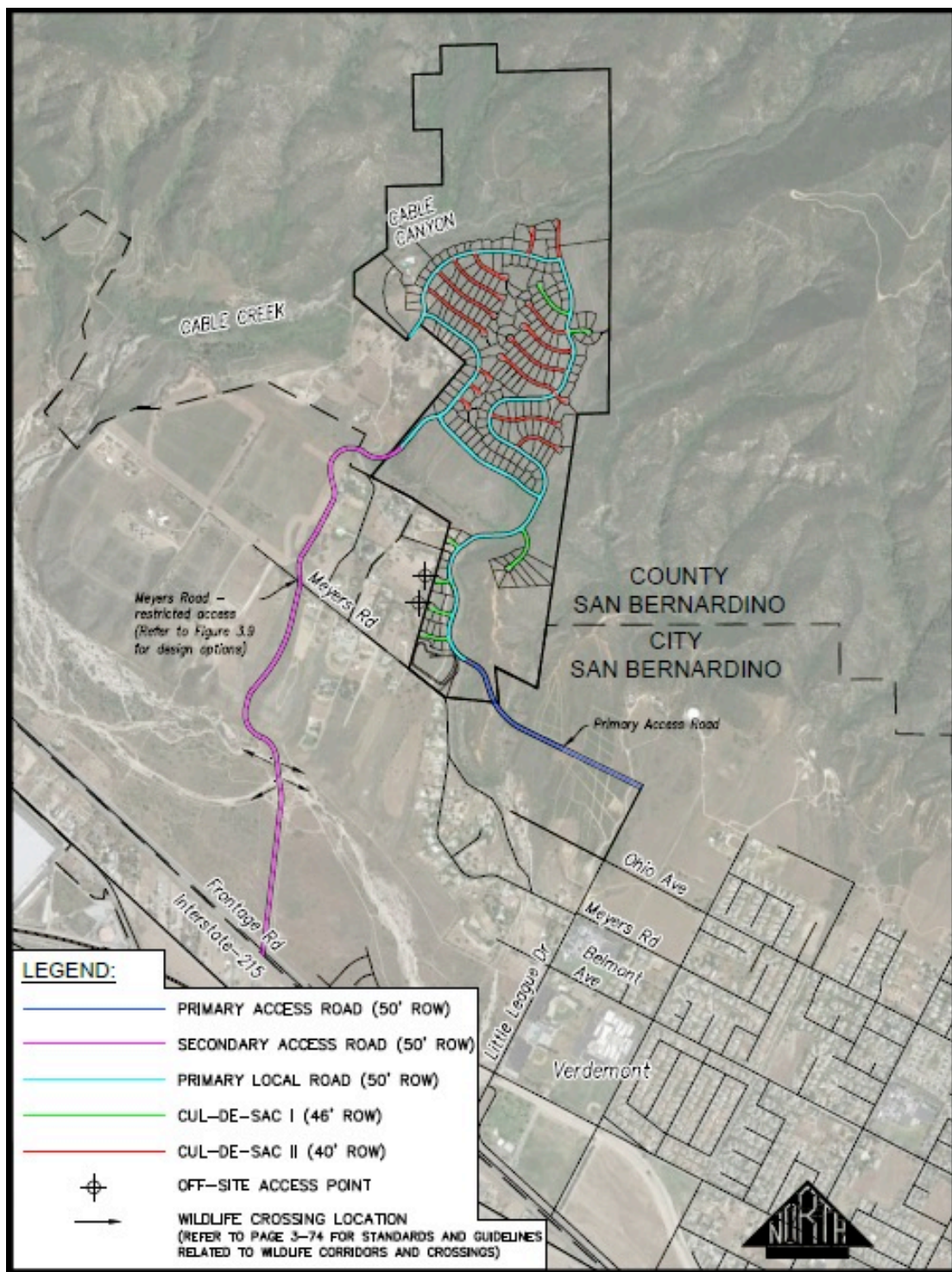
Figure 3.32 Conceptual Sewer Plan



Spring Trails Specific Plan

Sources: Stanley R. Hoffman Associates, Inc.
 Montecito Equities, Ltd., July 2013

Figure 3-7
Spring Trails Specific Plan Conceptual Circulation Plan
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino



Sources: Stanley R. Hoffman Associates, Inc.
J.P. Weber Group, November 2016

3.12 Flood Control and Drainage

Before Annexation

The drainage area to which Spring Trails belongs flows into Cable Canyon, then into Cable Creek, then into Devil Creek Diversion Channel, then into Lytle Creek Wash and eventually into the Santa Ana River. Currently, there are no local flood control or drainage facilities in the annexation area. On a regional level, the San Bernardino County Flood Control District intercepts and manages flood flows through and away from developed areas throughout the County. The District is also responsible for water conservation and storm drain construction.

After Annexation

Upon annexation, flood control and drainage systems would be constructed by the developer and onsite flows would be managed and maintained by the HOA. The Spring Trails Specific Plan includes drainage improvements that collect and convey storm flows that would reduce the amount of storm runoff to levels prior to annexation and development, as shown in Figure 3-8. The existing Cable Canyon and Meyers Canyon drainage ways would remain relatively unchanged, except for necessary roadway and infrastructure improvements. Onsite and offsite stormwater flows would be collected and routed using catch basin inlets and storm drain systems that would carry water to three onsite detention basins, which also serve as parks.

3.13 Utilities

Before and After Annexation

Utilities include cable television, internet, telephone, electric power, and natural gas. Currently, Charter Communications is the cable television and internet service provider. Verizon maintains telephone service to the annexation area. Electricity is provided by Southern California Edison, while natural gas is supplied by the Southern California Gas Company. These service providers are not anticipated to change upon annexation.

3.14 Schools

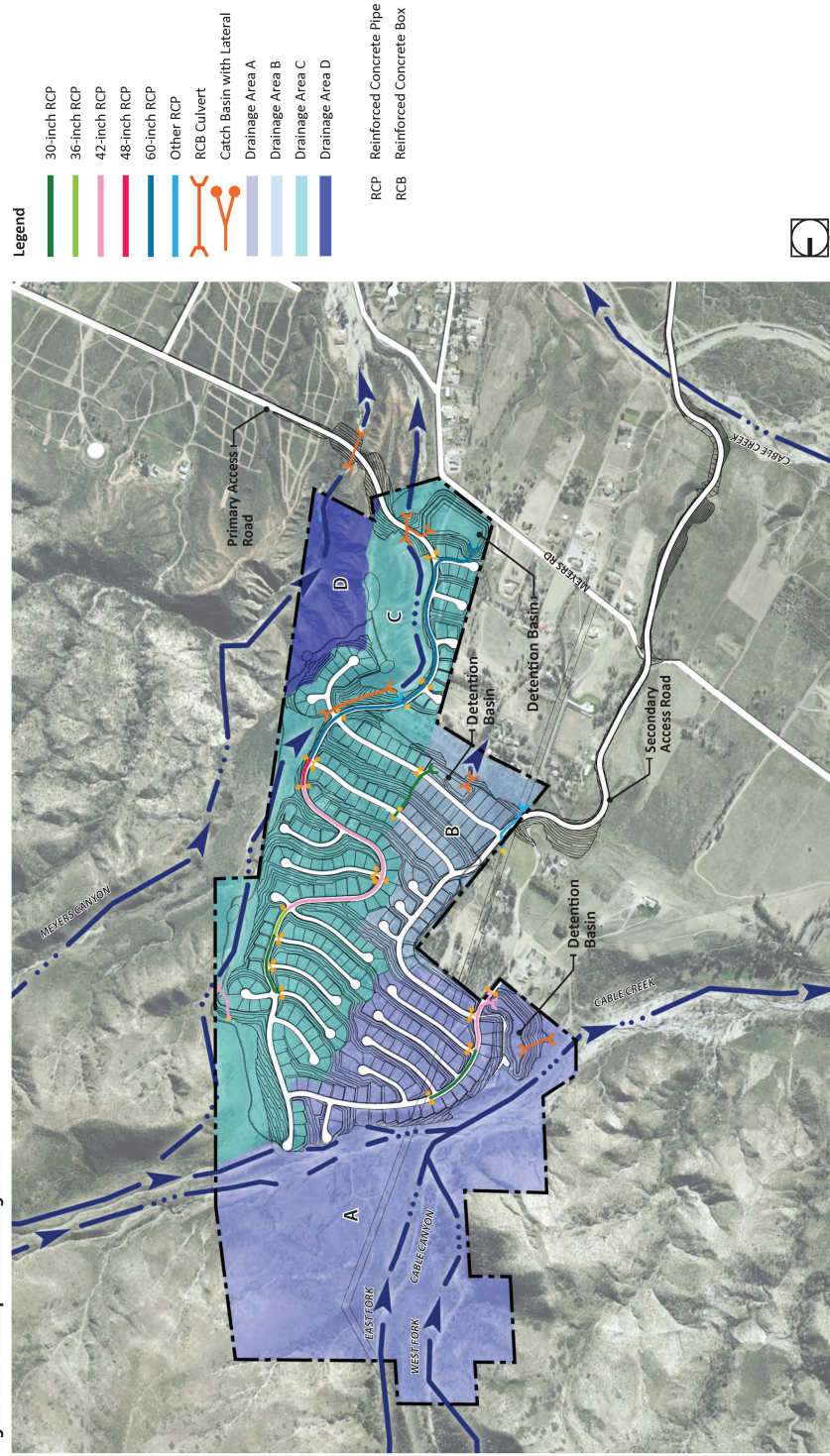
Before and After Annexation

Public education in the City of San Bernardino is provided by San Bernardino City Unified School District (SBCUSD). SBCUSD is the eighth-largest public school district in California with over 54,379 students enrolled at 44 elementary schools, 10 middle schools, 8 high schools and 3 special education schools. Before the annexation, the SBCUSD served the unincorporated area.

