City of Oceanside

Garrison - Fiscal Impact Analysis

May 29, 2025

Prepared for:

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BACKGROUND

Zimmerman Group, Inc. has completed a fiscal impact analysis ("FIA") for the proposed single-family home development located on the former site of the E. G. Garrison Elementary School ("Property") in the City of Oceanside ("City"). TTLC Oceanside Garrison, LLC is planning to develop 140 single family residential units ("Project) on the Property. The Property is currently owned by the Oceanside Unified School District, but the elementary school facilities on the Property are no longer in use. This FIA compares the fiscal impact on the City's general fund of the proposed Project to the fiscal impact of an operating elementary school. Even though the E. G. Garrison Elementary School was closed many years ago, the City has requested that this FIA assume an operating elementary school on the Property for comparison purposes to the proposed Project.

SCOPE & METHODOLOGY

This FIA analyzes the additional revenues and expenses to the City's general fund expected to result from (i) the development of the proposed Project and (ii) an operating elementary school. In each case, the additional revenues are compared to the additional expenses to determine the net fiscal impact on the City's general fund. The fiscal impacts of each development scenario are then compared. The estimated revenues and expenditures are based on information and assumptions related to each land use scenario and data from the City's Fiscal Year 2024-25 Operating Budget.

NET FISCAL IMPACT CONCLUSIONS

Proposed Project

A total of 140 single-family homes on approximately 8.29 acres are proposed to be built on the Property. The following image and table summarize the proposed single-family home development. Based on the anticipated sales prices, the total assessed value of the Project is estimated to be $108.8 million upon buildout. Since the Property is currently owned by the school district, there is no existing assessed value, and the ultimate value of the proposed development will all be incremental assessed value.

Project Site Plan

Project Land Use

Single Family Homes			
Plan	**S.F.**	**No. of Units**	**Sales Price (Est.)**
1	1,364	10	$641,990
2	1,378	20	$663,990
3	1,561	10	$734,790
4	1,747	20	$775,990
5	1,788	41	$783,990
6	1,948	17	$840,990
7	2,093	22	$900,000
Total Units:		**140**	
Total Assessed Value:		**$108,807,820**	

We have prepared schedules and tables in the appendices detailing the net fiscal impact of each development scenario. The tables in Appendix A show the fiscal impacts for the proposed Project, and the following bullet points summarize the conclusions for the proposed Project:

- **Total annual recurring revenues to the City general fund are estimated to be $555,275.**
- **Total annual recurring expenses to the City general fund are estimated to be $440,309.**
- **The annual recurring surplus to the City's general fund at buildout is $114,966.**

Existing Zoning – Elementary School

As shown in the image below, the E. G. Garrison Elementary School on the Property is no longer in use by the Oceanside Unified School District. However, we have analyzed the net fiscal impact based on current zoning assuming that the Property will contain an operating elementary school. The school is assumed to have 350 students and 20 teachers based on the 2018-2019 historical data from the Fiscal, Demographic, and Performance Date on California's K-12 Schools from Education Data Partnership. We have also assumed 29 additional administrative and support staff employees for a total of 49 full-time employees at the school. Since property owned by a public school district is exempt from property taxes, there are no property related tax revenues that will be generated. The general fund revenues and expenses are derived solely from the employee population.

Existing School Site


Bowsprit Dr
Garrison St

The tables in Appendix B show the general fund fiscal impacts assuming an elementary school is operating on the Property, and the following bullet points summarize the conclusions:

- **Total annual recurring revenues to the City general fund are estimated to be $11,458.**
- **Total annual recurring expenses to the City general fund are estimated to be $19,333.**
- **The annual recurring deficit to the City's general fund is $7,875.**

Comparison of Proposed Project to Existing Zoning

The overall net fiscal impact of the proposed residential Project is an annual surplus to the City's general fund of $58,031, while the operating of an elementary school produces an annual deficit to the City's general fund of $7,875. Accordingly, and as shown in the table below, the estimated annual benefit to the City's general fund is $122,840 if the proposed residential Project is developed. In addition, while new affordably priced housing is needed within the City, the elementary school on this site is not needed.

