

**Otay Ranch
Village 14 and Planning Areas 16/19
Proposed Project Amendment**

Public Facilities Finance Plan

Specific Plan Amendment, Appendix 4

DECEMBER 2019

SP 16-002, Revised Vesting TM 5616, Certified ER # 16-19-006

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Appendix A: Fiscal Impact Analysis

Executive Summary

A. Overview

The Growth Management Chapter of the *Otay Ranch General Development Plan/Otay Subregional Plan Volume 2* ("Otay Ranch GDP/SRP") contains goals, policies, objectives, and implementation measures governing the development of Otay Ranch to assure the efficient and timely provision of public facilities concurrent with demand and in compliance with facility-specific policies and thresholds. Processing and approval of this Public Facilities Financing Plan ("PFFP") is required in conjunction with preparation of the Otay Ranch Village 14 & Planning Areas 16/19 Specific Plan Amendment ("Specific Plan Amendment") to ensure the Proposed Project Amendment (defined below) is consistent with the overall goals and policies of the Otay Ranch GDP/SRP. This PFFP is consistent with the overall Village Phasing Plan adopted by the County of San Diego ("County") Board of Supervisors in October 1993, which includes the Proposed Project Amendment Area.

As a developer receives each succeeding development approval, the Otay Ranch GDP/SRP requires the applicant perform specific steps leading to the timely provision of the required facilities. The concept is illustrated below (Otay Ranch GDP/SRP, p. 348):

Performance of Facility Thresholds:

Otay Ranch GDP/SRP

- *Goals, objectives and policies established.*
- *Facility thresholds established.*
- *Processing requirements established.*

SPECIFIC PLAN

- *Facility financing refined and funding source identified consistent with Otay Ranch GDP/SRP goals, objectives, and policies.*
- *Facility demand and costs calculated consistent with adopted land uses and Otay SRP-defined methodologies.*
- *Specific facility financing and phasing analysis performed to assure compliance with Growth Management Thresholds.*
- *Facilities sited and zoning identified.*

TENTATIVE MAP

- *Subdivision approval conditioned upon assurance of facility funding.*
- *Subdivision approval conditioned upon payment of fees, or the dedication, reservation, or zoning of land for identified facilities.*
- *Subdivision approval conditioned upon construction of certain facility improvements.*

FINAL MAP

- *Tentative Map conditions performed.*
- *Lots created.*

BUILDING PERMIT

- *Impact fees paid as required.*

The PFFP analysis begins by assessing the demand for facilities based upon the demand from existing development and those projects with approved tentative and final maps. Public facility demands of the Proposed Project Amendment, pursuant to a development phasing projection, is then analyzed to estimate how much, and when additional or upgraded facilities will be needed to ensure a particular facility does not fall beneath the adopted facility performance threshold. When specific thresholds are projected to be reached or exceeded, the PFFP provides recommended corrective action that could be necessary for continued compliance with the Otay Ranch GDP/SRP.

B. Information Provided in this PFFP

The PFFP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the thresholds, as described in the Otay Ranch GDP/SRP, pp. 348-349:

- *An inventory of present and future requirements for each facility.*
- *A summary of facilities cost.*
- *A facility phasing schedule establishing the timing for installation or provisions of facilities.*
- *A financing plan identifying the method of funding for each facility required.*
- *A fiscal impact report analyzing Specific Plan consistency with the requirements and conclusions of the Otay Ranch Service Revenue Plan.*

C. General Conditions of this PFFP

1. All development within the Proposed Project Amendment shall conform to the provisions and conditions of this PFFP.
2. All development within the Proposed Project Amendment shall be required to pay applicable development impact fees for public facilities and other applicable fees pursuant to the most recently adopted programs by the County Board of Supervisors and applicable service agencies or districts, and as amended from time-to-time.
3. This PFFP shall be implemented in accordance with the Otay Ranch GDP/SRP.
4. Approval of this PFFP does not constitute prior discretionary review or approval for projects within the boundaries of the Specific Plan Amendment. All future projects within the boundaries of the Proposed Project Amendment shall undergo development review and approval in accordance with County regulations.

5. The facilities and phasing requirements identified in this PFFP are based on an assumed projection of development. If a less intense development or fewer residential units are actually constructed, facility and phasing requirements shall be adjusted accordingly.
6. This PFFP includes a phasing plan. This forecast is not to be considered absolute. Alternative and/or concurrent phasing may occur. The actual number of dwelling units and other uses to be constructed in any particular phase will vary depending upon economic and other external conditions.

D. Proposed Public Facility Improvements

This PFFP analysis concludes that a number of public facility improvements will be required of the developer of the Proposed Project Amendment in order to achieve compliance with the adopted thresholds. These improvements are listed in Table 1, Summary of Proposed Project Amendment Public Facility Improvements. Please refer to Table 2, Construction and Responsibilities for Facilities and Infrastructure, for a list of construction responsibilities for the public improvements necessary to serve the Proposed Project Amendment.

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Table 1: Summary of Proposed Project Amendment Public Facility Improvements

Improvement
DRAINAGE FACILITIES
<ul style="list-style-type: none"> · Storm Drains in internal streets. · Eight (8) Biofiltration Basins · Two (2) Roadside Proprietary Biofiltration Facilities (Modular Wetland Units, Fitterra, etc.)
SEWERAGE FACILITIES
<ul style="list-style-type: none"> · Onsite Public Lift Stations · Onsite Public Force mains · Offsite Public Life Stations · Offsite Public Force Mains · Offsite Public Gravity Sewer · Sewer Lines in internal streets
TRANSPORTATION SYSTEM FACILITIES
<ul style="list-style-type: none"> · Proctor Valley Road from Northwoods Drive (Chula Vista) to Northern Boundary (Jamul) · Onsite circulation roadways within Proposed Project Amendment
URBAN RUNOFF FACILITIES
<ul style="list-style-type: none"> · Eight (8) Water Quality Basins · Two (2) Roadside Proprietary Biofiltration Facilities
WATER FACILITIES
<ul style="list-style-type: none"> · 980 Reservoir (2.0 million gallon capacity) (TBD) · 980 and 1296 Transmission Lines (TBD) · 1296 Zone Pump Station · Off-site Transmission Line to Jamul · Off-site Transmission Line to Chula Vista · Water lines in internal streets
FIRE PROTECTION AND EMERGENCY FACILITIES
<ul style="list-style-type: none"> · Reserve Public Safety Site · Enter into a "Fire Service Agreement"
LAW ENFORCEMENT FACILITIES
<ul style="list-style-type: none"> · Reserve Public Safety Site or location with Mixed Use Commercial Site
PARKS AND RECREATION FACILITIES
<ul style="list-style-type: none"> · Dedicate parkland and provide improvements consistent with San Diego County Park Land Dedication Ordinance
SCHOOL FACILITIES
<ul style="list-style-type: none"> · Reserve Elementary School site · Pay state mandated school fee or enter into mitigation agreement(s) with District(s)