Figure 3-8
Spring Trails Specific Plan Conceptual Drainage Plan
Spring Trails Annexation Plan for Service and Fiscal Analysis



Figure 3.31 Conceptual Drainage Plan

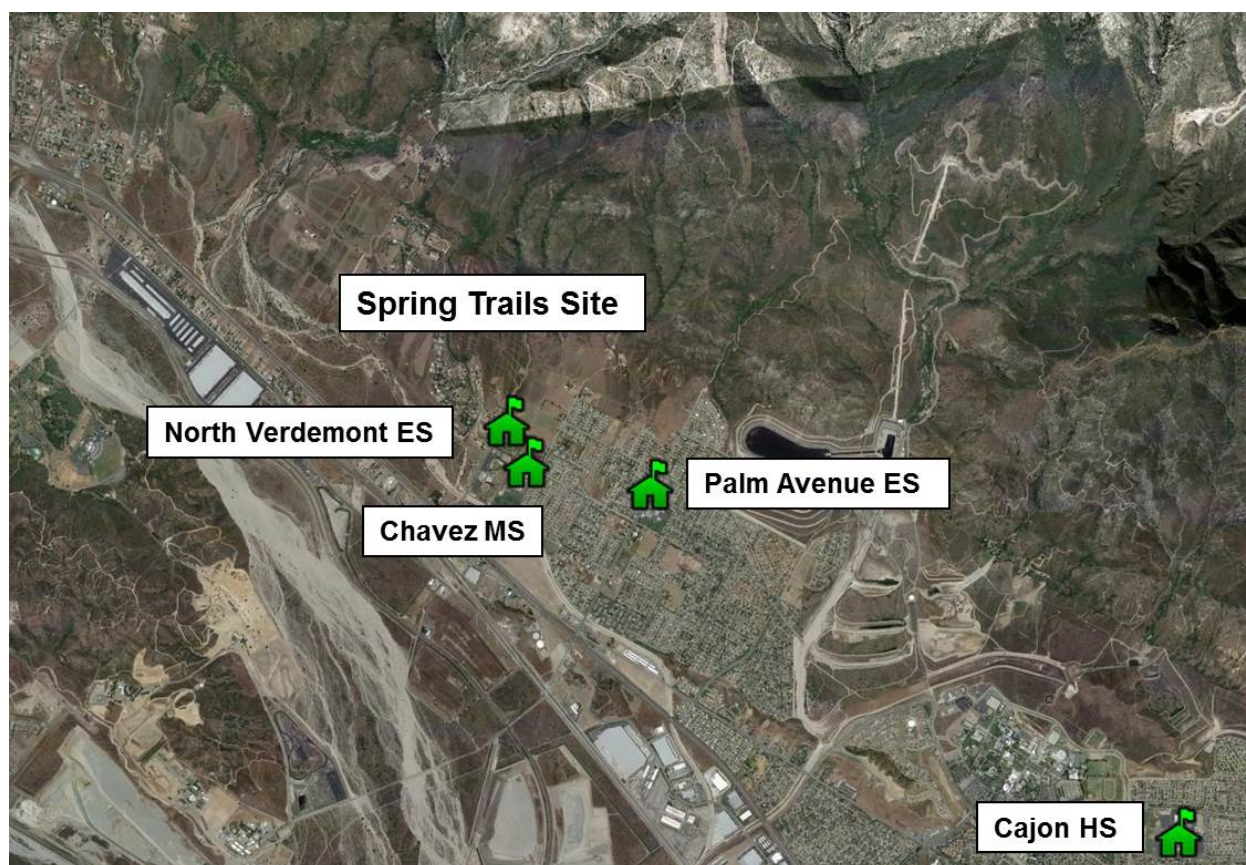


Spring Trails Specific Plan

Sources: Stanley R. Hoffman Associates, Inc.
 Montecito Equities, Ltd., July 2013

SBCUSD will continue to serve the existing development as well as any future development in the annexation with North Verdemont Elementary School (3555 West Meyers Road), Chavez Middle School (6650 North Magnolia Avenue), and Cajon High School (1200 Hill Drive), as shown in Figure 3-9. Palm Avenue Elementary School is also located near the annexation area at 6565 Palm Avenue.

Figure 3-9
Local Elementary, Middle and High Schools
San Bernardino City Unified School District
City of San Bernardino



Source: Stanley R. Hoffman Associates, Inc.

3.15 Solid Waste Management

Before Annexation

The current service provider of solid waste management for the annexation area is the San Bernardino County Department of Public Works' Solid Waste Management Division, under the contract with Burrtec. The division oversees the operation and management of the County's solid waste disposal system, which includes five regional landfills and nine transfer stations.

After Annexation

Solid waste collection within the City of San Bernardino and a portion of the unincorporated planning area is provided by Burrtec on a contract basis with the City.

3.16 Public Health and Welfare

Before and After Annexation

The San Bernardino County Department of Public Health currently serves the City for the general public's health and welfare services. The department provides a variety of programs and services that informs and educates the public about health issues. The County Department of Public Health additionally provides public assistance welfare and healthcare needs for all residents within San Bernardino County. There are no anticipated changes in service levels or costs after the annexation of the proposed project.

CHAPTER 4

PAYING FOR PUBLIC FACILITIES AND INFRASTRUCTURE

4.1 Spring Trails Facilities and Infrastructure

One or more community facilities district(s) will be formed to pay for the cost of certain offsite public facilities necessary for the development of the Project, including roads and traffic improvements, parks and open space improvements, flood control and drainage systems, water and sewer systems, and utilities. A capital improvement plan, and rate and method of apportionment will be prepared which will outline the facilities cost, rates, and manner of collection.

Table 4-1 presents the list of infrastructure improvements for the Spring Trails Specific Plan. The majority of the infrastructure will be constructed by the project's master developer with interior neighborhood walls and fences constructed by merchant builders. Table 4-1 also identifies the jurisdiction, special district or private association responsible for maintenance of each facility and the ownership of each facility. The projected annual fiscal impacts to the City for provision of services to the Spring Trails project are presented in Chapter 5.

4.2 City of San Bernardino Development Impact Fees

While the developer is responsible for constructing the facility and infrastructure improvements for the Spring Trails Specific Plan, the developer will also pay one-time development impact fees (DIF) to offset the additional public capital costs required of new development. If the developer constructs any facilities covered by DIFs, the developer will receive credit toward construction costs for an equivalent amount of DIF fees.

As shown in Table 4-2, total one-time development impact fees for Spring Trails are estimated at about \$7.2 million. Of the total estimated fees, about \$4.9 million are estimated for the City and the remaining \$2.3 million are estimated for the City of San Bernardino Municipal Water Department. The estimated City fees include the regional transportation fee that will become the responsibility of the City upon annexation of the project.

Table 4-1
Spring Trails Facilities and Infrastructure
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Type	Developed By	Maintained By ¹	Owned By ¹
<u>Streetscape</u>			
Primary and Secondary Offsite Entry Roads	CFD	City	City
Onsite Roads and Cul-de-sacs	Master Developer	HOA	HOA
Onsite Entry Features/Landscaping	Master Developer	HOA	HOA
Onsite Street Lighting	Master Developer	HOA	HOA
Onsite Community Walls and Fences	Master Developer	HOA	HOA
Interior Neighborhood Walls and Fence	Guest Builder	Homeowner	Homeowner
<u>Parks and Open Space</u>			
Onsite Parks and Open Space	Master Developer	HOA	HOA
Offsite Parks	CFD	City	City
Onsite Detention Basins	Master Developer	HOA	HOA
Cable Creek and Meyers Open Space Areas	Master Developer	HOA	City
Fuel Modification Zone A	Master Developer	HOA/Homeowner	Homeowner
Fuel Modification Zones B and C	Master Developer	HOA	HOA/Homeowner
<u>Infrastructure</u>			
Drainage Systems (offsite)	CFD	City	City
Drainage Systems (onsite)	CFD	HOA	HOA
Sewer Systems (onsite and offsite)	CFD	SBMWD	SBMWD
Water Systems (onsite and offsite)	CFD	SBMWD	SBMWD
Nonpotable Water Systems (onsite and offsite)	CFD	SBMWD	SBMWD

1. LLMD = Landscape and Lighting District or special maintenance district
HOA = Homeowners' Association (Master or Neighborhood)
SBMWD = San Bernardino Municipal Water Department
Certain facilities and improvements may be subject to reimbursement agreements.