Proposed Residential Project	
General Fund Revenues	$555,275
General Fund Expenses	440,309
General Fund Surplus/(Deficit)	**$114,966**
Current Zoning - Public Elementary School	
General Fund Revenues	$11,458
General Fund Expenses	19,333
General Fund Surplus/(Deficit)	**($7,875)**
General Fund Benefit of Proposed Residential Project vs. Operating Elementary School	**$122,840**

APPENDIX A

FISCAL IMPACT CALCULATIONS

PROPOSED RESIDENTIAL PROJECT

TABLE 1A
ESTIMATE OF PROJECT POPULATION
GARRISON - FISCAL IMPACT ANALYSIS
PROPOSED RESIDENTIAL PROJECT

City-Wide Household Population (a)	170,495
Number of Housing Units (a)	63,988
City-Wide Average Persons Per Unit	**2.66**
Residential Units at Buildout	**140**
Total Project Population at Buildout	**372**

Footnotes:

(a) Source: E-5 City/County Population and Housing Estimates, 1/1/2024 from the Department of Finance.

TABLE 2A
ESTIMATE OF REVENUES FROM PROPERTY TAXES
GARRISON - FISCAL IMPACT ANALYSIS
PROPOSED RESIDENTIAL PROJECT

Property Tax Levy	1.00%
City Portion (b)	19.60%

In-Lieu Property Tax Per $1,000 of AV Growth (c)	$0.8140

Transfer Tax Rate (d)	0.055%
Turnover Rate (e)	10.00%

Floor Plan	Unit Mix (a)	Assessed Value (a)	Total Assessed Value	Property Tax Revenue/ Unit	Property Tax Revenue at Buildout	Property Tax In-Lieu Revenues/ Unit	In-Lieu Property Revenues at Buildout	Property Transfer Tax Revenue/Unit	Property Transfer Tax Revenue at Buildout
Plan 1	10	$641,990	$6,419,900	$1,258	$12,583	$523	$5,226	$35	$353
Plan 2	20	$663,990	$13,279,800	$1,301	$26,028	$541	$10,810	$37	$730
Plan 3	10	$734,790	$7,347,900	$1,440	$14,402	$598	$5,982	$40	$404
Plan 4	20	$775,990	$15,519,800	$1,521	$30,419	$632	$12,634	$43	$854
Plan 5	41	$783,990	$32,143,590	$1,537	$63,001	$638	$26,166	$43	$1,768
Plan 6	17	$840,990	$14,296,830	$1,648	$28,022	$685	$11,638	$46	$786
Plan 7	22	$900,000	$19,800,000	$1,764	$38,808	$733	$16,118	$50	$1,089
Plan 8	0	$0	$0	$0	$0	#DIV/0!	$0	$0	$0
Total at Buildout	**140**		**$108,807,820**		**$213,263**		**$88,575**		**$5,984**

Footnotes:

(a) Unit mix and assessed value estimates provided by Developer.

(b) Per the City of Oceanside Operating Budget Fiscal Year 2024-25, the City receives $0.196 of every property tax dollar collected.

(c) AV Growth is calculated by taking City AV Estimate of $31,330,828,970, from the Annual Report of Assessed Valuations 2023-2024 from the County of San Diego Assessor, Recorder, County Clerk, divided by the Property Taxes-In Lieu amount of $25,504,759, from the Adopted FY 2024-25 Budget, multiplied by $1,000 to equal $0.8140 of every $1,000 of AV Growth.

(d) Transfer tax is 0.11% of the sale price of residential property and the City receives 50% of the taxed amount.

(e) Assumes a 10% turnover rate each year.

