



**Economic &
Planning Systems**

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

APPENDIX A

FINAL COMPREHENSIVE FISCAL ANALYSIS (CFA) OF THE PROPOSED INCORPORATION OF GOLETA

Prepared for:

The Santa Barbara Local Agency Formation Commission

Prepared by:

Economic & Planning Systems, Inc.

April 2001

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**Project Description
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Table 1
Project Description
Incorporation Option 1

Item	Calendar Year Ending												
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
RESIDENTIAL													
<u>Single-Family Detached Residential</u>													
New Units	63	63	63	64	64	65	65	66	67	67	68	68	69
Cumulative Units	7,116	7,179	7,242	7,306	7,370	7,435	7,500	7,566	7,633	7,700	7,768	7,837	7,906
<u>Attached Residential</u>													
New Units	23	23	23	23	23	35	24	24	24	24	25	25	25
Cumulative Units	2,578	2,601	2,624	2,647	2,670	2,705	2,729	2,753	2,777	2,801	2,826	2,851	2,876
<u>Total Residential</u>													
New Units (3)	85	85	86	87	88	100	89	90	91	92	92	93	94
Cumulative Units	9,694	9,780	9,866	9,953	10,040	10,140	10,229	10,319	10,410	10,502	10,594	10,687	10,781
REDEVELOPMENT RESIDENTIAL													
<u>Single-Family Detached Residential</u>													
New Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Units	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>Attached Residential</u>													
New Units	0	0	0	0	0	35	0	0	0	0	0	0	0
Cumulative Units	0	0	0	0	0	35	35	35	35	35	35	35	35
<u>Total Residential</u>													
New Units (3)	0	0	0	0	0	35	0	0	0	0	0	0	0
Cumulative Units	0	0	0	0	0	35	35	35	35	35	35	35	35
Estimated Population	28,676	29,132	29,595	30,065	30,542	31,027	31,520	32,020	32,529	33,046	33,570	34,104	34,645
Registered Voters (1)	13,864	13,864	14,084	14,308	14,535	14,766	15,000	15,239	15,481	15,727	15,976	16,230	16,488

Table 1
Project Description
Incorporation Option 1

Item	Calendar Year Ending												
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
COMMERCIAL													
<u>Retail</u>													
New SqFt		0	0	0	0	39,683	0	0	0	128,550	0	0	0
Cumulative SqFt	0	0	0	0	0	39,683	39,683	39,683	39,683	168,233	168,233	168,233	168,233
<u>Hotel</u>													
New SqFt		240,000	0	0	0	150,000	0	0	0	0	0	0	0
Cumulative SqFt	0	240,000	240,000	240,000	240,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
<u>Other Commercial/Industrial</u>													
New SqFt		0	0	144,000	137,946	0	0	216,000	81,000	205,000	164,000	156,000	0
Cumulative SqFt	0	0	0	144,000	281,946	281,946	281,946	497,946	578,946	783,946	947,946	1,103,946	1,103,946
<u>Total Commercial SqFt</u>													
New Sq Ft		240,000	0	144,000	137,946	189,683	0	216,000	81,000	333,550	164,000	156,000	0
Cumulative SqFt	0	240,000	240,000	384,000	521,946	711,629	711,629	927,629	1,008,629	1,342,179	1,506,179	1,662,179	1,662,179
<u>Taxable Sales</u>													
Taxable Retail Sales	\$0	\$540,839,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REDEVELOPMENT COMMERCIAL													
<u>Retail</u>													
New SqFt		0	0	0	0	18,600	0	0	0	0	0	0	0
Cumulative SqFt	0	0	0	0	0	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600
<u>Hotel</u>													
New SqFt		0	0	0	0	150,000	0	0	0	0	0	0	0
Cumulative SqFt	0	0	0	0	0	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
<u>Other Commercial/Industrial</u>													
New SqFt		0	0	0	0	0	0	0	0	205,000	0	0	0
Cumulative SqFt	0	0	0	0	0	0	0	0	0	205,000	205,000	205,000	205,000
<u>Total Commercial SqFt</u>													
New Sq Ft		0	0	0	0	168,600	0	0	0	205,000	0	0	0
Cumulative SqFt	0	0	0	0	0	168,600	168,600	168,600	168,600	373,600	373,600	373,600	373,600
OTHER NON-RESIDENTIAL													
<u>Parks & Recreation</u>													
New Acres (developed acreage)													
Cumulative Acres	77												
New Acres (undeveloped acreage)													
Cumulative Acres	197												
<u>Publicly-Maintained Roads</u>													
New Lane-Miles 50% of existing/unit		1	1	1	1	1	1	1	1	1	1	1	1
Cumulative Lane-Miles	165	165	166	167	168	168	169	170	171	172	172	173	174
Cumulative Street Lights	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397

(1) County Clerk, Auditor-Controller, Elections Dept. (preliminary)

Sources: Economic & Planning Systems, Inc., County of Santa Barbara

Table 1a
Base Costs & Revenue Assumptions
Incorporation Option 1

<u>Sheriff Dept</u>				Revenues:	
FY 1999/00 Gross Cost	3,810,189	(not in. non-dept. indirct)		172 Sales Tax	372,774
FY 1999/00 Net Cost	3,406,036			Grants	31,379
First Year Contract Cost 2002-3	4,260,031	622,464	dept. indirects	Chgs/Srvcs	0
Staffing & Other Direct Costs	3,368,161			Subtotal	404,153
FY 1999/00 Department Indirect Costs	442,028				
Highway Patrol Fines	161,000				
<u>Road Maintenance Costs</u>					
Pavement	1,089,684	6,587			
Hardscape Repairs	285,540				
Drainage	45,434				
Bridges	1,246,040				
Signals	131,000	792			
Subtotal	2,797,698				
NPDES	200,000				
<u>Gas Franchise</u>					
Franchise Fee	47,000	Broughton Act (Gas Company 8/24/00)			
<u>Population as % of Unincorp Pop.</u>					
Unincorp pop.	170,867				
Proportion	16.8%				
<u>Parks & Recreation</u>					
Net General Fund	125,100				
<u>Planning</u>					
Administration	\$210,000	Revenues:	\$100,000	FTE Reduct.	3.0
Building and Safety	\$420,000	Revenues:	\$420,000	FTE Reduct.	6.0
Zoning Administration	\$350,000	Revenues:	\$213,000	FTE Reduct.	5.0
Development Review	\$560,000	Revenues:	\$403,000	FTE Reduct.	8.0
Comprehensive Planning					
RDAs	\$210,000	Revenues:	\$210,000	FTE Reduct.	3.0
Other	\$210,000	Revenues:	\$50,000	FTE Reduct.	3.0
Energy	\$210,000	Revenues:	\$210,000	FTE Reduct.	3.0
<u>On-Site Sales Tax, FY 1999/2000</u>					
Sales Tax Revenues	5,408,390				
<u>Assessed Valuation FY 1999/2000</u>					
AV	2,793,654,200				
Redevelopment AV	698,413,550				
Supplemental Taxes	1,083,090	75% of Mod. A, after redevelopment			
<u>Transient Occupancy Taxes FY 1999/2000</u>					
Revenues	1,267,919				

Table 1b
Personnel Increases and Reductions
Incorporation Option 1

<u>City Personnel</u>	Year 2
	<i>Alt 1 plus Additional Staff based on Population Increase</i>
<u>City Manager Office</u>	
Assistant City Manager	0.0
Community Services Director	0.0
Secretary	0.0
Admin. Assistant	0.0
<u>City Clerk Office</u>	
City Clerk	0.0
<u>Finance Department</u>	
Finance Manager	0.0
Accountant	0.0
Accounting Tech.	0.0
Secretary	0.0
Admin. Assistant	
<u>Planning Department</u>	
Planning Director	0.0
Assistant Planners	0.0
Secretary	0.0
RDA Planners	
Energy Planners	
<u>Public Works Department</u>	
Public Works Director	0.0
Engineer	0.0
Secretary	0.0
	0.0
<u>Administrative Services</u>	
Human Resources - FTE (or contract initially)	0.0
Information Services - FTE (or contract initially)	0.0

Table 2
Project Description
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	1999	2000	2001	2002	Calendar Year Ending		2005	2006	2007	2008	2009	2010	2011
					2003	2004							
RESIDENTIAL													
<u>Single-Family Detached Residential</u>													
New Units	73	73	74	74	75	75	76	76	77	78	78	79	80
Cumulative Units	11,057	11,130	11,203	11,278	11,352	11,428	11,503	11,580	11,657	11,735	11,813	11,892	11,972
<u>Attached Residential</u>													
New Units	26	26	27	27	27	39	27	28	28	28	28	29	29
Cumulative Units	4,006	4,033	4,059	4,086	4,113	4,152	4,179	4,207	4,235	4,263	4,292	4,320	4,349
<u>Total Residential</u>													
New Units (3)	99	99	100	101	102	114	103	104	105	106	107	108	108
Cumulative Units	15,063	15,162	15,263	15,364	15,465	15,580	15,683	15,787	15,892	15,998	16,105	16,212	16,321
REDEVELOPMENT RESIDENTIAL													
<u>Single-Family Detached Residential</u>													
New Units	10	10	10	10	10	10	10	10	10	10	10	10	11
Cumulative Units	3,941	3,951	3,962	3,972	3,982	3,993	4,003	4,013	4,024	4,034	4,045	4,055	4,066
<u>Attached Residential</u>													
New Units	4	4	4	4	4	39	4	4	4	4	4	4	4
Cumulative Units	1,428	1,432	1,435	1,439	1,443	1,482	1,485	1,489	1,493	1,497	1,501	1,504	1,508
<u>Total Residential</u>													
New Units (3)	14	14	14	14	14	49	14	14	14	14	14	14	14
Cumulative Units	5,369	5,383	5,397	5,411	5,425	5,474	5,488	5,503	5,517	5,531	5,545	5,560	5,574
Estimated Population	50,682	51,298	51,922	52,555	53,197	53,848	54,507	55,176	55,853	56,540	57,237	57,942	58,658
Registered Voters (1)	29,630	29,745	30,081	30,422	30,767	31,116	31,470	31,828	32,192	32,560	32,932	33,310	33,692

Table 2
Project Description
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Calendar Year Ending												
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
COMMERCIAL													
<u>Retail</u>													
New SqFt		0	0	0	0	39,683	0	0	0	128,550	0	0	0
Cumulative SqFt	0	0	0	0	0	39,683	39,683	39,683	39,683	168,233	168,233	168,233	168,233
<u>Hotel</u>													
New SqFt		240,000	0	0	0	150,000	0	0	0	0	0	0	0
Cumulative SqFt	0	240,000	240,000	240,000	240,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
<u>Other Commercial/Industrial</u>													
New SqFt		0	0	144,000	137,946	0	0	216,000	81,000	205,000	164,000	156,000	0
Cumulative SqFt	0	0	0	144,000	281,946	281,946	281,946	497,946	578,946	783,946	947,946	1,103,946	1,103,946
<u>Total Commercial SqFt</u>													
New Sq Ft		240,000	0	144,000	137,946	189,683	0	216,000	81,000	333,550	164,000	156,000	0
Cumulative SqFt	0	240,000	240,000	384,000	521,946	711,629	711,629	927,629	1,008,629	1,342,179	1,506,179	1,662,179	1,662,179
<u>Taxable Sales</u>													
Taxable Retail Sales	\$0	\$590,322,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REDEVELOPMENT COMMERCIAL													
<u>Retail</u>													
New SqFt		0	0	0	0	18,600	0	0	0	0	0	0	0
Cumulative SqFt	0	0	0	0	0	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600
<u>Hotel</u>													
New SqFt		0	0	0	0	150,000	0	0	0	0	0	0	0
Cumulative SqFt	0	0	0	0	0	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
<u>Other Commercial/Industrial</u>													
New SqFt		0	0	0	0	0	0	0	0	205,000	0	0	0
Cumulative SqFt	0	0	0	0	0	0	0	0	0	205,000	205,000	205,000	205,000
<u>Total Commercial SqFt</u>													
New Sq Ft		0	0	0	0	168,600	0	0	0	205,000	0	0	0
Cumulative SqFt	0	0	0	0	0	168,600	168,600	168,600	168,600	373,600	373,600	373,600	373,600
OTHER NON-RESIDENTIAL													
<u>Parks & Recreation</u>													
New Acres (developed acreage)													
Cumulative Acres	77												
New Acres (undeveloped acreage)													
Cumulative Acres	197												
<u>Publicly-Maintained Roads</u>													
New Lane-Miles 50% of existing/unit		1	1	1	1	1	1	1	1	1	1	1	1
Cumulative Lane-Miles	190	190	191	192	193	194	194	195	196	197	198	199	199
Cumulative Street Lights	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954

(1) County Clerk, Auditor-Controller, Elections Dept. (preliminary)
Sources: Economic & Planning Systems, Inc., County of Santa Barbara

Table 2a
Base Costs & Revenue Assumptions
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

<u>Sheriff Dept</u>				Revenues:	
FY 1999/00 Gross Cost	6,113,697	(not including non-dept. indir	172 Sales Tax	611,522	
FY 1999/00 Net Cost	5,450,699		Grants	51,476	
First Year Contract Cost 2002-3	6,549,175	956,947 dept. indirect:	Chgs/Srvcs	0	
Staffing & Other Direct Costs	5,421,827		Subtotal	662,998	
FY 1999/00 Department Indirect Costs	691,870				
Highway Patrol Fines	268,000				
<u>Road Maintenance Costs</u>					
Pavement	1,253,765	6,589			
Hardscape Repairs	328,536				
Drainage	52,275				
Bridges	1,249,600				
Signals	151,000	794			
NPDES	210,000				
<u>Gas Franchise</u>					
Franchise Fees	53,000	Broughton Act (Gas Company 8/24/00)			
<u>Population as % of Unincorp Pop.</u>					
Unincorp pop, 1/98=12/98	170,867				
Proportion	29.7%				
<u>Parks & Recreation</u>					
Net General Fund	142,100				
<u>Planning</u>					
Administration	\$210,000	Revenues:	\$100,000	FTE Reduct.	3.0
Building and Safety	\$560,000	Revenues:	\$530,000	FTE Reduct.	8.0
Zoning Administration	\$395,000	Revenues:	\$240,000	FTE Reduct.	5.0
Development Review	\$595,000	Revenues:	\$428,000	FTE Reduct.	8.0
Comprehensive Planning					
RDAs	\$350,000	Revenues:	\$350,000	FTE Reduct.	5.0
Other	\$280,000	Revenues:	\$70,000	FTE Reduct.	4.0
Energy	\$210,000	Revenues:	\$210,000	FTE Reduct.	3.0
<u>On-Site Sales Tax, FY 1999/2000</u>					
Sales Tax Revenues	5,903,223				
<u>Assessed Valuation FY 1999/2000</u>					
AV	3,214,862,300				
Redevelopment AV	1,098,561,245				
Supplemental Taxes	1,092,583	75% of Mod. A and 5% of Mod. B, after redevelopment			
<u>Transient Occupancy Taxes FY 1999/2000</u>					
Revenues	1,341,226				

Table 2b
Personnel Increases and Reductions
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

<u>City Personnel</u>	Year 2
	<i>Alt 1 plus Additional Staff based on Population Increase</i>
<u>City Manager Office</u>	
Assistant City Manager	0.5
Community Services Director	0.0
Secretary	1.0
Admin. Assistant	1.0
<u>City Clerk Office</u>	
City Clerk	0.5
<u>Finance Department</u>	
Finance Manager	0.0
Accountant	1.0
Accounting Tech.	1.0
Secretary	0.0
Admin. Assistant	
<u>Planning Department</u>	
Planning Director	0.0
Assistant Planners	1.0
Secretary	0.0
RDA Planners	2.0
Energy Planners	1.0
<u>Public Works Department</u>	
Public Works Director	0.0
Engineer	1.0
Secretary	0.0
	10.0
<u>Administrative Services</u>	
Human Resources - FTE (or contract initially)	0.5
Information Services - FTE (or contract initially)	0.5



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Table 1
Summary of Revenues and Expenses (All figures in Constant 2000 \$'s)
Goleta Incorporation Analysis
Incorporation Option 1

Item	Fiscal Year									
	01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
General Fund Revenues										
Property Taxes	\$1,335,454	\$3,278,636	\$3,342,371	\$3,380,586	\$3,427,422	\$3,516,571	\$3,566,458	\$3,640,679	\$3,710,965	\$3,779,937
Sales Tax	\$2,519,179	\$6,046,029	\$6,046,029	\$6,215,657	\$6,215,657	\$6,215,657	\$6,215,657	\$6,569,170	\$6,569,170	\$6,569,170
Real Property Transfer Tax	\$36,958	\$90,732	\$92,773	\$95,752	\$96,905	\$99,101	\$101,136	\$103,564	\$105,744	\$107,932
Franchise Fees (All)	\$173,305	\$419,879	\$423,871	\$428,224	\$432,309	\$436,442	\$440,623	\$444,853	\$449,132	\$453,462
Transient Occupancy Tax	\$1,124,466	\$2,698,719	\$2,698,719	\$3,592,969	\$3,592,969	\$3,592,969	\$3,592,969	\$3,592,969	\$3,592,969	\$3,592,969
Building and Permit Fees	\$0	\$840,780	\$840,780	\$840,780	\$840,780	\$840,780	\$840,780	\$840,780	\$840,780	\$840,780
Planning Fees	\$0	\$791,890	\$791,890	\$791,890	\$791,890	\$791,890	\$791,890	\$791,890	\$791,890	\$791,890
Public Works/Eng. Fees	\$0	\$179,228	\$179,693	\$180,160	\$180,630	\$181,102	\$181,576	\$182,053	\$182,532	\$183,013
Fines and Penalties	\$82,919	\$202,165	\$205,376	\$208,637	\$211,951	\$215,317	\$218,736	\$222,210	\$225,739	\$229,324
State Motor Vehicle License Fees	\$872,676	\$2,094,422	\$2,094,422	\$2,094,422	\$2,094,422	\$2,094,422	\$2,094,422	\$2,094,422	\$1,664,054	\$1,690,482
Investment Earnings	\$20,865	\$182,317	\$121,367	\$86,294	\$93,120	\$103,071	\$112,798	\$132,333	\$171,639	\$191,236
Total	\$6,165,822	\$16,824,798	\$16,837,291	\$17,915,371	\$17,978,055	\$18,087,322	\$18,157,046	\$18,614,923	\$18,304,614	\$18,430,194
General Fund Expenses										
City Council	\$37,500	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Elections	\$5,868	\$0	\$14,535	\$0	\$15,000	\$0	\$15,481	\$0	\$15,976	\$0
City Manager	\$161,677	\$389,965	\$391,915	\$393,875	\$395,844	\$397,823	\$399,812	\$401,811	\$403,820	\$407,623
City Clerk	\$53,500	\$173,252	\$174,019	\$174,789	\$175,563	\$176,341	\$177,122	\$177,908	\$178,697	\$179,491
City Attorney	\$250,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056
Finance	\$153,625	\$513,756	\$516,325	\$518,906	\$521,501	\$524,108	\$526,729	\$529,363	\$532,009	\$537,933
Administrative Services	\$90,365	\$373,263	\$175,618	\$176,496	\$177,379	\$178,266	\$179,157	\$180,053	\$180,953	\$181,858
Police	\$0	\$4,345,658	\$4,389,114	\$4,433,005	\$4,477,335	\$4,522,109	\$4,567,330	\$4,613,003	\$4,659,133	\$4,705,724
Animal Control	\$0	\$72,802	\$74,328	\$75,886	\$77,476	\$79,100	\$80,758	\$82,451	\$84,179	\$85,944
Planning, Zoning, Bldg., Dev. Review	\$258,979	\$2,252,964	\$2,263,179	\$2,273,445	\$2,158,762	\$2,169,131	\$2,179,551	\$2,190,024	\$2,200,549	\$2,211,127
Public Works Admin. (& NPDES)	\$144,540	\$716,912	\$718,772	\$720,641	\$722,519	\$724,407	\$726,304	\$728,210	\$730,126	\$732,052
Street Lighting	\$25,013	\$60,031	\$60,031	\$60,031	\$60,031	\$60,031	\$60,031	\$60,031	\$60,031	\$60,031
Parks	\$428,322	\$1,031,472	\$1,023,622	\$1,019,902	\$1,020,027	\$1,028,697	\$954,993	\$565,186	\$565,186	\$565,186
City Hall	\$257,813	\$648,750	\$490,750	\$482,750	\$482,750	\$482,750	\$482,750	\$482,750	\$482,750	\$482,750
Insurance	\$23,340	\$338,425	\$330,193	\$331,694	\$330,709	\$332,856	\$333,471	\$323,700	\$326,592	\$328,703
Contingency	\$38,900	\$564,041	\$550,322	\$552,823	\$551,182	\$554,761	\$555,786	\$539,500	\$544,320	\$547,839
Repayment of First-Year Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,929,441	\$12,183,291	\$11,886,963	\$11,940,966	\$11,905,539	\$11,982,828	\$12,004,973	\$11,653,202	\$11,757,320	\$11,833,316
Net Balance	\$4,236,381	\$4,641,508	\$4,950,328	\$5,974,405	\$6,072,517	\$6,104,494	\$6,152,073	\$6,961,721	\$6,547,295	\$6,596,878
General Fund Operating Surplus (Deficit)	\$4,236,381	\$4,641,508	\$4,950,328	\$5,974,405	\$6,072,517	\$6,104,494	\$6,152,073	\$6,961,721	\$6,547,295	\$6,596,878
Mitigation Payment	(\$877,103)	(\$5,741,820)	(\$5,773,688)	(\$5,877,609)	(\$5,901,027)	(\$5,945,602)	(\$5,970,545)	(\$6,184,412)	(\$6,219,555)	(\$6,254,041)
Net Balance after Mitigation Payment	\$3,359,278	(\$1,100,313)	(\$823,360)	\$96,796	\$171,490	\$158,893	\$181,528	\$777,310	\$327,740	\$342,837
Cumulative Surplus (Deficit)	\$3,359,278	\$2,258,965	\$1,435,605	\$1,532,401	\$1,703,891	\$1,862,784	\$2,044,311	\$2,821,621	\$3,149,361	\$3,492,198

