Berryman & Henigar
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SPECIAL TAX REPORT

COMMUNITY FACILITIES DISTRICT NO. 97-1
Open Space Maintenance District
(Otay Ranch - SPA One, Villages 1 & 5)

FOR THE
CITY OF CHULA VISTA

CITY OF
CHULA VISTA

Prepared By
Berryman & Henigar

JULY 1, 1998

Project No. 14358.00

COMMUNITY FACILITIES DISTRICT NO. 97-1
Open Space Maintenance District
City of Chula Vista

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COMMUNITY FACILITIES DISTRICT NO. 97-1
Open Space Maintenance District (Otay Ranch - SPA One)
City of Chula Vista

INTRODUCTION

The City of Chula Vista (City) has been requested to initiate proceedings to establish a Community Facilities District to include that property commonly known as "Otay Ranch - SPA One, Villages One and Five" for the purpose of providing services of the maintenance of medians, drainage facilities, parkways, perimeter slope areas, trails, community gardens and pedestrian bridges which will be constructed with the Otay Ranch - SPA One, Villages One and Five to meet increased demand upon the City as a result of development within the boundaries of the proposed Community Facilities District (District).

The proposed District is located in the City of Chula Vista, County of San Diego, State of California, as depicted on a reduced map of the boundaries thereof, Exhibit A, Boundary Map, included herein.

The City Council adopted a resolution entitled "Resolution of Intention to Establish a Community Facilities District", Resolution No.19105 declaring its intention to form the District and ordered the preparation of a report describing the proposed services to be financed by the District if it is formed. The proceedings are being conducted in accordance with the provisions of the "Mello Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5, commencing with Section 53311, of the Government Code of the State of California (the Act) and the City of Chula Vista Community Facilities District Ordinance (the "Ordinance") being Ordinance No. _____, enacted pursuant to the powers reserved to the City under Sections 3, 5, and 7 of Article XI of the Constitution of the State of California and the Charter of the City. The report has been prepared by, or under the direction of the Director of Public Works and other such officers responsible for the providing of the services to be financed by the proposed District. The report has been prepared in accordance with Section 53321.5 of the Act and includes among other information:

a) A description of the maintenance services which are required to adequately meet the needs of the District. (Part II)

b) An estimate of the fair and reasonable cost of providing maintenance services and all other related costs as provided in Section 53345.3 of the Act. (Part III)

Part I - Description of District

The proposed District Community Facilities District No. 97-1, (Open Space Maintenance District - Otay Ranch SPA One, Villages 1 & 5) as shown in Exhibit A and is generally described as Tract 96-04 and 97-02, as they may be amended from time to time, and includes the following Assessor's Parcel Numbers:

Assessor's Parcel Number	Owner	Acreage
595-070-33-00	Otay Project, LLC-OVP	15.39
641-080-01-00 (portion of)[1]	Otay Project, LLC-OVP	68.96
642-060-11-00	McMillin - D.A. America, Otay Ranch LLC	140.79
642-071-01-00	DMB/AEW Land Holdings Two/LLC-OVP	23.09
642-071-02-00	Standard Pacific Corp. -OVP	13.40
642-071-03-00	Centex Homes-OVP	10.59
642-071-04-00	DMB/AEW Land Holdings Two/LLC-OVP	19.69
642-071-05-00	Standard Pacific Corp.-OVP	14.84
642-071-06-00	South Bay Project, LLC-OVP	6.53
642-071-07-00	Otay Project, LLC-OVP	72.48
642-071-08-00	Centex Homes-OVP	12.13
642-071-09-00	Otay Project, LLC-OVP	13.74
642-071-10-00	Otay Project, LLC-OVP	7.16
642-071-11-00	Otay Project, LLC-OVP	10.35
642-071-12-00 (portion of)[1]	Otay Project, LLC-OVP	212.31
642-080-01-00 (portion of)[1]	McMillin - D.A. America, Otay Ranch LLC	146.28
642-090-01-00 (portion of)[1]	Otay Project, LLC-OVP	37.48
642-100-01-00 (portion of)[1]	Mc Millan D.A.	4.11
643-010-03-00	Otay Project, LLC-OVP	19.92
643-010-09-00	Otay Project, LLC-OVP	51.63
643-020-10-00 (portion of)[1]	Otay Project, LLC-OVP	60.07
643-020-32-00	Otay Project, LLC-OVP	99.62
	TOTAL	1,060.56 Acres

[1] Only the acreage of the area within the boundaries of the District is shown.

EXHIBIT A

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 97-1

OPEN SPACE MAINTENANCE DISTRICT

(OTAY RANCH – SPA ONE, VILLAGES 1 & 5)

CITY OF CHULA VISTA, COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CHULA VISTA, THIS ____ DAY OF _____, 199__.

BY: _____
CITY CLERK BEVERLY A. AUTHELET
CITY OF CHULA VISTA
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CFD No. 97-1, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 199__, BY ITS RESOLUTION NO._____.

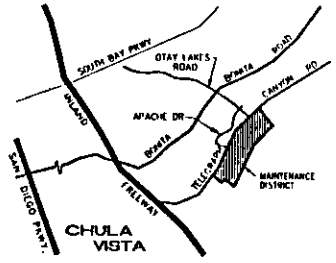
BY: _____
CITY CLERK BEVERLY A. AUTHELET
CITY OF CHULA VISTA
STATE OF CALIFORNIA

FILED THIS ____ DAY OF _____, 199__, AT THE HOUR OF _____ O'CLOCK ____ M. IN BOOK _____, PAGE _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

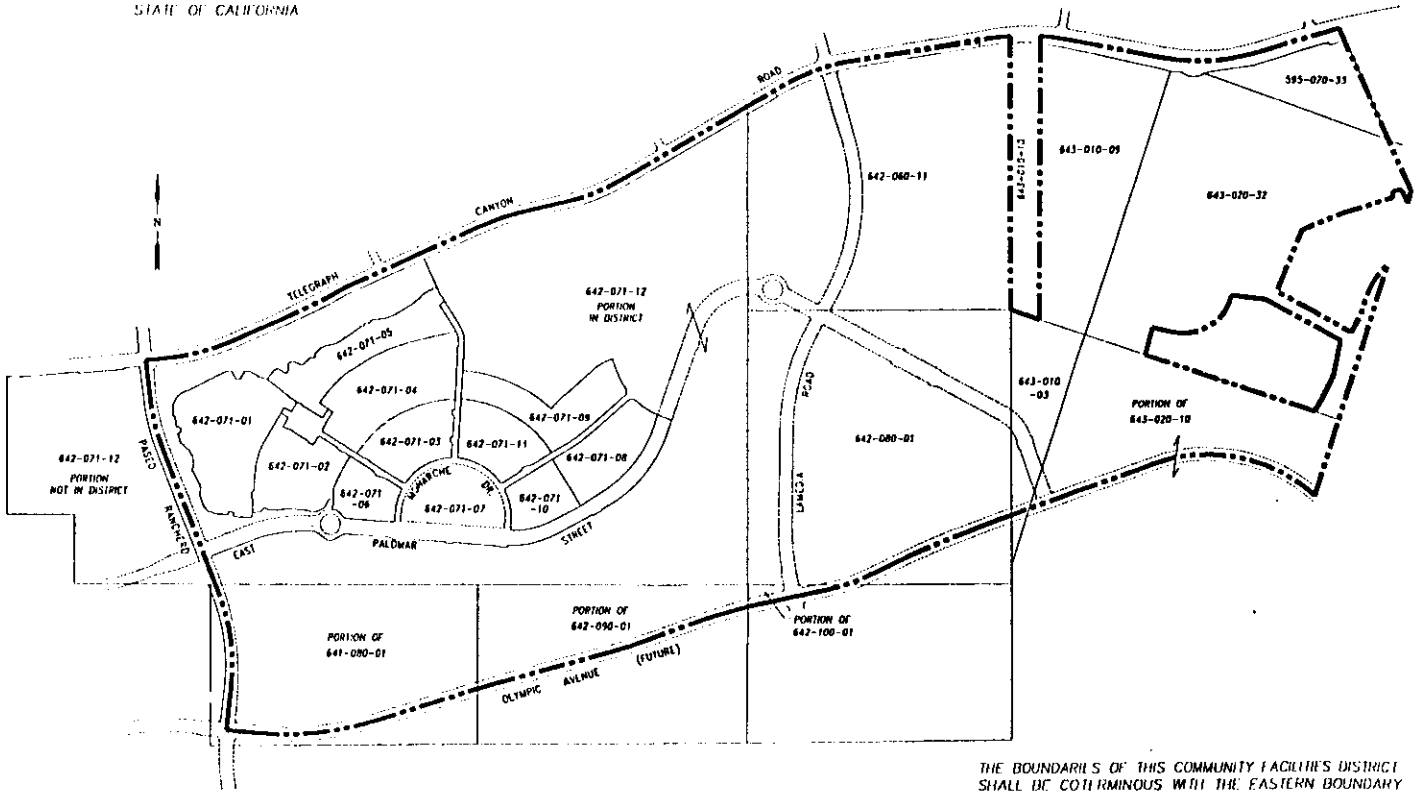
BY: _____
COUNTY RECORDER
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

LEGEND

- MAINTENANCE DISTRICT BOUNDARY
- ASSESSOR'S PARCEL LINE
- PROPOSED RIGHT-OF-WAY



VICINITY MAP



THE BOUNDARIES OF THIS COMMUNITY FACILITIES DISTRICT SHALL BE COTERMINOUS WITH THE EASTERN BOUNDARY OF "SPA ONE" AND THE CENTERLINES OF TELEGRAPH CANYON ROAD, PASEO RANCHERO, AND THE FUTURE ALIGNMENT OF OLYMPIC AVENUE.