TABLE 3A
ESTIMATE OF SALES TAXES
GARRISON - FISCAL IMPACT ANALYSIS
PROPOSED RESIDENTIAL PROJECT

Estimate of Household Income		
Average Sales Price		$777,199
Down Payment	10%	$77,720
Loan Amount		$699,479
Interest Rate (a)		6.50%
Term (Years)		30
Annual Mortgage Payments		$53,054
HOA Dues (Per Month)	$320	$3,840
Maintenance / Insurance (Per Month)	$50	$600
Property Taxes	1.20%	$9,326
Total Annual Housing Costs		$66,821
Percent of Income Spent on Housing (b)		38%
Average Annual Household Income		$176,000
Estimated Sales Taxes Per Unit		
Percent of Income on Taxable Spending (b)		32.10%
Oceanside Spending Capture		80.00%
City Portion of Base Sales Tax (c)	1.00%	$452
Measure X (c)	0.50%	$226
Prop 172 Public Safety (d)	0.11%	$50
Estimated Sales Taxes at Buildout		
Total Units		140
City Portion of Sales Tax		$63,276
Measure X		$31,638
Prop 172 Public Safety		$6,940

Footnote:

(a) Estimate for interest rate based on Bankrate.com.
(b) Percentages from Average annual expenditures, characteristics, and percent distributions, United States and San Diego metropolitan are, 2022-23 from the U.S. Bureau of Labor Statistics.
(c) Per Page 24 of the City Operating Budget.
(d) The City receives 21.94% of the half cent Prop 172 Public Safety sales tax based on the 2024-25 Adopted Budget.

TABLE 4A
ESTIMATE OF REVENUES
GARRISON - FISCAL IMPACT ANALYSIS
PROPOSED RESIDENTIAL PROJECT

Demographic Profile:	**Household Population**	**Total Employment (a)**	**Total Population/ Jobs**	**Total Resident Equivalents (b)**
City of Oceanside	170,495	63,910	234,405	191,798
Garrison	372	0	372	372

	City FY 2024-25 Adopted Budget (c)	**Service Population**	**Amount Per Resident or Resident Equivalent**	**New Residents/ Resident Equivalents**	**Annual Revenue at Buildout**
Property Taxes					
Prop Taxes-Curr Secured	$58,138,774	---------------------Case Study---------------------			$213,263
Prop Taxes-In Lieu	$25,504,759	---------------------Case Study---------------------			$88,575
Prop Taxes -Transfer	$1,503,176	---------------------Case Study---------------------			$5,984
Other Property Taxes (d)	$4,595,981	Res Equiv	$23.96	372	$0
Sales & Use Taxes					
Sales&Use Tax - County	$26,354,832	---------------------Case Study---------------------			$63,276
Sales&Use Tax - Prop 172	$2,890,740	---------------------Case Study---------------------			$6,940
Transient Occupancy Tax (d)	$16,437,145	Res Equiv	$85.70	372	$0
All Other Taxes					
Card Room Taxes - Table Fees (d)	$1,250,000	Res Equiv	$6.52	372	$0
Business Licenses	$3,500,000	Res Equiv	$18.25	372	$6,788
Cannabis (d)	$150,000	Res Equiv	$0.78	372	$0
Ambulance Billing	$8,530,000	Res Equiv	$44.47	372	$16,544
Charges for Services	$25,104,759	Res Equiv	$130.89	372	$48,692
Fines and Forfeitures	$4,184,100	Res Equiv	$21.82	372	$8,115
Intergovernmental (d)	$555,172	Res Equiv	$2.89	372	$0
Licenses and Permits (d)	$5,472,589	Res Equiv	$28.53	372	$0
Other Revenues and Transfers (d)	$19,854,019	Res Equiv	$103.52	372	$0
Franchise Fees	$4,395,000	Res Equiv	$22.91	372	$8,524
Use of Money & Property (d)	$7,856,826	Res Equiv	$40.96	372	$0
Investment Clearing (d)	$1,277,780	Res Equiv	$6.66	372	$0
Local Sales & Use Tax (Measure X)	$18,803,500	---------------------Case Study---------------------			$31,638
CFD No. 2022-1 (Public Safety Services)	$-	---------------------Case Study---------------------			$56,935
Total Other Revenues at Buildout	**$236,359,152**				**$555,275**

Footnotes:

(a) Total Employement is calculated by taking 77,000 employees, from the City of Oceanside's website, multiplied by 83% (100% minus 17%, from the City's 2024-25 Operating Budget, Page 8), to account for residents that travel less than 15 minutes and are assumed to work and live within the City, equaling 63,910 employees working within the City of Oceanside.