Table 1
Summary of Revenues and Expenses (All figures in Constant 2000 \$'s)
Goleta Incorporation Analysis
Incorporation Option 1

Item	Fiscal Year										
	01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10	
Road Fund Revenues											
Grants (% of existing Cnty grnt:	100%	\$415,347	\$996,832	\$996,832	\$996,832	\$996,832	\$996,832	\$996,832	\$996,832	\$996,832	\$996,832
Gas Taxes		\$324,781	\$779,268	\$779,064	\$778,865	\$778,669	\$778,477	\$778,289	\$778,105	\$619,931	\$629,456
Measure D Funds		<u>\$509,233</u>	<u>\$1,240,775</u>	<u>\$1,259,686</u>	<u>\$1,278,898</u>	<u>\$1,298,415</u>	<u>\$1,318,242</u>	<u>\$1,338,383</u>	<u>\$1,358,845</u>	<u>\$1,379,631</u>	<u>\$1,400,748</u>
Total		\$1,249,361	\$3,016,875	\$3,035,583	\$3,054,595	\$3,073,916	\$3,093,551	\$3,113,505	\$3,133,782	\$2,996,394	\$3,027,036
Road Fund Expenditures											
Road Maintenance			\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698
Repayment of First-Year Services			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Neutrality Credit											
Total		\$0	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698	\$2,797,698
Road Fund Operating Surplus (Deficit)		\$1,249,361	\$219,177	\$237,885	\$256,897	\$276,218	\$295,853	\$315,807	\$336,084	\$198,696	\$229,338
Cumulative Surplus (Deficit)		\$1,249,361	\$1,468,538	\$1,706,423	\$1,963,319	\$2,239,537	\$2,535,390	\$2,851,197	\$3,187,281	\$3,385,977	\$3,615,315
Mitigation Payment includes Contracts =			yes								
Revenue Neutrality Credit in Road Fund =			yes								
Shift of mitigation from Road Fund to GF =			\$0								
											only applies to contracting case with Road Fund Rev. Neutrality credit
<u>Revenue Neutrality Payment</u>		based on March 14th, 2001 transmittal from J. McClure									
Effective Date		1-Feb-02	5 months	42% of a fiscal year							
Forgiveness of 1st yr costs		\$2,500,000	Gen. Fund (max)								
		\$1,500,000	Road Fund (max)								
Deferral of 1st yr RN Payment		\$1,500,000	until year 11								
Part A											
Property Taxes		50% of total taxes otherwise due to City, ongoing									
Subtotal		\$667,727	\$1,639,318	\$1,671,185	\$1,690,293	\$1,713,711	\$1,758,285	\$1,783,229	\$1,820,339	\$1,855,482	\$1,889,968
Retail Sales Taxes		30% of total taxes otherwise due to City, ongoing; includes unallocated, and non-situs?									
Subtotal		\$755,754	\$1,813,809	\$1,813,809	\$1,864,697	\$1,864,697	\$1,864,697	\$1,864,697	\$1,970,751	\$1,970,751	\$1,970,751
Total, Part A		\$1,423,481	\$3,453,127	\$3,484,994	\$3,554,990	\$3,578,408	\$3,622,983	\$3,647,926	\$3,791,090	\$3,826,233	\$3,860,719
Part B											
Retail Sales Taxes		20% of total taxes otherwise due to City, 1st ten years;									
Subtotal		\$503,836	\$1,209,206	\$1,209,206	\$1,243,131	\$1,243,131	\$1,243,131	\$1,243,131	\$1,313,834	\$1,313,834	\$1,313,834
Transient Occupancy Tax		40% of total taxes otherwise due to City from existing generators, 1st ten years;									
Subtotal		\$449,787	\$1,079,488	\$1,079,488	\$1,079,488	\$1,079,488	\$1,079,488	\$1,079,488	\$1,079,488	\$1,079,488	\$1,079,488
Total, Part B		\$953,622	\$2,288,693	\$2,288,693	\$2,322,619	\$2,322,619	\$2,322,619	\$2,322,619	\$2,393,322	\$2,393,322	\$2,393,322
TOTAL		\$2,377,103	\$5,741,820	\$5,773,688	\$5,877,609	\$5,901,027	\$5,945,602	\$5,970,545	\$6,184,412	\$6,219,555	\$6,254,041

Table A-1
Demographic Assumptions, Fiscal Year 1999/2000
Goleta Incorporation Analysis
Incorporation Option 1

Item	Amount
<u>Proposed City of Goleta</u>	
Population (1)	28,676
Registered Voters (2)	13,864
Voters as % of Pop.	48%
Housing Units - Detached (4)	7,116
Housing Units - Attached (4)	<u>2,578</u>
Housing Units - Total	9,694
City-Maintained Lane Miles (3)	165
City-Operated Park Acres - Developed	77.2
City-Operated Park Acres - Undeveloped	197.0
<u>Santa Barbara County</u>	
Unincorp. Pop. (4)	170,867
Incorporation Pop. (4)	<u>234,635</u>
Total County Pop.	405,502
Uninc. Assessed Value	16.20 billion
Total Assessed Value	30.43 billion

(1) Population based on Goleta Valley Community Plan, subsequent new development, and person per household data from the Department of Finance. Unit types based on relative proportions from census data.

(2) Provided by County Assessor, Clerk-Recorder, Elections Dept. (preliminary 6/14/2000)

(3) Estimate of lane miles provided by County Department of Public Works, 6/12/2000

(4) Department of Finance, 1/1/1999

Table A-2
General Assumptions
Goleta Incorporation Analysis
Incorporation Option 1

Item	Amount	
Inflation (Discount) Rate	2.0%	
<u>EPS Estimate of Assessed Value</u>		
Assessed Value per Dwelling Unit (existing) (1)	\$160,000	
Assessed Value of Resid., FY99-2000 (1)	\$1,551,076,783	56%
Assessed Value of Comm., FY99-2000 (1)	<u>\$1,242,577,417</u>	<u>44%</u>
Total Assessed Value for FY99-2000 (2)	\$2,793,654,200	100%
<u>Assessor Office Data on Assessed Value</u>		
Total Assessed Value for FY99-2000 (2)	\$2,793,654,200	
Total Assessed Value for Redevelopment Area FY99-2000 (2)	\$698,413,550	
<u>Average Market Value by Land Use (3)</u>		
Detached (dwelling unit)	\$475,000	
Attached (dwelling unit)	\$125,000	
Apartment (dwelling unit)	\$145,000	
Retail (square foot)	\$150	
Hotel (square foot)	\$150	
Other Commercial (square foot)	\$120	

- (1) EPS' estimate of residential assessed value includes single-family and multi-family units.
Residential assessed value estimate based on average assessed value times estimated number of units
(2) Provided by County Assessor, 2/01
(3) EPS estimate; detached based on UCSB Economic Forecast Project, 2000 Economic Outlook

Table A-3
Development Schedule
Goleta Incorporation Analysis
Incorporation Option 1

Item	Note	Calendar Year												
		Existing 1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Development Schedule (Including Redevelopment)														
New Residential Development														
Detached (dwelling unit)		63	63	63	64	64	65	65	66	67	67	68	68	69
Attached (dwelling unit)		<u>23</u>	<u>23</u>	<u>23</u>	<u>23</u>	<u>23</u>	<u>35</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>25</u>	<u>25</u>	<u>25</u>
Total New Units		85	85	86	87	88	100	89	90	91	92	92	93	94
New Non-Residential Dev. (Sq. Ft.)														
Retail (square foot)			0	0	0	0	39,683	0	0	0	128,550	0	0	0
Hotel	(1)		240,000	0	0	0	150,000	0	0	0	0	0	0	0
Other Commercial			0	0	144,000	137,946	0	0	216,000	81,000	205,000	164,000	156,000	0
Total New Sq. Ft.			240,000	0	144,000	137,946	189,683	0	216,000	81,000	333,550	164,000	156,000	0
Cumulative New Sq. Ft. (2000+)			240,000	240,000	384,000	521,946	711,629	711,629	927,629	1,008,629	1,342,179	1,506,179	1,662,179	1,662,179
Cumulative New Development Entire City														
Residential Development														
Detached (dwelling unit)		7,116	7,179	7,242	7,306	7,370	7,435	7,500	7,566	7,633	7,700	7,768	7,837	7,906
Attached (dwelling unit)		2,578	2,601	2,624	2,647	2,670	2,705	2,729	2,753	2,777	2,801	2,826	2,851	2,876
Total Dwelling Units		9,694	9,780	9,866	9,953	10,040	10,140	10,229	10,319	10,410	10,502	10,594	10,687	10,781
New Non-Residential Dev. (Sq. Ft.)														
Retail (square foot)			0	0	0	0	39,683	39,683	39,683	39,683	168,233	168,233	168,233	168,233
Hotel			240,000	240,000	240,000	240,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Other Commercial			0	0	144,000	281,946	281,946	281,946	497,946	578,946	783,946	947,946	1,103,946	1,103,946
Total Non-Res. Dev. Sq. Ft.			240,000	240,000	384,000	521,946	711,629	711,629	927,629	1,008,629	1,342,179	1,506,179	1,662,179	1,662,179
New Hotel Rooms (1)			400	400	400	400	650	650	650	650	650	650	650	650
Cumulative Lane Miles (2)		165	165	166	167	168	168	169	170	171	172	172	173	174
Cumulative Street Lights		1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397	1,397
Cum. Park Acres - Developed (from CSA #3)		77.2	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20
Cum. Park Acres - Undeveloped (from CSA #3)		197.0	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00

(1) Average size of each room equal 600 sq.ft.

(2) Increase in lane miles based on increase in residential development

Table A-3a
Redevelopment Schedule
Goleta Incorporation Analysis
Incorporation Option 1

Item	Note	Calendar Year												
		Existing 1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Redevelopment Schedule														
New Residential Redevelopment														
Detached (dwelling unit)		0	0	0	0	0	0	0	0	0	0	0	0	0
Attached (dwelling unit)		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total New Units		0	0	0	0	0	35	0	0	0	0	0	0	0
Cumulative New Units		--	0	0	0	0	35	35	35	35	35	35	35	35
New Non-Residential Redev. (Sq. Ft.)														
Retail			0	0	0	0	18,600	0	0	0	0	0	0	0
Hotel	(1)		0	0	0	0	150,000	0	0	0	0	0	0	0
Other Commercial			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>205,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total New Sq. Ft.			0	0	0	0	168,600	0	0	0	205,000	0	0	0
Cumulative New Sq. Ft. (2000+)			0	0	0	0	168,600	168,600	168,600	168,600	373,600	373,600	373,600	373,600

Table A-4
Population Projections
Goleta Incorporation Analysis
Incorporation Option 1

Item	Note	Calendar Year												
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Population Projections														
New Population			455	463	470	477	485	493	501	509	517	525	533	542
Cumulative Population		28,676	29,132	29,595	30,065	30,542	31,027	31,520	32,020	32,529	33,046	33,570	34,104	34,645
Cumulative Registered Voters		13,864	13,864	14,084	14,308	14,535	14,766	15,000	15,239	15,481	15,727	15,976	16,230	16,488
Proxy Population	(1)	--	--	42,253	42,253	42,253	42,253	42,253	42,253	42,253	42,253	42,253	42,253	42,253

(1) Proxy population is three times the estimated number of registered voters at the time of incorporation. Proxy population is the "official population" used to determine the distribution of State revenues during the first seven years after incorporation.

Table A-5
Assessed Value Calculation - All Figures in \$000's
Goleta Incorporation Analysis
Incorporation Option 1

Item	Fiscal Year												
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
<u>Assessed Value of Existing Development</u>													
Resid. Assessed Value in City (Constant \$000's) (1)	1,551,077	1,566,588	1,582,253	1,598,076	1,614,057	1,630,197	1,646,499	1,662,964	1,679,594	1,696,390	1,713,354	1,730,487	
Comm. Assessed Value in City (Constant \$000's) (1)	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577	1,242,577
(less total existing redevelopment) (2)	<u>(698,414)</u>	<u>(705,398)</u>	<u>(712,452)</u>	<u>(719,576)</u>	<u>(726,772)</u>	<u>(734,040)</u>	<u>(741,380)</u>	<u>(748,794)</u>	<u>(756,282)</u>	<u>(763,845)</u>	<u>(771,483)</u>	<u>(779,198)</u>	
Total	2,095,241	2,103,767	2,112,379	2,121,077	2,129,862	2,138,735	2,147,697	2,156,748	2,165,890	2,175,123	2,184,448	2,193,867	
<u>Assessed Value of New Development</u>													
A.V. from New Development (Constant \$000's)													
Detached (dwelling unit)	--	29,772	29,772	30,034	30,298	30,565	30,835	31,106	31,380	31,657	31,935	32,217	32,500
Attached (dwelling unit)	--	2,839	2,839	2,864	2,889	2,914	4,375	2,966	2,992	3,018	3,045	3,072	3,099
Apartment (dwelling unit)	--	0	0	0	0	0	0	0	0	0	0	0	0
Retail (square foot)	--	0	0	0	0	0	5,952	0	0	0	19,283	0	0
Hotel	--	0	36,000	0	0	0	22,500	0	0	0	0	0	0
Other Commercial	--	0	0	0	17,280	16,554	0	0	25,920	9,720	24,600	19,680	18,720
Resid. A.V. from New Dev. (Constant \$000's)	--	32,610	32,610	32,898	33,187	33,480	35,210	34,072	34,372	34,675	34,980	35,288	35,599
Comm. A.V. from New Dev. (Constant \$000's)	--	0	36,000	0	17,280	16,554	28,452	0	25,920	9,720	43,883	19,680	18,720
(less total new redevelopment) (2)	--	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(29,665)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(24,600)</u>	<u>0</u>	<u>0</u>
Total	--	32,610	68,610	32,898	50,467	50,033	33,997	34,072	60,292	44,395	54,263	54,968	54,319
Cum. Resid. A.V. from New Dev. (Constant \$000's)	--	32,610	65,221	98,118	131,306	164,785	199,995	234,067	268,439	303,114	338,094	373,383	408,982
Cum. Comm. A.V. from New Dev. (Constant \$000's)	--	0	36,000	36,000	53,280	69,834	98,286	98,286	124,206	133,926	177,808	197,488	216,208
(less total new redevelopment) (2)	--	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(29,665)</u>	<u>(29,665)</u>	<u>(29,665)</u>	<u>(29,665)</u>	<u>(54,265)</u>	<u>(54,265)</u>	<u>(54,265)</u>
Total	--	32,610	101,221	134,118	184,586	234,619	268,616	302,688	362,980	407,375	461,638	516,606	570,925
<u>Total Assessed Value (Existing & New Development)</u>													
Cumulative Resid. A.V. (Constant 2000 \$000's)	--	1,583,687	1,631,808	1,680,372	1,729,382	1,778,842	1,830,192	1,880,566	1,931,403	1,982,708	2,034,484	2,086,736	2,139,469
Cumulative Comm. A.V. (Constant 2000 \$000's)	--	<u>1,242,577</u>	<u>1,278,577</u>	<u>1,278,577</u>	<u>1,295,857</u>	<u>1,312,411</u>	<u>1,340,863</u>	<u>1,340,863</u>	<u>1,366,783</u>	<u>1,376,503</u>	<u>1,420,386</u>	<u>1,440,066</u>	<u>1,458,786</u>
Subtotal	--	2,826,265	2,910,386	2,958,949	3,025,239	3,091,253	3,171,055	3,221,429	3,298,187	3,359,211	3,454,870	3,526,802	3,598,255
(less total redevelopment)	--	<u>(698,414)</u>	<u>(705,398)</u>	<u>(712,452)</u>	<u>(719,576)</u>	<u>(726,772)</u>	<u>(763,705)</u>	<u>(771,045)</u>	<u>(778,459)</u>	<u>(785,947)</u>	<u>(818,110)</u>	<u>(825,748)</u>	<u>(833,463)</u>
Total	--	2,127,851	2,204,988	2,246,497	2,305,663	2,364,481	2,407,351	2,450,384	2,519,728	2,573,264	2,636,760	2,701,054	2,764,792

(1) Residential assumes increase of 1%
no real increase in comm'l assessed value assumed

(2) 95% of A.V. of Module B in redevelopment, 25% of Module A

Table A-5a
Assessed Value Calculation for Redevelopment Areas - All Figures in \$000's
Goleta Incorporation Analysis
Incorporation Option 1