Berryman & Henigar
BSI Consultants, Inc. + Henigar & Roy, Inc.

OS_MAP1.DWG LAB 4/22/98

Part II - Description of Facilities and Services

Section 53311.5 of the Act and the provisions of the Ordinance provide for alternate financing of certain services in developing areas. Since there are no other means of financing available to the City, and since the services are required to meet additional demands on the City as a result of development occurring within the proposed District, the financing of the proposed services is in accordance with Section 53313.5 of the Act and the provisions of the Ordinance.

The proposed services include all direct, administrative, and incidental annual costs and expenses related to providing for the maintenance and servicing of public facilities including irrigation, cultivation, installation and replacement of plant material, tree trimming and necessary supplies; personnel, utility and equipment costs; contract services where applicable; maintenance and servicing of parks, parkway landscaping and medians, drainage facilities, pedestrian bridges and open space slopes, trails and walls, including:

Special Tax Area A

Parkway Landscaping and Medians and Regional Trails which includes:

a) The median along Telegraph Canyon Road between Paseo Ranchero and Otay Lakes Road*
b) The median along Otay Lakes Road between Telegraph Canyon road and the eastern boundary of Otay Ranch SPA One*
c) The southerly parkway along Telegraph Canyon Road from Paseo Ranchero to Otay Lakes Road
d) The southerly parkway along Otay Lakes Road between Telegraph Canyon Road and the eastern boundary of Otay Ranch SPA One
e) The easterly parkway of Paseo Ranchero between Telegraph Canyon Road and Olympic Parkway
f) The northerly parkway along Olympic Parkway between Paseo Ranchero and the eastern boundary of Otay Ranch SPA One
g) The median along East Palomar Street between Paseo Ranchero and Olympic Parkway
h) The median along Olympic Parkway between Paseo Ranchero and the centerline of future SR125*
i) The median along Paseo Ranchero between Telegraph Canyon Road and Olympic Parkway*
j) The median and parkways along La Media Road between Otay Lakes Road and Olympic Parkway
k) Regional trails along Paseo Ranchero, La Media, Telegraph Canyon Road, Otay Lakes Road, and Olympic Parkway
l) The northerly and southerly parkway along East Palomar between Paseo Ranchero and Olympic Parkway.

* Special Tax Area A will contribute an amount not to exceed 50 percent of the costs of maintenance.

Drainage Facilities which include:

a) A pro-rata share of the detention basin and channel in the Telegraph Canyon drainage area from Paseo Ranchero to the eastern boundary of SPA One
b) A pro-rata share of the detention basin and channel in the Poggi Canyon drainage area from east of Paseo Ranchero to the eastern boundary of SPA One

Pedestrian Bridges which include:

a) The bridge between Villages One and Five
b) A pro-rata share of the bridge between Villages One and Two
c) A pro-rata share of the bridge between Villages Five and Six

Special Tax Area B

Open Space, Slopes, Trails and Walls which include:

a) Connector trails within open space slopes along Telegraph Canyon Road and Olympic Parkway which are within the public right-of-way or dedicated open space and located within the boundaries of the District.

b) Slope areas adjacent to Telegraph Canyon Road, Paseo Ranchero, East Palomar Street and Olympic Parkway which are within public open space areas and located within the boundaries of the District.

c) Perimeter walls or fences adjacent to Telegraph Canyon Road, Paseo Ranchero, Olympic Parkway and East Palomar Street which are within public open space areas or within the public right-of-way and located within the boundaries of the District.

Maintenance shall include the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of any improvement or appurtenant facilities, including repair, removal or replacement of all or any part of the improvement or appurtenant facilities, providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste. Maintenance also means the furnishing of water for the irrigation of the landscaping, the installation of planting or landscaping, or the installation or construction of supplemental facilities including any facilities which are necessary or convenient for the maintenance of eligible facilities.

The foregoing services shall be provided by the City, either with its own forces or by contract with third parties, or any combination thereof, as determined by the City.

Part III - Cost Estimate

The estimate of the fair and reasonable cost of the proposed services for Open Space Maintenance including Administrative Expenses in connection with providing said services, and all other related costs is deemed to be not greater than $1,620,989 if all facilities were complete for the fiscal year ending June 30, 1999.

The estimated cost for each Special Tax Area (Exhibit B) is shown below:

Special Tax Area A	$ 596,361
Special Tax Area B	$ 1,024,628

A detailed breakdown of the estimated cost for each Special Tax Area is included in the appendix of this report.

Each Fiscal Year the City shall cause to be prepared an annual budget showing the estimated costs of maintenance services, including administration for such Fiscal Year. The budget for each Fiscal Year may show the proportional annual cost of those maintenance activities which occur less frequently than on an annual basis.

Part IV - Rate and Method of Apportionment of Special Taxes

ANNUAL TAX

A Special Tax shall be levied annually on land within Community Facilities District No. 97-1 (Open Space Maintenance District) of the City of Chula Vista (the "District"), and collected according to the Special Tax Liability determined by the City of Chula Vista (the "City") through the application of the following procedures. All of the property within the District, unless otherwise exempted by law or the express provisions of the rate and method of apportionment expressed below, shall be taxed to the extent and in the manner provided below.

All Parcels within the District are assigned to Special Tax Area A. In addition, certain Parcels are also assigned to Special Tax Area B based upon their location. A map of the Special Tax Areas is included as Exhibit B. The Special Tax which shall be levied upon each Parcel shall be the aggregate sum of the Special Tax for each Special Tax Area within which the Parcel is located.

All Special Taxes applicable to Parcels shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, and the Special Taxes so levied will be subject to the same penalties and procedures, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

DEFINITIONS

Acre or Acreage means the area of a Parcel as shown on the latest maps of the Assessor of the County of San Diego, or, if the area of such Parcel is not shown on such Assessor's maps, the area as shown on a current recorded subdivision map, parcel map, record of survey or other recorded document creating or describing the Parcel. If the preceding maps are not available, the area shall be determined by the City Engineer.

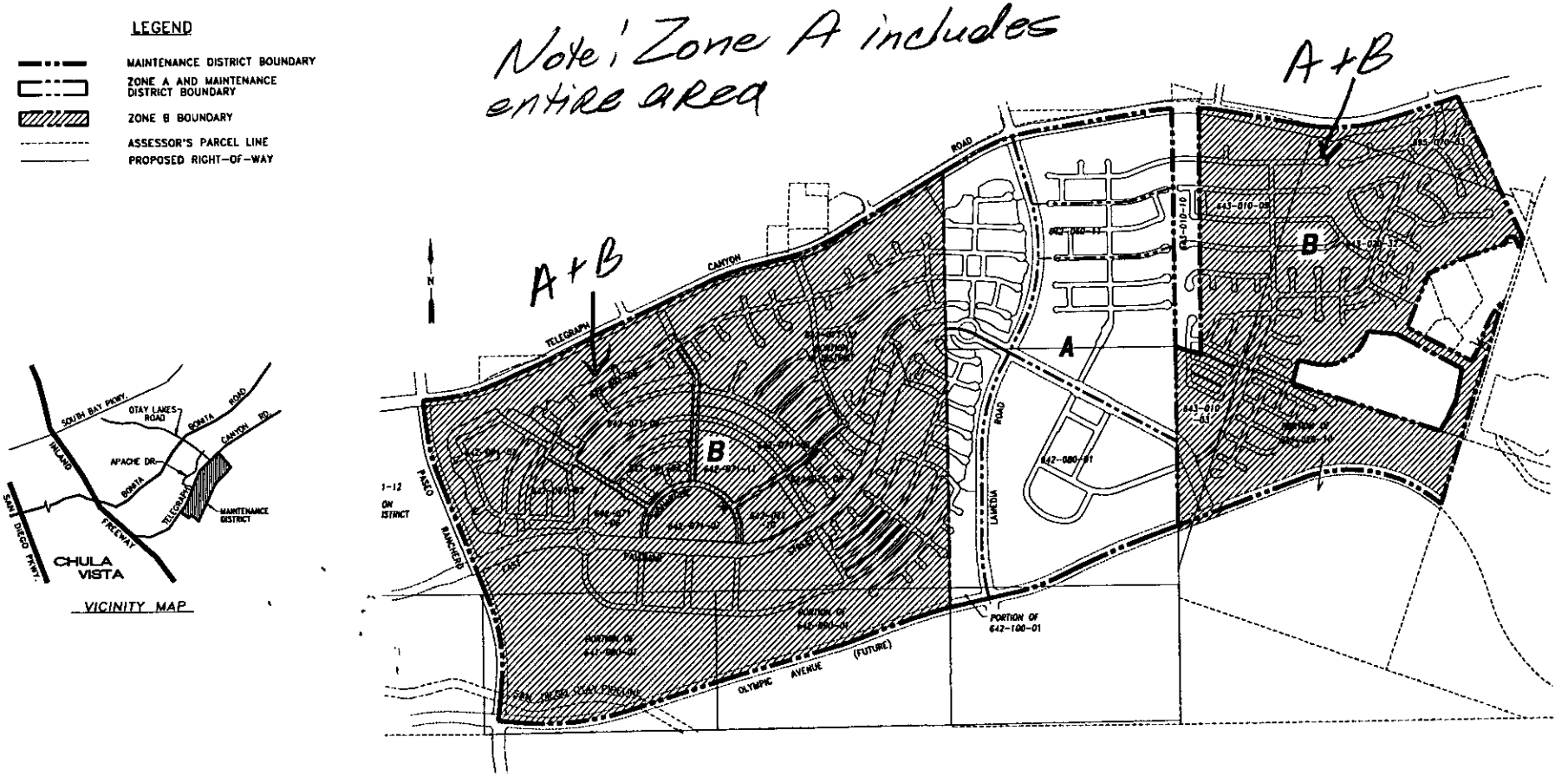
Administrative Expenses means the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the Special Taxes) including the fees and expenses of its counsel. Any fees of the County related to the District or the collection of Special Taxes, an allocable share of the salaries of City staff directly related thereto, any amounts paid by the City from its general fund with respect to the District, and expenses incurred by the City in undertaking actions to foreclose on properties for which the payment of Special Taxes is delinquent, and all other costs and expenses of the City related to the District.