(b) Assumes that three employees have the same impact as one resident.

(c) Amounts from the Adopted 2024-25 City Budget.

(d) Revenues assumed to not be affected by the increase of the Project population.

TABLE 5A
ESTIMATE OF ANNUAL RECURRING EXPENDITURES
GARRISON - FISCAL IMPACT ANALYSIS
PROPOSED RESIDENTIAL PROJECT

Demographic Profile:	Total Population	Total Employment (a)	Total Population/ Jobs	Total Resident Equivalents (b)
City of Oceanside	170,495	63,910	234,405	191,798
Garrison	372	0	372	372

	City FY 2024-25 Adopted Budget (c)	Service Population	Amount Per Resident or Resident Equivalent	New Residents/ Resident Equivalents	"Marginal Cost" Impact Adjustment (e)	Estimated Recurring Expenditures at Buildout
General Government						
City Council	$1,212,764	Resident Equiv	$6.32	372	67%	$784
City Clerk	1,714,203	Resident Equiv	$8.94	372	67%	$1,108
City Treasurer	435,866	Resident Equiv	$2.27	372	67%	$282
City Manager	2,504,725	Resident Equiv	$13.06	372	67%	$1,619
City Attorney	2,690,295	Resident Equiv	$14.03	372	67%	$1,739
Non Departmental	10,717,064	Resident Equiv	$55.88	372	67%	$6,928
Financial Services	7,433,116	Resident Equiv	$38.75	372	67%	$4,805
Human Resources	982,508	Resident Equiv	$5.12	372	67%	$635
Public Safety						
Police	78,986,324	Resident Equiv	$411.82	372	0%	$153,197
Fire	51,261,371	Resident Equiv	$267.27	372	0%	$99,423
Public Works	24,970,423	Resident Equiv	$130.19	372	0%	$48,431
Community Development	17,712,533	Resident Equiv	$92.35	372	0%	$34,354
Community/Cultural Svcs						
Neighborhood Services	2,909,727	Population	$17.07	372	0%	$6,349
Parks & Recreation	8,303,773	Resident Equiv	$43.29	372	0%	$16,105
Library	6,877,199	Resident Equiv	$35.86	372	0%	$13,339
Investment Clearing Fd (d)	1,277,780	Resident Equiv	$6.66	372	100%	$0
Measure X	26,403,466	Resident Equiv	$137.66	372	0%	$51,211
Total Expenditures	**$246,393,137**					**$440,309**

Footnotes:

(a) Total Employement is calculated by taking 77,000 employees, from the City of Oceanside's website, multiplied by 83% (100% minus 17%, from the City's 2024-25 Operating Budget, Page 8), to account for residents that travel less than 15 minutes and are assumed to work and live within the City, equaling 63,910 employees working within the City of Oceanside.

(b) Assumes that three employees have the same impact as one resident.

(c) Amounts from the Adopted 2024-25 City Budget.

(d) Expenditures assumed to not be affected by the increase of the Project population.

(e) Reflects adjustment to expenditures that do not have a 1:1 relationship between projected population growth and demand for municipal services.