Item	Fiscal Year												
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
<u>Assessed Value of New Development in RDA</u>													
A.V. from New Development (Constant \$000's)													
Detached (dwelling unit)	--	0	0	0	0	0	0	0	0	0	0	0	0
Attached (dwelling unit)	--	0	0	0	0	0	4,375	0	0	0	0	0	0
Apartment (dwelling unit)	--	0	0	0	0	0	0	0	0	0	0	0	0
Retail (square foot)	--	0	0	0	0	0	2,790	0	0	0	0	0	0
Hotel	--	0	0	0	0	0	22,500	0	0	0	0	0	0
Other Commercial	--	0	0	0	0	0	0	0	0	0	24,600	0	0
Resid. A.V. from New Dev. (Constant \$000's)	--	0	0	0	0	0	4,375	0	0	0	0	0	0
Comm. A.V. from New Dev. (Constant \$000's)	--	0	0	0	0	0	25,290	0	0	0	24,600	0	0
Total	--	0	0	0	0	0	29,665	0	0	0	24,600	0	0
Cum. Resid. A.V. from New Dev. (Constant \$000's)	--	0	0	0	0	0	4,375	4,375	4,375	4,375	4,375	4,375	4,375
Cum. Comm. A.V. from New Dev. (Constant \$000's)	--	0	0	0	0	0	<u>25,290</u>	<u>25,290</u>	<u>25,290</u>	<u>25,290</u>	<u>49,890</u>	<u>49,890</u>	<u>49,890</u>
Total	--	0	0	0	0	0	29,665	29,665	29,665	29,665	54,265	54,265	54,265

(1) Residential assumes increase of 1%
no real increase in comm'l assessed value assumed

(2) 95% of A.V. of Module B in redevelopment, 25% of Module A

Table B
Goleta Incorporation Analysis
Annual Revenue Estimate (All figures in Constant 2000 \$'s)
Incorporation Option 1

Item	Note (1)	Fiscal Year									
		01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-9 8	2009-10 9	2010-11 10
General Fund Revenues											
Property Taxes	1	1,335,454	3,278,636	3,342,371	3,380,586	3,427,422	3,516,571	3,566,458	3,640,679	3,710,965	3,779,937
Sales Tax	2	2,519,179	6,046,029	6,046,029	6,215,657	6,215,657	6,215,657	6,215,657	6,569,170	6,569,170	6,569,170
Real Property Transfer Tax	3	36,958	90,732	92,773	95,752	96,905	99,101	101,136	103,564	105,744	107,932
Franchise Fees (All)	4-7	173,305	419,879	423,871	428,224	432,309	436,442	440,623	444,853	449,132	453,462
Transient Occupancy Tax	8	1,124,466	2,698,719	2,698,719	3,592,969	3,592,969	3,592,969	3,592,969	3,592,969	3,592,969	3,592,969
Building and Permit Fees	9	0	840,780	840,780	840,780	840,780	840,780	840,780	840,780	840,780	840,780
Planning Fees	10	0	791,890	791,890	791,890	791,890	791,890	791,890	791,890	791,890	791,890
Public Works/Eng. Fees	11	0	179,228	179,693	180,160	180,630	181,102	181,576	182,053	182,532	183,013
Fines and Penalties	12	82,919	202,165	205,376	208,637	211,951	215,317	218,736	222,210	225,739	229,324
State Motor Vehicle License Fees	13	872,676	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	1,664,054	1,690,482
Investment Earnings	14	20,865	182,317	121,367	86,294	93,120	103,071	112,798	132,333	171,639	191,236
Total General Fund Revenues		6,165,822	16,824,798	16,837,291	17,915,371	17,978,055	18,087,322	18,157,046	18,614,923	18,304,614	18,430,194
Road Fund Revenues											
Gas Taxes	15	324,781	779,268	779,064	778,865	778,669	778,477	778,289	778,105	619,931	629,456
Measure D Funds	16	509,233	1,240,775	1,259,686	1,278,898	1,298,415	1,318,242	1,338,383	1,358,845	1,379,631	1,400,748
Total Road Fund Revenues		834,014	2,020,043	2,038,751	2,057,763	2,077,084	2,096,719	2,116,673	2,136,950	1,999,562	2,030,204
TOTAL ALL FUND REVENUES		6,999,836	18,844,841	18,876,042	19,973,134	20,055,139	20,184,041	20,273,719	20,751,873	20,304,177	20,460,398

(1) Reference Notes are included in Figure B-1.

Table B-1
Goleta Incorporation Analysis
Revenue Estimate Notes
Incorporation Option 1

Ref #	Item	Assumption	Fiscal Year									
			2001-02 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
General Fund												
1	Property Tax	See Figures A-5 and B-2										
	Total Property Tax @ 1% of AV		22,464,975	23,056,628	23,644,810	24,073,508	24,503,844	25,197,278	25,732,643	26,367,603	27,010,541	27,647,920
	Property Tax Increment		0	591,654	588,182	428,698	430,336	693,433	535,366	634,959	642,939	637,379
	Subtotal		0	591,654	588,182	428,698	430,336	693,433	535,366	634,959	642,939	637,379
	Property Tax Increment to City:	See Fig B-2										
	From County	8.96% TAF	0	53,021	52,710	38,418	38,564	62,142	47,977	56,902	57,617	57,119
	From Special Districts	1.52% TAF	0	8,993	8,940	6,516	6,541	10,540	8,138	9,651	9,773	9,688
	Total	10.48% TAF	0	62,014	61,650	44,934	45,106	72,682	56,114	66,553	67,389	66,807
	Gross Property Tax to City											
	Base		3,101,415	3,101,415	3,163,429	3,225,080	3,270,013	3,315,119	3,387,801	3,443,915	3,510,468	3,577,858
	Share of Tax Increment		0	62,014	61,650	44,934	45,106	72,682	56,114	66,553	67,389	66,807
	Total		3,101,415	3,163,429	3,225,080	3,270,013	3,315,119	3,387,801	3,443,915	3,510,468	3,577,858	3,644,665
	Prop. Tax Inc. to City: Suppl Role @50% of AV of New Dev.		17,241	26,449	26,221	17,817	17,856	31,598	23,266	28,438	28,807	28,467
	Prop. Tax Inc. to City: Suppl Role @4% of Tax due to turnover		94,186	96,667	99,133	100,930	102,735	105,642	107,886	110,549	113,244	115,916
	Property Tax to City Prior to Tax Admin. Fees		3,212,843	3,286,545	3,350,434	3,388,761	3,435,710	3,525,040	3,575,068	3,649,455	3,719,910	3,789,048
	Less Prop. Tax Admin. Fees	0.25% of gross	(7,754)	(7,909)	(8,063)	(8,175)	(8,288)	(8,470)	(8,610)	(8,776)	(8,945)	(9,112)
	Net General Fund Property Tax to City		3,205,089	3,278,636	3,342,371	3,380,586	3,427,422	3,516,571	3,566,458	3,640,679	3,710,965	3,779,937
2	Sales Tax	1%										
	New Cum. Retail Sales Tax	Figure A-3 \$250	0	0	0	99,208	99,208	99,208	99,208	420,583	420,583	420,583
	New Cum. Hotel Rooms Sales Tax	\$22,000	88,000	88,000	88,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000
	Retail Sales Tax	base= 5,408,390	5,496,390	5,496,390	5,496,390	5,650,598	5,650,598	5,650,598	5,650,598	5,971,973	5,971,973	5,971,973
	Unallocated Sales Tax	10%	549,639	549,639	549,639	565,060	565,060	565,060	565,060	597,197	597,197	597,197
	Total Sales Tax (General Fund)		6,046,029	6,046,029	6,046,029	6,215,657	6,215,657	6,215,657	6,215,657	6,569,170	6,569,170	6,569,170
3	Property Transfer Tax	residential commercial										
	Turnover of prior year base	6.3% 2%										
	Rate per \$1,000 market value	\$0.55										
	Base Resid A.V. fiscal year (constant \$000's)		1,631,808	1,680,372	1,729,382	1,778,842	1,830,192	1,880,566	1,931,403	1,982,708	2,034,484	2,086,736
	Prop. Tran. Tax from turnover of existing resid. units		56,542	58,225	59,923	61,637	63,416	65,162	66,923	68,701	70,495	72,305
	Prop. Tran. Tax from new resid. units		18,094	18,253	18,414	19,365	18,740	18,905	19,071	19,239	19,409	19,580
	Base Comm'l A.V. fiscal year (constant \$000's)		1,278,577	1,295,857	1,312,411	1,340,863	1,340,863	1,366,783	1,376,503	1,420,386	1,440,066	1,458,786
	Prop. Tran. Tax from turnover of existing and new comm'l		14,064	14,254	14,437	14,749	14,749	15,035	15,142	15,624	15,841	16,047
	Total Property Transfer Tax		88,700	90,732	92,773	95,752	96,905	99,101	101,136	103,564	105,744	107,932
4	Franchise Fee - Cable TV	\$46 monthly cable charge per household (based on current County revenues)										
		\$548 annual cable charge per household										
		5% City share of receipts										
		\$27 fee per hhlc	270,463	272,845	275,248	277,987	280,433	282,900	285,389	287,900	290,433	292,989

Table B-1
Goleta Incorporation Analysis
Revenue Estimate Notes
Incorporation Option 1

Ref #	Item	Assumption	Fiscal Year									
			2001-02 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
5	Franchise Fee - Solid Waste Collection	\$2.30 per capita	68,067	69,148	70,247	71,362	72,496	73,647	74,817	76,005	77,212	78,438
6	Franchise Fee - Gas	Based on Broughton Act formula, no increase in pipeline assumed										
			47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000
7	Franchise Fee - Electricity (Edison)	\$1.03 fee per resi	30,403	30,886	31,376	31,874	32,381	32,895	33,417	33,948	34,487	35,035
8	Transient Occupancy Taxes	Base	1,267,919	1,267,919	1,267,919	1,267,919	1,267,919	1,267,919	1,267,919	1,267,919	1,267,919	1,267,919
		\$140 new	<u>1,430,800</u>	<u>1,430,800</u>	<u>1,430,800</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>
	Total	10% rate 70% occ'y	2,698,719	2,698,719	2,698,719	3,592,969	3,592,969	3,592,969	3,592,969	3,592,969	3,592,969	3,592,969
9	Building and Permit Fees	<i>Based on County fees for Building & Safety, and Development Review</i>										
	Subtotal (see Table B-3)			840,780	840,780	840,780	840,780	840,780	840,780	840,780	840,780	840,780
10	Planning Fees & Revenue	<i>Based on County fees for administration, zoning, Planning (RDA, other) and Energy</i>										
	Subtotal (see Table B-3)			791,890	791,890	791,890	791,890	791,890	791,890	791,890	791,890	791,890
11	Public Works/Engineering Fees											
	% of costs recaptured by fees	25%		179,228	179,693	180,160	180,630	181,102	181,576	182,053	182,532	183,013
12	Fines and Penalties											
	Per capita est. from EPS	\$1.11	32,850	33,372	33,902	34,440	34,987	35,543	36,107	36,681	37,263	37,855
	Traffic Violations	\$5.61	<u>166,154</u>	<u>168,793</u>	<u>171,474</u>	<u>174,197</u>	<u>176,964</u>	<u>179,774</u>	<u>182,629</u>	<u>185,530</u>	<u>188,476</u>	<u>191,470</u>
	Subtotal		199,004	202,165	205,376	208,637	211,951	215,317	218,736	222,210	225,739	229,324
13	State Motor Vehicle License Fees											
	Relevant population for calculation		42,253	42,253	42,253	42,253	42,253	42,253	42,253	42,253	33,570	34,104
	Per capita fees	\$49.57	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	2,094,422	1,664,054	1,690,482
14	Investment Earnings	Interest rate 6%										
	Interest on Net Annual Balance	25%	50,076	182,317	121,367	86,294	93,120	103,071	112,798	132,333	171,639	191,236
	Interest on Prior Year Cumulative Balance	100%										
	Subtotal Interest Earnings		50,076	182,317	121,367	86,294	93,120	103,071	112,798	132,333	171,639	191,236
Road Fund												
15	Road Fund - Gas Taxes											
	Highway User Tax 2105	Per Capita \$6.23	263,233	263,233	263,233	263,233	263,233	263,233	263,233	263,233	209,143	212,465
	Highway User Tax 2106 (a)	Per Year 4,800	4,706	4,614	4,523	4,434	4,348	4,262	4,179	4,097	4,016	3,938
	Highway User Tax 2106 (c)	Per Capita \$3.92	165,521	165,521	165,521	165,521	165,521	165,521	165,521	165,521	131,509	133,598
	Highway User Tax 2107	Per Capita \$8.05	340,133	340,133	340,133	340,133	340,133	340,133	340,133	340,133	270,241	274,533
	Highway User Tax 2107.5 (c)	Per Year 6,000	<u>5,882</u>	<u>5,767</u>	<u>5,654</u>	<u>5,543</u>	<u>5,434</u>	<u>5,328</u>	<u>5,223</u>	<u>5,121</u>	<u>5,021</u>	<u>4,922</u>
	Total Gas Taxes		779,475	779,268	779,064	778,865	778,669	778,477	778,289	778,105	619,931	629,456
16	Road Fund - Sales Taxes	base +\$50,000 \$40 per capita	1,222,159	1,240,775	1,259,686	1,278,898	1,298,415	1,318,242	1,338,383	1,358,845	1,379,631	1,400,748

Table B-2
Calculation of Property Tax Transfer
Incorporation Option 1

A. Transfer of Tax Base

1. Total Expenditures Subject to Transfer	\$4,941,821	see Table B-3
2. County Auditor's Ratio 1999-2000	50.66%	
3. Property Tax Base Transferred from County:	\$2,503,527	
4. Property Tax Base Transferred from Special Districts:		
CSA #3	\$424,635	based on avg. factor (see below)
CSA #31		
Subtotal Special Districts:	\$424,635	
5. Total Property Tax Base:	\$2,928,162	

B. Calculation of Tax Allocation Factor (TAF)

1. Assessed Value (FY 1999/2000):	\$2,793,654,200	see Figure A-5
Assessed Value (FY 2001/2002):	\$2,958,949,120	
Change from fy99-00 to fy01-02	5.9%	
2. Total Property Tax Collected '01-02(@1% AV):	\$29,589,491	
3. Property Tax Base Transferred from County:	\$2,503,527	
Base Transfer * change from fy99-00 to fy01-02	\$2,651,655	
4. Implied Tax Allocation Factor (#3/#2):	8.96%	
5. Tax Allocation Factors from Special Districts to City General Fund		
CSA #3	1.520%	
Subtotal Special Districts:	1.520%	
6. Property Tax Base Transferred from Spec. Dist.:	\$424,635	
CSA #31 (IV only)	\$0	
	\$424,635	
Base Transfer * change from fy99-00 to fy01-02	\$449,760	
7. Implied Tax Allocation Factor: (#6/#2)	1.520%	
8. Total Tax Base Transferred 2001-02 (#3+#6)	\$3,101,415	
9. Implied Tax Allocation Factor: (#8/#2)	10.48%	

Table B-3
Inputs to Calculation of Property Tax Transfer
Incorporation Option 1

28,676 population

Department/Function	Gross Cost (99/00)	Indirect Cost (13)	Total	Offsetting Revenue	Net Cnty Cost	Rev. as % of Total	Reference
Animal Control	\$136,337	\$5,772	\$142,109	\$80,695	\$61,414	57%	(1)
Land Use Planning & Enforcement							
Administration	\$210,000	\$8,890	\$218,890	\$100,000	\$118,890	46%	(2)
Comprehensive Planning							(3)
RDAs	\$210,000	\$8,890	\$218,890	\$210,000	\$8,890	96%	
Other	\$210,000	\$8,890	\$218,890	\$50,000	\$168,890	23%	
Development Review	\$560,000	\$23,707	\$583,707	\$403,000	\$180,707	69%	(4)
Zoning Administration	\$350,000	\$14,817	\$364,817	\$213,000	\$151,817	58%	(5)
Building & Safety	\$420,000	\$17,780	\$437,780	\$437,780	\$0	100%	(6)
Energy	<u>\$210,000</u>	<u>\$8,890</u>	<u>\$218,890</u>	<u>\$218,890</u>	\$0		(6a)
Subtotal	\$2,170,000	\$91,865	\$2,261,865	\$1,632,671	\$629,195		
Parks & Recreation (CSA 3 parks)					\$127,991		(7)
Parks & Recreation (CSA 3 parks net GF)					\$125,100		(8)
Other (SB Shores Debt Service net GF)					\$76,421		(9)
Public Works							
Pavement	\$1,089,684						
Hardscape Repairs	\$285,540						
Drainage	\$45,434						
Bridges	\$1,246,040						
Signals	<u>\$131,000</u>						
Subtotal	\$2,797,698	\$118,438	\$2,916,136	\$2,770,240	\$145,896	95%	(10)
NPDES	\$200,000	\$8,467	\$208,467	\$0	\$208,467		(11)
Sheriff Department	\$3,810,189	\$161,301	\$3,971,490	\$404,153	\$3,567,337	10%	(12)
Street Lighting							
Total	\$9,114,224	\$385,843	\$9,500,067	\$4,887,759	\$4,941,821		

(1) Animal Control: \$1.01 Fees
source DPH 6/9/2000 \$1.76 Other Revenue
\$4.68 per capita cost \$2.77 fees & Dept. support (realignment) **\$1.91 net cost**

(2) Planning Administration based on County estimates (4/2/2001)
(3) Comprehensive Planning based on County estimates (4/2/2001)
(4) Development Review based on County estimates (4/2/2001)
(5) Zoning Administration based on County estimates (4/2/2001)
(6) Bldg. & Safety based on County estimates (4/2/2001)
(6a) Energy based on County estimates (4/2/2001)
(7) CSA 3 park costs based on:
% of CSA 3 acres * (\$619,351-\$410,000)
61% of total CSA 3 park acreage
\$209,351 (\$619,351-\$410,000)
\$127,991 Net County cost

(8) Other GD contribution to Parks net of revenues
125,100 Module A: Stow Grove & Santa Barbara Shores/Module B: Isla Vista Parks

(9) Parks and Recreation (Santa Barbara Shores COP)
61% of total CSA 3 acres
\$125,000 Gen'l Fund Contribution
76,421 cost allocation to module(s)

(10) Source: County Public Works, 6/9/00, includes corrective and preventive maintenance
Net County costs based on per capita proportion of County General Fund contribution required for Countywide maintenance of effort. 869,315 '99-00 estimated actual GF contribution to Transportation budget
County population: 170,867
\$5.09 net per capita
Area population 28,676 Incorporation Option 1

(11) NPDES estimates from County (J.McClure, R. Almy, 3/20/01)

(12) Source: County Sheriff's Dept., 2/12/01 (see Table C-6 for additional detail)
Includes Department indirect costs of 442,028

(13) Cost Allocation 4.2% excluding direct billed and unallocated

Table C
Goleta Incorporation Analysis
Expenditure Estimate (All figures in Constant 2000 \$'s)
Incorporation Option 1

Item	Note (1)	Fiscal Year									
		01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
GENERAL FUND EXPENDITURES											
City Council	1	37,500	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
Elections	2	5,868	0	14,535	0	15,000	0	15,481	0	15,976	0
City Manager	3	161,677	389,965	391,915	393,875	395,844	397,823	399,812	401,811	403,820	407,623
City Clerk	4	53,500	173,252	174,019	174,789	175,563	176,341	177,122	177,908	178,697	179,491
City Attorney	5	250,000	612,000	624,240	636,725	649,459	662,448	675,697	689,211	702,996	717,056
Finance	6	153,625	513,756	516,325	518,906	521,501	524,108	526,729	529,363	532,009	537,933
Administrative Services	7	90,365	373,263	175,618	176,496	177,379	178,266	179,157	180,053	180,953	181,858
Library	8										
Police	9		4,345,658	4,389,114	4,433,005	4,477,335	4,522,109	4,567,330	4,613,003	4,659,133	4,705,724
Animal Control	10		72,802	74,328	75,886	77,476	79,100	80,758	82,451	84,179	85,944
Planning, Zoning, Bldg., Dev. Review	11	258,979	2,252,964	2,263,179	2,273,445	2,158,762	2,169,131	2,179,551	2,190,024	2,200,549	2,211,127
Public Works Admin. (& NPDES)	13	144,540	716,912	718,772	720,641	722,519	724,407	726,304	728,210	730,126	732,052
Street Lighting	14	25,013	60,031	60,031	60,031	60,031	60,031	60,031	60,031	60,031	60,031
Park Maintenance/Comm'y Cntr.	15	428,322	1,031,472	1,023,622	1,019,902	1,020,027	1,028,697	954,993	565,186	565,186	565,186
Non-Departmental											
Office Rent/Supplies	16	257,813	648,750	490,750	482,750	482,750	482,750	482,750	482,750	482,750	482,750
Insurance	17	23,340	338,425	330,193	331,694	330,709	332,856	333,471	323,700	326,592	328,703
Contingency	18	38,900	564,041	550,322	552,823	551,182	554,761	555,786	539,500	544,320	547,839
County Loan Repayment	19	0	0	0	0	0	0	0	0	0	0
Total General Fund Expenditures		1,929,441	12,183,291	11,886,963	11,940,966	11,905,539	11,982,828	12,004,973	11,653,202	11,757,320	11,833,316
ROAD EXPENDITURES											
Road Maintenance	19	1,165,708	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698
County Loan Repayment	19		0	0	0	0	0	0	0	0	0
Total Road Fund Expenditures		1,165,708	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698
TOTAL ALL FUNDS		3,095,149	14,980,989	14,684,661	14,738,664	14,703,237	14,780,526	14,802,671	14,450,900	14,555,018	14,631,014