Sources: Stanley R. Hoffman Associates, Inc.
Gresham Savage Nolan & Tilden, PC, April 7, 2017
San Bernardino Municipal Water Department

Table 4-2
Summary of Spring Trails City Development Impact Fees
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Development Impact Fee Category ¹	Amount	Estimated Development Fees Impact Fees
<u>New Residential Units</u>	215	
	Fee per Unit	
<u>City Fees</u> ²		
Community Development Fees		
Aquatic Facilities	\$326	\$70,114
Cultural Development	\$3,000	\$645,000
Library Facilities	\$638	\$137,146
Public Meeting Facilities	\$1,090	\$234,251
Parkland and Open Space	<u>\$9,518</u>	<u>\$2,046,340</u>
Subtotal	\$14,571	\$3,132,851
Public Safety Fees		
Law Enforcement	<u>\$639</u>	<u>\$137,400</u>
Subtotal	\$639	\$137,400
Engineering Fees		
Local Circulation Systems	\$233	\$50,082
Regional Circulation Systems	\$2,435	\$523,525
Storm Drain	\$3,926	\$844,071
Verdemont (Chestnut Drainage Fee -- \$0.289/ sq. ft.)	\$957	\$205,712
Verdemont (Palm Box Culvert/ Signal -- \$0.022/ sq. ft.)	<u>\$74</u>	<u>\$15,824</u>
Subtotal	\$7,624	\$1,639,214
Total City Fees	\$22,835	\$4,909,465
<u>Water & Sewer - City of San Bernardino Municipal Water Department (SBMWD)</u> ⁴		
Sewer Capacity	\$3,500	\$752,500
Water Connection (3/4" x 3/4")	<u>\$7,110</u>	<u>\$1,528,650</u>
Total SBMWD Fees	\$10,610	\$2,281,150
TOTAL FEES	\$33,445	\$7,190,615

1. Note that the analysis does not include engineering processing fees, applicable fee credits, potential CFD/AD proceeds or potential impact of a Development Agreement, Mitigation Agreement, SB 50 Agreement, or similar agreement.
2. Represents the applicable fees per the City of San Bernardino fee schedule cited below. Actual fee amounts may differ at the time of application for building permits or connection to services.
3. Upon annexation, payment of the regional circulation system fee which was the requirement of the County prior to annexation will transfer to the City. As shown above, the regional circulation fee is estimated at \$523,525 for the project.
4. Represents the applicable water fees per the City of San Bernardino Municipal Water Department.
(Note that per the Conditions of Approval, upgrades and construction of new water and sewer system facilities will need to be completed in order for the Water Department to be able to serve the Tract, i.e. booster pump stations, 2,300 ft. level reservoir, etc.)

Sources: Stanley R. Hoffman Associates, Inc.

City of San Bernardino, *Land Development Division Impact Fees, Effective February 15, 2022* (Accessed 8/2023)

4.3 Schools

There is a one-time School Impact Fee of \$4.31 per square foot for new, single-family residential development in the City of San Bernardino. At an average of 3,200 square feet of living space per new, single-family residential unit, the cost per unit is estimated to be \$13,792. With a total of 215 residential units, the estimated school impact fee for the Spring Trails development totals approximately \$3.0 million.

4.4 Utilities

Cable television, internet, power, and gas utilities are enterprise services, where fees are determined by each company's rate structure.

4.5 Roads and Drainage

The local circulation systems fee is \$233 per unit, while the regional circulation systems fee is \$2,435 per unit, as shown in Table 4-2. With 215 units, local and regional fees would total \$573,607 for the development.

4.6 Water and Sewer

The developer is responsible for funding their share of the required water and sewer facilities to include, but not limited to reservoirs, booster stations, and transmission mains. Once the major facilities are complete and conveyed to the San Bernardino Municipal Water Department (SBMWD) for operation to serve water to the new pressure zones, the developer is then responsible to construct distribution facilities to provide water and sewer to the proposed housing in the project.

CHAPTER 5 FISCAL IMPACTS

This chapter describes the fiscal analysis of the Spring Trails Specific Plan. Fiscal impacts are first presented to the City of San Bernardino General Fund followed by the projected recurring revenues to the City's Gas Tax Fund and the City's Measure I Fund. Fiscal impacts are shown in constant 2018 dollars with no adjustment for possible future inflation.

5.1 City General Fund

A recurring surplus of \$37,705 is projected to the City General Fund for the Spring Trails Annexation after buildout, as shown in Table 5-1. The projected surplus after buildout is based on recurring revenues of about \$493,179 and recurring costs of about \$455,474. This projection includes assumed revenues from the recently adopted CFD 2018-1 tax for safety services. The revenue-to-cost ratio is estimated at about 1.08 after buildout.

A small surplus of \$827 is projected for Year 1, which is planned for onsite grading and offsite infrastructure capital improvements. With completion of new housing units in Year 2 (Phase 1), a surplus of \$3,328 is projected. The projected surplus increases to \$9,949 for Phase 2 (Year 3) and by Phase 3 (Year 4) a surplus of \$20,351 is projected. When the final units are developed in Phase 4 (Year 5), the projected surplus to the General Fund is \$37,705.

Table 5-1
Summary of Projected General Fund Recurring Fiscal Impacts
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030
General Fund	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)
Estimated Annual Recurring Revenues	\$2,719	\$66,413	\$178,387	\$311,172	\$493,179
Estimated Annual Recurring Costs	<u>\$1,892</u>	<u>\$63,085</u>	<u>\$168,438</u>	<u>\$290,822</u>	<u>\$455,474</u>
Estimated Annual Recurring Surplus	\$827	\$3,328	\$9,949	\$20,351	\$37,705
<u>Estimated Annual Revenue/Cost Ratio</u>	1.44	1.05	1.06	1.07	1.08

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023

General Fund Projected Recurring Revenues

Projected property tax in lieu of vehicle license fees, CFD 2018-1 (safety services) taxes and off-site sales tax account for about 65 percent of the total projected General Fund revenues after buildout, as shown in the detailed projected fiscal impacts in Table 5-2.

General Fund Projected Recurring Costs

As also shown in Table 5-2, police protection and general government account for about 76 percent of total projected recurring General Fund costs for the project after buildout.

Table 5-2
Detailed General Fund Projected Recurring Fiscal Impacts
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030	
General Fund	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)	Percent of Buildout
<u>Estimated Recurring Revenues</u>						
Property tax ¹	\$0	\$0	\$0	\$0	\$0	0.0%
Property tax in lieu of VLF	0	20,303	55,774	97,462	154,253	31.3%
Off-site retail sales and use tax	927	9,009	23,129	39,724	62,332	12.6%
Measure S - sales tax	853	8,288	21,279	36,546	57,345	11.6%
Franchise tax	126	4,215	11,254	19,431	30,432	6.2%
CFD 2018-1 (safety services) ²	416	12,992	36,032	64,641	105,224	21.3%
Charges for current services	31	1,033	2,758	4,762	7,458	1.5%
Fines and forfeitures	13	432	1,153	1,992	3,119	0.6%
Intergovernmental revenues	17	579	1,546	2,669	4,180	0.8%
Miscellaneous revenues	13	428	1,143	1,973	3,090	0.6%
Tow franchise revenues	7	217	579	1,000	1,567	0.3%
Property transfer tax-turnover	69	667	1,712	2,940	4,613	0.9%
Sales tax - public safety	17	582	1,554	2,683	4,202	0.9%
Utility user tax	<u>230</u>	<u>7,668</u>	<u>20,474</u>	<u>35,349</u>	<u>55,363</u>	<u>11.2%</u>
Total Projected Revenues	\$2,719	\$66,413	\$178,387	\$311,172	\$493,179	100.0%
<u>Estimated Recurring Costs</u>						
Economic and housing development	\$18	\$615	\$1,642	\$2,835	\$4,440	1.0%
Police protection	1,142	38,071	101,650	175,507	274,873	60.3%
Parks, recreation and community services	62	2,059	5,498	9,492	14,866	3.3%
Public works' services	285	9,507	25,384	43,827	68,641	15.1%
Transfer to Animal Control Fund	45	1,514	4,042	6,980	10,931	2.4%
Library	35	1,180	3,151	5,440	8,520	1.9%
General government - O&M/contracts	106	3,523	9,406	16,241	25,436	5.6%
General government - overhead	<u>198</u>	<u>6,616</u>	<u>17,665</u>	<u>30,500</u>	<u>47,768</u>	<u>10.5%</u>
Total Recurring Costs	\$1,892	\$63,085	\$168,438	\$290,822	\$455,474	100.0%
<u>Estimated Net Recurring Surplus</u>	\$827	\$3,328	\$9,949	\$20,351	\$37,705	
<u>Estimated Revenue/Cost Ratio</u>	1.44	1.05	1.06	1.07	1.08	

1. Based on information from the City Finance Director, per the agreement between the City and the San Bernardino County Fire Protection District (SBCFPD) the City will not receive any of the basic one percent property tax upon annexation of the Spring Trails project.