Building Square Foot or Square Footage means the square footage as shown on the Parcel's building permit(s), excluding garages or other structures not used as living space.

City means the City of Chula Vista.

EXHIBIT B

SPECIAL TAX AREAS
COMMUNITY FACILITIES DISTRICT NO. 97-1
(OPEN SPACE MAINTENANCE DISTRICT)
CITY OF CHULA VISTA, COUNTY OF SAN DIEGO
STATE OF CALIFORNIA



Berryman & Henigar
BSI Consultants, Inc. • Henigar & Rex, Inc.

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Developed Parcel means Taxable Property for which a foundation building permit or other form of building permit has been issued as of March 1 of the preceding Fiscal Year.

District means the Open Space Maintenance District - SPA One (Villages 1& 5) of the Community Facilities District No. 97-1 of the City of Chula Vista.

Facilities means those improvements defined in Part II of the Special Tax Report dated July 1, 1998 for Community Facilities District No. 97-1 of the City of Chula Vista.

Fiscal Year means the period starting on July 1 and ending the following June 30.

Maximum Special Tax means the maximum special tax that can be levied within CFD No. 97-1 by the City Council in any Fiscal Year for each Parcel of Taxable Property.

Non-Residential Uses shall include all Developed Parcels which are not zoned for Residential Uses including commercial, industrial, and community public facility (CPF) uses.

Operating Fund means a fund that shall be maintained for each Special Tax Area within the District for any Fiscal Year to pay for the actual costs of maintenance, repair, and replacement of the Facilities, and the Administrative Expenses.

Operating Fund Balance means the amount of funds in the Operating Fund at the end of the preceding Fiscal Year.

Operating Fund Requirement means for any Fiscal Year an amount for each Special Tax Area equal to the budgeted costs of the maintenance, repair and replacement of the Facilities which have been accepted and maintained by the District or are reasonably expected to be accepted and maintained by the District during the current Fiscal Year plus the budgeted Administrative Expenses of the District for the current Fiscal Year in which Special Taxes are levied.

Parcel means any San Diego County Assessor's Parcel or portion thereof that is within the boundaries of the District designated on a map of the San Diego County Assessor and which has been assigned a discrete identifying number on the equalized tax rolls of the County.

Reserve Fund means a fund that shall be maintained for each Special Tax Area to provide necessary cash flow for operations and maintenance for the first six months of each Fiscal Year, working capital to cover maintenance and repair cost overruns and delinquencies that may arise in connection with the collection of Special Taxes and a reasonable buffer against large variations in annual special tax amounts.

Reserve Fund Balance means the amount of funds in the Reserve Fund at the end of the preceding Fiscal Year.

Reserve Fund Requirement means the required balance in the Reserve Fund equal to up to 100% of the Operating Fund Requirement.

Residential Uses shall include those residential uses as permitted in the City zoning ordinance.

Special Tax means the special tax or special taxes actually levied within CFD No. 97-1.

Special Tax Area means one of the two specific areas comprising specific Parcels as shown in Exhibit B of the Special Tax Report dated July 1, 1998 for Community Facilities District No. 97-1 of the City of Chula Vista.

Special Tax Liability for any Fiscal Year is an amount determined for each Special Tax Area sufficient to pay the costs of the District, including: (i) the amount required to be deposited into the Operating Fund to meet the Operating Fund Requirement, less the Operating Fund Balance, and (ii) the total amount required to be deposited into the Reserve Fund if any, to meet the Reserve Fund Requirement, less the Reserve Fund Balance.

Taxable Property is all real property or Parcels within the boundaries of the District which are not exempt from the Special Tax pursuant to law, or which are not classified or assigned to the Exempt Category as defined herein.

Categories of Special Taxes

Residential Category:

The residential category includes each Developed Parcel within the District which is zoned for Residential Uses by the City ("Residential Category").

- The Maximum Special Tax that may be levied within Special Tax Area A for Fiscal Year 1998/99 on each Developed Parcel assigned to the Residential Category shall be $0.0844 per Building Square Foot.

- The Maximum Special Tax that may be levied within Special Tax Area B for the Fiscal Year 1998/1999 on each Developed Parcel assigned to the Residential Category shall be $0.1977 per Building Square Foot.

Said Maximum Special Tax Rates shall be increased or decreased each Fiscal Year thereafter by a factor which shall be the lesser of the annual percentage change in the January to January San Diego Metropolitan Area All Urban Consumer Price Index (All

Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

Non-Residential Category

The non-residential category includes all Developed Parcels in the District which are not zoned by the City for Residential Uses ("Non-Residential Category").

- The Maximum Special Tax that may be levied within Special Tax Area A for the Fiscal Year 1998/99 on each Developed Parcel assigned to the Non-Residential Category shall be $1,143 per Acre (said amount to be levied pro rata for any portion of an Acre).

- The Maximum Special Tax that may be levied within Special Tax Area B for the Fiscal Year 1998/99 on each Developed Parcel assigned to the Non-Residential Category shall be $2,538 per Acre (said amount to be levied pro rata for any portion of an Acre).

Said Maximum Special Tax rates shall be increased or decreased each Fiscal Year thereafter by a factor which shall be the lesser of the annual percentage change in the January to January San Diego Metropolitan Area All Urban Consumer Price Index (All Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

Exempt Category

The exempt category includes each property owned by, conveyed or irrevocably offered for dedication to a public agency, land which is in the public right-of-way, unmanned utility easements which make utilization for other than the purpose set forth in the easement impractical, common areas, private streets and parks, and open space lots ("Exempt Category").

Vacant Land Category

The vacant land category includes each Parcel of Taxable Property assigned to the District not subject to a Special Tax under any other category described above ("Vacant Land Category").

The Maximum Special Tax which may be levied on each Parcel within the Vacant Land Category for Fiscal Year 1998/99 shall be the rates set forth in Table 1 below (said amount to be levied pro rata for any portion of an Acre). Said Maximum Special Tax shall be increased or decreased each Fiscal Year thereafter by a factor which shall be the lesser of the annual percentage change in the January to January San Diego

Metropolitan Area All Urban Consumer Price Index (All Items) or the annual percentage change in the estimated California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January.

TABLE 1
Vacant Land Category
Maximum Special Tax Rate per Acre

Special Tax Area	Maximum Special Tax Rate
Special Tax Area A	$1,293 /Acre
Special Tax Area B	$2,870 /Acre

Assignment to Categories of Special Taxes

On or about July 1 of each year (but in any event in sufficient time to include the levy of the Special Taxes on the County's secured tax roll) the City shall assign each Parcel within the District to the Residential Category, Non-Residential Category, Exempt Category, or Vacant Land Category. Parcels subject to levy shall be determined based upon the records of the San Diego County Assessor.