Table C-1
Goleta Incorporation Analysis
Expenditure Estimate Notes
Incorporation Option 1

Ref.	Item Department/Program	Estimating Cost		Fiscal Year										
		Factor	Cost Factor	2001-02 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10	
1	City Council Expenses	Persons	5											
	Stipend	Per month	\$1,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
	Expenses (travel, meetings)	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Memberships	5,000		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	City Council Expenses			90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
2	Elections													
	Assumes only general elections	\$1.00 per reg. voter	every other year	14,084	0	14,535	0	15,000	0	15,481	0	15,976	0	
	Source: Reg. Voters per County Assessor by precinct (Areas A & C may be undercounted) 6/14/00													
3	City Manager		See Figure C-2	388,025	389,965	391,915	393,875	395,844	397,823	399,812	401,811	403,820	407,623	
4	City Clerk		See Figure C-2	128,400	173,252	174,019	174,789	175,563	176,341	177,122	177,908	178,697	179,491	
5	City Attorney -- Contracted Service	600,000	Real Incr. 2%	600,000	612,000	624,240	636,725	649,459	662,448	675,697	689,211	702,996	717,056	
6	Finance		See Figure C-3	368,700	513,756	516,325	518,906	521,501	524,108	526,729	529,363	532,009	537,933	
7	Administrative Services		See Figure C-3	216,875	373,263	175,618	176,496	177,379	178,266	179,157	180,053	180,953	181,858	
8	Library		funded by ongoing special taxes, user fees, and County funds											
9	Police													
	Initial Year Contract Cost	4,260,031												
	Subtotal		Real Inc. 1.0%		4,345,658	4,389,114	4,433,005	4,477,335	4,522,109	4,567,330	4,613,003	4,659,133	4,705,724	
10	Animal Control	\$2.36	per capita Real Inc. 0.5%		72,802	74,328	75,886	77,476	79,100	80,758	82,451	84,179	85,944	
11	Planning, Zoning, Bldg., Dev. Review		See Figure C-4	621,550	2,252,964	2,263,179	2,273,445	2,158,762	2,169,131	2,179,551	2,190,024	2,200,549	2,211,127	
12														
13	Public Works													
	Administration		See Figure C-5	346,896	371,912	373,772	375,641	377,519	379,407	381,304	383,210	385,126	387,052	
	NPDES				345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	
14	Street Lighting (net of benefit assessme	\$42.97	48% of total CSA3 lts	60,031	60,031	60,031	60,031	60,031	60,031	60,031	60,031	60,031	60,031	60,031
		50 = assessment rev./light												
15	Parks & Recreation													
	CSA 3 Developed													
	CSA 3 Undeveloped/OS													
	61% of total CSA 3 park acreage		Subtotal 1,830 per acre, avg.	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786
	Other Parks													
	GV Community Center Lease			63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400
	Santa Barbara Shores			462,786	466,286	458,436	454,716	454,841	463,511	389,807				
	Subtotal			1,027,972	1,031,472	1,023,622	1,019,902	1,020,027	1,028,697	954,993	565,186	565,186	565,186	
	Santa Barbara Shores calculation assumes debt payment proportionate to share of CSA3 tax base transferred times CSA 3 funded portion, plus a share of County's \$125,000 contribution times % of CSA 3 acres.													

**Table C-1
Goleta Incorporation Analysis
Expenditure Estimate Notes
Incorporation Option 1**

Ref.	Estimating Cost		Fiscal Year											
	Item Department/Program	Factor	Cost Factor	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	
				1	2	3	4	5	6	7	8	9	10	
16	Office Rent/Supplies													
	FTEs (Includes 3 additional spaces for contractual employees to use)													
	Finance, Planning (exc. Energy Planners), Public Works Depts.			16.50	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00
	City Manager and City Clerk Offices			<u>5.00</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	<u>5.50</u>	
	Subtotal			21.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	
	Plus Contractual per Dept (police, planning)													
				<u>1.00</u>	<u>2.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	
	Total FTE			22.50	43.50	44.50	44.50	44.50	44.50	44.50	44.50	44.50	44.50	
	Total FTE Costs			2,070,446	4,075,112	3,894,827	3,913,151	3,806,567	3,825,075	3,843,675	3,862,369	3,881,156	3,905,083	
	Staff Capacity Required													
				45	45	45	45	45	45	45	45	45	45	
	Office Space Required		250 sqft/employee	11,125	11,125	11,125	11,125	11,125	11,125	11,125	11,125	11,125	11,125	
	Council Chamber		2,000 sqft	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	
	Total Space			13,125	13,125	13,125	13,125	13,125	13,125	13,125	13,125	13,125	13,125	
	Total Rent		\$2.50 /sqft/month	393,750	393,750	393,750	393,750	393,750	393,750	393,750	393,750	393,750	393,750	
	Annual Supplies		\$2,000 per FTE	45,000	87,000	89,000	89,000	89,000	89,000	89,000	89,000	89,000	89,000	
	Initial Computers, and Furnishir		\$8,000 per FTE	<u>180,000</u>	<u>168,000</u>	<u>8,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	Total Rent and Supplies			618,750	648,750	490,750	482,750	482,750	482,750	482,750	482,750	482,750	482,750	
17	Insurance		3% of GF expenses (exc. insurance & contingency)	56,016	338,425	330,193	331,694	330,709	332,856	333,471	323,700	326,592	328,703	
18	Contingency		5% of total GF expenses	93,360	564,041	550,322	552,823	551,182	554,761	555,786	539,500	544,320	547,839	
	Cumulative			93,360	657,401	1,207,724	1,760,546	2,311,729	2,866,489	3,422,275	3,961,775	4,506,095	5,053,934	
18a	Repayment, 1st year costs (see Prop tax transfer)		6.0%		0	0	0	0	0	0				
	Total 1st yr costs (see Table B-3)		1,998,302 excludes road maintenance; partial year, if effective date is not July 1											
	Loan Repayment		5 years											
	Foregiveness		2,500,000 max											
				0	Remaining 1st year costs above the maximum limit									
Road Fund														
19	Road Fund Costs													
	Source: County Public Works, 6/9/00, includes corrective and preventive maintenance													
	Pavement			1,089,684	1,089,684	1,089,684	1,089,684	1,089,684	1,089,684	1,089,684	1,089,684	1,089,684	1,089,684	
	Hardscape Repairs			285,540	285,540	285,540	285,540	285,540	285,540	285,540	285,540	285,540	285,540	
	Drainage			45,434	45,434	45,434	45,434	45,434	45,434	45,434	45,434	45,434	45,434	
	Bridges			1,246,040	1,246,040	1,246,040	1,246,040	1,246,040	1,246,040	1,246,040	1,246,040	1,246,040	1,246,040	
	Signals			<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	<u>131,000</u>	
	Total Costs (1sts yr is a % of yr)		42% cap:	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	2,797,698	
	Amort. of first year (note 18a)		\$1,165,708 \$1,500,000	0	above cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

**Table C-2
Goleta Incorporation Analysis
City Manager and City Clerk Cost Estimates
Incorporation Option 1**

Ref. Item	Description	Assumptions	Fiscal Year										
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10	
City Manager Office													
<i>City Manager</i>													
	Annual Salary	125,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	30%		125,000	125,625	126,253	126,884	127,519	128,156	128,797	129,441	130,088	130,739
	Subtotal			37,500	37,688	37,876	38,065	38,256	38,447	38,639	38,832	39,027	39,222
				162,500	163,313	164,129	164,950	165,774	166,603	167,436	168,274	169,115	169,960
<i>Assistant to the City Manager - FTE</i>													
	Annual Salary	75,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	30%		75,000	75,375	75,752	76,131	76,511	76,894	77,278	77,665	78,053	78,443
	Subtotal			22,500	22,613	22,726	22,839	22,953	23,068	23,183	23,299	23,416	23,533
				97,500	97,988	98,477	98,970	99,465	99,962	100,462	100,964	101,469	101,976
<i>Position X (not currently used)</i>													
	Annual Salary	Real Inc.	0.5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Benefits	35%		0	0	0	0	0	0	0	0	0	0
	Subtotal			0	0	0	0	0	0	0	0	0	0
<i>Executive Secretary - FTE</i>													
	Annual Salary	40,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	35%		40,000	40,200	40,401	40,603	40,806	41,010	41,215	41,421	41,628	41,836
	Subtotal			14,000	14,070	14,140	14,211	14,282	14,354	14,425	14,497	14,570	14,643
				54,000	54,270	54,541	54,814	55,088	55,364	55,640	55,919	56,198	56,479
<i>Administrative Assistant - FTE</i>													
	Annual Salary	31,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	25%		31,000	31,155	31,311	31,467	31,625	31,783	31,942	32,101	32,262	32,423
	Subtotal			7,750	7,789	7,828	7,867	7,906	7,946	7,985	8,025	8,065	8,105
				38,750	38,944	39,138	39,334	39,531	39,728	39,927	40,127	40,327	40,527
	Personnel Subtotal			352,750	354,514	356,286	358,068	359,858	361,657	363,466	365,283	367,109	370,566
	Other Costs -Materials & Supplies	10%		35,275	35,451	35,629	35,807	35,986	36,166	36,347	36,528	36,711	37,057
	Total City Manager Office Expenses			388,025	389,965	391,915	393,875	395,844	397,823	399,812	401,811	403,820	407,623
City Clerk Office													
<i>City Clerk - FTE</i>													
	Annual Salary	68,000 Real Inc.	0.5%	1.0	1.5	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
	Benefits	30%		68,000	102,510	103,023	103,538	104,055	104,576	105,099	105,624	106,152	106,683
	Subtotal			20,400	30,753	30,907	31,061	31,217	31,373	31,530	31,687	31,846	32,005
				88,400	133,263	133,929	134,599	135,272	135,948	136,628	137,311	137,998	138,688
<i>Other Costs</i>													
	Legal Notices	20,000 Real Inc.	0%	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
	Other Costs	15%		20,000	19,989	20,089	20,190	20,291	20,392	20,494	20,597	20,700	20,803
	Subtotal Other Costs			40,000	39,989	40,089	40,190	40,291	40,392	40,494	40,597	40,700	40,803
	Total City Clerk Office Expenses			128,400	173,252	174,019	174,789	175,563	176,341	177,122	177,908	178,697	179,491

**Table C-3
Goleta Incorporation Analysis
Finance Department Cost Estimates
Incorporation Option 1**

Ref. Item	Description	Assumptions	Fiscal Year										
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10	
Finance Department													
<i>Finance Manager - FTE</i>													
	Annual Salary	95,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	30%		95,000	95,475	95,952	96,432	96,914	97,399	97,886	98,375	98,867	99,362
	Subtotal			28,500	28,643	28,786	28,930	29,074	29,220	29,366	29,513	29,660	29,808
				123,500	124,118	124,738	125,362	125,989	126,619	127,252	127,888	128,527	129,170
<i>Accountant/Budget Analyst - FTE</i>													
	Annual Salary	52,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	25%		52,000	52,260	52,521	52,784	53,048	53,313	53,580	53,848	54,117	54,387
	Subtotal			13,000	13,065	13,130	13,196	13,262	13,328	13,395	13,462	13,529	16,316
				65,000	65,325	65,652	65,980	66,310	66,641	66,975	67,309	67,646	70,704
<i>Accounting Technician - FTE</i>													
	Annual Salary	40,000 Real Inc.	0.5%	1.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
	Benefits	25%		60,000	120,600	121,203	121,809	122,418	123,030	123,645	124,264	124,885	125,509
	Subtotal			15,000	30,150	30,301	30,452	30,605	30,758	30,911	31,066	31,221	31,377
				75,000	150,750	151,504	152,261	153,023	153,788	154,557	155,329	156,106	156,887
<i>Secretary/Clerical - FTE</i>													
	Annual Salary	35,000 Real Inc.	0.5%	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Benefits	25%		35,000	70,350	70,702	71,055	71,411	71,768	72,126	72,487	72,849	73,214
	Subtotal			8,750	17,588	17,675	17,764	17,853	17,942	18,032	18,122	18,212	18,303
				43,750	87,938	88,377	88,819	89,263	89,709	90,158	90,609	91,062	91,517
	Personnel Subtotal			307,250	428,130	430,271	432,422	434,584	436,757	438,941	441,136	443,341	448,277
	Other Costs	20%		61,450	85,626	86,054	86,484	86,917	87,351	87,788	88,227	88,668	89,655
	Total Finance Department Expenses			368,700	513,756	516,325	518,906	521,501	524,108	526,729	529,363	532,009	537,933
Administrative Services													
<i>Human Resources - FTE (or contract initially)</i>													
	Annual Salary	65,000 Real Inc.	0.5%	1.0	1.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Benefits	25%		65,000	65,325	65,652	65,980	66,310	66,641	66,975	67,309	67,646	67,984
	Subtotal			16,250	16,331	16,413	16,495	16,577	16,660	16,744	16,827	16,911	16,996
				81,250	81,656	82,065	82,475	82,887	83,302	83,718	84,137	84,557	84,980
<i>Information Services - FTE (or contract initially)</i>													
	Annual Salary	57,000 Real Inc.	0.5%	0.5	1.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Benefits	25%		28,500	57,285	57,571	57,859	58,149	58,439	58,732	59,025	59,320	59,617
	Subtotal			7,125	14,321	14,393	14,465	14,537	14,610	14,683	14,756	14,830	14,904
				35,625	71,606	71,964	72,324	72,686	73,049	73,414	73,781	74,150	74,521
	Other Costs												
	Materials, Supplies & Services (inc. computers/software)		0%	100,000	220,000	0	0	0	0	0	0	0	0
	Subtotal Other Costs	30%		100,000	220,000	21,589	21,697	21,806	21,915	22,024	22,134	22,245	22,356
	Total Administrative Services			216,875	373,263	175,618	176,496	177,379	178,266	179,157	180,053	180,953	181,858

**Table C-4
Goleta Incorporation Analysis
Planning Department Cost Estimates
Incorporation Option 1**

Ref. Item	Description	Assumptions	Fiscal Year										
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10	
Planning Department													
Planning Director - FTE													
	Annual Salary	95,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	30%		28,500	28,643	28,786	28,930	29,074	29,220	29,366	29,513	29,660	29,808
	Subtotal			123,500	124,118	124,738	125,362	125,989	126,619	127,252	127,888	128,527	129,170
Building & Safety (senior, associate) - FTE													
	Annual Salary	60,000 Real Inc.	0.5%	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
	Benefits	25%		0	361,800	363,609	365,427	367,254	369,090	370,936	372,791	374,655	376,528
	Subtotal			0	452,250	454,511	456,784	459,068	461,363	463,670	465,988	468,318	470,660
Zoning Admin (senior, associate) - FTE													
	Annual Salary	60,000 Real Inc.	0.5%	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
	Benefits	25%		0	301,500	303,008	304,523	306,045	307,575	309,113	310,659	312,212	313,773
	Subtotal			0	376,875	378,759	380,653	382,556	384,469	386,392	388,324	390,265	392,216
Development Review/Comp. Planning (senior, associate) - FTE													
	Annual Salary	60,000 Real Inc.	0.5%	4.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
	Benefits	25%		240,000	361,800	363,609	365,427	367,254	369,090	370,936	372,791	374,655	376,528
	Subtotal			300,000	452,250	454,511	456,784	459,068	461,363	463,670	465,988	468,318	470,660
RDA Planners (senior, associate) - FTE													
	Annual Salary	60,000 Real Inc.	0.5%	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
	Benefits	25%		0	180,900	181,805	182,714	183,627	184,545	185,468	186,395	187,327	188,264
	Subtotal			0	226,125	227,256	228,392	229,534	230,682	231,835	232,994	234,159	235,330
Energy Planners (senior, associate) - FTE													
	Annual Salary	60,000 Real Inc.	0.5%	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
	Benefits	25%		0	180,900	181,805	182,714	183,627	184,545	185,468	186,395	187,327	188,264
	Subtotal			0	226,125	227,256	228,392	229,534	230,682	231,835	232,994	234,159	235,330
Secretary/Clerical - FTE													
	Annual Salary	35,000 Real Inc.	0.5%	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Benefits	25%		70,000	70,350	70,702	71,055	71,411	71,768	72,126	72,487	72,849	73,214
	Subtotal			87,500	87,938	88,377	88,819	89,263	89,709	90,158	90,609	91,062	91,517
Personnel Subtotal				511,000	1,945,680	1,955,408	1,965,185	1,975,011	1,984,886	1,994,811	2,004,785	2,014,809	2,024,883
Other Costs													
	Planning Consultants (inc. Gen'l Plan)	Real Inc.	0%	0	125,000	125,000	125,000	0	0	0	0	0	0
	Planning Consultants (other)		0%	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
	Mapping Reproduction	10,000 Real Inc.	0%	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Planning Commission Expense	15,000 Real Inc.	0%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
	Miscellaneous Other Costs	5% of personnel costs		25,550	97,284	97,770	98,259	98,751	99,244	99,741	100,239	100,740	101,244
Other Cost Subtotal				110,550	307,284	307,770	308,259	183,751	184,244	184,741	185,239	185,740	186,244
Total Planning Department Expenses				621,550	2,252,964	2,263,179	2,273,445	2,158,762	2,169,131	2,179,551	2,190,024	2,200,549	2,211,127

Table C-5
Goleta Incorporation Analysis
Public Works Department Cost Estimates
Incorporation Option 1

Ref. Item	Description	Assumptions	Fiscal Year											
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10		
Public Works Department														
<i>Public Works Director - FTE (or contract initially)</i>														
	Annual Salary	78,000	Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits		35%		78,000	78,390	78,782	79,176	79,572	79,970	80,369	80,771	81,175	81,581
	Subtotal				27,300	27,437	27,574	27,712	27,850	27,989	28,129	28,270	28,411	28,553
					105,300	105,827	106,356	106,887	107,422	107,959	108,499	109,041	109,586	110,134
<i>Engineer - FTE</i>														
	Annual Salary	70,000	Real Inc.	0.5%	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Benefits		35%		140,000	140,700	141,404	142,111	142,821	143,535	144,253	144,974	145,699	146,427
	Subtotal				49,000	49,245	49,491	49,739	49,987	50,237	50,488	50,741	50,995	51,250
					189,000	189,945	190,895	191,849	192,808	193,772	194,741	195,715	196,694	197,677
<i>Secretary/Clerical - FTE</i>														
	Annual Salary	31,200	Real Inc.	0.5%	0.50	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits		35%		15,600	31,356	31,513	31,670	31,829	31,988	32,148	32,309	32,470	32,632
	Subtotal				5,460	10,975	11,029	11,085	11,140	11,196	11,252	11,308	11,365	11,421
					21,060	42,331	42,542	42,755	42,969	43,184	43,400	43,616	43,835	44,054
	Personnel Subtotal				315,360	338,102	339,793	341,492	343,199	344,915	346,640	348,373	350,115	351,865
	Other Costs	10%			31,536	33,810	33,979	34,149	34,320	34,492	34,664	34,837	35,011	35,187
	Total Public Works Department Expenses				346,896	371,912	373,772	375,641	377,519	379,407	381,304	383,210	385,126	387,052