TABLE 6A
ESTIMATE OF GENERAL FUND FISCAL IMPACT
GARRISON - FISCAL IMPACT ANALYSIS
PROPOSED RESIDENTIAL PROJECT

Annual General Fund Revenues	**Amount at Buildout**	**Percent of Total**
Property Taxes - Secured	$213,263	38.4%
Property Taxes In-Lieu of VLF	88,575	16.0%
Property Transfer Taxes	5,984	1.1%
Sales Taxes	63,276	11.4%
Measure X Taxes	31,638	5.7%
Proposition 172 Taxes	6,940	1.2%
Franchise Fees	8,524	1.5%
Business Licenses	6,788	1.2%
Fines and Forfeitures	8,115	1.5%
Charges for Services	48,692	8.8%
Ambulance Billing	16,544	3.0%
CFD No. 2022-1 (Public Safety Services)	56,935	10.3%
Total Revenues	**$555,275**	**100.0%**

Annual General Fund Expenditures	**Amount at Buildout**	**Percent of Total**
City Council	$784	0.2%
City Clerk	1,108	0.3%
City Treasurer	282	0.1%
City Manager	1,619	0.4%
City Attorney	1,739	0.4%
Non Departmental	6,928	1.6%
Financial Services	4,805	1.1%
Human Resources	635	0.1%
Police	153,197	34.8%
Fire	99,423	22.6%
Public Works	48,431	11.0%
Community Development	34,354	7.8%
Neighborhood Services	6,349	1.4%
Parks & Recreation	16,105	3.7%
Library	13,339	3.0%
Measure X	51,211	11.6%
Total Expenditures	**$440,309**	**100.0%**

Annual Recurring Surplus/(Deficit) at Buildout	**$114,966**
Revenues to Expenditure Ratio	**1.26**

APPENDIX B

FISCAL IMPACT CALCULATIONS

EXISTING ZONING – PUBLIC ELEMENTARY SCHOOL

TABLE 1B
ESTIMATE OF PROJECT POPULATION
GARRISON - FISCAL IMPACT ANALYSIS
CURRENT ZONING - ELEMENTARY SCHOOL

City-Wide Population (a)	170,495
Number of Occupied Housing Units (a)	63,988
City-Wide Average Persons Per Unit	**2.66**
Residential Units at Buildout	**0**
New Resident Population	0
Assumed Elementary School Population	
Estimated Student Enrollment (b)	350
Estimated Number of Teachers (b)	20
Estimated Additional Administrative/Support Staff (b)	29
Total School Employment	**49**
Total Project Population (c)	**25**

Footnotes:

(a) Source: E-5 City/County Population and Housing Estimates, 1/1/2024 from the Department of Finance.

(b) Based on a 2018-19 Historical Data from ed.data.org

(c) Assumes that two employees equals one full time resident and that all school employees are not city residents.

TABLE 2B
ESTIMATE OF REVENUES FROM PROPERTY TAXES
GARRISON - FISCAL IMPACT ANALYSIS
CURRENT ZONING - ELEMENTARY SCHOOL

Property Tax Levy	1.00%
City Portion	19.60%

In-Lieu Property Tax Per $1,000 of AV Growth	$0.8140

Transfer Tax Rate	0.055%
Turnover Rate	10.00%

APN	Assessed Value (a)	Property Tax Revenue at Buildout	In-Lieu Property Revenues at Buildout	Property Transfer Tax Revenue at Buildout
162-020-26-00	$0	$0	$0	$0
Total at Buildout		**$0**	**$0**	**$0**

Footnotes:

(a) $0 assessed value and property related taxes for parcels owned by a public school district.

TABLE 3B
ESTIMATE OF SALES TAXES
GARRISON - FISCAL IMPACT ANALYSIS
CURRENT ZONING - ELEMENTARY SCHOOL

Average Annual School Employee Income (a)		$62,717
Estimated Sales Taxes Per Unit		
Percent of Income on Taxable Spending		32.10%
Oceanside Spending Capture (c)		50.00%
City Portion of Base Sales Tax (b)	1.00%	$101
Measure X (b)	0.50%	$50
Prop 172 Public Safety (d)	0.11%	$11
Estimated Sales Taxes at Buildout		
Total Employees		49
City Portion of Sales Tax		$4,932
Measure X		$2,466
Prop 172 Public Safety		$541

Footnotes:

(a) Source: Salary.com median income for public school teachers in the City of Oceanside.
(b) Per Page 24 of the City Operating Budget
(c) Assumes a portion of the school employees live outside of the City.
(d) The City receives 21.94% of the Prop 172 Public Safety tax based on the 2024-25 Adopted Budget.