2. The City formed CFD 2018-1 in October 2018 which levies a special tax to provide finances for a portion of ongoing citywide public safety service. The special tax is \$385 per single family unit and \$358 per multi-family unit effective July 1, 2019 through June 2024. Beginning July 1, 2024, these rates will increase by four percent each following July 1.

Sources: Stanley R. Hoffman Associates, Inc.
City of San Bernardino, Finance Director
J. P. Weber Group, September 2023

5.2 Other Funds

Fund 126 – Gas Tax

As shown in Panel A of Table 5-3, recurring Gas Tax Fund revenues to the City are projected at \$16,122 for the Spring Trails project after buildout. These revenues are earmarked for transportation related expenditures.

Fund 129 – Measure I

Measure I includes a ½ cent sales tax for transportation expenditures. Recurring Measure I revenues are projected at \$5,949 after buildout, as shown in Panel B of Table 5-3.

Table 5-3
Summary of Projected Other Funds Recurring Revenues
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Other Funds	Year 1 - 2026	Year 2 - 2027	Year 3 - 2028	Year 4 - 2029	Year 5 - 2030
	Existing Unit (Grading)	New Units (Phase 1)	New Units (Phase 2)	New Units (Phase 3)	Buildout of New Units (Phase 4)
A. Fund 126 - Gas Tax ¹					
Annual Recurring Gasoline Tax	\$67	\$2,233	\$5,962	\$10,294	\$16,122
B. Fund 129 - Measure I ¹					
1/2 cent sales and road tax	\$88	\$860	\$2,207	\$3,791	\$5,949

1. Annual recurring gasoline tax and Measure I revenues are restricted to street related expenditures.

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, September 2023

CHAPTER 6

CITY OF SAN BERNARDINO FISCAL ASSUMPTIONS

This Chapter presents the revenue and cost assumptions for projecting the ongoing operations and maintenance costs to the City General Fund and related City Funds for the Spring Trails annexation into the City of San Bernardino. As discussed earlier, the annexation area is currently located in the unincorporated area of San Bernardino County, within the existing sphere of influence of the City of San Bernardino.

The general City demographic and economic assumptions used for calculating fiscal factors are first presented. The assumptions for projecting recurring revenues are then presented followed by the assumptions for projecting recurring costs. The fiscal factors are based on discussion with City finance staff and the City's *Fiscal Year 2022-23 Adopted Budget*.

6.1 City General Assumptions

Fiscal impacts that are not based on valuation and taxable sales are generally projected based on a per capita, per employee, or per service population basis. Some fiscal impacts are projected based on other factors, such as per unit or per acre, based on the available data. General fund revenue and cost factors are estimated by dividing the FY 2022-23 budget categories by the City's resident population, employment, total service population, or developed acres where appropriate. Table 6-1 provides the City's general assumptions for this fiscal analysis.

Population

As shown in Table 6-1, the State Department of Finance (DOF) estimates the City of San Bernardino's January 1, 2023, total population at 223,230. The City population estimate is used for projecting certain revenues and costs on a per capita basis, such as State subvented gas taxes.

Housing Units

DOF estimates 67,593 total housing units for the City of San Bernardino for January 1, 2023. DOF estimates that 64,905 units are occupied.

Persons per Household

The 2023 average persons per household for the City is estimated at 3.34 persons based on dividing the household population estimate of 216,854 by the 64,905 estimated occupied units.

Table 6-1
City Population, Housing and Employment Assumptions
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Assumption	Description
	<u>Population and Housing</u> ¹
216,854	Total Household Population
<u>6,376</u>	Group Quarters Population
223,230	Total Resident Population
43,315	Single Family Units
<u>24,278</u>	Multi-Family Units
67,593	Total Housing Units
64,905	Occupied Housing Units
3.34	Citywide Average Household Size
	<u>Employment</u>
112,478	Total City Employment ²
	<u>Service Population</u> ³
223,230	Total Resident Population
<u>56,239</u>	Employment Weighted at 50%
279,469	Total Service Population

Note: 1. Population and housing estimates are January 1, 2023 estimates provided by the California Department of Finance (DOF).

2. The total employment estimate for 2023 based on an interpolation of the 2019 and 2035 estimates from the Southern California Association of Governments, (SCAG) 2024 RTP preliminary estimates.

3. This analysis has weighted the employment at 50% to account for the estimated less frequent use of City services by employment versus population. Service population equals the total resident population plus the weighted employment.

Sources: Stanley R. Hoffman Associates, Inc.

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2021-2023*, Sacramento, May 2023

Southern California Association of Governments (SCAG), *Preliminary RTP 2024 Projections Data*

Employment

For fiscal factors that are impacted by only employment, such as business license taxes, the City's total employment is used as the basis for calculating the factor. The total City employment of 112,478 for the year 2023 represents an interpolation of the years 2019 and 2035 from the Southern California Association of Governments (SCAG) *2024 Regional Transportation Plan (RTP), Preliminary Data*.

Service Population

Fiscal factors that are impacted by both population and employment growth are estimated by allocating total budgeted revenues or costs to the estimated service population. Service population includes the City's resident population plus 50 percent of the total estimated City employment. Employment is weighted at 50 percent to account for the estimated less frequent use of City services by employment versus population.

As shown in Table 6-1, The City's service population is estimated at 279,469 and represents the City's estimated resident population of 223,230 plus 50 percent of the City's estimated total employment, or 56,239 (50 percent of the total employment of 112,478).

6.2 City Revenue Assumptions

The General Fund and Gas Tax Fund revenue factors that are used in preparing the fiscal analysis for the Spring Trails Specific Plan are presented in Table 6-2. These factors are based on the City's Fiscal Year (FY) 2022-23 Adopted revenues for the General Fund and Other Funds shown in Appendix Table B-1 and Table B-2 and the City's population, employment and service population estimates that are presented in Table 6-1.

General Fund

Property Taxes - General Fund. The San Bernardino County Fire Protection District (SBCFPD) is now providing fire protection to the City. Based on the agreement between the City and the SBCFPD, the City will not receive a share of the 1.0 percent basic levy. The SBCFPD will receive the entire allocations that would have previously been allocated to the City.

Property Tax In Lieu of Vehicle License Fees. Cities and counties began receiving additional property tax revenue to replace vehicle license fee (VLF) revenue that was lowered in 2004 when the state reduced the vehicle license tax. This property tax in lieu of VLF is projected to grow with the change in the citywide gross assessed valuation (AV) of taxable property from the prior year.

As shown in Appendix Table B-3, the property tax in lieu of VLF in the City is projected to increase at an average of \$1,270 per million dollars of new assessed valuation (AV). This factor is based on the change in AV and the change in property tax in lieu of VLF in the City over the last 10 years.

Table 6-2
General Fund and Other Funds Recurring Revenue Factors
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Revenue Source	FY 2022-23 Adopted Budget	Projection Basis ¹	Projection Factor
<u>GENERAL FUND</u>			
<u>Property Taxes</u> ²	n/a	Case Study: Project Valuation	0.00% City general share of 1% levy
<u>Property Tax In Lieu VLF (PTVLF)</u> ³	\$22,500,000	Case Study	\$1,270 per \$1,000,000 assessed valuation 73.5% of PTVLF allocated to General Fund
<u>Sales and Use Tax</u>	\$50,000,000	Taxable Sales	100% tax
Use Tax Factor		Use Tax as Percent of Sales Tax	14.9% of sales tax
<u>Measure S - Sales Tax</u> ⁴	\$46,000,000	Case Study	\$920.00 per \$1,000 of sales and use tax
<u>Franchise Taxes</u>	\$11,781,000	Service Population = 279,469	\$42.15 per service population
<u>CFD 2018-1 (Safety Services)</u> ⁵	n/a	Residential Units	\$400 per single family unit \$372 per multi-family unit
<u>Charges for Current Services</u>	\$2,305,500	Population = 223,230	\$10.33 per capita
<u>Fines and Forfeitures</u>	\$1,206,500	Service Population = 279,469	\$4.32 per service population
<u>Intergovernmental Revenues</u>	\$1,292,000	Population = 223,230	\$5.79 per capita
<u>Business Registration</u>	\$8,000,000	Employment = 112,478	\$71.13 per employee
<u>Miscellaneous Revenues</u>	\$1,196,556	Service Population = 279,469	\$4.28 per service population
<u>Tow Franchise</u>	\$606,000	Service Population = 279,469	\$2.17 per service population
<u>Property Transfer Tax</u>	\$1,100,000	Property turnover and valuation assumptions	5.0% Residential turnover rate \$0.55 per \$1,000 assessed valuation
<u>Sales Tax - Public Safety</u>	\$1,300,000	Population = 223,230	\$5.82 per capita
<u>Utility User Tax</u>	\$21,430,500	Service Population = 279,469	\$76.68 per service population
<u>GAS TAX FUND 126</u>			
State gasoline tax	\$4,985,468	Population = 223,230	\$22.33 per capita
<u>MEASURE I FUND 129</u>			
1/2% sales tax	\$4,772,000	City Sales and Use Tax = \$50,000,000	\$95.44 per \$1,000 City sales and use tax