**Table C-6
 Net County Costs & Contract Costs for Sheriff Protection
 Goleta Incorporation Study
 Incorporation Option 1**

Module	Law Enforcement Operations Cost	(less) Revenues			Subtotal	Net County Cost	Contract Estimate	Indirect 99-00	Indirect 02-03
		172 Sales Tax	Grants	Chgs/Srvcs					
A/A2	3,810,189	372,774	31,379	negligible	404,153	3,406,036	4,260,031	442,028	622,464
B	2,303,508	238,748	20,097	negligible	258,845	2,044,663	2,289,144	249,842	334,483

Source: County Sheriff, 2/12/01, actual expenditures
 Grants include Fed. COPS grants (County Sheriff, 7/17/00)
 Contract amount includes 17.11% Sheriff Dept. indirect cost rate, and based on 2000-01 budget request
 Current LEO costs shown for 99-00 fiscal year do not include County cost allocation (only dept. costs)

Table 4
Change in Revenues and Expenses to Santa Barbara County
Goleta Incorporation Analysis
Incorporation Option 1

Item	Fiscal Year				Notes	Source
	1999-00	01-02 part.	2002-03	2003-04		
General Fund Revenues and Expenditures						
Revenues Transferred to the City						
Property Taxes	2,503,527	1,104,856	2,704,676	2,757,386		See Fig. B-3 (County only)
Supplemental Property Taxes	97,061	39,695	105,262	107,176	City share of existing, less redev. area %	
Sales Tax	5,949,229	2,519,179	6,046,029	6,046,029	includes unallocated sales	Auditor Controller 2/26/01;
Transient Occupancy Tax	1,267,919	1,124,466	2,698,719	2,698,719		Auditor Controller 2/21/01 (99-00 does not include Bacara);
Real Property Transfer Tax	85,309	36,958	90,732	92,773		Based on 6.3% annual turnover of residential a.v., @ \$.55/1,000 a.v.
Franchise Fees						
Cable	265,761	112,693	272,845	275,248		
Electric	29,460	12,668	30,886	31,376		
Gas	47,000	19,583	47,000	47,000		
Solid Waste	<u>65,956</u>	<u>28,361</u>	<u>69,148</u>	<u>70,247</u>		
Subtotal, franchise fees	408,176	173,305	419,879	423,871		
Law Enforcement Revenues	161,000	69,231	168,793	171,474	Traffic fines (net of 13% retained)	
Animal Control	29,423	12,652	30,847	31,337		
Land Use Planning & Enforcement	<u>1,632,671</u>	<u>680,279</u>	<u>1,632,671</u>	<u>1,632,671</u>		
Subtotal	12,134,314	5,760,623	13,897,608	13,961,436		
Expenditures for Services Transferred to the City						
Sheriff Department	3,368,161	1,431,609	3,470,220	3,504,922		
Animal Control	136,337	56,807	136,337	136,337		
Land Use Planning & Enforcement	1,960,000	816,667	1,960,000	1,960,000		
Parks and Recreation (GF contrib. To CSA 3 parks)	127,991	53,330	127,991	127,991	% of CSA 3 acres * (\$619,351-\$410,000)	
Parks and Recreation (other net costs)	125,100	52,125	125,100	125,100	all GF funded parks (net of revenues)	
Parks and Recreation (Santa Barbara Shores COP)	<u>125,000</u>	<u>52,083</u>	<u>125,000</u>	<u>125,000</u>	100% of GF Contribution	
Subtotal	5,842,589	2,462,621	5,944,648	5,979,350		
County Surplus or (Deficit)	(6,291,725)	(3,298,002)	(7,952,960)	(7,982,085)		
Other Revenues and Expenditures						
Sheriff's Contract (indirect cost portion)	622,464	259,360	622,464	622,464	Based on '00-01 contract estimate	
Parks and Recreation Contract (indirect cost portion)	<u>181,647</u>	<u>75,686</u>	<u>181,647</u>	<u>181,647</u>	36.2% x Contract amount	
Subtotal	804,111	335,046	804,111	804,111		
Net County General Fund Gain or (loss)	(5,487,614)	(2,962,956)	(7,148,850)	(7,177,975)		

Table 4
Change in Revenues and Expenses to Santa Barbara County
Goleta Incorporation Analysis
Incorporation Option 1

Item	Fiscal Year				Notes	Source
	1999-00	01-02 part.	2002-03	2003-04		
Road Fund						
Revenues Transferred to the City						
Measure D Funds	1,222,159	516,990	1,259,686	1,278,898		SBCAG 1999-00 distribution, but assuming additional city
Gas Tax: Highway User Tax 2106c	165,438	68,933	165,438	165,438		Based on information provided by State Controller's Office.
Grants	<u>996,832</u>	<u>415,347</u>	<u>996,832</u>	<u>996,832</u>	80% of bridge maint. costs	
Subtotal	2,384,429	1,001,269	2,421,957	2,441,168		
Expenditures for Services Transferred to the City						
Road Maintenance	2,797,698	1,165,708	2,797,698	2,797,698		
Net County Road Fund Gain or (loss)	413,269	164,439	375,741	356,530		
CSA 3						
Revenues Transferred to the City						
Property Tax	424,635	187,400	458,753	467,694	see Table B-2	
Designations - Street Lighting	60,031	0	0	0	% of lights times designation	
Benefit Assessments - Street Lights	<u>61,222</u>	<u>25,961</u>	<u>62,854</u>	<u>63,408</u>	share of total households	
Subtotal	545,889	213,361	521,607	531,101		
Expenditures Transferred to the City						
Santa Barbara Shores Debt Service	462,786	192,828	466,286	458,436	100% of debt service	
GV Community Center Lease	63,400	26,417	63,400	63,400	100%	
CSA 3 Parks (inc share of utilities)	368,960	153,733	368,960	368,960	Less dept'l indirects of 36.2%	
Street Lighting	<u>130,470</u>	<u>130,470</u>	<u>130,470</u>	<u>130,470</u>		
Subtotal	1,025,616	503,447	1,029,116	1,021,266		
Net CSA 3 Gain or (loss)	479,727	290,087	507,509	490,165		

(1) Excludes indirect cost allocation

(2) Gross Cost minus Department indirects (See Table C-6)

(3) County cost excluding Planning Administration



**Economic &
Planning Systems**

Real Estate Economics

Regional Economics

Public Finance

Land Use Policy

OPTION 2

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**Preliminary CFA Model
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Table 1
Summary of Revenues and Expenses (All figures in Constant 2000 \$'s)
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Fiscal Year									
	01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
General Fund Revenues										
Property Taxes	\$1,899,888	\$4,657,124	\$4,742,427	\$4,796,187	\$4,860,689	\$4,977,660	\$5,046,071	\$5,144,685	\$5,238,494	\$5,330,742
Sales Tax	\$2,745,977	\$6,590,345	\$6,590,345	\$6,759,974	\$6,759,974	\$6,759,974	\$6,759,974	\$7,113,486	\$7,113,486	\$7,113,486
Real Property Transfer Tax	\$48,865	\$119,801	\$122,337	\$125,814	\$127,470	\$130,171	\$132,715	\$135,656	\$138,352	\$141,060
Franchise Fees (All)	\$268,407	\$649,052	\$653,978	\$659,270	\$664,298	\$669,379	\$674,513	\$679,700	\$684,942	\$690,238
Transient Occupancy Tax	\$1,155,011	\$2,772,026	\$2,772,026	\$3,666,276	\$3,666,276	\$3,666,276	\$3,666,276	\$3,666,276	\$3,666,276	\$3,666,276
Building and Permit Fees	\$0	\$1,011,707	\$1,011,707	\$1,011,707	\$1,011,707	\$1,011,707	\$1,011,707	\$1,011,707	\$1,011,707	\$1,011,707
Planning Fees	\$0	\$978,890	\$978,890	\$978,890	\$978,890	\$978,890	\$978,890	\$978,890	\$978,890	\$978,890
Public Works/Eng. Fees	\$0	\$205,346	\$205,941	\$206,539	\$207,141	\$207,745	\$208,353	\$208,963	\$209,577	\$210,194
Fines and Penalties	\$138,414	\$336,245	\$340,350	\$344,512	\$348,731	\$353,007	\$357,343	\$361,738	\$366,193	\$370,710
State Motor Vehicle License Fees	\$1,863,879	\$4,473,309	\$4,473,309	\$4,473,309	\$4,473,309	\$4,473,309	\$4,473,309	\$4,473,309	\$2,837,164	\$2,872,158
Investment Earnings	<u>\$33,584</u>	<u>\$328,383</u>	<u>\$369,580</u>	<u>\$444,575</u>	<u>\$567,512</u>	<u>\$698,878</u>	<u>\$838,485</u>	<u>\$998,996</u>	<u>\$1,169,446</u>	<u>\$1,272,223</u>
Total	\$8,154,026	\$22,122,228	\$22,260,891	\$23,467,053	\$23,665,996	\$23,926,997	\$24,147,636	\$24,773,408	\$23,414,527	\$23,657,684
General Fund Expenses										
City Council	\$37,500	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Elections	\$12,534	\$0	\$30,767	\$0	\$31,470	\$0	\$32,192	\$0	\$32,932	\$0
City Manager	\$161,677	\$503,555	\$506,073	\$508,603	\$511,146	\$513,702	\$516,271	\$518,852	\$521,446	\$525,837
City Clerk	\$53,500	\$224,337	\$225,358	\$226,385	\$227,417	\$228,454	\$229,496	\$230,544	\$231,597	\$232,655
City Attorney	\$250,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056
Finance	\$153,625	\$652,446	\$655,708	\$658,987	\$662,282	\$665,593	\$668,921	\$672,266	\$675,627	\$685,532
Administrative Services	\$90,365	\$449,894	\$263,427	\$264,744	\$266,068	\$267,398	\$268,735	\$270,079	\$271,429	\$272,787
Police	\$0	\$6,680,813	\$6,747,622	\$6,815,098	\$6,883,249	\$6,952,081	\$7,021,602	\$7,091,818	\$7,162,736	\$7,234,364
Animal Control	\$0	\$126,804	\$128,996	\$131,229	\$133,502	\$135,818	\$138,176	\$140,577	\$143,022	\$145,513
Planning, Zoning, Bldg., Dev. Review	\$258,979	\$2,648,683	\$2,660,876	\$2,673,131	\$2,560,446	\$2,572,823	\$2,585,263	\$2,597,764	\$2,610,328	\$2,622,954
Public Works Admin. (& NPDES)	\$144,540	\$821,382	\$823,764	\$826,158	\$828,564	\$830,981	\$833,411	\$835,853	\$838,308	\$840,774
Street Lighting	\$34,986	\$83,966	\$83,966	\$83,966	\$83,966	\$83,966	\$83,966	\$83,966	\$83,966	\$83,966
Parks	\$428,322	\$1,031,472	\$1,023,622	\$1,019,902	\$1,020,027	\$1,028,697	\$954,993	\$565,186	\$565,186	\$565,186
City Hall	\$289,063	\$823,750	\$585,750	\$577,750	\$577,750	\$577,750	\$577,750	\$577,750	\$577,750	\$577,750
Insurance	\$23,939	\$442,473	\$433,505	\$435,380	\$435,760	\$438,291	\$440,294	\$430,916	\$435,220	\$437,831
Contingency	\$39,898	\$737,455	\$722,508	\$725,634	\$726,267	\$730,486	\$733,824	\$718,193	\$725,366	\$729,719
Repayment of First-Year Services	\$0	<u>\$109,057</u>	<u>\$109,057</u>	<u>\$109,057</u>	<u>\$109,057</u>	<u>\$109,057</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total	\$1,978,926	\$16,038,088	\$15,715,241	\$15,782,749	\$15,796,432	\$15,887,548	\$15,850,591	\$15,512,976	\$15,667,909	\$15,761,922
Net Balance	\$6,175,100	\$6,084,140	\$6,545,651	\$7,684,304	\$7,869,565	\$8,039,450	\$8,297,045	\$9,260,432	\$7,746,618	\$7,895,762
General Fund Operating Surplus (Deficit)	\$6,175,100	\$6,084,140	\$6,545,651	\$7,684,304	\$7,869,565	\$8,039,450	\$8,297,045	\$9,260,432	\$7,746,618	\$7,895,762
Mitigation Payment	(\$768,013)	(\$5,491,928)	(\$5,534,579)	(\$5,642,881)	(\$5,675,132)	(\$5,733,617)	(\$5,767,823)	(\$5,986,816)	(\$6,033,720)	(\$6,079,844)
Net Balance after Mitigation Payment	\$5,407,087	\$592,213	\$1,011,072	\$2,041,423	\$2,194,433	\$2,305,833	\$2,529,222	\$3,273,616	\$1,712,898	\$1,815,917
Cumulative Surplus (Deficit)	\$5,407,087	\$5,999,299	\$7,010,371	\$9,051,795	\$11,246,228	\$13,552,060	\$16,081,282	\$19,354,898	\$21,067,796	\$22,883,713

Table 1
Summary of Revenues and Expenses (All figures in Constant 2000 \$'s)
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Fiscal Year										
	01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10	
Road Fund Revenues											
Grants (% of existing Cnty grnt:	100%	\$416,533	\$999,680	\$999,680	\$999,680	\$999,680	\$999,680	\$999,680	\$999,680	\$999,680	\$999,680
Gas Taxes		\$680,758	\$1,633,611	\$1,633,407	\$1,633,208	\$1,633,012	\$1,632,820	\$1,632,632	\$1,632,448	\$1,038,559	\$1,051,080
Measure D Funds		<u>\$877,711</u>	<u>\$2,131,581</u>	<u>\$2,156,997</u>	<u>\$2,182,762</u>	<u>\$2,208,879</u>	<u>\$2,235,354</u>	<u>\$2,262,193</u>	<u>\$2,289,401</u>	<u>\$2,316,983</u>	<u>\$2,344,945</u>
Total		\$1,975,002	\$4,764,871	\$4,790,084	\$4,815,649	\$4,841,571	\$4,867,855	\$4,894,505	\$4,921,529	\$4,355,222	\$4,395,705
Road Fund Expenditures											
Road Maintenance			\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176
Repayment of First-Year Services			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Neutrality Credit											
Total		\$0	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176	\$3,035,176
Road Fund Operating Surplus (Deficit)		\$1,975,002	\$1,729,695	\$1,754,908	\$1,780,473	\$1,806,395	\$1,832,679	\$1,859,329	\$1,886,353	\$1,320,046	\$1,360,529
Cumulative Surplus (Deficit)		\$1,975,002	\$3,704,698	\$5,459,606	\$7,240,079	\$9,046,474	\$10,879,153	\$12,738,482	\$14,624,835	\$15,944,880	\$17,305,409
Mitigation Payment includes Contracts =			yes								
Revenue Neutrality Credit in Road Fund =			yes								
Shift of mitigation from Road Fund to GF =			\$0								only applies to contracting case with Road Fund Rev. Neutrality credit
<u>Revenue Neutrality Payment</u>	based on March 14th, 2001 transmittal from J. McClure										
Effective Date	1-Feb-02	5 months	42% of a fiscal year								
Forgiveness of 1st yr costs	\$2,500,000	Gen. Fund (max)									
	\$1,500,000	Road Fund (max)									
Deferral of 1st yr RN Payment	\$1,500,000	until year 11									
Part A											
Property Taxes	50% of total taxes otherwise due to City, ongoing										
Subtotal	\$949,944	\$2,328,562	\$2,371,213	\$2,398,093	\$2,430,344	\$2,488,830	\$2,523,036	\$2,572,343	\$2,619,247	\$2,665,371	
Retail Sales Taxes	48% of total taxes otherwise due to City, ongoing; includes unallocated, and non-situs?										
Subtotal	\$1,318,069	\$3,163,366	\$3,163,366	\$3,244,787	\$3,244,787	\$3,244,787	\$3,244,787	\$3,414,473	\$3,414,473	\$3,414,473	
Total, Part A	\$2,268,013	\$5,491,928	\$5,534,579	\$5,642,881	\$5,675,132	\$5,733,617	\$5,767,823	\$5,986,816	\$6,033,720	\$6,079,844	
Part B											
Retail Sales Taxes	0% of total taxes otherwise due to City, 1st ten years;										
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transient Occupancy Tax	0% of total taxes otherwise due to City from existing generators, 1st ten years;										
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total, Part B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL	\$2,268,013	\$5,491,928	\$5,534,579	\$5,642,881	\$5,675,132	\$5,733,617	\$5,767,823	\$5,986,816	\$6,033,720	\$6,079,844	

Table A-1
Demographic Assumptions, Fiscal Year 1999/2000
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Amount
<u>Proposed City of Goleta</u>	
Population (1)	50,682
Registered Voters (2)	29,630
Voters as % of Pop.	58%
Housing Units - Detached (4)	11,057
Housing Units - Attached (4)	<u>4,006</u>
Housing Units - Total	15,063
City-Maintained Lane Miles (3)	190
City-Operated Park Acres - Developed	77.2
City-Operated Park Acres - Undeveloped	197.0
<u>Santa Barbara County</u>	
Unincorp. Pop. (4)	170,867
Incorporation Pop. (4)	<u>234,635</u>
Total County Pop.	405,502
Uninc. Assessed Value	16.20 billion
Total Assessed Value	30.43 billion

(1) Population based on Goleta Valley Community Plan, subsequent new development, and person per household data from the Department of Finance. Unit types based on relative proportions from census data.