TABLE 4B
ESTIMATE OF REVENUES
GARRISON - FISCAL IMPACT ANALYSIS
CURRENT ZONING - ELEMENTARY SCHOOL

Demographic Profile:	Total Population	Total Employment (a)	Total Population/ Jobs	Total Resident Equivalents (b)
City of Oceanside	170,495	63,910	234,405	191,798
Garrison	0	49	49	16

	City FY 2024-25 Adopted Budget (c)	Service Population	Amount Per Resident or Resident Equivalent	New Residents/ Resident Equivalents	Annual Revenue at Buildout
Property Taxes					
Prop Taxes-Curr Secured	$58,138,774		---------------------Case Study---------------------		$0
Prop Taxes-In Lieu	$25,504,759		---------------------Case Study---------------------		$0
Prop Taxes -Transfer	$1,503,176		---------------------Case Study---------------------		$0
Other Property Taxes (d)	$4,595,981	Res Equiv	$23.96	16	$0
Sales & Use Taxes					
Sales&Use Tax - County	$26,354,832		---------------------Case Study---------------------		$4,932
Sales&Use Tax - Prop 172	$2,890,740		---------------------Case Study---------------------		$541
Transient Occupancy Tax (d)	$16,437,145	Res Equiv	$85.70	16	$0
All Other Taxes					
Card Room Taxes - Table Fees (d)	$1,250,000	Res Equiv	$6.52	16	$0
Business Licenses	$3,500,000	Res Equiv	$18.25	16	$298
Cannabis (d)	$150,000	Res Equiv	$0.78	16	$0
Ambulance Billing	$8,530,000	Res Equiv	$44.47	16	$726
Charges for Services	$25,104,759	Res Equiv	$130.89	16	$2,138
Fines and Forfeitures	$4,184,100	Res Equiv	$21.82	16	$356
Intergovernmental (d)	$555,172	Res Equiv	$2.89	16	$0
Licenses and Permits (d)	$5,472,589	Res Equiv	$28.53	16	$0
Other Revenues and Transfers (d)	$19,854,019	Res Equiv	$103.52	16	$0
Franchise Fees (d)	$4,395,000	Res Equiv	$22.91	16	$0
Use of Money & Property (d)	$7,856,826	Res Equiv	$40.96	16	$0
Investment Clearing (d)	$1,277,780	Res Equiv	$6.66	16	$0
Local Sales & Use Tax (Measure X)	$18,803,500		---------------------Case Study---------------------		$2,466
Total Other Revenues at Buildout					**$11,458**

Footnotes:

(a) Total Employement is calculated by taking 77,000 employees, from the City of Oceanside's website, multiplied by 83% (100% minus 17%, from the City's 2024-25 Operating Budget, Page 8), to account for residents that travel less than 15 minutes and are assumed to work and live within the City, equaling 63,910 employees working within the City of Oceanside.

(b) Assumes that three employees have the same impact as one resident.

(c) Amounts from the Adopted 2024-25 City Budget.

(d) Revenues assumed to not be affected by the increase of the Project population.