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Table 2: Construction and Responsibilities for Facilities and Infrastructure

	Acquisition	Construction	Maintenance	Ownership	Access
Public Roads	Developer(s)	Developer(s)	County/ District	County	Public
Private Roads	Developer(s)	Developer(s)	HOA	HOA	HOA/ Private
Proctor Valley Rd Off Site Improvements in the County	Developer(s)	Developer(s)	County	County	Public
Proctor Valley Rd Off Site Improvements in Chula Vista	Developer(s) and Fair Share Contribution	Developer(s) and Fair Share Contribution	City of Chula Vista	City of Chula Vista	Public
Trails	Developer(s)	Developer(s)	HOA or County/District or Special District	County and City of Chula Vista ⁽¹⁾	Public
Landscaped Parkways	Developer(s)	Developer(s)	HOA or County/District or Special District	County and City of Chula Vista ⁽¹⁾	Public
Public Road Lighting	Developer(s)	Developer(s)	County or County/District	County and City of Chula Vista ⁽¹⁾	N/A
Specialty Village Lighting	Developer(s)	Developer(s)	HOA	HOA	N/A
MSCP/Otay Ranch RMP Preserve	Preserve Conveyance	NA	POM Assessment	POM	Public
Internal Open Space (HOA)	Developer(s)	Developer(s)	HOA	HOA	Public
Internal Open Space (Public)	Developer(s)	Developer(s)	HOA or County/District	HOA or County/District	Public
Public Parks	Developer(s)	Developer(s)	County/District or HOA	County	Public
Private Parks	Developer(s)	Developer(s)	HOA	HOA	HOA
Water System	Developer(s)	Developer(s)	OWD	OWD	NA

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	Acquisition	Construction	Maintenance	Ownership	Access
Sewer System	Developer(s)	Developer(s)	County/District	County/District	NA
Storm Drain	Developer(s)	Developer(s)	County	County	NA
Drainage Basins	Developer(s)	Developer(s)	HOA or County/District	HOA or County/District	NA
Fire Station	Developer(s)/ County	Developer(s)/ County	County	County	NA
School	Developer(s)/ District	Developer(s)/ District	School District	School District	Public
Definitions					
Developer and Fair Share Contribution			Obligation will be satisfied through a combination of developer(s) performance and payment of impact fees.		
Preserve Conveyance			Obligation will be satisfied through compliance with the RMP 2 conveyance requirements.		
POM Assessment			Obligation will be satisfied through compliance with the RMP 2 requirement to establish an assessment mechanism.		
Developer/ District			Acquisition and Construction may be performed by the Developer(s) but funded through an assessment mechanism.		
County/District			Performance or title may be held by the County but funded through an assessment mechanism.		
HOA			Obligation will be satisfied through a Homeowners Association		

Footnotes:

- (1) *Portion of Proctor Valley Road including trails and public road lighting located within the City of Chula Vista Boundaries, shall be owned and maintained by the City of Chula Vista.*

1. Introduction

1.1 Background

The County Board of Supervisor approved the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan SP-16-002, Tentative Map No. 5616 and certified the Otay Ranch Village 14 and Planning Areas 16/19 Environmental Impact Report, EIR 16-19-006 (Certified EIR), on June 26, 2019 (Approved Project). On June 26, 2019, GDCI, L.P. (Applicant) entered into a Dispute Resolution Agreement with the California Department of Fish and Wildlife (CDFW) and the County of San Diego, pursuant to which the Applicant would seek a land exchange with CDFW through a process overseen by the California Wildlife Conservation Board (WCB). The Applicant is processing an application for approval of an amendment to the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan (Specific Plan Amendment) and a revised Vesting Tentative Map pursuant to the provisions in the Dispute Resolution Agreement.

This PFFP relies on technical reports and studies prepared for the Approved Project as well as updated technical memorandums and studies prepared for the Proposed Project Amendment. A full list of technical reports, studies and technical memorandums is provided in Specific Plan Amendment, Chapter 1. D. SPA Appendices, and 1. E. Studies and Technical Memorandums.

1.2 Overview

The purpose of this PFFP is to address the demand and adequacy of planned public facilities associated with the anticipated development of the Proposed Project Amendment. This PFFP has been prepared in compliance with the requirements of the Otay Ranch GDP/SRP. Part II of the Otay Ranch GDP/SRP identifies thirteen (13) areas of public facility analysis required for implementation of the Proposed Project Amendment. The list of facilities and services evaluated in this PFFP are as follows.¹

- Drainage Facilities
- Sewerage Facilities
- Transportation System Facilities
- Urban Runoff Facilities
- Water Facilities
- Water Reclamation Facilities
- Civic Facilities
- Fire Protection / Emergency Facilities
- Law Enforcement Facilities
- Library Facilities
- Parks and Recreation Facilities
- School Facilities
- Animal Control Facilities

¹ Listed in Otay Ranch GDP/SRP Part II, p. 351.

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In addition to analyzing these 13 facilities, the Otay Ranch GDP/SRP requires the Specific Plan Amendment to include Regional Facility Report for the following regional facilities.

- Arts and Cultural Facilities
- Cemetery Facilities
- Health and Medical Facilities
- Community and Regional Purpose Facilities
- Social and Senior Services Facilities
- Correctional Facilities
- Justice Facilities

Other facilities required to be addressed at the specific plan level are Solid Waste and Childcare facilities. This PFFP includes analysis of these facilities in Chapter 15.

On October 28, 1993, the County Board of Supervisors adopted the Otay Ranch GDP/SRP and Otay Ranch General Plan Amendment, GPA 92-04. The Board of Supervisors also adopted Policy I-109 which states:

It is the policy of the Board of Supervisors that Otay Ranch Associated Documents listed below, all on file with the Clerk of the Board of Supervisors and identified by the Document Numbers indicated below, shall be used in the preparation of plans, reports and other documents for the Otay Ranch project; County decision-makers and staff shall assure that applications submitted for the development portions of the Otay Ranch project are consistent with these Associated Documents:

Mitigation Monitory Program (Doc. No. 759220)
Resource Management Plan (Doc. No. 759221)
Village Phasing Plan (Doc. No. 759222)
Facility Implementation Plan (Doc. No. 759223)
Service/Revenue Plan (Doc. No. 759224)

1.2 Otay Ranch GDP/SRP Thresholds

The Otay Ranch GDP/SRP identifies public facilities and services with related thresholds and implementation measures. These public facilities and services are described in the Otay Ranch GDP/SRP and the Otay Ranch Facility Implementation Plan. The thresholds contained in Part II, Chapter Five, are used to evaluate demand generated by the Proposed Project Amendment and compliance with the adopted threshold.