(2) Provided by County Assessor, Clerk-Recorder, Elections Dept. (preliminary 6/14/2000)

(3) Estimate of lane miles provided by County Department of Public Works, 6/12/2000

(4) Department of Finance, 1/1/1999

Table A-2
General Assumptions
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Amount	
Inflation (Discount) Rate	2.0%	
<u>EPS Estimate of Assessed Value</u>		
Assessed Value per Dwelling Unit (existing) (1)	\$160,000	
Assessed Value of Resid., FY99-2000 (1)	\$2,410,077,171	75%
Assessed Value of Comm., FY99-2000 (1)	<u>\$804,785,129</u>	<u>25%</u>
Total Assessed Value for FY99-2000 (2)	\$3,214,862,300	100%
<u>Assessor Office Data on Assessed Value</u>		
Total Assessed Value for FY99-2000 (2)	\$3,214,862,300	
Total Assessed Value for Redevelopment Area FY99-2000 (2)	\$1,098,561,245	
<u>Average Market Value by Land Use (3)</u>		
Detached (dwelling unit)	\$475,000	
Attached (dwelling unit)	\$125,000	
Apartment (dwelling unit)	\$145,000	
Retail (square foot)	\$150	
Hotel (square foot)	\$150	
Other Commercial (square foot)	\$120	

- (1) EPS' estimate of residential assessed value includes single-family and multi-family units.
Residential assessed value estimate based on average assessed value times estimated number of units
(2) Provided by County Assessor, 2/01
(3) EPS estimate; detached based on UCSB Economic Forecast Project, 2000 Economic Outlook

Table A-3
Development Schedule
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Note	Calendar Year												
		Existing 1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Development Schedule (Including Redevelopment)														
New Residential Development														
Detached (dwelling unit)		73	73	74	74	75	75	76	76	77	78	78	79	80
Attached (dwelling unit)		<u>26</u>	<u>26</u>	<u>27</u>	<u>27</u>	<u>27</u>	<u>39</u>	<u>27</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>28</u>	<u>29</u>	<u>29</u>
Total New Units		99	99	100	101	102	114	103	104	105	106	107	108	108
New Non-Residential Dev. (Sq. Ft.)														
Retail (square foot)			0	0	0	0	39,683	0	0	0	128,550	0	0	0
Hotel	(1)		240,000	0	0	0	150,000	0	0	0	0	0	0	0
Other Commercial			0	0	144,000	137,946	0	0	216,000	81,000	205,000	164,000	156,000	0
Total New Sq. Ft.			240,000	0	144,000	137,946	189,683	0	216,000	81,000	333,550	164,000	156,000	0
Cumulative New Sq. Ft. (2000+)			240,000	240,000	384,000	521,946	711,629	711,629	927,629	1,008,629	1,342,179	1,506,179	1,662,179	1,662,179
Cumulative New Development Entire City														
Residential Development														
Detached (dwelling unit)		11,057	11,130	11,203	11,278	11,352	11,428	11,503	11,580	11,657	11,735	11,813	11,892	11,972
Attached (dwelling unit)		4,006	4,033	4,059	4,086	4,113	4,152	4,179	4,207	4,235	4,263	4,292	4,320	4,349
Total Dwelling Units		15,063	15,162	15,263	15,364	15,465	15,580	15,683	15,787	15,892	15,998	16,105	16,212	16,321
New Non-Residential Dev. (Sq. Ft.)														
Retail (square foot)			0	0	0	0	39,683	39,683	39,683	39,683	168,233	168,233	168,233	168,233
Hotel			240,000	240,000	240,000	240,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
Other Commercial			0	0	144,000	281,946	281,946	281,946	497,946	578,946	783,946	947,946	1,103,946	1,103,946
Total Non-Res. Dev. Sq. Ft.			240,000	240,000	384,000	521,946	711,629	711,629	927,629	1,008,629	1,342,179	1,506,179	1,662,179	1,662,179
New Hotel Rooms (1)			400	400	400	400	650	650	650	650	650	650	650	650
Cumulative Lane Miles (2)		190	190	191	192	193	194	194	195	196	197	198	199	199
Cumulative Street Lights		1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954	1,954
Cum. Park Acres - Developed (from CSA #3)		77.2	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20	77.20
Cum. Park Acres - Undeveloped (from CSA #3)		197.0	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00	197.00

(1) Average size of each room equal 600 sq.ft.

(2) Increase in lane miles based on increase in residential development

Table A-3a
Redevelopment Schedule
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Note	Calendar Year												
		Existing 1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Redevelopment Schedule														
New Residential Redevelopment														
Detached (dwelling unit)		10	10	10	10	10	10	10	10	10	10	10	10	11
Attached (dwelling unit)		<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>39</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>
Total New Units		14	14	14	14	14	49	14	14	14	14	14	14	14
Cumulative New Units		--	14	14	14	28	77	92	106	120	134	149	163	177
New Non-Residential Redev. (Sq. Ft.)														
Retail			0	0	0	0	18,600	0	0	0	0	0	0	0
Hotel	(1)		0	0	0	0	150,000	0	0	0	0	0	0	0
Other Commercial			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>205,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total New Sq. Ft.			0	0	0	0	168,600	0	0	0	205,000	0	0	0
Cumulative New Sq. Ft. (2000+)			0	0	0	0	168,600	168,600	168,600	168,600	373,600	373,600	373,600	373,600

Table A-4
Population Projections
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Note	Calendar Year												
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Population Projections														
New Population			616	625	633	642	650	659	668	678	687	696	706	716
Cumulative Population		50,682	51,298	51,922	52,555	53,197	53,848	54,507	55,176	55,853	56,540	57,237	57,942	58,658
Cumulative Registered Voters		29,630	29,745	30,081	30,422	30,767	31,116	31,470	31,828	32,192	32,560	32,932	33,310	33,692
Proxy Population	(1)	--	--	90,244	90,244	90,244	90,244	90,244	90,244	90,244	90,244	90,244	90,244	90,244

(1) Proxy population is three times the estimated number of registered voters at the time of incorporation. Proxy population is the "official population" used to determine the distribution of State revenues during the first seven years after incorporation.

Table A-5
Assessed Value Calculation - All Figures in \$000's
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Fiscal Year												
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
<u>Assessed Value of Existing Development</u>													
Resid. Assessed Value in City (Constant \$000's) (1)	2,410,077	2,434,178	2,458,520	2,483,105	2,507,936	2,533,015	2,558,345	2,583,929	2,609,768	2,635,866	2,662,225	2,688,847	
Comm. Assessed Value in City (Constant \$000's) (1)	804,785	804,785	804,785	804,785	804,785	804,785	804,785	804,785	804,785	804,785	804,785	804,785	804,785
(less total existing redevelopment) (2)	<u>(1,098,561)</u>	<u>(1,109,547)</u>	<u>(1,120,642)</u>	<u>(1,131,849)</u>	<u>(1,143,167)</u>	<u>(1,154,599)</u>	<u>(1,166,145)</u>	<u>(1,177,806)</u>	<u>(1,189,584)</u>	<u>(1,201,480)</u>	<u>(1,213,495)</u>	<u>(1,225,630)</u>	
Total	2,116,301	2,129,416	2,142,663	2,156,041	2,169,554	2,183,202	2,196,986	2,210,908	2,224,969	2,239,171	2,253,515	2,268,002	
<u>Assessed Value of New Development</u>													
A.V. from New Development (Constant \$000's)													
Detached (dwelling unit)	--	34,674	34,674	34,944	35,217	35,492	35,770	36,050	36,333	36,618	36,905	37,195	37,487
Attached (dwelling unit)	--	3,306	3,306	3,332	3,358	3,384	4,846	3,437	3,464	3,491	3,519	3,546	3,574
Apartment (dwelling unit)	--	0	0	0	0	0	0	0	0	0	0	0	0
Retail (square foot)	--	0	0	0	0	0	5,952	0	0	0	19,283	0	0
Hotel	--	0	36,000	0	0	0	22,500	0	0	0	0	0	0
Other Commercial	--	0	0	0	17,280	16,554	0	0	25,920	9,720	24,600	19,680	18,720
Resid. A.V. from New Dev. (Constant \$000's)	--	37,980	37,980	38,276	38,575	38,877	40,616	39,488	39,797	40,109	40,424	40,741	41,062
Comm. A.V. from New Dev. (Constant \$000's)	--	0	36,000	0	17,280	16,554	28,452	0	25,920	9,720	43,883	19,680	18,720
(less total new redevelopment) (2)	--	<u>(5,369)</u>	<u>(5,369)</u>	<u>(5,378)</u>	<u>(5,388)</u>	<u>(5,397)</u>	<u>(35,071)</u>	<u>(5,416)</u>	<u>(5,425)</u>	<u>(5,434)</u>	<u>(30,044)</u>	<u>(5,453)</u>	<u>(5,462)</u>
Total	--	32,610	68,610	32,898	50,467	50,033	33,997	34,072	60,292	44,395	54,263	54,968	54,319
Cum. Resid. A.V. from New Dev. (Constant \$000's)	--	37,980	75,959	114,235	152,810	191,687	232,303	271,790	311,587	351,696	392,120	432,861	473,923
Cum. Comm. A.V. from New Dev. (Constant \$000's)	--	0	36,000	36,000	53,280	69,834	98,286	98,286	124,206	133,926	177,808	197,488	216,208
(less total new redevelopment) (2)	--	<u>(5,369)</u>	<u>(10,738)</u>	<u>(16,117)</u>	<u>(21,505)</u>	<u>(26,902)</u>	<u>(61,973)</u>	<u>(67,388)</u>	<u>(72,813)</u>	<u>(78,247)</u>	<u>(108,291)</u>	<u>(113,744)</u>	<u>(119,206)</u>
Total	--	32,610	101,221	134,118	184,586	234,619	268,616	302,688	362,980	407,375	461,638	516,606	570,925
<u>Total Assessed Value (Existing & New Development)</u>													
Cumulative Resid. A.V. (Constant 2000 \$000's)	--	2,448,057	2,510,137	2,572,755	2,635,915	2,699,623	2,765,318	2,830,136	2,895,516	2,961,465	3,027,986	3,095,086	3,162,770
Cumulative Comm. A.V. (Constant 2000 \$000's)	--	<u>804,785</u>	<u>840,785</u>	<u>840,785</u>	<u>858,065</u>	<u>874,619</u>	<u>903,071</u>	<u>903,071</u>	<u>928,991</u>	<u>938,711</u>	<u>982,594</u>	<u>1,002,274</u>	<u>1,020,994</u>
Subtotal	--	3,252,842	3,350,922	3,413,540	3,493,980	3,574,241	3,668,389	3,733,207	3,824,507	3,900,176	4,010,580	4,097,360	4,183,763
(less total redevelopment)	--	<u>(1,103,930)</u>	<u>(1,120,285)</u>	<u>(1,136,759)</u>	<u>(1,153,353)</u>	<u>(1,170,069)</u>	<u>(1,216,572)</u>	<u>(1,233,533)</u>	<u>(1,250,620)</u>	<u>(1,267,832)</u>	<u>(1,309,771)</u>	<u>(1,327,239)</u>	<u>(1,344,836)</u>
Total	--	2,148,911	2,230,637	2,276,781	2,340,627	2,404,173	2,451,817	2,499,674	2,573,888	2,632,344	2,700,808	2,770,121	2,838,927

(1) Residential assumes increase of 1%
no real increase in comm'l assessed value assumed

(2) 95% of A.V. of Module B in redevelopment, 25% of Module A

Table A-5a
Assessed Value Calculation for Redevelopment Areas - All Figures in \$000's
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Fiscal Year												
	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
<u>Assessed Value of New Development in RDA</u>													
A.V. from New Development (Constant \$000's)													
Detached (dwelling unit)	--	4,902	4,902	4,910	4,919	4,927	4,936	4,944	4,953	4,961	4,970	4,978	4,987
Attached (dwelling unit)	--	467	467	468	469	470	4,846	471	472	473	474	475	475
Apartment (dwelling unit)	--	0	0	0	0	0	0	0	0	0	0	0	0
Retail (square foot)	--	0	0	0	0	0	2,790	0	0	0	0	0	0
Hotel	--	0	0	0	0	0	22,500	0	0	0	0	0	0
Other Commercial	--	0	0	0	0	0	0	0	0	0	24,600	0	0
Resid. A.V. from New Dev. (Constant \$000's)	--	5,369	5,369	5,378	5,388	5,397	9,781	5,416	5,425	5,434	5,444	5,453	5,462
Comm. A.V. from New Dev. (Constant \$000's)	--	0	0	0	0	0	25,290	0	0	0	24,600	0	0
Total	--	5,369	5,369	5,378	5,388	5,397	35,071	5,416	5,425	5,434	30,044	5,453	5,462
Cum. Resid. A.V. from New Dev. (Constant \$000's)	--	5,369	10,738	16,117	21,505	26,902	36,683	42,098	47,523	52,957	58,401	63,854	69,316
Cum. Comm. A.V. from New Dev. (Constant \$000's)	--	0	0	0	0	0	25,290	25,290	25,290	25,290	49,890	49,890	49,890
Total	--	5,369	10,738	16,117	21,505	26,902	61,973	67,388	72,813	78,247	108,291	113,744	119,206

(1) Residential assumes increase of 1%
no real increase in comm'l assessed value assumed

(2) 95% of A.V. of Module B in redevelopment, 25% of Module A

Table B
Goleta Incorporation Analysis
Annual Revenue Estimate (All figures in Constant 2000 \$'s)
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Note (1)	Fiscal Year									
		01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-9 8	2009-10 9	2010-11 10
General Fund Revenues											
Property Taxes	1	1,899,888	4,657,124	4,742,427	4,796,187	4,860,689	4,977,660	5,046,071	5,144,685	5,238,494	5,330,742
Sales Tax	2	2,745,977	6,590,345	6,590,345	6,759,974	6,759,974	6,759,974	6,759,974	7,113,486	7,113,486	7,113,486
Real Property Transfer Tax	3	48,865	119,801	122,337	125,814	127,470	130,171	132,715	135,656	138,352	141,060
Franchise Fees (All)	4-7	268,407	649,052	653,978	659,270	664,298	669,379	674,513	679,700	684,942	690,238
Transient Occupancy Tax	8	1,155,011	2,772,026	2,772,026	3,666,276	3,666,276	3,666,276	3,666,276	3,666,276	3,666,276	3,666,276
Building and Permit Fees	9	0	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707
Planning Fees	10	0	978,890	978,890	978,890	978,890	978,890	978,890	978,890	978,890	978,890
Public Works/Eng. Fees	11	0	205,346	205,941	206,539	207,141	207,745	208,353	208,963	209,577	210,194
Fines and Penalties	12	138,414	336,245	340,350	344,512	348,731	353,007	357,343	361,738	366,193	370,710
State Motor Vehicle License Fees	13	1,863,879	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	2,837,164	2,872,158
Investment Earnings	14	33,584	328,383	369,580	444,575	567,512	698,878	838,485	998,996	1,169,446	1,272,223
Total General Fund Revenues		8,154,026	22,122,228	22,260,891	23,467,053	23,665,996	23,926,997	24,147,636	24,773,408	23,414,527	23,657,684
Road Fund Revenues											
Gas Taxes	15	680,758	1,633,611	1,633,407	1,633,208	1,633,012	1,632,820	1,632,632	1,632,448	1,038,559	1,051,080
Measure D Funds	16	877,711	2,131,581	2,156,997	2,182,762	2,208,879	2,235,354	2,262,193	2,289,401	2,316,983	2,344,945
Total Road Fund Revenues		1,558,469	3,765,191	3,790,404	3,815,969	3,841,891	3,868,175	3,894,825	3,921,849	3,355,542	3,396,025
TOTAL ALL FUND REVENUES		9,712,495	25,887,419	26,051,296	27,283,022	27,507,887	27,795,172	28,042,461	28,695,256	26,770,069	27,053,709

(1) Reference Notes are included in Figure B-1.

Table B-1
Goleta Incorporation Analysis
Revenue Estimate Notes
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Ref #	Item	Assumption	Fiscal Year									
			2001-02 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
General Fund												
1	Property Tax	See Figures A-5 and B-2										
	Total Property Tax @ 1% of AV		22,767,808	23,406,269	24,041,727	24,518,173	24,996,735	25,738,877	26,323,438	27,008,084	27,701,207	28,389,272
	Property Tax Increment		<u>0</u>	<u>638,461</u>	<u>635,457</u>	<u>476,447</u>	<u>478,562</u>	<u>742,141</u>	<u>584,561</u>	<u>684,646</u>	<u>693,123</u>	<u>688,065</u>
	Subtotal		0	638,461	635,457	476,447	478,562	742,141	584,561	684,646	693,123	688,065
	Property Tax Increment to City:	See Fig B-2										
	From County	11.60% TAF	0	74,052	73,704	55,261	55,506	86,078	67,801	79,409	80,392	79,806
	From Special Districts	1.38% TAF	<u>0</u>	<u>8,829</u>	<u>8,787</u>	<u>6,588</u>	<u>6,618</u>	<u>10,262</u>	<u>8,083</u>	<u>9,467</u>	<u>9,585</u>	<u>9,515</u>
	Total	12.98% TAF	0	82,881	82,491	61,849	62,124	96,340	75,884	88,876	89,977	89,320
	Gross Property Tax to City											
	Base		4,431,234	4,431,234	4,514,115	4,596,606	4,658,455	4,720,579	4,816,919	4,892,802	4,981,679	5,071,655
	Share of Tax Increment		<u>0</u>	<u>82,881</u>	<u>82,491</u>	<u>61,849</u>	<u>62,124</u>	<u>96,340</u>	<u>75,884</u>	<u>88,876</u>	<u>89,977</u>	<u>89,320</u>
	Total		4,431,234	4,514,115	4,596,606	4,658,455	4,720,579	4,816,919	4,892,802	4,981,679	5,071,655	5,160,976
	Prop. Tax Inc. to City: Suppl Role @50% of AV of New Dev.		21,353	32,757	32,475	22,066	22,115	39,134	28,815	35,220	35,678	35,257
	Prop. Tax Inc. to City: Suppl Role @4% of Tax due to turnover		<u>118,223</u>	<u>121,538</u>	<u>124,838</u>	<u>127,312</u>	<u>129,796</u>	<u>133,650</u>	<u>136,685</u>	<u>140,241</u>	<u>143,840</u>	<u>147,412</u>
	Property Tax to City Prior to Tax Admin. Fees		4,570,809	4,668,409	4,753,918	4,807,833	4,872,490	4,989,702	5,058,303	5,157,139	5,251,173	5,343,645
	Less Prop. Tax Admin. Fees	0.25% of gross	<u>(11,078)</u>	<u>(11,285)</u>	<u>(11,492)</u>	<u>(11,646)</u>	<u>(11,801)</u>	<u>(12,042)</u>	<u>(12,232)</u>	<u>(12,454)</u>	<u>(12,679)</u>	<u>(12,902)</u>
	Net General Fund Property Tax to City		4,559,731	4,657,124	4,742,427	4,796,187	4,860,689	4,977,660	5,046,071	5,144,685	5,238,494	5,330,742
2	Sales Tax	1%										
	New Cum. Retail Sales Tax	Figure A-3 \$250	0	0	0	99,208	99,208	99,208	99,208	420,583	420,583	420,583
	New Cum. Hotel Rooms Sales Tax	\$22,000	88,000	88,000	88,000	143,000	143,000	143,000	143,000	143,000	143,000	143,000
	Retail Sales Tax	base= 5,903,223	5,991,223	5,991,223	5,991,223	6,145,431	6,145,431	6,145,431	6,145,431	6,466,806	6,466,806	6,466,806
	Unallocated Sales Tax	10%	<u>599,122</u>	<u>599,122</u>	<u>599,122</u>	<u>614,543</u>	<u>614,543</u>	<u>614,543</u>	<u>614,543</u>	<u>646,681</u>	<u>646,681</u>	<u>646,681</u>
	Total Sales Tax (General Fund)		6,590,345	6,590,345	6,590,345	6,759,974	6,759,974	6,759,974	6,759,974	7,113,486	7,113,486	7,113,486
3	Property Transfer Tax	residential commercial										
	Turnover of prior year base	6.3% 2%										
	Rate per \$1,000 market value	\$0.55										
	Base Resid A.V. fiscal year (constant \$000's)		2,510,137	2,572,755	2,635,915	2,699,623	2,765,318	2,830,136	2,895,516	2,961,465	3,027,986	3,095,086
	Prop. Tran. Tax from turnover of existing resid. units		86,976	89,146	91,334	93,542	95,818	98,064	100,330	102,615	104,920	107,245
	Prop. Tran. Tax from new resid. units		21,052	21,216	21,382	22,339	21,718	21,888	22,060	22,233	22,408	22,584
	Base Comm'l A.V. fiscal year (constant \$000's)		840,785	858,065	874,619	903,071	903,071	928,991	938,711	982,594	1,002,274	1,020,994
	Prop. Tran. Tax from turnover of existing and new comm'l		9,249	9,439	9,621	9,934	9,934	10,219	10,326	10,809	11,025	11,231
	Total Property Transfer Tax		117,277	119,801	122,337	125,814	127,470	130,171	132,715	135,656	138,352	141,060
4	Franchise Fee - Cable TV	\$46 monthly cable charge per household (based on current County revenues)										
		\$548 annual cable charge per household										
		5% City share of receipts										
		\$27 fee per hhlc	418,415	421,184	423,975	427,102	429,936	432,793	435,672	438,574	441,498	444,446