Levy and Apportionment of Special Taxes

The City shall determine the Special Tax Liability of each Special Tax Area in each Fiscal Year on or about every July 1 (but in any event in sufficient time to include the levy of the Special Taxes on the County's secured tax roll). Special Taxes shall then be levied on each Parcel assigned to the Residential Category, Non-Residential Category, and Vacant Land Category within each Special Tax Area in the following order of priority:

Step 1: Determine the maximum revenue which could be generated in each Special Tax Area by multiplying the total Building Square Footage of all Developed Parcels assigned to the Residential Category in each Special Tax Area by the Maximum Special Tax per Building Square Foot and adding to that the maximum Special Tax revenue which could be generated by multiplying the total Acreage of all Developed Parcels assigned to the Non-Residential Category in each Special Tax Area by the Maximum Special Tax per Acre.

Step 2: If the total Special Tax revenue as calculated in Step 1 for the Special Tax Area is greater than the Special Tax Liability of such Special Tax Area, reduce the Special Tax for each Parcel proportionately so that the Special Tax levy for the Fiscal Year is equal to the Special Tax Liability for the Fiscal Year.

Step 3: If the total Special Tax revenue as calculated in Step 1 is less than the Special Tax Liability of such Special Tax Area, a Special Tax shall be levied upon each Parcel assigned to the Vacant Land Category. The Special Tax for the Vacant Land Category shall be calculated as the lessor of:

(i) The Special Tax Liability for each Special Tax Area, less the total of funds generated for all Parcels within that Special Tax Area under Step 1 above, divided by the total Acres for all Parcels assigned to the "Vacant Land Category" within that Special Tax Area.

OR,

(ii) the Maximum Special Tax rate for Parcels within that Special Tax Area.

However, in the event it is determined that the Special Tax Liability for Special Tax Area A includes delinquent Special Taxes from Parcels in the Vacant Land Category from the prior Fiscal Year, the City shall determine the amount of such delinquent Special Taxes that arose from such Parcels and identify the owner(s). The amount of delinquent Special Taxes, if any, that arose from each owner shall first be divided by the total Acres owned by such owner(s), and collected from the respective owner with the remaining portion of the Special Tax Liability not related to delinquent Special Taxes to be collected from Parcels in the Vacant Land Category according to the procedure set forth in the preceding paragraph.

Step 4: The total Special Tax for each Parcel shall be the sum of the Special Taxes for each Special Tax Area in which a Parcel is located.

APPENDIX A

McMillin / Otay Ranch SPA I

Zone A, LMD CFD Supplemental Budget Worksheet

June 8, 1998

account # *description*

5254 WATER (and service fees)

landscape description	*code*	*acres x cost/yr.*=*		(*reduced 15% for use of reclaimed water)
Parkways & medians	1	11.81 Ac. x $2,048.50* =	$24,196	(does not include E. Palomar Street transit stop median)
Turf	2	0.44 Ac. x $2,269.50* =	$991	(E. Palomar Street transit stop median)
Slopes	3	0.07 Ac. x $1,649.00* =	$112	(adjacent to E. Palomar St. at CPF-4)
Subtotal of Water Volume Only			$25,299	
Water service fees (fixed costs)				
		3 meters x $650.00 / yr. =	$1,950	(assumes 2" water meters)
Grand Total Water			$27,249	

5251 ELECTRICITY (utilities)

3 meters x $120.00 / yr. = $360 (electric fees for irrigation meters)

1 meter x ((no. of fixtures x $2.2179) + $7.00) x 12 mo. = $1,122 (electric fees for pathway lighting)

5362 MATERIALS TO MAINTAIN BUILDINGS, STRUCTURES, AND GROUNDS (irrigation system repairs)

$25,299 cost of water volume (subtotal #5254 above) x 0.12 = $3,036

5362 SERVICE TO MAINTAIN BUILDINGS, STRUCTURES, AND GROUNDS (backflow preventer certifications)

0 backflow preventers x $40.00 / cert./ yr.= $0 (not required with the use of reclaimed water)

printed on 7/15/98

P&D Consultants, Inc.

McMillin / Otay Ranch SPA I

Zone A, LMD CFD Supplemental Budget Worksheet

June 8, 1998

account # description

5298 OTHER CONTRACTUAL SERVICES (emergency irrigation repair element of this object acct.)

$25,299	water volume cost (subtotal #5254 above) x 0.07 =	$1,771	(Add this amount to acct. 5298 below)

5298 OTHER CONTRACTUAL SERVICES

description	*code*	*acres x cost/yr =*		
Enhanced parkway - decorative monument	1	0.00 Ac. x $5,750.00 =	$0	
Parkways & medians	1	11.81 Ac. x $5,420.00 =	$64,018	(does not include E. Palomar Street transit stop median)
Turf	2	0.44 Ac. x $17,140.00 =	$7,487	(E. Palomar Street transit stop median)
Slopes (irrigated)	3	0.07 Ac. x $4,310.00 =	$292	(adjacent to E. Palomar St. at CPF-4)
Slopes (non-irrigated)	4	0.00 Ac. x $500.00 =	$0	
Undisturbed native - natural		0.00 Ac. x $170.00 =	$0	
Sage preserve zone		0.00 Ac. x $435.00 =	$0	
Otay Tar Plant - preserve		0.00 Ac. x $870.00 =	$0	
subtotal			$71,796	
Trail Maintenance - 10' wide @ $610.00 / 9000 sq.ft.		9,963 lin.ft. x $0.6778 / yr. =	$6,753	(includes Telegraph Canyon, La Media, and Olympic Parkway) unit cost adjusted for 10' trail width
Wall maintenance - lin.ft./ #yr. prog.		0 lin. ft. x $0.69 =	$0	
Emergency irrigation system repairs		- (carry subtotal down from above)	$1,771	
Fire clearances - ave. 1 day / 7 non-irr. Ac.		0.0 days x $330.00 (cst/crw/day) =	$0	
Revegetation planting - average 1 day per $1000 plant materials (#5351)		2.15 days x $330.00 (cst/crw/day) =	$711	
Grand Total for Account # 5298			$81,031	

McMillin / Otay Ranch SPA I

Zone A, LMD CFD Supplemental Budget Worksheet

June 8, 1998

account # *description*

5351 LANDSCAPE SUPPLIES

(Plant material for revegetation of bare areas or supplemental plantings averages 3% of contract cost - see subtotal of #5298 above)

$71,796 cost of contract x 0.03 = $2,154

5253 TRASH COLLECTION & DISPOSAL

(fee for 40 cu.yd. roll-off dumpster for removal of cleanup / fire clearance or trail clearance debris. Averages one dumpster per every 7 non-irrigated acres)

0 non-irr. Ac's/7 x $280.00 per dumpster = $0

5201 PROFESSIONAL SERVICES (outside consultant services typically used by PW/ENG for spread / assessment)

$8,033 (33.33% of $24,100)

OTHER (not listed above)

Telegraph Canyon channel maintenance	$1,238	(18.6% of 45.6% of $14,600)
Telegraph Canyon detention basin	$3,683	(18.6% of 19,800)
Pedestrian Bridges $3,600 each	$2,400	(33.33% of 1+1/2+1/2 bridges @ $3,600 each)
Poggi Canyon Channel Maintenance	$1,416	(9.7% of $14,600)
Poggi Canyon detention basin	$1,921	(9.7% of 19,800)
Pathway Light Maintenance @ $15.00 each		
39 lights on E. Palomar St. (80 ft. o.c.)	$585	
Street Tree Maintenance @ $75.00 each (20% of trees pruned in a single year) *see Note below*		
210 trees on E. Palomar St.	$3,150	
94 trees on Telegraph Canyon Rd.	$1,410	
334 trees on La Media	$5,010	
94 trees on Olympic Parkway	$1,410	

SUBTOTAL OF ALL THE ABOVE **$145,207**

5291 CITY STAFF SERVICES (City overhead)

Parks and Recreation (Zone A portion)		$12,468	(J.Foncerrada formula)
Engineering / Public Works	$500 per year flat rate	na	
Management Information Systems	$60 per year flat rate	na	
subtotal		$12,468	

GRAND TOTAL **$157,675**

Note - parkways and medians include:

233,154	sq.ft. - East Palomar St. parkways & medians
27,646	sq.ft. - Telegraph Canyon Road south parkway
25,425	sq.ft. - Telegraph Canyon Road 50% of medians
121,035	sq.ft. - La Media parkways
74,461	sq.ft. - La Media medians
31,638	sq.ft. - Olympic Parkway north parkway
20,173	sq.ft. - Olympic Parkway 50% of medians
533,532	sq.ft Total
12.25	**acres Total**

printed on 7/15/98

P&D Consultants, Inc.