This PFFP identifies new or upgraded facilities or services needed to comply with or the applicable threshold.

1.3 Facility Analysis

This PFFP analyzes facility adequacy for each of the applicable facilities and services based upon the Proposed Project Amendment's processing requirements for that facility. These establish the requirements for evaluating the Proposed Project Amendment's progress at

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various stages of project-related entitlements (General Plan, Specific Plan/Public Facilities Finance Plan, Tentative Map, Final Map, Site Plan and Building Permit) in the development review process.

A service analysis section is also included in this PFFP which identifies and provides background information on the service provided by each specific facility. An existing conditions inventory is then integrated into the analysis of each facility. The demand created by the Proposed Project Amendment is then assessed for each facility. This PFFP is based upon the assumptions of a phased, non-sequential development scenario of the Proposed Project Amendment (See Section 2.4). Based upon this development projection, an adequacy analysis of proposed facility improvements is conducted.

The adequacy analysis provides a determination of whether or not compliance with the threshold will occur and be maintained, and the finance section provides a determination of whether funds are available to ensure construction and/or delivery of the improvement. The analysis includes corrective actions that could be necessary to bring the facility into conformance with the threshold.

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Exhibit A - Regional Location Map

2.0 Land Use Assumptions

2.1 Purpose

The purpose of this section is to quantify the manner in which the Proposed Project Amendment will be developed, and to analyze the proposed development pattern in relationship to existing urban development and infrastructure in both the County and the City of Chula Vista, see Exhibit A, Regional Location Map. Public facility demand associated with the Proposed Project Amendment is added to this existing demand in order to assess facility adequacy through buildout of the Proposed Project Amendment.

2.2 Existing Development

This PFFP considers existing and approved development as the base condition. This information is based upon input from the County of San Diego Department of Planning and Development Services and the City of Chula Vista Planning Department.

The Proposed Project Amendment is within the boundaries of the Jamul/Dulzura Subregional Plan and the Otay Ranch General Development Plan/Subregional Plan (Otay Ranch GDP/SRP (Volume II)). The policies contained in the Jamul/ Dulzura Subregional Plan text apply to the areas of Otay Ranch within the Jamul/Dulzura Subregion. In case of conflict, the Otay Ranch GDP/SRP policies shall take precedent. The unincorporated area of Otay Ranch is underdeveloped at the time of preparation of this PFFP.

2.3 Otay Ranch Village 14 & Planning Area 19 Development Summary

The anticipated land uses for the Proposed Project Amendment are shown in Table 3. The Proposed Project Amendment includes a total of 1,266 residential units, 21.8² acres of public and private park facilities, 49.5 acres of open space and 26.7 acres for circulation/roadway facilities. The Village Core includes approximately 2.3 acres for a public safety site, 2.7 acres of mixed-use area, a 9.9-acre elementary school site, two public parks and a private park. Approximately 377.0 acres within the Proposed Project Amendment are designated MSCP/Otay Ranch RMP Preserve. See Exhibit B, Site Utilization Plan.

² Includes 10.2 acres of public parks, 9.5 acres of private parks, and 2.1 acres of pocket parks.

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Table 3: Village 14 and Planning Areas 16/19 Land Use Summary Table

LAND USE	ACRES ³⁴	TARGET UNITS	DENSITY
VILLAGE 14			
Residential Uses			
Single Family Residential			
R-1	33.1	103	3.1
R-2	48.3	136	2.8
R-3	35.8	112	3.1
R-4	31.5	73	2.3
R-5	51.7	121	2.3
R-6	22.5	47	2.1
R-8	21.1	116	5.5
R-9	33.0	96	2.9
R-10	8.5	31	3.7
R-11	25.4	119	4.7
R-12	27.6	94	3.4
R-17	7.4	10	1.3
R-18	27.8	45	1.6
Residential Subtotal	373.8	1,103	3.0
Multi Family-Residential Uses			
R-7	12.7	150	11.8
Multi Family Subtotal	12.7	150	11.8
Residential Subtotal	386.6	1,253	3.2
Non-Residential Uses			
Mixed Use Commercial			
MU-1 ⁵	2.7		
Mixed Use Commercial Subtotal	2.7		
Public Parks			
P-1 (Village Green Park)	6.2		
P-2 (Scenic Park)	3.9		
Public Park Subtotal	10.2		
Private Parks			
PP-1 (Central- Swim Club))	2.8		
PP-2 (Village Core Village Square)	2.1		
PP-3 (West – Swim Club)	1.9		
PP-4 (West – Private Park)	1.5		
PP-5 (Northwest – Private Park)	0.8		
PP-6 (Northeast – Private Park)	0.4		

³ Acreages rounded to the nearest 10th of an acre.

⁴ Residential gross acres include 96.7 acres of open space lots comprised of related internal slopes, fuel modification and/or Preserve Edge areas.

⁵ Village 14 MU-1 acreage includes up to 10,000 SF of retail/commercial uses.

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LAND USE	ACRES ³⁴	TARGET UNITS	DENSITY
PPP ⁶ (Various)	0		
Private Park Subtotal	9.5		
Public Uses			
PS-1	2.3		
S-1	9.9		
Public Uses Subtotal	12.2		
Open Space & RMP Preserve			
Internal Open Space	47.8		
Conserved Open Space	23.0		
RMP Preserve	274.9		
OS & RMP Preserve Subtotal	345.7		
Circulation			
Circulation – In Preserve	3.7		
Circulation - Arterial	23.3		
Circulation Subtotal	27.0		
Non-Residential Uses Subtotal	407.2		
VILLAGE 14 SUBTOTAL	793.7	1,253	1.6
PLANNING AREAS 16/19			
Residential Uses			
R-13 (Estates)	14.9	13	0.9
Residential Subtotal	14.9	13	0.9
Non-Residential Uses			
Open Space & RMP Preserve			
Internal Open Space	1.7		
Conserved Open Space	1.5		
RMP Preserve	97.0		
Open Space & RMP Preserve Subtotal	100.2		
Circulation			
Circulation – In Preserve	1.4		
Circulation – Arterial	3.4		
Circulation Subtotal	4.8		
Non-Residential Uses Subtotal	105.0		
PLANNING AREAS 16/19 SUBTOTAL	119.8	13	0.1
GRAND TOTAL	913.6	1,266	1.4

⁶ Village 14 has 2.1 acres of private pocket parks which are included in the residential acreage; therefore, the subtotal of private parks (9.5 acres), including the PPPs (2.1 acres) is 11.6 acres.