Table B-1
Goleta Incorporation Analysis
Revenue Estimate Notes
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Ref #	Item	Assumption	Fiscal Year									
			2001-02 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
5	Franchise Fee - Solid Waste Collection	\$2.30 per capita	119,422	120,878	122,354	123,850	125,366	126,904	128,462	130,042	131,644	133,268
6	Franchise Fee - Gas	Based on Broughton Act formula, no increase in pipeline assumed	53,000	53,000	53,000	53,000	53,000	53,000	53,000	53,000	53,000	53,000
7	Franchise Fee - Electricity (Edison)	\$1.03 fee per resi	53,340	53,991	54,650	55,318	55,996	56,682	57,378	58,084	58,800	59,525
8	Transient Occupancy Taxes	Base new	1,341,226	1,341,226	1,341,226	1,341,226	1,341,226	1,341,226	1,341,226	1,341,226	1,341,226	1,341,226
		\$140	<u>1,430,800</u>	<u>1,430,800</u>	<u>1,430,800</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>	<u>2,325,050</u>
	Total	10% rate 70% occ'y	<u>2,772,026</u>	<u>2,772,026</u>	<u>2,772,026</u>	<u>3,666,276</u>	<u>3,666,276</u>	<u>3,666,276</u>	<u>3,666,276</u>	<u>3,666,276</u>	<u>3,666,276</u>	<u>3,666,276</u>
9	Building and Permit Fees	Based on County fees for Building & Safety, and Development Review										
	Subtotal (see Table B-3)			1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707	1,011,707
10	Planning Fees & Revenue	Based on County fees for administration, zoning, Planning (RDA, other) and Energy										
	Subtotal (see Table B-3)			978,890	978,890	978,890	978,890	978,890	978,890	978,890	978,890	978,890
11	Public Works/Engineering Fees	% of costs recaptured by fees	25%	205,346	205,941	206,539	207,141	207,745	208,353	208,963	209,577	210,194
12	Fines and Penalties											
	Per capita est. from EPS	\$1.11	57,634	58,337	59,049	59,771	60,503	61,245	61,997	62,760	63,533	64,316
	Traffic Violations	\$5.29	<u>274,560</u>	<u>277,908</u>	<u>281,301</u>	<u>284,741</u>	<u>288,228</u>	<u>291,763</u>	<u>295,346</u>	<u>298,978</u>	<u>302,661</u>	<u>306,394</u>
	Subtotal		332,194	336,245	340,350	344,512	348,731	353,007	357,343	361,738	366,193	370,710
13	State Motor Vehicle License Fees											
	Relevant population for calculation		90,244	90,244	90,244	90,244	90,244	90,244	90,244	90,244	57,237	57,942
	Per capita fees	\$49.57	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	4,473,309	2,837,164	2,872,158
14	Investment Earnings	Interest rate	6%									
	Interest on Net Annual Balance	25%	80,603	328,383	369,580	444,575	567,512	698,878	838,485	998,996	1,169,446	1,272,223
	Interest on Prior Year Cumulative Balance	100%										
	Subtotal Interest Earnings		80,603	328,383	369,580	444,575	567,512	698,878	838,485	998,996	1,169,446	1,272,223
Road Fund												
15	Road Fund - Gas Taxes											
	Highway User Tax 2105	Per Capita	\$6.23	562,219	562,219	562,219	562,219	562,219	562,219	562,219	356,583	360,982
	Highway User Tax 2106 (a)	Per Year	4,800	4,706	4,614	4,523	4,434	4,348	4,262	4,179	4,097	3,938
	Highway User Tax 2106 (c)	Per Capita	\$3.71	334,548	334,548	334,548	334,548	334,548	334,548	334,548	212,185	214,802
	Highway User Tax 2107	Per Capita	\$8.05	726,463	726,463	726,463	726,463	726,463	726,463	726,463	460,754	466,437
	Highway User Tax 2107.5 (c)	Per Year	6,000	<u>5,882</u>	<u>5,767</u>	<u>5,654</u>	<u>5,543</u>	<u>5,434</u>	<u>5,328</u>	<u>5,223</u>	<u>5,121</u>	<u>4,922</u>
	Total Gas Taxes		1,633,818	1,633,611	1,633,407	1,633,208	1,633,012	1,632,820	1,632,632	1,632,448	1,038,559	1,051,080
16	Road Fund - Sales Taxes	base +\$50,000 \$40 per capita	2,106,507	2,131,581	2,156,997	2,182,762	2,208,879	2,235,354	2,262,193	2,289,401	2,316,983	2,344,945

Table B-2
Calculation of Property Tax Transfer
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

A. Transfer of Tax Base

1. Total Expenditures Subject to Transfer	\$7,360,386	see Table B-3
2. County Auditor's Ratio 1999-2000	50.66%	
3. Property Tax Base Transferred from County:	\$3,728,772	
4. Property Tax Base Transferred from Special Districts:		
CSA #3	\$444,552	based on avg. factor (see below)
CSA #31		
Subtotal Special Districts:	\$444,552	
5. Total Property Tax Base:	\$4,173,324	

B. Calculation of Tax Allocation Factor (TAF)

1. Assessed Value (FY 1999/2000):	\$3,214,862,300	see Figure A-5
Assessed Value (FY 2001/2002):	\$3,413,539,983	
Change from fy99-00 to fy01-02	6.2%	
2. Total Property Tax Collected '01-02(@1% AV):	\$34,135,400	
3. Property Tax Base Transferred from County:	\$3,728,772	
Base Transfer * change from fy99-00 to fy01-02	\$3,959,209	
4. Implied Tax Allocation Factor (#3/#2):	11.60%	
5. Tax Allocation Factors from Special Districts to City General Fund		
CSA #3	1.520%	
Subtotal Special Districts:	1.520%	
6. Property Tax Base Transferred from Spec. Dist.:	\$444,552	
CSA #31 (IV only)	\$0	
	\$444,552	
Base Transfer * change from fy99-00 to fy01-02	\$472,025	
7. Implied Tax Allocation Factor: (#6/#2)	1.383%	
8. Total Tax Base Transferred 2001-02 (#3+#6)	\$4,431,234	
9. Implied Tax Allocation Factor: (#8/#2)	12.98%	

Table B-3
Inputs to Calculation of Property Tax Transfer
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

50,682 population

Department/Function	Gross Cost (99/00)	Indirect Cost (13)	Total	Offsetting Revenue	Net Cnty Cost	Rev. as % of Total	Reference
Animal Control	\$240,074	\$10,163	\$250,238	\$142,095	\$108,142	57%	(1)
Land Use Planning & Enforcement							
Administration	\$210,000	\$8,890	\$218,890	\$100,000	\$118,890	46%	(2)
Comprehensive Planning							(3)
RDAs	\$350,000	\$14,817	\$364,817	\$350,000	\$14,817	96%	
Other	\$280,000	\$11,854	\$291,854	\$70,000	\$221,854	24%	
Development Review	\$595,000	\$25,189	\$620,189	\$428,000	\$192,189	69%	(4)
Zoning Administration	\$395,000	\$16,722	\$411,722	\$240,000	\$171,722	58%	(5)
Building & Safety	\$560,000	\$23,707	\$583,707	\$583,707	\$0	100%	(6)
Energy	<u>\$210,000</u>	<u>\$8,890</u>	<u>\$218,890</u>	<u>\$218,890</u>	\$0		(6a)
Subtotal	\$2,600,000	\$110,069	\$2,710,069	\$1,990,597	\$719,471		
Parks & Recreation (CSA 3 parks)					\$127,991		(7)
Parks & Recreation (CSA 3 parks net GF)					\$142,100		(8)
Other (SB Shores Debt Service net GF)					\$76,421		(9)
Public Works							
Pavement	\$1,253,765						
Hardscape Repairs	\$328,536						
Drainage	\$52,275						
Bridges	\$1,249,600						
Signals	<u>\$151,000</u>						
Subtotal	\$3,035,176	\$128,492	\$3,163,668	\$2,905,815	\$257,852	92%	(10)
NPDES	\$210,000	\$8,890	\$218,890	\$0	\$218,890		(11)
Sheriff Department	\$6,113,697	\$258,818	\$6,372,515	\$662,998	\$5,709,517	10%	(12)
Street Lighting							
Total	\$12,198,947	\$516,432	\$12,715,379	\$5,701,506	\$7,360,386		

(1) Animal Control: \$1.01 Fees
source DPH 6/9/2000 \$1.76 Other Revenue
\$4.68 per capita cost \$2.77 fees & Dept. support (realignment) **\$1.91 net cost**

(2) Planning Administration based on County estimates (4/2/2001)
(3) Comprehensive Planning based on County estimates (4/2/2001)
(4) Development Review based on County estimates (4/2/2001)
(5) Zoning Administration based on County estimates (4/2/2001)
(6) Bldg. & Safety based on County estimates (4/2/2001)
(6a) Energy based on County estimates (4/2/2001)
(7) CSA 3 park costs based on:
% of CSA 3 acres * (\$619,351-\$410,000)
61% of total CSA 3 park acreage
\$209,351 (\$619,351-\$410,000)
\$127,991 Net County cost

(8) Other GD contribution to Parks net of revenues
142,100 Module A: Stow Grove & Santa Barbara Shores/Module B: Isla Vista Parks

(9) Parks and Recreation (Santa Barbara Shores COP)
61% of total CSA 3 acres
\$125,000 Gen'l Fund Contribution
76,421 cost allocation to module(s)

(10) Source: County Public Works, 6/9/00, includes corrective and preventive maintenance
Net County costs based on per capita proportion of County General Fund contribution required for Countywide maintenance of effort. 869,315 '99-00 estimated actual GF contribution to Transportation budget
County population: 170,867
\$5.09 net per capita
Area population 50,682 Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

(11) NPDES estimates from County (J.McClure, R. Almy, 3/20/01)

(12) Source: County Sheriff's Dept., 2/12/01 (see Table C-6 for additional detail)
Includes Department indirect costs of 691,870

(13) Cost Allocation 4.2% excluding direct billed and unallocated

Table C
Goleta Incorporation Analysis
Expenditure Estimate (All figures in Constant 2000 \$'s)
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Note (1)	Fiscal Year									
		01-02 part. 1	2002-03 2	2003-04 3	2004-05 4	2005-06 5	2006-07 6	2007-08 7	2008-09 8	2009-10 9	2010-11 10
GENERAL FUND EXPENDITURES											
City Council	1	37,500	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
Elections	2	12,534	0	30,767	0	31,470	0	32,192	0	32,932	0
City Manager	3	161,677	503,555	506,073	508,603	511,146	513,702	516,271	518,852	521,446	525,837
City Clerk	4	53,500	224,337	225,358	226,385	227,417	228,454	229,496	230,544	231,597	232,655
City Attorney	5	250,000	612,000	624,240	636,725	649,459	662,448	675,697	689,211	702,996	717,056
Finance	6	153,625	652,446	655,708	658,987	662,282	665,593	668,921	672,266	675,627	685,532
Administrative Services	7	90,365	449,894	263,427	264,744	266,068	267,398	268,735	270,079	271,429	272,787
Library	8										
Police	9		6,680,813	6,747,622	6,815,098	6,883,249	6,952,081	7,021,602	7,091,818	7,162,736	7,234,364
Animal Control	10		126,804	128,996	131,229	133,502	135,818	138,176	140,577	143,022	145,513
Planning, Zoning, Bldg., Dev. Review	11	258,979	2,648,683	2,660,876	2,673,131	2,560,446	2,572,823	2,585,263	2,597,764	2,610,328	2,622,954
Public Works Admin. (& NPDES)	13	144,540	821,382	823,764	826,158	828,564	830,981	833,411	835,853	838,308	840,774
Street Lighting	14	34,986	83,966	83,966	83,966	83,966	83,966	83,966	83,966	83,966	83,966
Park Maintenance/Comm'y Cntr.	15	428,322	1,031,472	1,023,622	1,019,902	1,020,027	1,028,697	954,993	565,186	565,186	565,186
Non-Departmental											
Office Rent/Supplies	16	289,063	823,750	585,750	577,750	577,750	577,750	577,750	577,750	577,750	577,750
Insurance	17	23,939	442,473	433,505	435,380	435,760	438,291	440,294	430,916	435,220	437,831
Contingency	18	39,898	737,455	722,508	725,634	726,267	730,486	733,824	718,193	725,366	729,719
County Loan Repayment	19	0	109,057	109,057	109,057	109,057	109,057	0	0	0	0
Total General Fund Expenditures		1,978,926	16,038,088	15,715,241	15,782,749	15,796,432	15,887,548	15,850,591	15,512,976	15,667,909	15,761,922
ROAD EXPENDITURES											
Road Maintenance	19	1,264,657	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176
County Loan Repayment	19		0	0	0	0	0	0	0	0	0
Total Road Fund Expenditures		1,264,657	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176
TOTAL ALL FUNDS		3,243,583	19,073,264	18,750,417	18,817,925	18,831,608	18,922,724	18,885,767	18,548,152	18,703,085	18,797,098

Table C-1
Goleta Incorporation Analysis
Expenditure Estimate Notes
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Ref.	Item Department/Program	Estimating Cost		Fiscal Year									
		Factor	Cost Factor	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
				1	2	3	4	5	6	7	8	9	10
1	City Council Expenses	Persons	5										
	Stipend	Per month	\$1,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
	Expenses (travel, meetings)	25,000		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Memberships	5,000		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	City Council Expenses			90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
2	Elections												
	Assumes only general elections	\$1.00 per reg. voter	every other year	30,081	0	30,767	0	31,470	0	32,192	0	32,932	0
	Source: Reg. Voters per County Assessor by precinct (Areas A & C may be undercounted) 6/14/00												
3	City Manager		See Figure C-2	388,025	503,555	506,073	508,603	511,146	513,702	516,271	518,852	521,446	525,837
4	City Clerk		See Figure C-2	128,400	224,337	225,358	226,385	227,417	228,454	229,496	230,544	231,597	232,655
5	City Attorney -- Contracted Service	600,000	Real Incr. 2%	600,000	612,000	624,240	636,725	649,459	662,448	675,697	689,211	702,996	717,056
6	Finance		See Figure C-3	368,700	652,446	655,708	658,987	662,282	665,593	668,921	672,266	675,627	685,532
7	Administrative Services		See Figure C-3	216,875	449,894	263,427	264,744	266,068	267,398	268,735	270,079	271,429	272,787
8	Library		funded by ongoing special taxes, user fees, and County funds										
9	Police												
	Initial Year Contract Cost	6,549,175											
	Subtotal		Real Inc. 1.0%		6,680,813	6,747,622	6,815,098	6,883,249	6,952,081	7,021,602	7,091,818	7,162,736	7,234,364
10	Animal Control	\$2.36	per capita Real Inc. 0.5%		126,804	128,996	131,229	133,502	135,818	138,176	140,577	143,022	145,513
11	Planning, Zoning, Bldg., Dev. Review		See Figure C-4	621,550	2,648,683	2,660,876	2,673,131	2,560,446	2,572,823	2,585,263	2,597,764	2,610,328	2,622,954
12													
13	Public Works												
	Administration		See Figure C-5	346,896	476,382	478,764	481,158	483,564	485,981	488,411	490,853	493,308	495,774
	NPDES				345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000
14	Street Lighting (net of benefit assessme	\$42.97	67% of total CSA3 lts	83,966	83,966	83,966	83,966	83,966	83,966	83,966	83,966	83,966	83,966
	50 = assessment rev./light												
15	Parks & Recreation												
	CSA 3 Developed												
	CSA 3 Undeveloped/OS												
	61% of total CSA 3 park acreage		Subtotal 1,830 per acre, avg.	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786	501,786
	Other Parks												
	GV Community Center Lease			63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400	63,400
	Santa Barbara Shores			462,786	466,286	458,436	454,716	454,841	463,511	389,807			
	Subtotal			1,027,972	1,031,472	1,023,622	1,019,902	1,020,027	1,028,697	954,993	565,186	565,186	565,186
	Santa Barbara Shores calculation assumes debt payment proportionate to share of CSA3 tax base transferred times CSA 3 funded portion, plus a share of County's \$125,000 contribution times % of CSA 3 acres.												

Table C-1
Goleta Incorporation Analysis
Expenditure Estimate Notes
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Ref.	Estimating Cost		Fiscal Year											
	Item Department/Program	Factor	Cost Factor	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	
				1	2	3	4	5	6	7	8	9	10	
16	Office Rent/Supplies													
	FTEs (Includes 3 additional spaces for contractual employees to use)													
	Finance, Planning (exc. Energy Planners), Public Works Depts.			16.50	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
	City Manager and City Clerk Offices			<u>5.00</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	<u>7.50</u>	
	Subtotal			21.50	51.50	51.50	51.50	51.50	51.50	51.50	51.50	51.50	51.50	
	Plus Contractual per Dept (police, planning)													
				<u>1.00</u>	<u>2.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>	
	Total FTE			22.50	53.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	
	Total FTE Costs			2,070,446	4,955,296	4,790,207	4,813,008	4,710,923	4,733,953	4,757,097	4,780,358	4,803,735	4,835,538	
	Staff Capacity Required													
				55	55	55	55	55	55	55	55	55	55	
	Office Space Required		250 sqft/employee	13,625	13,625	13,625	13,625	13,625	13,625	13,625	13,625	13,625	13,625	
	Council Chamber		2,000 sqft	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	
	Total Space			15,625	15,625	15,625	15,625	15,625	15,625	15,625	15,625	15,625	15,625	
	Total Rent		\$2.50 /sqft/month	468,750	468,750	468,750	468,750	468,750	468,750	468,750	468,750	468,750	468,750	
	Annual Supplies		\$2,000 per FTE	45,000	107,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	109,000	
	Initial Computers, and Furnishir		\$8,000 per FTE	<u>180,000</u>	<u>248,000</u>	<u>8,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	Total Rent and Supplies			693,750	823,750	585,750	577,750	577,750	577,750	577,750	577,750	577,750	577,750	
17	Insurance		3% of GF expenses (exc. insurance & contingency)	57,453	442,473	433,505	435,380	435,760	438,291	440,294	430,916	435,220	437,831	
18	Contingency		5% of total GF expenses	95,754	737,455	722,508	725,634	726,267	730,486	733,824	718,193	725,366	729,719	
	Cumulative			95,754	833,210	1,555,718	2,281,352	3,007,619	3,738,105	4,471,929	5,190,122	5,915,488	6,645,207	
18a	Repayment, 1st year costs (see Prop tax transfer)		6.0%		109,057	109,057	109,057	109,057	109,057	109,057				
	Total 1st yr costs (see Table B-3)		2,959,389 excludes road maintenance; partial year, if effective date is not July 1											
	Loan Repayment		5 years											
	Foregiveness		2,500,000 max	459,389	Remaining 1st year costs above the maximum limit									
Road Fund														
19	Road Fund Costs													
	Source: County Public Works, 6/9/00, includes corrective and preventive maintenance													
	Pavement			1,253,765	1,253,765	1,253,765	1,253,765	1,253,765	1,253,765	1,253,765	1,253,765	1,253,765	1,253,765	
	Hardscape Repairs			328,536	328,536	328,536	328,536	328,536	328,536	328,536	328,536	328,536	328,536	
	Drainage			52,275	52,275	52,275	52,275	52,275	52,275	52,275	52,275	52,275	52,275	
	Bridges			1,249,600	1,249,600	1,249,600	1,249,600	1,249,600	1,249,600	1,249,600	1,249,600	1,249,600	1,249,600	
	Signals			<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	<u>151,000</u>	
	Total Costs (1sts yr is a % of yr)		42% cap:	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	3,035,176	
	Amort. of first year (note 18a)		\$1,264,657 \$1,500,000	0	above cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