APPENDIX B

OTAY RANCH
COMMUNITY FACILITY DISTRICT (CFD) / OPEN SPACE (O.S.) MAINTENANCE DISTRICT COSTS (PER YEAR)
VILLAGE ONE & FIVE (ZONE 'A'): CFD / O.S. SUMMARY

5254	**WATER (and service fees)**				
	Water Usage Volume Costs				
	CODE 1--Parkway/Median ($2,410/acre less 15%)	17.81	ACRE	$2,048.50	$36,483.79
	CODE 2--Turf Areas ($2,670/acre less 15%)	5.71	ACRE	$2,269.50	$12,958.85
				Subtotal of Water Volume Only:	*$49,442.64*
	Water Meter Service Fee				
	Water meters	41.75	EA	$650.00	$27,137.50
				Subtotal of Water Meter Service Fee:	*$27,137.50*
				Total of Water Fees:	***$76,580.14***
5251	**ELECTRICITY (utilities)**				
	Electric Meters	38.75	EACH	$120.00	$10,599.27
				Total Electricity:	***$10,599.27***
5362	**MATERIALS TO MAINTAIN BUILDINGS, STRUCTURES AND GROUNDS (irrigation system repairs)**				
	Water Volume Subtotal x 0.12	49,442.64		0.12	$5,933.12
				Total Materials to Maintain Buildings, Structures and Grounds:	**$5,933.12**
5262	**SERVICE TO MAINTAIN BUILDINGS STRUCTURES AND GROUNDS**				
	California Health Code certification of backflow preventers				
	Water meter count	38.75	EA	$40.00	$1,550.00
				Total Service to Maintain Buildings, Structures and Grounds:	**$1,550.00**
5298	**OTHER CONTRACTUAL SERVICES**				
	Landscape Maintenance Costs				
	CODE 1: Ornamental & High Maintenance Landscape Areas	17.81		$5,750.00	$102,407.50
	CODE 2: Lawn Areas	5.71		$17,140.00	$97,869.40
				Subtotal Contractor Landscape Maintenance Costs:	*$200,276.90*
	Miscellaneous Landscape Maintenance Costs				
	Trail Maintenance	19,850.00	L.F.		$13,454.33
	Wall Maintenance	n/a			$0.00
	EISR Emergency Irrigation System Repairs				$3,460.98
	Fire Clearances	n/a			$0.00
	Revegetation	n/a			$0.00
				Subtotal Misc. Landscape Maintenance Costs:	*$16,915.31*
	Miscellaneous Maintenance Costs				
	Pedestrian Bridge				$4,800.00
	Pedestrian Light				$10,350.00
	Tree Trimming				$44,130.00
	Telegraph Channel				$3,330.21
	Telegraph Detention Basin				$9,904.20
	Poggi Channel				$3,791.26
	Poggi Detention Basin				$5,141.57
				Subtotal Misc. Maintenance Costs:	*$81,447.24*
				Misc. Landscape Maintenance Costs:	***$298,639.45***

5351 LANDSCAPE SUPPLIES

(Plant material for revegetation of bare areas or enhanced supplemental plantings. Averages 3% of the landscape maintenance contract cost)

$200,276.90		$0.03	$6,008.31
		Subtotal Landscape Supplies:	**$6,008.31**

5253 TRASH COLLECTION AND DISPOSAL

(40 cubic yard roll off dumpsters to facilitate fire clearances, trail clearances. general large scale clean up projects. Averages one dumpster per every 7 non-irrigated acres of slope area.)

CODE 4 +CODE 5 (0.00+0.00) = 0.00 acres/7	0.00	EA	$280.00	$0.00
			Subtotal Trash Collection and Disposal:	**$0.00**
			GRAND SUBTOTAL OF ALL THE ABOVE LINE ITEMS:	**$399,310.29**

5201 PROFESSIONAL SERVICES

(outside (the City) consultant services, historically used by the assessment engineer for the spread of assessments. The services of other experts typically outside the realm of routing landscape maintenance).

N/A		$0.00	$0.00
		Subtotal Professional Services:	**$0.00**
		GRAND SUBTOTAL OF ALL THE ABOVE LINE ITEMS:	**$399,310.29**

5291 CITY STAFF SERVICES

(City overhead for staff services).
The services of other experts typically outside the realm of routing landscape maintenance).

		$23,290.00	$23,290.00
		Subtotal City Staff Services:	***$23,290.00***
Engineering (Flat rate--1/district/year)		$16,056.06	$16,056.06
Management Information Systems (Flat rate--1/district/year)	0.50	$60.00	$30.00
		Total City Staff Services:	**$39,376.06**

GRAND TOTAL--VILLAGE ONE & FIVE CFD / O.S. (ZONE 'A') MAINTENANCE COSTS (PER YEAR): **$438,686.35**

VILLAGE ONE AND FIVE (ZONE 'A'): CFD / O.S. Landscape Maintenance

5254 **WATER (and service fees)**

Water Volume Costs	Quantity	Unit	Cost	Total
VILLAGE ONE-ZONE 'A' (PARKWAYS & MEDIANS)				
CODE 1: Ornamental and high maintenance landscape areas				
Telegraph Canyon Road				
Ranch Entry (southeast corner)	0.96	ACRE	$2,048.50	$1,966.56
Parkway (south side street only)	2.30	ACRE	$2,048.50	$4,711.55
Median (50% of planting area only)	1.10	ACRE	$2,048.50	$2,253.35
Ranch Entry (Tree orchard-Southeast corner)	0.46	ACRE	$2,048.50	$942.31
Paseo Ranchero:				
Parkway (east side of street only)	0.94	ACRE	$2,048.50	$1,925.59
Median (50% of planting area only)	0.32	ACRE	$2,048.50	$655.52
Village Entry (Tree orchard-Southeast & Northeast)	1.40	ACRE	$2,048.50	$2,867.90
East Palomar Street:				
Median	4.00	ACRE	$2,048.50	$8,194.00
Olympic Parkway				
Parkway (north side of street only)	1.50	ACRE	$2,048.50	$3,072.75
Median (50% of planting area only)	0.70	ACRE	$2,048.50	$1,433.95
VILLAGE FIVE-ZONE 'A' (PARKWAYS & MEDIANS)				
CODE 1: Ornamental and high maintenance landscape areas				
Otay Lakes Road:				
Parkway (south side street only)	0.80	ACRE	$2,048.50	$1,638.80
Median (50% of planting area only)	0.37	ACRE	$2,048.50	$757.95
Olympic Parkway:				
Parkway (north side of street only)	0.94	ACRE	$2,048.50	$1,925.59
Median (50% of planting area only)	0.72	ACRE	$2,048.50	$1,474.92
Village Entry (Tree orchard-Northwest & Northeast corner)	1.30	ACRE	$2,048.50	$2,663.05
CODE 1--Subtotal Parkway/Median :	17.81	ACRE	$2,048.50	$36,483.79
VILLAGE ONE-ZONE 'A' (PARKWAYS & MEDIANS)				
CODE 2: Turf areas				
East Palomar Street:				
Median	2.00	ACRE	$2,269.50	$4,539.00
Parkway	2.76	ACRE	$2,269.50	$6,263.82
VILLAGE FIVE-ZONE 'A' (PARKWAYS & MEDIANS)				
East Palomar Street:				
Median	0.40	ACRE	$2,269.50	$907.80
Parkways	0.55	ACRE	$2,269.50	$1,248.23
CODE 2--Subtotal Turf:	5.71	ACRE	$2,269.50	$12,958.85
			TOTAL WATER VOLUME COSTS	***$49,442.64***

WATER METER SERVICE FEES (Fixed Costs)

VILLAGE ONE-ZONE 'A' (PARKWAYS & MEDIANS)

Telegraph Canyon Road - Paseo Ranchero to Village One Subdividision Boundary				
Parkway Water Meter Service Fee	1.00	EACH	$650.00	$650.00
Median Water Meter Service Fee (1/2 of existing meters)	2.00	EACH	$650.00	$1,300.00
Paseo Ranchero - Telegraph Canyon Rd. to E. Palomar St.				
Parkway Water Meter Service Fee	0.25	EACH	$650.00	$162.50
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
Paseo Ranchero - E. Palomar St. to Olypic Parkway				
Parkway Water Meter Service Fee	0.50	EACH	$650.00	$325.00
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Paseo Ranchero to Santa Helena				
Median Water Meter Service Fee	4.00	EACH	$650.00	$2,600.00
E. Palomar St. - Santa Helena to Bradbury				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Bradbury to Filmore				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Filmore to Belmont				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Belmont to Santa Alicia Dr.				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Santa Alicia Dr. to Santa Madera Dr.				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Santa Madera Dr. to Santa Flora Dr.				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Santa Flora Dr. to Santa Delfin Ave.				
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00
E. Palomar St. - Parkways (North and South)	8.00	EACH	$650.00	$5,200.00
Olympic Parkway - Paseo Ranchero to Village One Subdivision Boundary				
Parkway Water Meter Service Fee (south edge)	0.50	EACH	$650.00	$325.00
Parkway Water Meter Service Fee (north edge)	0.50	EACH	$650.00	$325.00
Median Water Meter Service Fee	1.00	EACH	$650.00	$650.00

VILLAGE FIVE-ZONE 'A' (PARKWAYS & MEDIANS)