TABLE 5B
ESTIMATE OF ANNUAL RECURRING EXPENDITURES
GARRISON - FISCAL IMPACT ANALYSIS
CURRENT ZONING - ELEMENTARY SCHOOL

Demographic Profile:	Total Population	Total Employment (a)	Total Population/ Jobs	Total Resident Equivalents (b)
City of Oceanside	170,495	63,910	234,405	191,798
Garrison	0	49	49	16

	City FY 2024-25 Adopted Budget (c)	Service Population	Amount Per Resident or Resident Equivalent	New Residents/ Resident Equivalents	"Marginal Cost" Impact Adjustment (e)	Estimated Recurring Expenditures at Buildout
General Government						
City Council (d)	$1,212,764	Resident Equiv	$6.32	16	67%	$34
City Clerk (d)	1,714,203	Resident Equiv	$8.94	16	67%	$49
City Treasurer (d)	435,866	Resident Equiv	$2.27	16	67%	$12
City Manager (d)	2,504,725	Resident Equiv	$13.06	16	67%	$71
City Attorney (d)	2,690,295	Resident Equiv	$14.03	16	67%	$76
Non Departmental (d)	10,717,064	Resident Equiv	$55.88	16	67%	$304
Financial Services (d)	7,433,116	Resident Equiv	$38.75	16	67%	$211
Human Resources (d)	982,508	Resident Equiv	$5.12	16	67%	$28
Public Safety						
Police	78,986,324	Resident Equiv	$411.82	16	0%	$6,726
Fire	51,261,371	Resident Equiv	$267.27	16	0%	$4,365
Public Works	24,970,423	Resident Equiv	$130.19	16	0%	$2,126
Community Development	17,712,533	Resident Equiv	$92.35	16	0%	$1,508
Community/Cultural Svcs						
Neighborhood Services	2,909,727	Resident Equiv	$17.07	16	0%	$279
Parks & Recreation	8,303,773	Resident Equiv	$43.29	16	0%	$707
Library	6,877,199	Resident Equiv	$35.86	16	0%	$586
Investment Clearing Fd	1,277,780	Resident Equiv	$6.66	16	100%	$0
Measure X	26,403,466	Resident Equiv	$137.66	16	0%	$2,248
Total Expenditures	**$246,393,137**					**$19,333**

Footnotes:

(a) Total Employement is calculated by taking 77,000 employees, from the City of Oceanside's website, multiplied by 83% (100% minus 17%, from the City's 2024-25 Operating Budget, Page 8), to account for residents that travel less than 15 minutes and are assumed to work and live within the City, equaling 63,910 employees working within the City of Oceanside.

(b) Assumes that three employees have the same impact as one resident.

(c) Amounts from the Adopted 2024-25 City Budget.

(d) Expenditures assumed to not be affected by the increase of the Project population.

(e) Reflects adjustment to expenditures that do not have a 1:1 relationship between projected population growth and demand for municipal services.

TABLE 6B
ESTIMATE OF GENERAL FUND FISCAL IMPACT
GARRISON - FISCAL IMPACT ANALYSIS
CURRENT ZONING - ELEMENTARY SCHOOL

Annual General Fund Revenues	Amount at Buildout	Percent of Total
Sales&Use Tax - County	$4,932	43.0%
Sales&Use Tax - Prop 172	541	4.7%
Business Licenses	298	2.6%
Ambulance Billing	726	6.3%
Charges for Services	2,138	18.7%
Fines and Forfeitures	356	3.1%
Local Sales & Use Tax (Measure X)	2,466	21.5%
Total Revenues	**$11,458**	**100.0%**

Annual General Fund Expenditures	Amount at Buildout	Percent of Total
City Council	$34	0.2%
City Clerk	49	0.3%
City Treasurer	12	0.1%
City Manager	71	0.4%
City Attorney	76	0.4%
Non Departmental	304	1.6%
Financial Services	211	1.1%
Human Resources	28	0.1%
Police	6,726	34.8%
Fire	4,365	22.6%
Public Works	2,126	11.0%
Community Development	1,508	7.8%
Neighborhood Services	279	1.4%
Parks & Recreation	707	3.7%
Library	586	3.0%
Measure X	2,248	11.6%
Total Expenditures	**$19,333**	**100.0%**

Annual Recurring Surplus/(Deficit) at Buildout	**($7,875)**
Revenues to Expenditure Ratio	**0.59**