**Table C-2
Goleta Incorporation Analysis
City Manager and City Clerk Cost Estimates
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)**

Ref. Item	Description	Assumptions	Fiscal Year										
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10	
City Manager Office													
<i>City Manager</i>													
	Annual Salary	125,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	30%		125,000	126,625	126,253	126,884	127,519	128,156	128,797	129,441	130,088	130,739
	Subtotal			37,500	37,688	37,876	38,065	38,256	38,447	38,639	38,832	39,027	39,222
				162,500	163,313	164,129	164,950	165,774	166,603	167,436	168,274	169,115	169,960
<i>Assistant to the City Manager - FTE</i>													
	Annual Salary	75,000 Real Inc.	0.5%	1.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
	Benefits	30%		75,000	113,063	113,628	114,196	114,767	115,341	115,917	116,497	117,080	117,665
	Subtotal			22,500	33,919	34,088	34,259	34,430	34,602	34,775	34,949	35,124	35,299
				97,500	146,981	147,716	148,455	149,197	149,943	150,693	151,446	152,203	152,964
<i>Position X (not currently used)</i>													
	Annual Salary	Real Inc.	0.5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Benefits	35%		0	0	0	0	0	0	0	0	0	0
	Subtotal			0	0	0	0	0	0	0	0	0	0
<i>Executive Secretary - FTE</i>													
	Annual Salary	40,000 Real Inc.	0.5%	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Benefits	35%		40,000	80,400	80,802	81,206	81,612	82,020	82,430	82,842	83,257	83,673
	Subtotal			14,000	28,140	28,281	28,422	28,564	28,707	28,851	28,995	29,140	29,285
				54,000	108,540	109,083	109,628	110,176	110,727	111,281	111,837	112,396	112,958
<i>Administrative Assistant - FTE</i>													
	Annual Salary	31,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	25%		31,000	31,155	31,311	31,467	31,625	31,783	31,942	32,101	32,262	32,423
	Subtotal			7,750	7,789	7,828	7,867	7,906	7,946	7,985	8,025	8,065	9,727
				38,750	38,944	39,138	39,334	39,531	39,728	39,927	40,127	40,327	42,150
	Personnel Subtotal			352,750	457,778	460,066	462,367	464,679	467,002	469,337	471,684	474,042	478,033
	Other Costs -Materials & Supplies	10%		35,275	45,778	46,007	46,237	46,468	46,700	46,934	47,168	47,404	47,803
	Total City Manager Office Expenses			388,025	503,555	506,073	508,603	511,146	513,702	516,271	518,852	521,446	525,837
City Clerk Office													
<i>City Clerk - FTE</i>													
	Annual Salary	68,000 Real Inc.	0.5%	1.0	2.0	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
	Benefits	30%		68,000	136,680	137,363	138,050	138,740	139,434	140,131	140,832	141,536	142,244
	Subtotal			20,400	41,004	41,209	41,415	41,622	41,830	42,039	42,250	42,461	42,673
				88,400	177,684	178,572	179,465	180,363	181,264	182,171	183,082	183,997	184,917
<i>Other Costs</i>													
	Legal Notices	20,000 Real Inc.	0%	1.0	2.0	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
	Other Costs	15%		20,000	26,653	26,786	26,920	27,054	27,190	27,326	27,462	27,600	27,738
	Subtotal Other Costs			40,000	46,653	46,786	46,920	47,054	47,190	47,326	47,462	47,600	47,738
	Total City Clerk Office Expenses			128,400	224,337	225,358	226,385	227,417	228,454	229,496	230,544	231,597	232,655

**Table C-3
Goleta Incorporation Analysis
Finance Department Cost Estimates
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)**

Ref. Item	Description	Assumptions	Fiscal Year									
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10
Finance Department												
<i>Finance Manager - FTE</i>												
	Annual Salary	95,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits	30%		95,000	95,475	95,952	96,432	96,914	97,399	97,886	98,375	98,867
	Subtotal			28,500	28,643	28,786	28,930	29,074	29,220	29,366	29,513	29,660
				123,500	124,118	124,738	125,362	125,989	126,619	127,252	127,888	128,527
<i>Accountant/Budget Analyst - FTE</i>												
	Annual Salary	52,000 Real Inc.	0.5%	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Benefits	25%		52,000	104,520	105,043	105,568	106,096	106,626	107,159	107,695	108,234
	Subtotal			13,000	26,130	26,261	26,392	26,524	26,657	26,790	26,924	27,058
				65,000	130,650	131,303	131,960	132,620	133,283	133,949	134,619	135,292
<i>Accounting Technician - FTE</i>												
	Annual Salary	40,000 Real Inc.	0.5%	1.5	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
	Benefits	25%		60,000	160,800	161,604	162,412	163,224	164,040	164,860	165,685	166,513
	Subtotal			15,000	40,200	40,401	40,603	40,806	41,010	41,215	41,421	41,628
				75,000	201,000	202,005	203,015	204,030	205,050	206,076	207,106	208,141
<i>Secretary/Clerical - FTE</i>												
	Annual Salary	35,000 Real Inc.	0.5%	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Benefits	25%		35,000	70,350	70,702	71,055	71,411	71,768	72,126	72,487	72,849
	Subtotal			8,750	17,588	17,675	17,764	17,853	17,942	18,032	18,122	18,212
				43,750	87,938	88,377	88,819	89,263	89,709	90,158	90,609	91,062
	Personnel Subtotal			307,250	543,705	546,424	549,156	551,901	554,661	557,434	560,221	563,023
	Other Costs	20%		61,450	108,741	109,285	109,831	110,380	110,932	111,487	112,044	112,605
	Total Finance Department Expenses			368,700	652,446	655,708	658,987	662,282	665,593	668,921	672,266	675,627
Administrative Services												
<i>Human Resources - FTE (or contract initially)</i>												
	Annual Salary	65,000 Real Inc.	0.5%	1.0	1.5	1.50	1.50	1.50	1.50	1.50	1.50	1.50
	Benefits	25%		65,000	97,988	98,477	98,970	99,465	99,962	100,462	100,964	101,469
	Subtotal			16,250	24,497	24,619	24,742	24,866	24,990	25,115	25,241	25,367
				81,250	122,484	123,097	123,712	124,331	124,952	125,577	126,205	126,836
<i>Information Services - FTE (or contract initially)</i>												
	Annual Salary	57,000 Real Inc.	0.5%	0.5	1.5	1.50	1.50	1.50	1.50	1.50	1.50	1.50
	Benefits	25%		28,500	85,928	86,357	86,789	87,223	87,659	88,097	88,538	88,980
	Subtotal			7,125	21,482	21,589	21,697	21,806	21,915	22,024	22,134	22,245
				35,625	107,409	107,946	108,486	109,029	109,574	110,122	110,672	111,226
	Other Costs											
	Materials, Supplies & Services (inc. computers/software)		0%	100,000	220,000	0	0	0	0	0	0	0
	Subtotal Other Costs	30%		100,000	220,000	32,384	32,546	32,709	32,872	33,036	33,202	33,368
	Total Administrative Services			216,875	449,894	263,427	264,744	266,068	267,398	268,735	270,079	271,429

**Table C-4
Goleta Incorporation Analysis
Planning Department Cost Estimates
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)**

Ref. Item	Description	Assumptions	Fiscal Year										
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10	
Planning Department													
<i>Planning Director - FTE</i>													
	Annual Salary	95,000 Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	Benefits	30%		95,000	95,475	95,952	96,432	96,914	97,399	97,886	98,375	98,867	
	Subtotal			28,500	28,643	28,786	28,930	29,074	29,220	29,366	29,513	29,660	
				123,500	124,118	124,738	125,362	125,989	126,619	127,252	127,888	128,527	
<i>Building & Safety (senior, associate) - FTE</i>													
	Annual Salary	60,000 Real Inc.	0.5%	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
	Benefits	25%		0	422,100	424,211	426,332	428,463	430,606	432,759	434,922	437,097	
	Subtotal			0	105,525	106,053	106,583	107,116	107,651	108,190	108,731	109,274	
				0	527,625	530,263	532,914	535,579	538,257	540,948	543,653	546,371	
<i>Zoning Admin (senior, associate) - FTE</i>													
	Annual Salary	60,000 Real Inc.	0.5%	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
	Benefits	25%		0	301,500	303,008	304,523	306,045	307,575	309,113	310,659	312,212	
	Subtotal			0	75,375	75,752	76,131	76,511	76,894	77,278	77,665	78,053	
				0	376,875	378,759	380,653	382,556	384,469	386,392	388,324	390,265	
<i>Development Review/Comp. Planning (senior, associate) - FTE</i>													
	Annual Salary	60,000 Real Inc.	0.5%	4.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
	Benefits	25%		240,000	422,100	424,211	426,332	428,463	430,606	432,759	434,922	437,097	
	Subtotal			60,000	105,525	106,053	106,583	107,116	107,651	108,190	108,731	109,274	
				300,000	527,625	530,263	532,914	535,579	538,257	540,948	543,653	546,371	
<i>RDA Planners (senior, associate) - FTE</i>													
	Annual Salary	60,000 Real Inc.	0.5%	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
	Benefits	25%		0	301,500	303,008	304,523	306,045	307,575	309,113	310,659	312,212	
	Subtotal			0	75,375	75,752	76,131	76,511	76,894	77,278	77,665	78,053	
				0	376,875	378,759	380,653	382,556	384,469	386,392	388,324	390,265	
<i>Energy Planners (senior, associate) - FTE</i>													
	Annual Salary	60,000 Real Inc.	0.5%	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
	Benefits	25%		0	241,200	242,406	243,618	244,836	246,060	247,291	248,527	249,770	
	Subtotal			0	60,300	60,602	60,905	61,209	61,515	61,823	62,132	62,442	
				0	301,500	303,008	304,523	306,045	307,575	309,113	310,659	312,212	
<i>Secretary/Clerical - FTE</i>													
	Annual Salary	35,000 Real Inc.	0.5%	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
	Benefits	25%		70,000	70,350	70,702	71,055	71,411	71,768	72,126	72,487	72,849	
	Subtotal			17,500	17,588	17,675	17,764	17,853	17,942	18,032	18,122	18,212	
				87,500	87,938	88,377	88,819	89,263	89,709	90,158	90,609	91,062	
Personnel Subtotal				511,000	2,322,555	2,334,168	2,345,839	2,357,568	2,369,356	2,381,202	2,393,108	2,405,074	2,417,099
Other Costs													
	Planning Consultants (inc. Gen'l Plan)	Real Inc.	0%	0	125,000	125,000	125,000	0	0	0	0	0	
	Planning Consultants (other)		0%	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	
	Mapping Reproduction	10,000 Real Inc.	0%	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	Planning Commission Expense	15,000 Real Inc.	0%	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
	Miscellaneous Other Costs	5% of personnel costs		25,550	116,128	116,708	117,292	117,878	118,468	119,060	119,655	120,254	
Other Cost Subtotal				110,550	326,128	326,708	327,292	202,878	203,468	204,060	204,655	205,254	205,855
Total Planning Department Expenses				621,550	2,648,683	2,660,876	2,673,131	2,560,446	2,572,823	2,585,263	2,597,764	2,610,328	2,622,954

Table C-5
Goleta Incorporation Analysis
Public Works Department Cost Estimates
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Ref. Item	Description	Assumptions	Fiscal Year											
			2002-03 1	2003-04 2	2004-05 3	2005-06 4	2006-07 5	2007-08 6	2008-09 7	2009-10 8	2010-11 9	2011-12 10		
Public Works Department														
<i>Public Works Director - FTE (or contract initially)</i>														
	Annual Salary	78,000	Real Inc.	0.5%	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits		35%											
	Subtotal				78,000	78,390	78,782	79,176	79,572	79,970	80,369	80,771	81,175	81,581
					27,300	27,437	27,574	27,712	27,850	27,989	28,129	28,270	28,411	28,553
					105,300	105,827	106,356	106,887	107,422	107,959	108,499	109,041	109,586	110,134
<i>Engineer - FTE</i>														
	Annual Salary	70,000	Real Inc.	0.5%	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
	Benefits		35%											
	Subtotal				140,000	211,050	212,105	213,166	214,232	215,303	216,379	217,461	218,548	219,641
					49,000	73,868	74,237	74,608	74,981	75,356	75,733	76,111	76,492	76,874
					189,000	284,918	286,342	287,774	289,213	290,659	292,112	293,573	295,040	296,516
<i>Secretary/Clerical - FTE</i>														
	Annual Salary	31,200	Real Inc.	0.5%	0.50	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Benefits		35%											
	Subtotal				15,600	31,356	31,513	31,670	31,829	31,988	32,148	32,309	32,470	32,632
					5,460	10,975	11,029	11,085	11,140	11,196	11,252	11,308	11,365	11,421
					21,060	42,331	42,542	42,755	42,969	43,184	43,400	43,616	43,835	44,054
	Personnel Subtotal				315,360	433,075	435,240	437,416	439,603	441,801	444,010	446,230	448,461	450,704
	Other Costs		10%		31,536	43,307	43,524	43,742	43,960	44,180	44,401	44,623	44,846	45,070
	Total Public Works Department Expenses				346,896	476,382	478,764	481,158	483,564	485,981	488,411	490,853	493,308	495,774

**Table C-6
 Net County Costs & Contract Costs for Sheriff Protection
 Goleta Incorporation Study
 Incorporation Option 2 (Option 1 + Isla Vista/UCSB)**

Module	Law Enforcement Operations Cost	(less) Revenues			Subtotal	Net County Cost	Contract Estimate	Indirect 99-00	Indirect 02-03
		172 Sales Tax	Grants	Chgs/Srvcs					
A/A2	3,810,189	372,774	31,379	negligible	404,153	3,406,036	4,260,031	442,028	622,464
B	2,303,508	238,748	20,097	negligible	258,845	2,044,663	2,289,144	249,842	334,483

Source: County Sheriff, 2/12/01, actual expenditures
 Grants include Fed. COPS grants (County Sheriff, 7/17/00)
 Contract amount includes 17.11% Sheriff Dept. indirect cost rate, and based on 2000-01 budget request
 Current LEO costs shown for 99-00 fiscal year do not include County cost allocation (only dept. costs)

Table 4
Change in Revenues and Expenses to Santa Barbara County
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Fiscal Year				Notes	Source
	1999-00	01-02 part.	2002-03	2003-04		
General Fund Revenues and Expenditures						
Revenues Transferred to the City						
Property Taxes	3,728,772	1,649,670	4,033,261	4,106,965		See Fig. B-3 (County only)
Supplemental Property Taxes	126,724	51,961	137,859	140,555	City share of existing, less redev. area %	
Sales Tax	6,493,545	2,745,977	6,590,345	6,590,345	includes unallocated sales	Auditor Controller 2/26/01;
Transient Occupancy Tax	1,341,226	1,155,011	2,772,026	2,772,026		Auditor Controller 2/21/01 (99-00 does not include Bacara);
Real Property Transfer Tax	132,554	48,865	119,801	122,337		Based on 6.3% annual turnover of residential a.v., @ \$.55/1,000 a.v.
Franchise Fees						
Cable	412,941	174,340	421,184	423,975		
Electric	52,066	22,225	53,991	54,650		
Gas	53,000	22,083	53,000	53,000		
Solid Waste	<u>116,568</u>	<u>49,759</u>	<u>120,878</u>	<u>122,354</u>		
Subtotal, franchise fees	634,575	268,407	649,052	653,978		
Law Enforcement Revenues	268,000	114,400	277,908	281,301	Traffic fines (net of 13% retained)	
Animal Control	51,811	22,117	53,729	54,386		
Land Use Planning & Enforcement	<u>1,990,597</u>	<u>829,416</u>	<u>1,990,597</u>	<u>1,990,597</u>		
Subtotal	14,767,804	6,885,825	16,624,579	16,712,491		
Expenditures for Services Transferred to the City						
Sheriff Department	5,421,827	2,304,502	5,586,114	5,641,975		
Animal Control	240,074	100,031	240,074	240,074		
Land Use Planning & Enforcement	2,390,000	995,833	2,390,000	2,390,000		
Parks and Recreation (GF contrib. To CSA 3 parks)	127,991	53,330	127,991	127,991	% of CSA 3 acres * (\$619,351-\$410,000)	
Parks and Recreation (other net costs)	142,100	59,208	142,100	142,100	all GF funded parks (net of revenues)	
Parks and Recreation (Santa Barbara Shores COP)	<u>125,000</u>	<u>52,083</u>	<u>125,000</u>	<u>125,000</u>	100% of GF Contribution	
Subtotal	8,446,992	3,564,988	8,611,279	8,667,140		
County Surplus or (Deficit)	(6,320,812)	(3,320,837)	(8,013,299)	(8,045,351)		
Other Revenues and Expenditures						
Sheriff's Contract (indirect cost portion)	956,947	398,728	956,947	956,947	Based on '00-01 contract estimate	
Parks and Recreation Contract (indirect cost portion)	<u>181,647</u>	<u>75,686</u>	<u>181,647</u>	<u>181,647</u>	36.2% x Contract amount	
Subtotal	1,138,594	474,414	1,138,594	1,138,594		
Net County General Fund Gain or (loss)	(5,182,218)	(2,846,423)	(6,874,706)	(6,906,757)		

Table 4
Change in Revenues and Expenses to Santa Barbara County
Goleta Incorporation Analysis
Incorporation Option 2 (Option 1 + Isla Vista/UCSB)

Item	Fiscal Year				Notes	Source
	1999-00	01-02 part.	2002-03	2003-04		
Road Fund						
Revenues Transferred to the City						
Measure D Funds	2,106,507	888,159	2,156,997	2,182,762		SBCAG 1999-00 distribution, but assuming additional city
Gas Tax: Highway User Tax 2106c	190,382	79,326	190,382	190,382		Based on information provided by State Controller's Office.
Grants	<u>999,680</u>	<u>416,533</u>	<u>999,680</u>	<u>999,680</u>	80% of bridge maint. costs	
Subtotal	3,296,569	1,384,018	3,347,059	3,372,823		
Expenditures for Services Transferred to the City						
Road Maintenance	3,035,176	1,264,657	3,035,176	3,035,176		
Net County Road Fund Gain or (loss)	(261,393)	(119,361)	(311,883)	(337,647)		
CSA 3						
Revenues Transferred to the City						
Property Tax	444,552	196,677	480,854	489,641	see Table B-2	
Designations - Street Lighting	83,966	0	0	0	% of lights times designation	
Benefit Assessments - Street Lights	<u>95,127</u>	<u>40,162</u>	<u>97,026</u>	<u>97,669</u>	share of total households	
Subtotal	623,646	236,839	577,880	587,310		
Expenditures Transferred to the City						
Santa Barbara Shores Debt Service	462,786	192,828	466,286	458,436	100% of debt service	
GV Community Center Lease	63,400	26,417	63,400	63,400	100%	
CSA 3 Parks (inc share of utilities)	368,960	153,733	368,960	368,960	Less dept'l indirects of 36.2%	
Street Lighting	<u>182,489</u>	<u>182,489</u>	<u>182,489</u>	<u>182,489</u>		
Subtotal	1,077,636	555,467	1,081,136	1,073,286		
Net CSA 3 Gain or (loss)	453,990	318,628	503,256	485,976		

(1) Excludes indirect cost allocation

(2) Gross Cost minus Department indirects (See Table C-6)

(3) County cost excluding Planning Administration