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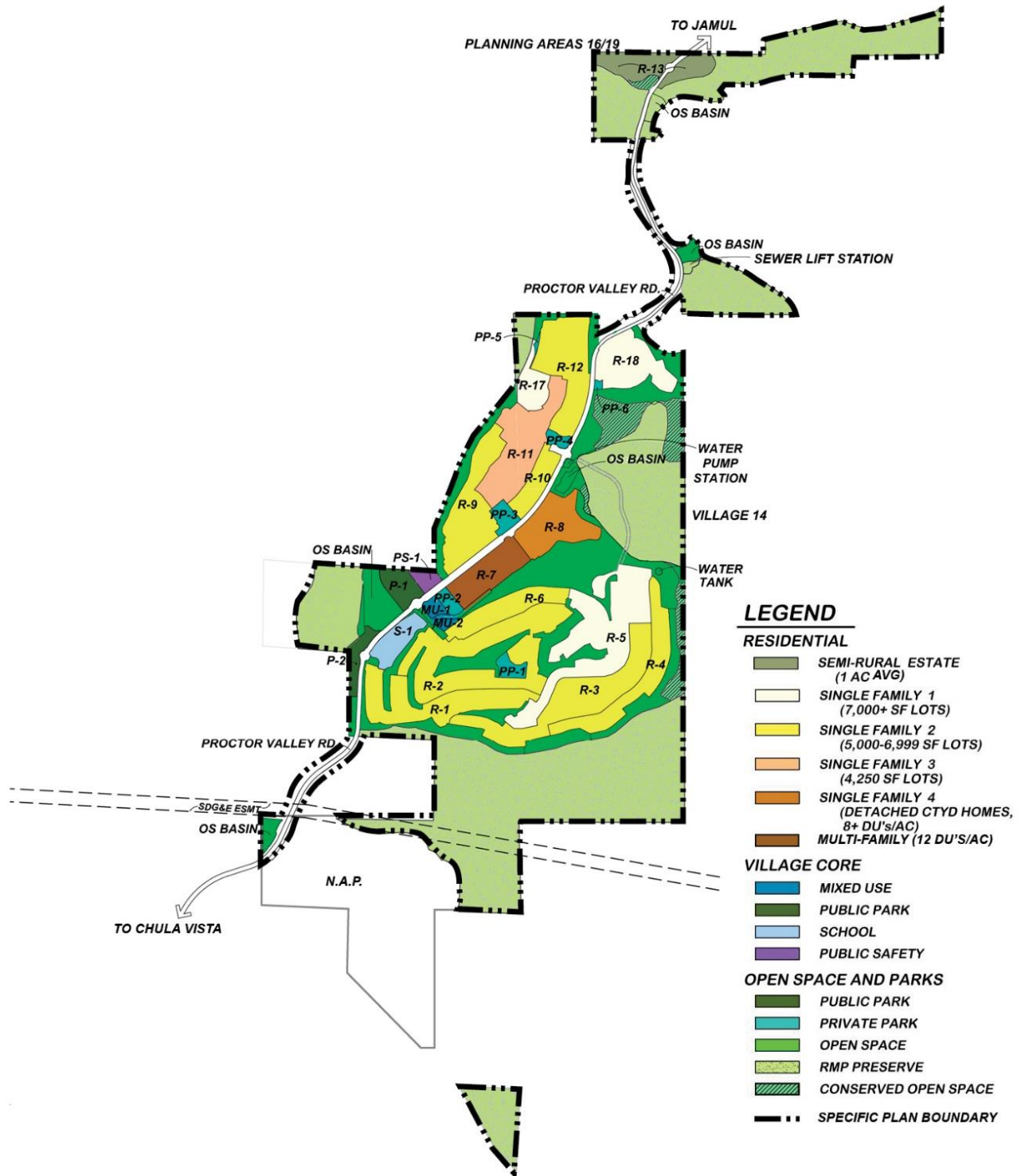


Exhibit B - Site Utilization Plan

2.4 Conceptual Proposed Project Amendment Phasing

This PFFP analysis assumes that the Proposed Project Amendment will be constructed in four non-sequential geographic phases (Village 14 - West, Central and East and Planning Area 19), refer to Exhibit C – Conceptual Phasing Plan. Necessary infrastructure and amenities for each phase will be constructed as the development progresses.

The Phasing Plan is non-sequential to respond to regulatory constraints or economic and market fluctuations. Therefore, the Specific Plan Amendment identifies facilities and infrastructure improvements for each phase as if that phase developed without relying on other phases. Table 1 identifies the infrastructure that must be constructed with each phase.

This Phasing Plan also identifies project wide thresholds for improvements to Proctor Valley Road, off-site water and sewer transmission lines, provision of the water reservoir, delivery of the school site, improvement of the neighborhood parks and delivery of the Public Safety Site.

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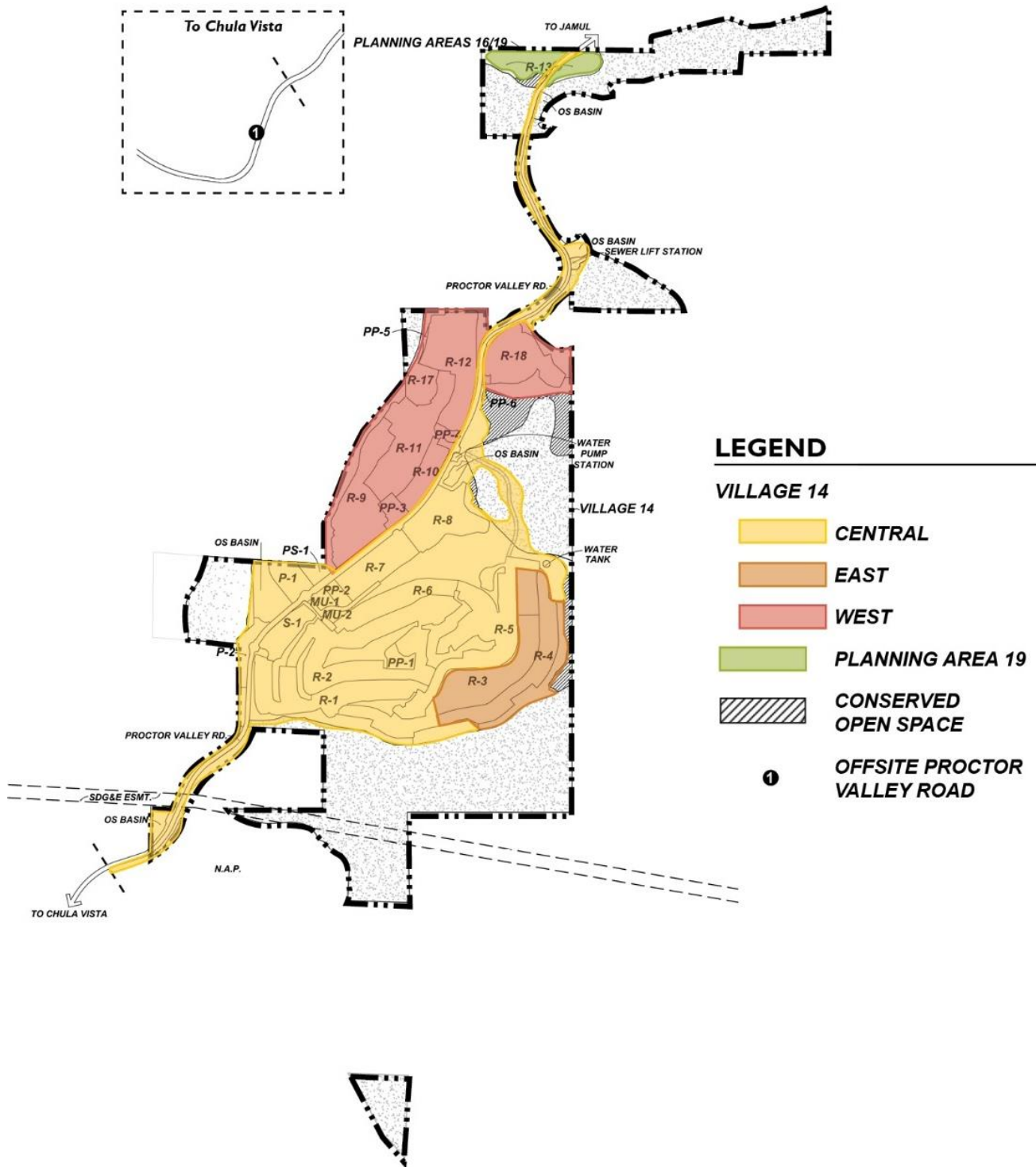