Otay Lakes Road - West Subdivision Boundary to East Subdivision Boundary				
Median Water Meter Service Fee (1/2 of existing)	2.00	EACH	$650.00	$1,300.00
Parkway Water Meter Service Fee	0.50	EACH	$650.00	$325.00
E. Palomar St. - West Subdivision Boundary to East Subdivision Boundary				
Median Water Meter Service Fee	2.00	EACH	$650.00	$1,300.00
Parkway Water Meter Service Fee	8.00	EACH	$650.00	$5,200.00
Olympic Parkway - West Subdivision Boundary to East Subdivision Boundary				
Median Water Meter Service Fee	2.00	EACH	$650.00	$1,300.00
Parkway Water Meter Service Fee	0.50	EACH	$650.00	$325.00
TOTAL WATER METER SERVICE FEES:	**41.75**	**meters**		**$27,137.50**
TOTAL WATER VOLUME COSTS & METER SERVICE FEES:				**$76,580.14**

5251 ELECTRICITY (utilities)

VILLAGE ONE-ZONE 'A' (PARKWAYS & MEDIANS)

Telegraph Canyon Road - Paseo Ranchero to Village One Subdividision Boundary				
Parkway Water Meter Service Fee	1.00	EACH	$120.00	$120.00
Median Water Meter Service Fee (1/2 of existing meters)	2.00	EACH	$120.00	$240.00
Paseo Ranchero - Telegraph Canyon Rd. to E. Palomar St.				
Parkway Water Meter Service Fee	0.25	EACH	$120.00	$30.00
Median Meter Service Fee	1.00	EACH	$120.00	$120.00
Paseo Ranchero - E. Palomar St. to E. Olypic Parkway				
Parkway Water Meter Service Fee	0.50	EACH	$120.00	$60.00
Median Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Paseo Ranchero to Santa Helena				
Median Meter Service Fee	4.00	EACH	$120.00	$480.00
E. Palomar St. - Santa Helena to Bradbury				
Median Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Bradbury to Filmore				
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Filmore to Belmont				
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Belmont to Santa Alicia Dr.				
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Santa Alicia Dr. to Santa Madera Dr.				
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Santa Madera Dr. to Santa Flora Dr.				
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Santa Flora Dr. to Santa Delfin Ave.				
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00
E. Palomar St. - Parkways (North and South)	8.00	EACH	$120.00	$960.00
E. Palomar St.				
Pedestrian Lights (electricty cost)	2.00	EACH	$2,103.09	$4,206.18
Monarche Drive				
Pedestrian Lights (electricty cost)	1.00	EACH	$2,103.09	$2,103.09
Olympic Parkway - Paseo Ranchero to Village One Subdivision Boundary				
Parkway Water Meter Service Fee (south edge)	0.50	EACH	$120.00	$60.00
Parkway Water Meter Service Fee (north edge)	0.50	EACH	$120.00	$60.00
Median Water Meter Service Fee	1.00	EACH	$120.00	$120.00

VILLAGE FIVE-ZONE 'A' (PARKWAYS & MEDIANS)

Otay Lakes Road - West Subdivision Boundary to East Subdivision Boundary				
Median Water Meter Service Fee (1/2 of existing)	2.00	EACH	$120.00	$240.00
Parkway Water Meter Service Fee	0.50	EACH	$120.00	$60.00
E. Palomar St. - West Subdivision Boundary to East Subdivision Boundary				
Median Water Meter Service Fee	2.00	EACH	$120.00	$240.00
Parkway Water Meter Service Fee	2.00	EACH	$120.00	$240.00
Olympic Parkway - West Subdivision Boundary to East Subdivision Boundary				
Median Water Meter Service Fee	2.00	EACH	$120.00	$240.00
Parkway Water Meter Service Fee	0.50	EACH	$120.00	$60.00
TOTAL ELECTRICITY FEES	***38.75***	***meters***		***$10,599.27***

5362	**MATERIALS TO MAINTAIN BUILDINGS, STRUCTURES AND GROUNDS (Irrigation system repair)**				
	Water Volume Subtotal x 0.12	49,442.64		$0.12	$5,933.12
	Total Materials to Maintain Buildings, Structures and Grounds:				**$5,933.12**
5262	**SERVICE TO MAINTAIN BUILDINGS STRUCTURES AND GROUNDS**				
	California Health Code certification of backflow preventers				
	Water meter count	38.75	EA	$40.00	$1,550.00
	Total Service to Maintain Buildings, Structures and Grounds:				**$1,550.00**
5298	**OTHER CONTRACTUAL SERVICES**				
	(Landscape maintenace costs, emergency irrigation system repairs, county probation department inmate work crews for revegetation projects, fire clearances, trail and wall maintenance)				
	EISR Emergency Irrigation System Repairs				
	Water volume costs x .07	49,442.64		0.07	$3,460.98
	Subtotal EISR Emergency Irrigation System Repairs:				**$3,460.98**
	VILLAGE ONE-ZONE 'A' (PARKWAYS & MEDIANS)				
	CODE 1: Ornamental and high maintenance landscape areas				
	Telegraph Canyon Road				
	Ranch Entry (southeast corner)	0.96	ACRE	$5,750.00	$5,520.00
	Parkway (south side street only)	2.30	ACRE	$5,750.00	$13,225.00
	Median (50% of planting area only)	1.10	ACRE	$5,750.00	$6,325.00
	Ranch Entry (Tree orchard-Southeast corner)	0.46	ACRE	$5,750.00	$2,645.00
	Paseo Ranchero:				
	Parkway (east side of street only)	0.94	ACRE	$5,750.00	$5,405.00
	Median (50% of planting area only)	0.32	ACRE	$5,750.00	$1,840.00
	Village Entry (Tree orchard-Southeast & Northeast)	1.40	ACRE	$5,750.00	$8,050.00
	East Palomar Street:				
	Median	4.00	ACRE	$5,750.00	$23,000.00
	Olympic Parkway:				
	Parkway (north side of street only)	1.50	ACRE	$5,750.00	$8,625.00
	Median (50% of planting area only)	0.70	ACRE	$5,750.00	$4,025.00
	VILLAGE FIVE-ZONE 'A' (PARKWAYS & MEDIANS)				
	CODE 1: Ornamental and high maintenance landscape areas				
	Otay Lakes Road				
	Parkway (south side street only)	0.80	ACRE	$5,750.00	$4,600.00
	Median (50% of planting area only)	0.37	ACRE	$5,750.00	$2,127.50
	Olympic Parkway				
	Parkway (north side of street only)	0.94	ACRE	$5,750.00	$5,405.00
	Median (50% of planting area only)	0.72	ACRE	$5,750.00	$4,140.00
	Village Entry (Tree orchard-Northwest & Northeast corner)	1.30	ACRE	$5,750.00	$7,475.00
	Subtotal Village One & Five Code 1:	*17.81*	*ACRE*		*$102,407.50*

CODE 2: Lawn areas

VILLAGE ONE-ZONE 'A' (PARKWAYS & MEDIANS)

East Palomar Street:				
Median	2.00	ACRE	$17,140.00	$34,280.00
Parkway	2.76	ACRE	$17,140.00	$47,306.40
VILLAGE FIVE-ZONE 'A' (PARKWAYS & MEDIANS)				
East Palomar Street:				
Median	0.40	ACRE	$17,140.00	$6,856.00
Parkway	0.55	ACRE	$17,140.00	$9,427.00
Subtotal Village One Code 2:	*5.71*	*ACRE*		*$97,869.40*
Subtotal Contractor Landscape Maintenance Costs:				***$200,276.90***

VILLAGE ONE-ZONE 'A' (SLOPES, TRAILS & WALLS)

Trail Maintenance				
Telegraph Canyon Road (10' wide trail along channel)	6,200	L.F.	$0.6778	$4,202.36
Paseo Ranchero (10' wide trail)	3,350	L.F.	$0.6778	$2,270.63
Olympic Parkway (10' wide trail)	5,100	L.F.	$0.6778	$3,456.78
Subtotal Village One Trail Maintenance Cost:	*14,650.00*	*L.F.*	*$0.6778*	*$9,929.77*

VILLAGE FIVE-ZONE 'A' (SLOPES, TRAILS & WALLS)

Trail Maintenance				
Telegraph Canyon Road (10' wide trail along channel)	2,900	L.F.	$0.6778	$1,965.62
Olympic Parkway (10' wide trail)	2,300	L.F.	$0.6778	$1,558.94
Subtotal Village Five Trail Maintenance Cost:	*5,200.00*	*L.F.*	*$0.6778*	*$3,524.56*
Total Village One & Five Trail Maintenance Cost:	**19,850.00**	***L.F.***		***$13,454.33***

Wall Maintenance	n/a	
Fire Clearances	n/a	
Revegetation	n/a	
Subtotal Misc. Landscape Maintenance Costs:		***$16,915.31***

Miscellaneous Maintenance Costs		
Pedestrian Bridge		$4,800.00
Pedestrian Light		$10,350.00
Tree Trimming		$44,130.00
Telegraph Channel		$3,330.21
Telegraph Detention Basin		$9,904.20
Poggi Channel		$3,791.26
Poggi Detention Basin		$5,141.57
Subtotal Misc. Maintenance Costs:		*$81,447.24*
TOTAL MISC. LANDSCAPE COSTS		***$298,639.45***

5351 **LANDSCAPE SUPPLIES**

(Plant material for revegetation of bare areas or enhanced supplemental plantings. Averages 3% of the landscape maintenance contract cost)

$200,276.90		$0.03	$6,008.31
		Subtotal Landscape Supplies:	***$6,008.31***

5253 **TRASH COLLECTION AND DISPOSAL**

(40 cubic yard roll off dumpsters to facilitate fire clearances, trail clearances, general large scale clean up projects. Averages one dumpster per every 7 non-irrigated acres of slope area.)