- For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the total population plus 50% of the total employment estimate.
- Based on information from the City Finance Director, at this time the City General Fund will not receive any of the one percent basic property tax levy on the property's assessed valuation because of the property tax exchange agreement between the City and the County Fire Protection District. The County Fire Protection District now provides fire protection to the City.
- The State has lowered the VLF rate, which reduces the amount of VLF received by cities and counties. However, the State is providing property taxes to offset the VLF reduction. VLF is estimated to change according to the City's increased in assessed valuation, as shown in Appendix Table B-3. Based on the property tax agreement between the City and the County Fire Protection District, the City will receive 73.5 percent of the projected property tax in lieu of VLF from the project.
- The City enacted Measure S in 2006 which is a 0.25 percent sales tax and increased to 1 percent in 2020 by voters.
- The City formed Community Facilities District (CFD) 2018-1 in October 2018 which levies a special tax to provide finances for a portion of ongoing citywide public safety services. The special tax is \$385 per single family unit and \$358 per multi-family unit effective July 1, 2019 through June 2024. Beginning July 1, 2024, these rates will increase by four percent each following July 1.

Sources: Stanley R. Hoffman Associates, Inc.
City of San Bernardino, *Fiscal Year 2022-23 Adopted Budget*
City of San Bernardino, Finance Director
State of California, Department of Finance, *E-S Population and Housing Estimates for Cities, Counties and the State - January 1, 2021-2023*, Sacramento, May 2023
Southern California Association of Governments (SCAG), *Preliminary RTP 2024 Projections Data*
J. P. Weber Group, September 2023

The City receives property tax in-lieu of VLF based on the change in its gross assessed valuation of taxable property for new development in the annexed area. Per State law, the existing valuation in an annexing area cannot be used in adjusting the base amount of assessed valuation in the annexing City. However, based on the agreement between the City and the San Bernardino County Fire Protection District the City will receive only 73.5 percent of the projected property tax in lieu of VLF.

Sales and Use Tax. Sales tax revenues to the local jurisdiction are projected at one percent of taxable sales. The City receives one percent of the taxable sales of most goods occurring within City limits. In addition to sales tax revenue, the City receives revenues from use tax, which is levied on shipments into the state and on construction materials for new development not allocated to a situs location. Use tax is allocated by the California Department of Tax and Fee Administration (CDTFA) based on each jurisdiction's proportion of countywide and statewide direct taxable sales.

Use tax revenues to the City of San Bernardino are estimated at an additional 14.9 percent of point-of-sale sales tax, as shown in Appendix Table B-4. Half-year 2022 sales tax data provided obtained from CDTFA estimates that \$3,549,772 of total sales and use tax were made from levies designated as use tax and the remaining \$23,826,715 of the sales and use tax was point-of-sale sales tax. Therefore, use tax revenues to the City of San Bernardino are estimated at an additional 14.9 percent of point-of-sale sales tax.

Measure S – Sales Tax. As shown in Table 6-2, Measure Z sales tax is projected at \$920 per \$1,000 of City sales and use tax. This tax is an additional component of sales and use tax that established an additional 0.25 percent sales tax that took effect in 2007. Measure S was increased to 1 percent sales tax by voters in 2020. Based on discussion with the City's finance director, this revenue is assumed for the fiscal analysis.

Franchise Taxes. Franchise taxes are projected at \$42.15 per service population based on FY 2022-23 Adopted Budget revenues of \$11,781,000 and the service population estimate of 279,469. City franchise taxes are collected for providers of cable, electric, gas, and telephone.

Community Facilities District (CFD) 2018-1 (Safety Services). The City formed CFD 2018-1 In October 2018 which levies a special tax to provide financing for a portion of ongoing public safety services. The special tax is \$385 per single family unit and \$358 per multi-family unit.

Collection of the fee began July 1, 2019 and remain at the current rate for five years. Beginning July 1, 2024, these rates will increase by four percent and by four percent each following July 1.

Charges for Current Services. Based on estimated FY 2022-23 Adopted Budget recurring revenues of \$2,305,000 and the City's population estimate, charges for current services are projected at \$10.33 per capita. These revenues do not include one-time fees and charges, as shown in Appendix Table B-1.

Fines and Forfeitures. These revenues include vehicle code fines, parking citations and other fines and penalties, and are projected at \$4.32 per service population based on estimated FY 2022-23 Adopted Budget revenues of \$1,206,500 and the City's service population of 279,469.

Intergovernmental Revenues. As shown in Table 6-2, these revenues are projected at \$5.79 per capita based on estimated FY 2022-23 Adopted Budget revenues of \$1,292,000 and the City's population estimate of 223,230.

Business Registration. These revenues are not projected for the proposed residential Spring Trails project because there is no employment projected for the project.

Miscellaneous Revenue. These revenues are projected at \$4.28 per service population based on estimated FY 2022-23 Adopted Budget recurring revenues of \$1,196,556 and the City's service population estimate of 279,469. Water Fund contributions for administrative services are included in this category. Revenues that are generated on a one-time basis and revenues that are not directly generated by the project are not included in this category.

Tow Franchise. Tow franchise revenues are projected at \$2.17 per service population based on FY 2022-23 Adopted Budget revenues of \$606,000 and the service population of 279,469.

Property Transfer Tax. Sales of real property are taxed by San Bernardino County at a rate of \$1.10 per \$1,000 of property value. For property located in the City, property transfer tax is divided equally between the City and the County, with the City receiving \$0.55 per \$1,000 of transferred property value. Based on the U.S. Census Bureau, American Community Survey for the period from 2015 to 2021, residential development in the City of San Bernardino is estimated to change ownership at an average rate of about 5.0 percent per year (Appendix Table B-5).

Sales Tax – Public Safety. These revenues are projected at \$5.82 per capita based on the City FY 2022-23 Adopted revenue amount of \$1,300,000 and the population estimate of 223,230.

Utility User Tax. The City of San Bernardino levies a utility user tax on the users of cable, natural gas, electricity and telephone services within the City. Based on the City FY 2022-23 Adopted Budget revenue amount of \$21,430,500 and the City’s estimated service population of 279,469, utility user taxes are projected at \$76.68 per service population.

Gas Tax Fund 126

As shown in Table 6-2, total State gasoline tax revenues to the City are projected at \$23.33 per capita based on estimated FY 2022-23 Adopted Budget revenues of \$4,985,468 and the City’s total population estimate of 223,230. These revenues include appropriations the shown in Appendix Table B-2. These revenues are earmarked for road related expenditures.

Measure I Fund 129

Measure I includes is a ½ cent sales tax. As shown in Table 6-2, total Measure I sales tax revenues to the City are projected at \$95.44 per \$1,000 of total sales and use tax. This factor is based on estimated FY 2022-23 Adopted Budget revenues of \$4,772,000 for Measure I sales tax and the City’s total sales and use tax of \$50,000,000. These revenues are earmarked for transportation related expenditures.

6.3 City Cost Assumptions

The General Fund cost factors that are used in preparing the fiscal analysis for the Spring Trails Annexation are presented in Table 6-3. These factors are based on the City’s Fiscal Year (FY) 2022-23 Adopted Budget net expenditures shown in Table 6-3 and the City’s population and service population estimates that are presented in Table 6-1.

City General Fund expenditures are projected for general government, or overhead functions; community development; police; parks, recreation and community services; public works; and transfers from the General Fund to the Animal Control Fund and to Library services.

Water and sewer operations are assumed to not impact the General Fund because they are enterprise functions and maintenance costs are assumed to be covered through the payment of user fees and charges. Fire protection to the City is provided by the San Bernardino County Fire Protection District, and these costs are not included in this analysis.

Table 6-3
General Fund Recurring Cost Factors
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Cost Category	FY 2022-23 Adopted Budget		Projection Basis ¹	Cost Factor ¹
	Total	Net		
<u>General Government - Overhead</u>	\$19,345,530	\$19,345,530	Share of Line Costs	11.7% of direct department costs
<u>General Government - Operations and Maintenance (O&M)/Contracts</u>	\$9,846,601	\$9,846,601	Service Population = 279,469	\$35.23 per service population
<u>Community and Economic Development ²</u>	\$11,698,803	\$1,719,303	Service Population = 279,469	\$6.15 per service population
<u>Police Protection</u>	\$106,395,588	\$106,395,588	Service Population = 279,469	\$380.71 per service population
<u>Parks, Recreation and Community Services</u>	\$4,596,710	\$4,596,710	Population = 223,230	\$20.59 per capita
<u>Public Works Services</u>	\$26,567,943	\$26,567,943	Service Population = 279,469	\$95.07 per service population
<u>Transfer to Animal Control Fund</u>	\$3,378,783	\$3,378,783	Population = 223,230	\$15.14 per capita
<u>Library</u>	\$2,633,501	\$2,633,501	Population = 223,230	\$11.80 per capita

1. For fiscal factors that are based on population and employment, an estimated service population factor is applied, which represents the total population plus 50% of the total employment estimate.