Exhibit C – Conceptual Phasing Plan

2.5 Population-based Analysis

Several of the public facilities thresholds are based on providing a quantity of facilities per sum of population. As a result, it is necessary to determine a population projection for each assumed phase. For the 91914 zip code, SANDAG estimates the average persons per home to be 3.6. For the 91935 zip code, SANDAG estimated the average persons per home to be 2.9.

The population of the Proposed Project Amendment is estimated to be approximately 4,549 persons. This projection is calculated by applying SANDAG population for the 91914 zip code (3.6 persons per home) and multiplying by 1,253 homes (includes non-residential uses in Village 14) plus the 91935 zip code (2.9 persons per home) and multiplying by 13 homes.

3.0 Drainage Facilities

3.1 Otay Ranch GDP/SRP Threshold

Drainage facilities will be designed to meet the County Standards and will mitigate any increase in runoff volume or velocity. Storm water flows and volumes shall not exceed Engineering Standards of the governing land use jurisdiction (County).

3.2 Service Analysis

The San Diego County Flood Control District (SDFCD) is responsible for ensuring safe and efficient storm water drainage control systems are provided concurrent with development in the unincorporated portions of the County. The County Board of Supervisors acts as the Board of Directors for the SDFCD. District staff reviews individual projects to ensure that improvements are provided consistent with any applicable approved drainage master plan(s) and that development projects comply with all County engineering drainage standards.

The CEQA Drainage Study for Otay Ranch Village 14 & Planning Areas 16/19 Proposed Project Amendment, prepared by Hunsaker & Associates, Inc., dated December 2019, assesses the existing (Pre-Development) and developed (Post-Development) drainage conditions of the Proposed Project Amendment Area. The purpose of this Drainage Study to assess the onsite peak flow runoff rates from the Proposed Project Amendment Area as well as any associated offsite runoff which will be conveyed through the Proposed Project Amendment Area. Additionally, this report analyzes the proposed major storm water facilities needed to route these flows downstream without adversely impacting the downstream natural drainage ways. The total Proctor Valley drainage watershed area described in the Drainage Study is approximately 6,880 acres and includes areas between the southern portion of the community of Jamul and the Upper Otay Reservoir.

Public infrastructure drainage trunk facilities and services are also addressed in the Otay Ranch Facility Implementation Plan dated October 28, 1993.

3.3 Project Processing Requirements

1. Identify drainage demand.
2. Identify locations of facilities for on-site and off-site improvements.
3. Provide cost estimates.
4. Identify financing methods.

3.4 Existing Conditions

The Proposed Project Amendment Area is currently undeveloped. The site is diverse in topography and contains a flat valley along Proctor Valley Road and rolling hills within the remainder of the site. Vegetation consists mainly of chaparral and coastal sage scrub. No development exists in adjacent lands which drain through the Proposed Project Amendment Area. The elevation range for the watershed which drains through the site is between 520 feet above mean sea level ("AMSL") at the upstream end of the Upper Otay Reservoir to 2,045 feet AMSL at the high ridge line east of Proctor Valley. Proctor Valley Road traverses the Proposed Project Amendment Area connecting the community of Jamul to the City of Chula Vista.

In general, Proctor Valley Road follows the existing contours of Proctor Valley and shows evidence of runoff overtopping resulting in erosion and sheet flowing particularly at the locations of the major existing drainage paths. Canyon drainages from east and west slopes confluence in Proctor Valley and flow in a southwesterly direction to discharge into Upper Otay Reservoir.

The onsite drainage watersheds and a summary of the existing condition drainage flows are as identified in Table 4 and shown graphically in the CEQA Drainage Study for Otay Ranch Village 14 & Planning Areas 16/19 Proposed Project Amendment. The existing drainage confluences are not sufficient to satisfy drainage demand and will require upgrades to prevent roadway overtopping during a major storm event.

3.5 Proposed Project Amendment Demand and Proposed Facilities

3.5.1 Post Development Watersheds

Development of the Proposed Project Amendment will include the construction of single-family residential homes, multi-family homes, parks, an elementary school site, a public safety site, commercial and the accompanying roads and infrastructure improvements within roughly 579 acres of the 913.6-acre property will be developed. The balance of the property is designated Otay Ranch RMP Preserve (377.0 acres), Conserved Open Space (24.5 acres) and open space (49.5 acres of basins and open space slope areas). *(Please note that technical report acreages may vary slightly between reports based on anticipated areas of impact.)*

A storm drain system will be required to collect and convey offsite runoff through the developed portion of the Proposed Project Amendment. The proposed onsite storm drain system will collect development runoff and discharge a portion of those flows into the proposed BMP basins intended for water quality and hydro modification treatment. For

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clarity in the remaining portion of this chapter, the general term of ‘water quality basin’ is used to define the proposed structural BMP basins rather than the more specific basin classifications such as retention, partial retention, or biofiltration. Routing the adjacent MSCP Preserve drainage flows through the proposed water quality basins would significantly increase water quality basin sizes. Therefore, a dual storm drain configurations are proposed throughout the Proposed Project Amendment Area wherever feasible to avoid comingling of onsite and offsite flows and to reduce the size of overall water quality basins.