CODE 4 +CODE 5 (0.00+0.00) = 0.00 acres/7	0.00	EA	$280.00	$0.00
			Subtotal Trash Collection and Disposal:	***$0.00***

5201 **PROFESSIONAL SERVICES**

(outside (the City) consultant services, historically used by the assessment engineer for the spread of assessments. The services of other experts typically outside the realm of routing landscape maintenance).

N/A		$0.00	$0.00
		Subtotal Professional Services:	**$0.00**
		GRAND SUBTOTAL OF ALL THE ABOVE LINE ITEMS:	**$399,310.29**

5291 **CITY STAFF SERVICES**

(City overhead for staff services). The services of other experts typically outside the realm of routing landscape maintenance).

		$23,290.00	$23,290.00
		Subtotal City Staff Services:	***$23,290.00***
Engineering (Flat rate--1/district/year)		$16,056.06	$16,056.06
Management Information Systems (Flat rate--1/district/year)	0.50	$60.00	$30.00
		Total City Staff Services:	**$39,376.06**
		GRAND TOTAL--VILLAGE ONE & FIVE (ZONE 'A') CFD/ O.S. MAINTENANCE COSTS (PER YEAR):	**$438,686.35**

APPENDIX C

OTAY RANCH
COMMUNITY FACILITY DISTRICT (CFD) / OPEN SPACE (O.S.) MAINTENANCE DISTRICT COSTS (PER YEAR)
VILLAGE ONE & FIVE (ZONE 'B'): CFD / O.S. SUMMARY

5254	**WATER (and service fees)**				
	Water Usage Volume Costs--Village One, Zone 2 (Slopes)				
	CODE 3--Slopes ($1,940/acre less 15%)	102.00	ACRE	$1,649.00	$168,198.00
	Water Usage Volume Costs--Village Five, Zone 2 (Slopes)				
	CODE 3--Slopes ($1,940/acre less 15%)	29.28	ACRE	$1,649.00	$48,282.72
				Subtotal of Water Volume Only:	$216,480.72
	Water Meter Service Fee				
	Water meters	17.25	EA	$650.00	$11,212.50
				Subtotal of Water Meter Service Fee:	$11,212.50
				Total of Water Fees:	***$227,693.22***
5251	**ELECTRICITY (utilities)**				
		17.25	EACH	$120.00	$2,070.00
				Total Electricity:	***$2,070.00***
5362	**MATERIALS TO MAINTAIN BUILDINGS, STRUCTURES AND GROUNDS (irrigation system repairs)**				
	Water Volume Subtotal x 0.12	216,480.72		0.12	$25,977.69
				Total Materials to Maintain Buildings, Structures and Grounds:	***$25,977.69***
5262	**SERVICE TO MAINTAIN BUILDINGS STRUCTURES AND GROUNDS**				
	California Health Code certification of backflow preventers				
	Water meter count	17.25	EA	$40.00	$690.00
				Total Service to Maintain Buildings, Structures and Grounds:	***$690.00***
5298	**OTHER CONTRACTUAL SERVICES**				
	Landscape Maintenance Costs (Village 1)				
	CODE 3: Irrigated & Erosion Control Slopes	102.00	ACRE	$4,310.00	$439,620.00
	CODE 5: Undisturbed Native Habitat	25.20	ACRE	$170.00	$4,284.00
	Landscape Maintenance Costs Village 5)				
	CODE 3: Irrigated & Erosion Control Slopes	29.28	ACRE	$4,310.00	$126,196.80
				Subtotal Contractor Landscape Maintenance Costs:	*$570,100.80*
	Miscellaneous Landscape Maintenance Costs				
	Trail Maintenance	2,650.00	LF.	$0.4067	$1,077.76
	Wall Maintenance	30,200.00	LF.	$0.69	$20,838:00
	EISR Emergency Irrigation System Repairs				$15,153.65
	Fire Clearances	4	DAYS	$330.00	$1,320.00
	Revegetation	17	DAYS	$330.00	$5,610.00
				Subtotal Misc. Landscape Maintenance Costs:	*$43,999.41*
				Misc. Landscape Maintenance Costs:	***$614,100.21***

5351 LANDSCAPE SUPPLIES

(Plant material for revegetation of bare areas or enhanced supplemental plantings. Averages 3% of the landscape maintenance contract cost)

	$570,100.80	$0.03	$17,103.02
		Subtotal Landscape Supplies:	***$17,103.02***

5253 TRASH COLLECTION AND DISPOSAL

(40 cubic yard roll off dumpsters to facilitate fire clearances, trail clearances, general large scale clean up projects. Averages one dumpster per every 7 non-irrigated acres of slope area.)

CODE 4 +CODE 5 (0.00+25.20) = 25.20 acres/7	4.00	EA	$280.00	$1,120.00
			Subtotal Trash Collection and Disposal:	***$1,120.00***
			GRAND SUBTOTAL OF ALL THE ABOVE LINE ITEMS:	***$888,754.14***

5201 PROFESSIONAL SERVICES

(outside (the City) consultant services, historically used by the assessment engineer for the spread of assessments. The services of other experts typically outside the realm of routing landscape maintenance).

	N/A	$0.00	$0.00
		Subtotal Professional Services:	***$0.00***
		GRAND SUBTOTAL OF ALL THE ABOVE LINE ITEMS:	***$888,754.14***

5291 CITY STAFF SERVICES

(City overhead for staff services).
The services of other experts typically outside the realm of routing landscape maintenance).

		$135,844.00	$135,844.00
		Subtotal City Staff Services:	$135,844.00
Engineering (Flat rate--1/district/year)	n/a	$0.00	$0.00
Management Information Systems (Flat rate--1/district/year)	0.50	$60.00	$30.00
		Total City Staff Services:	**$135,874.00**

GRAND TOTAL--VILLAGE ONE & FIVE (ZONE 'B') CFD / O.S. MAINTENANCE COSTS (PER YEAR): ***$1,024,628.14***

VILLAGE ONE AND FIVE (ZONE 'B'): CFD / O.S. Landscape Maintenance

5254 **WATER (and service fees)**

Water Volume Costs	Quantity	Unit	Cost	Total
VILLAGE ONE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
CODE 3: Irrigated and erosion control slopes				
Slopes (2:1 slope factor included)	102.00	ACRE	$1,649.00	$168,198.00
VILLAGE FIVE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
CODE 3: Irrigated and erosion control slopes				
- Slopes (2.5:1 slope factor included)	29.28	ACRE	$1,649.00	$48,282.72
CODE 3--Subtotal Slopes:	131.28	ACRE	$1,649.00	$216,480.72
			TOTAL WATER VOLUME COSTS	***$216,480.72***
WATER METER SERVICE FEES (Fixed Costs)				
VILLAGE ONE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Telegraph Canyon Road - Paseo Ranchero to Village One Subdividision Boundary				
Slope Water Meter Service Fee	5.00	EACH	$650.00	$3,250.00
Paseo Ranchero - Telegraph Canyon Rd. to E. Palomar St.				
Slope Water Meter Service Fee	0.75	EACH	$650.00	$487.50
Paseo Ranchero - E. Palomar St. to E. Orange Ave.				
Slope Water Meter Service Fee	1.50	EACH	$650.00	$975.00
Olympic Parkway - Paseo Ranchero to Village One Subdivision Boundary				
Slope Water Meter Service Fee (south edge)	1.50	EACH	$650.00	$975.00
Slope Water Meter Service Fee (north edge)	4.50	EACH	$650.00	$2,925.00
VILLAGE FIVE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Otay Lakes Road - West Subdivision Boundary to East Subdivision Boundary				
Slope Water Meter Service Fee	2.50	EACH	$650.00	$1,625.00
Olympic Parkway - West Subdivision Boundary to East Subdivision Boundary				
Slope Water Meter Service Fee	1.50	EACH	$650.00	$975.00
TOTAL WATER METER SERVICE FEES:	17.25	meters		***$11,212.50***
			TOTAL WATER VOLUME COSTS & METER SERVICE FEES:	***$227,693.22***

5251 **ELECTRICITY (utilities)**

VILLAGE ONE-ZONE 'B' (SLOPES, TRAILS & WALLS)