2. Net community and economic development services costs are calculated from budgeted costs minus projected one-time charges for services revenues, license revenues and permit revenues that offset the budgeted costs, as shown in Table B-6.

Sources: Stanley R. Hoffman Associates, Inc.

City of San Bernardino, *Fiscal Year 2022-23 Adopted Budget*

City of San Bernardino, Finance Director

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2021-2023*,

Sacramento, California, May 2023

Southern California Association of Governments (SCAG), *2024 Regional Transportation Plan (RTP), Preliminary Data*.

General Government

General government costs include administration and support of the departmental functions. General government costs for City of San Bernardino include Mayor, City Council, City Clerk, City Attorney, City Manager, Human Resources, Finance, Benefits, Dues and Subscriptions and Debt Service. These are generalized citywide services and can't be directly linked to a specific department or project.

As shown in Table 6-4, Fiscal Year 2022-23 Adopted Budget general government costs are estimated at \$19,345,530 and direct departmental costs (or non-general government) are estimated at \$165,117,929. Average general government costs are projected at about 11.7 percent of direct non-general government costs.

Table 6-4
Calculation of City General Government Overhead Rate
Spring Trails Specific Plan Fiscal Analysis, City of San Bernardino
(In Constant 2023 Dollars)

General Fund Expenditures	FY 2022-23 Adopted Budget		
	Total	General Government	Non-General Government
<u>General Government</u>			
Mayor	\$377,224	\$377,224	
City Council	931,882	931,882	
City Clerk	1,486,807	1,486,807	
City Attorney	3,176,084	3,176,084	
City Manager	2,331,558	2,331,558	
Human Resources	2,508,177	2,508,177	
Finance	6,000,647	6,000,647	
General Government:			
Transfer to Animal Control	3,378,783		3,378,783
Net Personnel	45,090	45,090	
Dues and Subscriptions	122,953	122,953	
Maintenance and Operations/Contractual	9,846,601		9,846,601
Debt Service	<u>2,365,108</u>	2,365,108	
General Government Subtotal	15,758,535		
<u>Non-General Government</u>			
Community & Economic Development	\$11,698,803		\$11,698,803
Police	106,395,588		106,395,588
Parks, Recreation and Community Services	4,596,710		4,596,710
Public Works	26,567,943		26,567,943
Library	2,633,501		2,633,501
GRAND TOTAL GENERAL FUND	\$184,463,459	\$19,345,530	\$165,117,929
<u>Current General Government Overhead Rate</u>			
General Government Expenditures			\$19,345,530
		<i>divided by</i>	
Direct General Fund Expenditures			\$165,117,929
		<i>equals</i>	
Current General Government Overhead Rate			11.7%
Sources: Stanley R. Hoffman Associates, Inc. City of San Bernardino, <i>Fiscal Year 2022-23 Adopted Budget</i> City of San Bernardino, Finance Director			

General Government – Operations and Maintenance (O&M)/Contracts

About \$9,846,601 of General Fund expenditures are for operations and maintenance contracts. Based on this amount and the City's estimated service population of 279,469, these costs are projected at \$35.23 per service population, as shown in Table 6-3.

Community and Economic Development

As also shown in Table 6-3, Community and Economic Development costs are projected on net cost basis. Fiscal Year 2022-23 Adopted Budget Community and Economic Development costs of \$11,698,803 are offset by one-time development related permit and fee revenues, as shown in Appendix Table B-6, to result in net costs of \$1,719,303. This divided by the service population of 279,469 results in \$6.15 per service population.

Police Department

Based on expenditures of \$106,395,588 in the FY 2022-23 Adopted Budget budget, and the City's service population estimate of 279,469, police costs are projected at \$380.71 per service population. As discussed in Chapter 3, the San Bernardino Police Department maintains a ratio of approximately one sworn officer for every 1,000 residents. The annexation area will be served by a main police station, located at 710 North D Street. The project site belongs to patrol beat B1 in the Northwest Patrol District.

Parks, Recreation and Community Services

Citywide average annual costs for parks, recreation and community services are projected at \$20.59 per capita based on the City's FY 2022-23 Adopted Budget recurring costs for these services of \$4,569,710 and the City's population estimate of 223,230. Onsite parks, trails and open space will be maintained through a homeowners association.

Public Works Services

The Public Works Department maintains streets, sidewalks, curbs, gutters; street signs, street trees, traffic signals, streetlights, storm drains and sewer main lines. The Department also works with the Police Department for the prevention and removal of graffiti and provides collection services for refuse, recyclables and green waste.

Based on FY 2022-23 expenditures of \$26,567,943 and the City's service population estimate of 279,469, average costs for all General Fund Public Works services are projected at \$95.07 per service population. All project onsite streets, drains and streetlights will be maintained through a homeowners association and a lighting/ landscaping maintenance district.

Transfer to Animal Control Fund

Animal Control services are financed through a separate Animal Control Fund. Based on the City's FY 2022-23 Adopted Budget General Fund transfers of \$3,378,783 to the Animal Control Fund and the City's population estimate of 223,230, these costs are projected at \$15.14 per capita, as shown in Table 6-3.

Library Fund

Library services are also paid through a separate fund. Library service costs are projected at \$11.80 per capita based on the City's FY 2022-23 Adopted Budget General Fund transfers of \$2,633,501 to the Library Fund and the City's population estimate of 223,230.

APPENDIX A SUPPORTING LAND USE TABLE

**Table A-1
Road, Drainage, Sewer, Parks, Trails and Open Space Phasing
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino**

Roads ¹							
Road Type	Unit of Measure	Offsite		Onsite (Private)			
				Phase 1		Phase 2	
		Lane Miles	Square Feet	Lane Miles	Square Feet	Lane Miles	Square Feet
Primary Access	Miles/Square Feet	1.04	153,216	0.19	25,188		
Secondary Access	Miles/Square Feet	2.61	344,789	0.08	10,254		
Primary Local	Miles/Square Feet			2.96	309,382	0.97	250,669
Secondary Local	Miles/Square Feet					0.27	28,275
Cul-De-Sac I	Miles/Square Feet			0.63	99,076	0.31	43,960
Cul-De-Sac II	Miles/Square Feet			0.84	110,501	2.41	288,137
Total		3.65	498,005	4.70	554,401	3.96	611,041

Drainage (Basins, Storm Drain) ²							
Facility Type	Unit of Measure	Offsite		Onsite			
				Phase 1		Phase 2	
		Public	Private	Public	Private	Public	Private
Detention Basin	Square Feet				298,277		178,392
Infiltration Trench	Square Feet						
Reinforced Concrete Box	Lineal Feet	1,430			2,286		
Reinforced Concrete Pipe	Lineal Feet	3,685			7,460		2,378
Arch Culvert	Lineal Feet	580					
Total Lineal Feet		5,695			9,746		2,378

Sewer ³							
Facility Type	Unit of Measure	Offsite		Onsite			
				Phase 1		Phase 2	
		Public	Private	Public	Private	Public	Private
Sewer Main	Lineal Feet	4,017		10,857		13,479	

Parks, Trails and Open Space ⁴					
Facility Type	Unit of Measure	Phase 1		Phase 2	
		Public	Private	Public	Private
Open Space	Acre		47.4		27
Graded Slopes	Acre		25.18		9
12' Pedestrian/Equestrian Trail	Lineal Feet		5,700		6,100
4' Hiking Trail	Lineal Feet		4,600		2,700
Observation Point	Each		3		3
Trailhead	Each		2		1
Park	Square Feet		57,331		

- Note: 1. All proposed offsite roads are assumed to be public maintained roads. Road sections are based on the proposed section on the Tentative Map exhibit. All roads are proposed as 2-lane roads. Lane miles are calculated by doubling the centerline length of a road segment. Road square footage is based on the entire road section, from R/W to R/W.
2. Detention basins are measured by square footage of the entire drainage lot. There are 2 basins in Phase 1 and 1 basin in Phase 2. Infiltration trenches are as proposed in the project WQMP and Hydrology Report. RCB quantities are based on the length of the centerline of each cell within a multiple celled box culvert. Arch Culverts are assumed for the Secondary Access Road crossing of Cable Creek. Arch Culverts are also proposed for Street " " and Street "DD" crossing of Cable Canyon.
3. Offsite sewer is from the tract boundary on Verdemon Drive to Little League Drive, and in Little League Drive to existing facilities as depicted on the proposed Tentative Map.
4. Parks, Trails and Open Space sections are based on the Trails, Parks, and Open Space Plan in the Spring Trails Specific Plan. Trail lengths are approximate based on the Trails, Parks, and Open Space Plan. Open Space is areas on the Tentative Map that is not impacted by any development activity, except trail grading. Graded Slopes are areas within the proposed open space lots that have proposed grading and landscaping.