The runoff from the 85th percentile storm, as defined by the San Diego County Hydrology Manual (SDCHM), as well as flow control (HMP) flows and drier weather runoff from developed areas of the Proposed Project Amendment will be routed to the water quality basins. The riser outlet structure for each basin will be designed to address water quality and hydro modification for its respective drainage management area (“DMA”).

For the larger water quality basins, it may be most feasible to bypass peak flowrates rather than to discharge them into the respective basin. In those instances, runoff in excess of the upper HMP flowrate threshold (Q10) will bypass the basin via a diversion structure placed upstream of the basin. The performance of the water quality basins is described in depth in the Priority Development Project (PDP) SWQMP for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment by Hunsaker & Associates dated December 2019. Eight (8) bio filtration basins and two (2) proprietary biofiltration units are proposed to receive runoff from the proposed development.

The total Post-Development water discharge is greater than the total Pre-Development discharge; however, the capacity of Upper Otay Reservoir is sufficient to convey the proposed peak flow increases.

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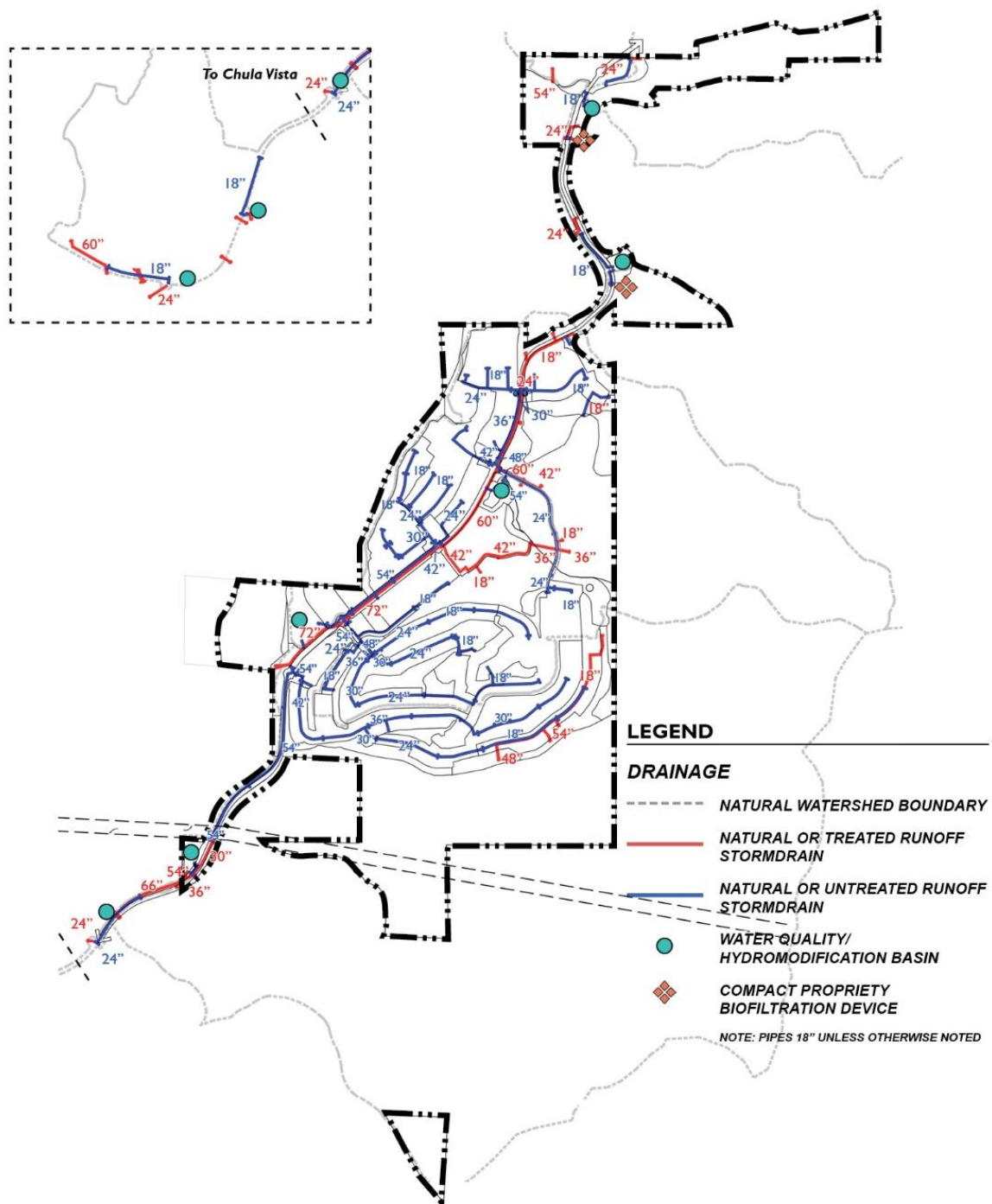


Exhibit D – Drainage Facilities Plan

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At the downstream end of the storm drain systems, the culvert crossings under Proctor Valley Road will be constructed to prevent roadway overtopping. The following, Table 4 Post-Development Watershed Area, summarizes the 100-year developed condition peak flows to each of the discharge locations at Proctor Valley Road. Flows for Proposed Project Amendment junctions were generated using the Natural Resources Conservation Service ("NRCS") Unit Hydrograph Method as explained in Chapter 4 of the SDCHM.

Table 4: Post-Development Watershed Area

Junction Name	Proposed Drainage Area to Junction (sq. mi.)	100-Year Proposed Developed Peak Flow (acres)
J001	1.49	1,536
J002	1.24	1,466
J005	1.02	1,793
J006	1.30	1,515
J007	0.64	807
J008	9.67	10,431
PVR3	1.25	1,425

3.5.2 Rational Method – 100 Year Storm

As mentioned, all methodology used in this analysis is consistent with standards set forth by the SDCHM. Since the total contributing watershed area to each water quality basin is less than one square mile in the proposed developed portions of the Proposed Project Amendment, the Rational Method was used to determine peak flow rates. The NRCS Unit Hydrograph Method was used to determine peak flow for junctions listed in Table 4. Per County of San Diego methodology, all hydrologic results correspond to the 100-year design storm.

In accordance with County drainage criteria for the Post-Development condition and following the recommendations of the County's comments during the pre-application process, the Rational Method has also been used to determine peak design flow rates for all the contributing drainage areas less than 1.0-square mile. The AES-2015 computer software was used to model the runoff response per the Modified Rational Method. Methodology used for this computation of design rainfall events, runoff coefficients, and rainfall intensity values are consistent with criteria set forth in the most current SDCHM. The areas draining to Junctions J001, J003, J004, J006, J007, J008 and J009 are greater than 1.0- square mile for proposed conditions. The NRCS Unit Hydrograph was developed using the HEC-HMS software program. All input for this program is consistent with Chapter 4 of the SDCHM. A more detailed explanation of methodology and model

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development used for this analysis is provided in the Drainage Study. Details addressing the storm water requirements are discussed in the PDP SWQMP.