Telegraph Canyon Road - Paseo Ranchero to Village One Subdividision Boundary				
Slope Water Meter Service Fee	5.00	EACH	$120.00	$600.00
Paseo Ranchero - Telegraph Canyon Rd. to E. Palomar St.				
Slope Water Meter Service Fee	0.75	EACH	$120.00	$90.00
Paseo Ranchero - E. Palomar St. to E. Orange Ave.				
Slope Water Meter Service Fee	1.50	EACH	$120.00	$180.00
Olympic Parkway - Paseo Ranchero to Village One Subdivision Boundary				
Slope Water Meter Service Fee (south edge)	1.50	EACH	$120.00	$180.00
Slope Water Meter Service Fee (north edge)	4.50	EACH	$120.00	$540.00

VILLAGE FIVE-ZONE 'B' (SLOPES, TRAILS & WALLS)

Otay Lakes Road - West Subdivision Boundary to East Subdivision Boundary				
Slope Water Meter Service Fee	2.50	EACH	$120.00	$300.00
Olympic Parkway - West Subdivision Boundary to East Subdivision Boundary				
Slope Water Meter Service Fee	1.50	EACH	$120.00	$180.00
TOTAL ELECTRICITY FEES	**17.25**	**meters**		***$2,070.00***

5362 **MATERIALS TO MAINTAIN BUILDINGS, STRUCTURES AND GROUNDS (Irrigation system repair) (VILLAGE ONE & FIVE)**

Water Volume Subtotal x 0.12	216,480.72		$0.12	$25,977.69
Total Materials to Maintain Buildings, Structures and Grounds:				***$25,977.69***

5262 **SERVICE TO MAINTAIN BUILDINGS STRUCTURES AND GROUNDS (VILLAGE ONE & FIVE)**

California Health Code certification of backflow preventers				
Water meter count	17.25	EA	$40.00	$690.00
Total Service to Maintain Buildings, Structures and Grounds:				***$690.00***

5298 OTHER CONTRACTUAL SERVICES (VILLAGE ONE & FIVE)

(Landscape maintenace costs, emergency irrigation system repairs, county probation department inmate work crews for revegetation projects, fire clearances, trail and wall maintenance)

EISR Emergency Irrigation System Repairs				
Water volume costs x .07	216,480.72		0.07	$15,153.65
Subtotal EISR Emergency Irrigation System Repairs:				***$15,153.65***
VILLAGE ONE-ZONE 'B' (SLOPES)				
CODE 3: Irrigated and erosion control slopes				
Slopes (2:1 slope factor included)	102.00	ACRE	$4,310.00	$439,620.00
VILLAGE FIVE-ZONE 'B' (SLOPES)				
CODE 3: Irrigated and erosion control slopes				
Slopes (2.5:1 slope factor included)	29.28	ACRE	$4,310.00	$126,196.80
Subtotal Village One & Five Code 3:	131.28	*ACRE*		*$565,816.80*
VILLAGE ONE-ZONE 'B' (SLOPES)				
CODE 5: Undisturbed native habitat				
Slopes (2:1 slope factor included)	25.20	ACRE	$170.00	$4,284.00
Subtotal Village One Code 5:	25.20	ACRE		$4,284.00
Subtotal Village One & Five Contractor Landscape Maintenance Costs:				***$570,100.80***
VILLAGE ONE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Trail Maintenance				
Telegraph Canyon Road (6' wide connection trails on slope)	900	LF.	$0.4067	$366.03
Paseo Ranchero (6' wide connection trails on slope)	0	LF.	$0.4067	$0.00
Olympic Parkway (6' wide connection trails on slope)	1,200	LF.	$0.4067	$488.04
Subtotal Village One Trail Maintenance Cost:	*2,100.00*	*LF.*	*$0.4067*	*$854.07*
VILLAGE FIVE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Trail Maintenance				
Telegraph Canyon Road (6' wide connection trails on slope)	550	LF.	$0.4067	$223.69
Olympic Parkway (6' wide connection trails on slope)	0	LF.	$0.4067	$0.00
Subtotal Village Five Trail Maintenance Cost:	*550.00*	*LF.*	*$0.4067*	*$223.69*
Total Village One & Five Trail Maintenance Cost:	**2,650.00**	***LF.***		***$1,077.76***

VILLAGE ONE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Wall Maintenance				
Perimeter Wall	11,170	LF.	$0.69	$7,707.30
Theme Wall	5,300	LF.	$0.69	$3,657.00
Subtotal Village One Wall Maintenance Cost:	*16,470.00*	*LF.*	*$0.69*	*$11,364.30*
VILLAGE FIVE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Wall Maintenance				
Perimeter Wall	13,730	LF.	$0.69	$9,473.70
Subtotal Village Five Wall Maintenance Cost:	*13,730.00*	*LF.*	*$0.69*	*$9,473.70*
Total Village One & Five Wall Maintenance Cost:	**30,200.00**	***LF.***		***$20,838.00***
VILLAGE ONE-ZONE 'B' (SLOPES)				
Fire Clearances				
(avg. 1 day/7 acres of non-irrigated slope @ $330.00 cost/crew day)				
CODE 4 +CODE 5 (0.00+25.20) = 25.2 acres	4	DAYS	$330.00	$1,320.00
Subtotal Village One Fire Clearances:	*4*	*DAYS*	*$330.00*	*$1,320.00*
VILLAGE FIVE-ZONE 'B' (SLOPES)				
Fire Clearances				
(avg. 1 day/7 acres of non-irrigated slope @ $330.00 cost/crew day)				
CODE 4 +CODE 5 (0.00+0.00) = 0.00 acres	0	DAYS	$330.00	$0.00
Subtotal Village One Fire Clearances:	*0*	*DAYS*	*$330.00*	*$0.00*
Total Village One & Five Fire Clearances Cost:	**4**			***$1,320.00***
VILLAGE ONE & FIVE-ZONE 'B' (SLOPES, TRAILS & WALLS)				
Revegetation				
(avg. 1 day/every $1K plant materal in landscape supplies section @ $330.00 cost/crew day) = $17,103.02	17	DAYS	$330.00	$5,610.00
Total Village One & Five Revegetation Cost:	**17**			***$5,610.00***
			Subtotal Misc. Landscape Maintenance Costs:	***$43,999.41***
			TOTAL MISC. LANDSCAPE COSTS	***$614,100.21***

5351 **LANDSCAPE SUPPLIES (VILLAGE ONE & FIVE)**

(Plant material for revegetation of bare areas or enhanced supplemental plantings. Averages 3% of the landscape maintenance contract cost)

$570,100.80		$0.03	$17,103.02
		Subtotal Landscape Supplies:	***$17,103.02***

5253 **TRASH COLLECTION AND DISPOSAL (VILLAGE ONE & FIVE)**

(40 cubic yard roll off dumpsters to facilitate fire clearances, trail clearances, general large scale clean up projects. Averages one dumpster per every 7 non-irrigated acres of slope area.)

CODE 4 +CODE 5 (0.00+25.20) = 25.20 acres/7	4.00	EA	$280.00	$1,120.00
			Subtotal Trash Collection and Disposal:	***$1,120.00***

APPENDIX D

Calculation of Special Tax for Open Space Maintenance

	Special Tax Area A (All Parcels)	Special Tax Area B (Slopes/Otay Project)
Otay Ranch Parcels	$438,686	$1,024,628
McMillin Parcels	$157,675	
Total Annual Budget	$596,361	$1,024,628
Total Annual Budget + 10%	$655,997	$1,127,091
SFR - Square Footage	6,103,110	4,620,610
MFR - Square Footage	2,788,136	1,948,750
Total Residential Sq. Ft.	8,891,246	6,569,360
SFR Units	2,758	2,060
MFR Units	2,300	1,524
Total Units	5,058	3,584
Avg Sq. Ft./SFR	2,213	2,243
Residential Acreage-SFR	546.8	434.3
Residential Acreage-MFR	109.8	77.4
Total Residential Acreage	656.6	511.7
Avg. Residential SF/Acre	13541.3	12838.3
Equiv. SFR/Acre	6.1	5.7
Non-Residential Acreage	18.3	10.6
Equivalent Non-Residential SF	247,807	136,086
Total Taxable Sq. Ft @85%	7,768,195	5,699,629
% of Total Taxable Sq. Ft.	100.00%	100.00%

Calculation of Special Tax for Open Space Maintenance

Tax Rate/Sq. Ft.-Residential	$0.0844	$0.1977
Tax Rate/Acre-NonResidential	$1,143.00	$2,538.00
Revenue @ 85% Buildout		
Residential	$637,857.99	$1,103,948.10
Non-Residential	$17,779.37	$22,867.38
Total Revenue @ Buildout	$655,637.36	$1,126,815.48
Total Revenue @100% Buildout		
Residential	$750,421.16	$1,298,762.47
Non-Residential	$20,916.90	$26,902.80
Total Revenue @ Buildout	$771,338.06	$1,325,665.27
Residential Acreage	656.6	511.7
Non-residential Acreage	18.3	10.6
Total Revenue @ Buildout	674.9	522.3
Assumed Net Acreage	507.44	392.71
Vacant Land Tax	$1,293	$2,870