Sources: Stanley R. Hoffman Associates, Inc.
J. P. Weber Group, October 2016

APPENDIX B SUPPORTING FISCAL TABLES

Table B-1 (page 1 of 2)
General Fund Revenues, Fiscal Year 2022-23 Adopted Budget
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Revenue Category	Total	Non-Recurring ¹	Not Projected ²	Projected
<u>Property Taxes</u>				
Property Tax In Lieu of VLF	\$22,500,000	\$0	\$0	\$22,500,000
<u>Sales and Use Tax</u>				
Sales and Use Tax	\$50,000,000	\$0	\$0	\$50,000,000
<u>Measure Z - Sales Tax</u>				
Measure Z - Sales Tax	\$46,000,000	\$0	\$0	\$46,000,000
<u>Franchise Tax</u>				
Franchise Tax - So Cal Edison	\$1,000,000	\$0	\$0	\$1,000,000
Franchise Tax - So Cal Gas	550,000	0	0	550,000
Franchise Tax - Charter Cable TV	1,100,000	0	0	1,100,000
Franchise Tax - Verizon	120,000	0	0	120,000
Franchise Tax - AT&T (Pacific Bell)	11,000	0	0	11,000
Franchise Tax - Burrtec Disposal	9,000,000	0	0	9,000,000
<i>Total Franchise Taxes</i>	<i>\$11,781,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$11,781,000</i>
<u>Charges For Services</u>				
On Site Plan Check Fees	\$400,000	\$400,000	\$0	\$0
Cannabis Permit Application Fee	0	0	0	0
Cannabis Permit Regulatory Fee	120,000	120,000	0	0
Passport Fees	40,000	0	0	40,000
Subdivision Filing Fee	130,000	130,000	0	0
Planning Development PR	600,000	600,000	0	0
Technology Fee Development Services	150,000	150,000	0	0
Plan Review	165,000	165,000	0	0
C&D Application Fee	7,500	7,500	0	0
Plan Check Fee - B&S	1,575,000	1,575,000	0	0
Plan Check Fee - Fire	0	0	0	0
Board Up/Demolition	400,000	400,000	0	0
CDBG Revenue	0	0	0	0
Pendency Release	4,000	0	4,000	0
Miscellaneous Police Receipts	1,000,000	0	0	1,000,000
Sale of Photos	1,500	0	0	1,500
Traffic Offender OTS Fee	105,000	0	0	105,000
Police Tow Release	525,000	0	0	525,000
Private Property Tow Fee	150,000	0	0	150,000
Fingerprint Fee	3,500	0	0	3,500
Property Auction	2,500	0	0	2,500
False Alarm Fee	50,000	0	0	50,000
Vehicle Repossession Fee	5,000	0	0	5,000
Investigation Fee	5,000	0	0	5,000
Fireworks Enforcement	80,000	0	0	80,000
Code SFIF	1,000	1,000	0	0
Administrative Citations SFRPIP	50,000	50,000	0	0
Payoff Demand Fee	5,000	5,000	0	0
Crime Free Rental Housing	135,000	0	135,000	0
Cemetery Burial Fee	10,000	0	0	10,000
Sale of Cemetery Vaults and Liners	2,000	0	0	2,000
Blanket Inspection Fee	225,000	225,000	0	0
Miscellaneous Engineering Receipt	50,000	50,000	0	0
Plan Check Fee - Engineering	1,500,000	1,500,000	0	0
Archival Fee - Development Services	30,000	30,000	0	0
NPDES Storm Drain Utility Fee	175,000	175,000	0	0
NPDES Inspection Fee	25,000	25,000	0	0
Weed Abatement Destruction	50,000	0	0	50,000
Program & Facility Use Fees	100,000	0	0	100,000
Park Energy Fee	8,000	0	0	8,000
Signal maint/energy	100,000	0	0	100,000
Class Registration Fee	18,000	0	0	18,000
Swimming Pool Fee	50,000	0	0	50,000
Burrtec Host Fee	325,000	325,000	0	0
Library Fines	4,000	4,000	0	0
Election Filing Fees	3,000	3,000	0	0
Sale of Vases	500	500	0	0
Non Resident Fee	500	500	0	0
Crime Prevention Revenue	400	400	0	0
<i>Total Charges for Services</i>	<i>\$8,386,400</i>	<i>\$5,941,900</i>	<i>\$139,000</i>	<i>\$2,305,500</i>

Table B-1 (page 2 of 2)
General Fund Revenues, Fiscal Year 2022-23 Adopted Budget
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Revenue Category	Total	Non-Recurring ¹	Not Projected ²	Projected
<u>Fines and Forfeitures</u>				
General Fines	\$15,000	\$0	\$0	\$15,000
Code Administration Citations	65,000	0	0	65,000
Parking Citations	550,000	0	0	550,000
General Administrative Civil Penalty	125,000	0	0	125,000
Police Administrative Civil Penalty	0	0	0	0
PW Administrative Civil Penalty	0	0	0	0
Code Administrative Civil Penalty	450,000	0	0	450,000
Private Property Tow Fee	0	0	0	0
Library Fines	0	0	0	0
City Attorney Administrative Citations	<u>1,500</u>	<u>0</u>	<u>0</u>	<u>1,500</u>
<i>Total Fines and Forfeitures</i>	\$1,206,500	\$0	\$0	\$1,206,500
<u>Intergovernmental</u>				
Motor Vehicle In Lieu Tax	\$130,000	\$0	\$0	\$130,000
Other Governmental Agencies	2,051,260	0	2,051,260	0
State Aid - POST	35,000	0	0	35,000
State Mandated Cost Reimbursement	25,000	0	0	25,000
SBIAA Reimbursement	65,000	0	65,000	0
Recoverable Expense Income	1,100,000	0	0	1,100,000
San Manuel Community Credit	1,000,000	0	1,000,000	0
Water Reimbursement	<u>2,000</u>	<u>0</u>	<u>0</u>	<u>2,000</u>
<i>Total Intergovernmental</i>	\$4,408,260	\$0	\$3,116,260	\$1,292,000
<u>Investment Income</u>				
Land and Building Rental/Lease	\$525,000	\$0	\$525,000	\$0
ATS Land and Building Rental	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<i>Total Use of Money and Property</i>	\$525,000	\$0	\$525,000	\$0
<u>Licenses and Permits</u>				
Business Registration	\$8,000,000	\$0	\$0	\$8,000,000
Miscellaneous Planning Permits	12,000	12,000	0	0
Annual Alarm Permits	50,000	50,000	0	0
Building Permits	2,000,000	2,000,000	0	0
Mechanical Permits	115,000	115,000	0	0
C&D Self Haul Permit	5,000	5,000	0	0
Street Cut Permits	0	0	0	0
Miscellaneous Licenses and Permits	350,000	350,000	0	0
Grading Permits	15,000	15,000	0	0
Public Works Construction Permits	380,000	380,000	0	0
On Site Permits	1,500,000	1,500,000	0	0
Mobile Home Park Permit	<u>3,000</u>	<u>0</u>	<u>3,000</u>	<u>0</u>
<i>Total Licenses & Permits</i>	\$12,427,000	\$4,427,000	\$0	\$8,000,000
<u>Miscellaneous</u>				
Miscellaneous Planning Receipts	\$120,000	\$0	\$0	\$120,000
Miscellaneous Library Receipts	10,000	0	0	10,000
Miscellaneous Receipts	175,000	0	0	175,000
Refunds and Rebates	0	0	0	0
Litigation Settlements	55,000	0	0	55,000
Restitutions	5,000	0	0	5,000
Water Fund Contributions	793,556	0	0	793,556
Vehicle Take Home Reimbursement	0	0	0	0
DUI Reimbursement	10,000	0	0	10,000
Off-Track Betting	<u>28,000</u>	<u>0</u>	<u>0</u>	<u>28,000</u>
<i>Total Miscellaneous</i>	\$1,196,556	\$0	\$0	\$1,196,556
<u>Other Taxes</u>				
Tow Franchise	606,000	\$0	\$0	\$606,000
Transient Occupancy Tax	4,650,000	0	0	4,650,000
Property Transfer Tax	1,100,000	0	0	1,100,000
Sales Tax - Public Safety	1,300,000	0	0	1,300,000
Cannabis Tax	<u>4,000,000</u>	<u>0</u>	<u>0</u>	<u>4,000,000</u>
<i>Total Other Taxes</i>	\$11,656,000	\$0	\$0	\$11,656,000
<u>Use of Money and Property</u>				
Interest on Idle Cash	\$325,000	\$0	\$325,000	\$0
Rental Income From Former EDA Properties	200,000	0	200,000	0
Vending Machine Commission	<u>4,000</u>	<u>0</u>	<u>4,000</u>	<u>0</u>
<i>Total Use of Money and Property</i>	\$529,000	\$0	\$529,000	\$0
<u>Utility Users Tax</u>				
Utility Users Tax	\$21,430,500	\$0	\$0	\$21,430,500
General Fund Total	\$192,046,216	\$10,368,900	\$4,309,260	\$177,368,056

Note: 1. One-time development related fees are not projected as recurring revenues because they are netted from projected development development services costs.