As mentioned, the 100-Year peak flow event analysis concludes that multiple culverts under Proctor Valley Road, which would transport the developed area drainage through the Proposed Project Amendment Area to Upper Otay Reservoir, will need to be constructed to service the post-development discharge.

Table 5: Post-Development 100-Year Peak Flows and Conveyance

<i>Crossing ID #</i>	<i>Discharge Location</i>	<i>Onsite/ Offsite</i>	<i>100- Year Developed Peak Flow (cfs)</i>	<i>(Est.) Proposed Stormwater Conveyance Size</i>
J001	Along PVR North of Basin 10	Onsite	1,535	3- 4' x 10' RCBC
J002	Along PVR South of Basin 8	Onsite	1,535	8.25' x 22' arch culvert
J006	Along PVR between Basin 1 & 6	Onsite	1,750	12' x 34' arch culvert
J008	Along PVR South of (residential portions of) Village 14	Onsite	10,682	Bridge- 12' height, 160' width
PRV6a	East of Basin 6 (offsite flow bypass)	Onsite	278	42" RCP
PRV6b	Southeast of Basin 6 (offsite flow bypass)	Onsite	101 cfs	36" RCP
PVR3	Southern end of PVR		1,426 cfs	3- 6'x 6' RCBC

Table 5 provides details of the proposed major storm drain improvements along Proctor Valley Road and other circulation roads requiring culvert crossings. From an analysis of Table 5, one (1) bridge, two (2) arch culverts, and six (6) reinforced concrete box culverts ("RCBC") would be constructed to convey drainage from natural and developed areas across Proctor Valley Road at Junctions J001, J002, J006, J008, and PVR3. Additionally, multiple circular Reinforced Concrete Pipes ("RCP") would be constructed to bypass drainage from natural areas through the proposed development areas.

Regarding the peak flow comparison from Pre- and Post-Development conditions, the Proposed Project Amendment will decrease the Post-Development 100-year peak flow by

about 526 cfs from 12,027 cfs to 11,501 cfs. However, Post-Development storm drain facilities would accommodate the proposed peak flows. Additional details regarding the conveyance of drainage Pre- and Post-Development can be found in the Drainage Study.

The hydrologic analysis concludes that it will be necessary to construct storm drain systems throughout the Proposed Project Amendment to adequately convey runoff to the locations of the proposed water quality basins and the downstream culverts. The basins are designed of an adequate size to handle the necessary volumes identified for each DMA. Installation of the eight (8) biofiltration basins and two (2) proprietary biofiltration facilities will ensure that the Proposed Project Amendment will comply with San Diego County BMP Design Manual requirements.

3.5.3 Hydromodification

It was determined that the proposed bio filtration basin footprints for the Proposed Project Amendment are sufficient to meet the current hydro modification management plan (“HMP”) criteria if the bio filtration cross-section area and volume recommended are incorporated within the Proposed Project Amendment site. The overall tributary areas to the Proposed Project Amendment’s junctions were altered with development but were treated to address hydro modification via the proposed onsite basins. Findings regarding the hydro modification requirements can be found in the HMP Flow Control Facility Design for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepared by Hunsaker and Associates dated December 2019).

3.6 Adequacy Analysis

The hydrologic analysis concludes that construction of the Post-Development storm drain systems throughout the Proposed Project Amendment site to the proposed water quality basins, and the downstream culverts, will result in storm drain infrastructure that is in compliance with County and stormwater requirements. This proposed drainage control infrastructure program also minimizes the opportunity for downstream pollution. The hydrologic analysis concludes that the proposed basins and culverts will be designed and sized to handle the necessary volumes, consistent with stormwater requirements.

In addition, the following conditions shall be required of the developer of the Proposed Project Amendment:

1. The Proposed Project Amendment will be designed to meet established water quality standards or waste discharge requirements. Storm water treatment design is further discussed in the Priority Development Project (PDP) SWQMP for Otay

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Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepared by Hunsaker & Associates dated December 2019.

2. Development of the Proposed Project Amendment site will not degrade potential beneficial uses of downstream water bodies as designated by the Regional Water Quality Control Board, including water bodies listed on the Clean Water Section 303d list.
3. Minor alterations of the existing drainage pattern, required as part of the Proposed Project Amendment, will be mitigated in a manner that would prevent substantial erosion or siltation onsite or offsite. Energy dissipater systems will be designed at proposed culvert outfalls.
4. Development of the Proposed Project Amendment Area does not encroach on any 100-year flood hazard areas as defined by FEMA. Proposed structures will be elevated above the anticipated 100-year water surface elevation. As such no Conditional Letter of Map Revision (CLOMR) is required.
5. Prior to recordation of a Final Map which includes any lot encumbered by a drainage channel conveying a watershed in excess of 100 acres, the limits of the 100-year flood extent will be established. Any such floodplain boundary shall be clearly delineated on the non-title information sheet of the Final Map.
6. Onsite and offsite drainage easements shall be provided to the satisfaction of the Director of Public Works.
7. A flowage easement shall be granted to the San Diego County Flood Control District for all portions of lots subject to inundation by a 100-year flood from a drainage area in excess of one square mile.
8. The Drainage Study, Hydromodification Management Plan (HMP) and Stormwater Quality Management Plan (SQWMP) for the Proposed Project Amendment will be submitted to the City of San Diego and County of San Diego for review.

3.7 Inventory of Future Required Drainage Facilities

The following table lists the major drainage trunk facilities that will be required as a condition of the Proposed Project Amendment.

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Table 6: Inventory of Major Drainage Trunk Facilities to be constructed

Drainage Facility	Onsite/Offsite	Location	Number	Responsibility
Storm Drains in internal streets	Onsite	All Phases	As required by S.D. County Engineering Standards	Developer
Water Quality Basins	Onsite	Central Village 14 Planning Area 16	8	Developer
Proprietary Roadside Biofiltration Units	Onsite	Proctor Valley Road and Planning Area 16	2	Developer

3.8 Threshold Compliance

Based on the phased installation of the above-referenced drainage facilities by the Developer, the planned development of the Proposed Project Amendment will not adversely impact the existing natural drainage condition of the project site.

The Proposed Project Amendment shall comply with the following:

1. The increased runoff resulting from the Proposed Project Amendment will be mitigated through installation of the required drainage infrastructure, including eight (8) biofiltration basins, and the installation of outflow drainage culverts under Proctor Valley Road. The water quality basins will attenuate and reduce to total project peak flow to at or below the pre-project flow.
2. The Proposed Project Amendment shall be responsible for the conveyance of ultimate storm water flows in accordance with County standards.
3. The Developer shall submit drainage plans to the County Department of Public Works and the County Flood Control District for review to ensure compliance with County of San Diego Public Works and Flood Control Standards.
4. Satisfaction of drainage conditions of approval associated with subdivision of the site will constitute compliance with the adopted threshold.