2. Certain recurring revenues (such as transient occupancy tax, intergovernmental revenues and set payment amounts) that are not impacted by the proposed project are not projected in the fiscal analysis.

Sources: Stanley R. Hoffman Associates, Inc.

City of San Bernardino, Fiscal Year 2022-23 Adopted Budget

Table B-2
Fiscal Year 2022-23 Adopted Budget: Revenues for Other City Funds ¹
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Revenue Category	Total	Not Projected ²	Recurring
<u>Fund 124 - Animal Control</u>			
Animal Licenses	\$205,000	\$0	\$205,000
Miscellaneous Licenses and Permits	2,000	0	2,000
General Fines	5,200	0	5,200
Animal License Penalty	13,250	0	13,250
Animal Adoption Fee	52,000	0	52,000
Contracted Shelter Fee	0	0	0
Apprehension Fee	10,500	0	10,500
Boarding Fee	30,000	0	30,000
Field Service Fee	5,000	0	5,000
Owner Release Fee	13,000	0	13,000
Vaccination Fee	35,000	0	35,000
Microchip Identification Fee	31,000	0	31,000
Miscellaneous Receipts	12,500	0	12,500
Transfers from General Fund	3,305,413	0	3,305,413
Intergovernmental	0	0	0
Total Animal Control Fund	\$3,719,863	\$0	\$3,719,863
<u>Fund 126 - Gas Tax</u>			
State Gasoline Tax:			
- HUTA Prop 42 Replacement (for Section 2103)	\$1,600,833	\$0	\$1,600,833
- Proposition 111 (Section 2105)	1,175,980	0	1,175,980
- Section 2106	713,030	0	713,030
- Section 2107	<u>1,495,625</u>	<u>0</u>	<u>1,495,625</u>
Subtotal	\$4,985,468	\$0	\$4,985,468
- Section 2107.5 flat amount ³	9,532	0	9,532
Use of Money and Property	<u>5,000</u>	<u>5,000</u>	<u>0</u>
Total Gas Tax Fund	\$5,000,000	\$5,000	\$4,995,000
<u>Fund 129 - Measure I</u>			
1/2 Cent Sales Tax	\$4,772,000	\$0	\$4,772,000
Federal Aid Street Construction		0	0
Subtotal	\$4,772,000	\$0	\$4,772,000
Interest on Idle Cash	<u>28,000</u>	<u>28,000</u>	<u>0</u>
Total Gas Tax Fund	\$4,800,000	\$28,000	\$4,772,000

1. This table includes only the special fund revenues that are projected in the fiscal analysis.
2. Revenues that are not impacted by the proposed project are not projected as recurring revenues. Also, revenues allocated to capital expenditures and interest on idle cash revenues are not projected.
3. Section 2107.5 gas tax revenues are allocated based on the population size-range population of the City.

Sources: Stanley R. Hoffman Associates, Inc.

City of San Bernardino, *Fiscal Year 2022-23 Adopted Budget*

Table B-3
Estimated In Lieu Property Tax of Vehicle License Fees (VLF) Factor
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

Fiscal Year	VLF - Property Tax In Lieu ¹	Assessed Valuation (AV) ²	VLF per \$1,000,000 AV ³
2013-2014	\$16,328,700	\$10,695,499,230	\$1,530
2014-2015	\$17,249,209	\$11,298,819,747	\$1,530
2015-2016	\$18,206,540	\$11,924,444,131	\$1,530
2016-2017	\$17,844,545	\$12,662,283,004	\$1,410
2017-2018	\$15,000,000	\$13,395,373,121	\$1,120
2018-2019	\$15,800,000	\$14,215,676,776	\$1,110
2019-2020	\$16,805,900	\$15,437,323,990	\$1,090
2020-2021	\$18,316,742	\$16,296,056,728	\$1,120
2021-2022	\$19,267,608	\$17,611,502,086	\$1,090
2022-2023	\$22,500,000	\$18,993,544,611	\$1,180
<i>Average of Ten Years</i>			\$1,270

1. The property tax in lieu VLF amounts are from the City's budget as cited below.
2. City assessed valuation is from the County Assessor report as cited below.
3. Estimated VLF per \$1,000,000 AV is rounded to the nearest tens.

Sources: Stanley R. Hoffman Associates, Inc.
City of San Bernardino, Adopted *Budgets, 2013-2014 through 2022-23*.
County of San Bernardino, *Assessed Rolls, 2013 through 2023*

Table B-4
Calculation of Use Tax Factor
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

City of San Bernardino	Amount ¹
<u>Use Tax</u>	
County Pool	\$3,539,112
State Pool	<u>\$10,660</u>
Total Use Tax	\$3,549,772
<i>divided by</i>	
Point-of-Sale	\$23,826,715
<i>equals</i>	
Use Tax Rate ²	14.9%

1. Obtained from CDTFA data for Half-year 2022.
2. The use tax rate is the County Pool plus the State Pool divided by point-of-sale taxable sales tax.

Sources: Stanley R. Hoffman Associates, Inc.
California Department of Tax and Fee Administration, CDTFA, 2023

Table B-5
Estimated Annual Residential Turnover
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino

City of San Bernardino	Occupied Housing Units	Percent Turnover
Total Owner Occupied Units	32,391	
Moved in 2019 or later	5,241	
Moved in 2015 to 2018	<u>6,044</u>	
Total Moved 2015 to 2021	11,285	
Estimated Annual Turnover Rate: 2015 to 2021 ¹	1,612	5%

1. The annual turnover rate is based on the assumption of seven years for the 2015 to 2021 period.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Census Bureau, *2021 American Community Survey (ACS) 1-Year Estimate, Tenure by
Year Householder Moved Into Unit, Report B25038, San Bernardino, California*

Table B-6
General Fund Net Community and Economic Development Cost Factor
Spring Trails Annexation Plan for Service and Fiscal Analysis
City of San Bernardino
(In Constant 2023 Dollars)

Category	Amount
<u>Total General Fund Community and Economic Development Costs</u>	\$11,698,803
	<i>minus</i>
<u>Charges for Service</u>	
On Site Plan Check Fees	\$400,000
Cannabis Permit Application Fee	0
Cannabis Permit Regulatory Fee	120,000
Subdivision Filing Fee	130,000
Planning Development PR	600,000
Technology Fee Development Services	150,000
Plan Review	165,000
C&D Application Fee	7,500
Plan Check Fee - B&S	1,575,000
Board Up/Demolition	400,000
Blanket Inspection Fee	225,000
Miscellaneous Engineering Receipt	50,000
Plan Check Fee - Engineering	1,500,000
Archival Fee - Development Services	30,000
NPDES Storm Drain Utility Fee	175,000
NPDES Inspection Fee	<u>25,000</u>
Total One-Time Charges for Service	\$5,552,500
	<i>minus</i>
<u>One-Time Licenses and Permits</u>	
Miscellaneous Planning Permits	\$12,000
Annual Alarm Permits	\$50,000
Building Permits	2,000,000
Mechanical Permits	115,000
C&D Self Haul Permit	5,000
Street Cut Permits	0
Miscellaneous Licenses and Permits	350,000
Grading Permits	15,000
Public Works Construction Permits	380,000
On Site Permits	<u>1,500,000</u>
Total One-Time Licenses and Permits	\$4,427,000
	<i>equals</i>
<u>Recurring Net Community Development Costs</u>	\$1,719,303
	<i>divided by</i>
<u>City Service Population</u>	279,469
	<i>equals</i>
Community Development Costs per Service Population	\$6.15

Sources: Stanley R. Hoffman Associates, Inc.
City of San Bernardino, *Fiscal Year 2022-23 Adopted Budget*
City of San Bernardino, Finance Department

APPENDIX C

PROJECT REFERENCES

City of San Bernardino

www.sbcity.org/

Community and Economic Development

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Finance Department

Marim Fam, Deputy Finance Director, 909.384.5242

Lisa Sherrick, Commissioner, Mayor's Appointee

Former Employees

Rita Conrad, Former Interim Finance Director, 909.384.5242

Brent Mason, Former Finance Director, 909.384.5242

David Murray, Deputy Director/City Planner, 909.384.5567

Oliver Mujica, Former Planning Division Manager, 909.384.7272, ext. 3332

San Bernardino Municipal Water Department

Ted Brunson, Development Services Manager, 909.453.6165

J.P. Weber Group

Jeff Weber, Principal, 949.254.0135

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Mark Ostoich, Principal Shareholder, 909.890.4499

Jennifer Dorgan, 909.890.4499

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San Bernardino County Local Agency Formation Commission

909.388.0480

Samuel Martinez, Executive Officer

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County of San Bernardino

www.sbcounty.gov/

San Bernardino City Unified School District

Facilities/Operations Division, Facilities Management

Takara Russ, Use of Facilities Senior Clerk, 909.388.1600

Omnitrans

www.omnitrans.org/