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3.9 Drainage Facilities Phasing

Table 7, Drainage Facilities Improvements, describes the phasing for drainage facility improvements in the Proposed Project Amendment. In addition to the facilities described in the Table 7, storm drains will be required to be installed in internal streets prior to the issuance of building permits. Phasing of the culverts under Proctor Valley Road will be implemented concurrent with improvements Proctor Valley Road.

For the phasing of the required water quality basins, refer to Section 6.9, Table 22.

Table 7: Drainage Facilities Improvements

Phase	Drainage Facilities
Proctor Valley Road South	<ul style="list-style-type: none">• Secure and enter into an agreement to construct storm drain and basins BF-2-3, BF-2-4 and BF-2-5 prior to issuance grading permit for Proctor Valley Road South. (Phase Requirement # 1)
Village 14 Central	<ul style="list-style-type: none">• Phase Requirement #1 andSecure and enter an agreement to construct onsite storm drain and basins BF-2-1, BF-2-2 and BF-2-6, prior to issuance of the first grading permit. (Phase Requirement #2)
Village 14 East	<ul style="list-style-type: none">• Phase Requirement #1, #2 and• Secure and enter into an agreement to construct onsite storm drain and basins BF-2-2 and BF-2-6 prior to issuance of grading permit. (Phase Requirement #3)
Village 14 West	<ul style="list-style-type: none">• Phase Requirements #1, #2 and• Secure and enter into an agreement to construct onsite storm drain and basins BF-2-1 and BF-2-6 prior to issuance of grading permit. (Phase Requirement #4)
Proctor Valley Road North	<ul style="list-style-type: none">• Secure and enter into an agreement to construct onsite storm drain and basins BF-2-8 and BF 2-10 prior to issuance grading permit for Proctor Valley Road North. (Phase Requirement #5)
PA 19	<ul style="list-style-type: none">• Phase Requirement #5 and• Secure and enter into an agreement to construct onsite storm drain and basin BF-2-10 prior to issuance grading permit. (Phase Requirement #6)

3.10 Drainage Facilities Financing

3.10.1 On-Site Facilities

County of San Diego policy requires that all development provide for the conveyance of storm waters throughout a project to comply with County engineering standards. At the Proposed Project Amendment, this will be accomplished by installing drainage infrastructure, by phase, and thus ensuring that needed facilities are in place prior to or concurrent with development of the area which is affecting the natural drainage.

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Installation of necessary drainage facilities in general accordance with this PFFP will be a condition of approval for any future development within the Proposed Project Amendment, such that conformance with the adopted threshold performance standard will be maintained. As such, the Developer will be required to enter into an agreement to secure and construct those facilities identified in this section prior to the issuance of grading permits in accordance with County Ordinance.

3.10.2 Off-Site Facilities

The Proposed Project Amendment is not located within a County Special Drainage Area and therefore will not be responsible for payment of drainage fees to fund off-site facilities. Off-site improvements which are part of the construction of Proctor Valley Road will be funded by the Developer. No other off-site drainage facilities are required.

4.0 Sewerage Facilities

4.1 Otay Ranch GDP/SRP Threshold

Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch, including a system designed and constructed to ensure that sewer collections do not exceed capacity.

4.2 Service Analysis

The Proposed Project Amendment is located in the unincorporated area of the County of San Diego and is not currently within the boundaries of a sewer service district. Service is proposed to be provided by the San Diego County Sanitation District (“SDCSD”). The County of San Diego and City of Chula Vista entered into a sewage Transportation Agreement (June 2016) which allows flows from the County of San Diego, including the Proposed Project Amendment, to be conveyed through the Salt Creek Interceptor. The existing agreement with the City and use of the Salt Creek Interception is limited to Otay Ranch Villages in the unincorporated area only. No other parcels outside of the Otay Ranch boundaries within the unincorporated area of the County can connect to the Salt Creek Interceptor.

Salt Creek Interceptor - The closest existing sewer facility is the 15-inch trunk sewer located southwest of the Proposed Project Amendment Area in Proctor Valley Road, just east of Hunte Parkway. This trunk sewer is the closest existing line to the Proposed Project Amendment Area and conveys flows to the Salt Creek Interceptor. From there, flows are conveyed to the City of San Diego Metropolitan sewer system.

The Otay Ranch Facility Implementation Plan (County 1993) assumed the Proposed Project Amendment would utilize the Salt Creek Interceptor and sewer lines downstream from the Proposed Project Amendment site. A more recent sewer service analysis, the Overview of Sewer Service for the Otay Ranch Village 14 and Planning Areas 16/19, prepared for the Approved Project and the Sewer Study Update Technical Memorandum for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment (December 2019), by Dexter Wilson Engineering, Inc. confirmed that sewer service to be provided by the Salt Creek Interceptor.

4.3 Project Processing Requirements

1. Identify location of facilities for on-site and off-site improvements in conformance with the Sewer Study Update Technical Memorandum for Otay

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Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment dated December 2019 by Dexter Wilson Engineering, Inc.

2. Provide cost estimates for all facilities and proposed financing responsibilities.
3. Identify financing methods for required improvements.

4.4 Existing Conditions

4.4.1 Existing Onsite Sewer Conditions

The Proposed Project Amendment Area is presently in an undeveloped state. No sewer facilities presently exist within the Proposed Project Amendment Area.

4.4.2 Existing Offsite Sewer Conditions

As depicted on Exhibit E, Proposed Sewer Facilities, the Salt Creek Interceptor, located immediately west of the Proposed Project Amendment Area, will provide sewer service to the Proposed Project Amendment. The Salt Creek Interceptor line and system is owned and operated by the City of Chula Vista. This interceptor begins in Hunte Parkway, near the southern boundary of the Rolling Hills Ranch project and follows Salt Creek and the Otay River Valley to the City of San Diego's Metropolitan Interceptor. The Salt Creek Interceptor ranges from a 15-inch to 48-inch line. The Salt Creek Interceptor has been sized to accommodate ultimate development in the service area, including the Proposed Project Amendment. The City of Chula Vista and SDCSD entered into a Sewage Transportation Agreement in June 2016. This agreement establishes a maximum flow from County properties of 870,000 gpd without triggering the need for improvements to the Salt Creek Interceptor. The flow limitation of 870,000 gpd included a projection of 372,873 gpd from Village 14 and Planning Areas 16 and 19. The current Proposed Project Amendment projection is 317,780 gpd which is well below the flows projected in the agreement.

Otay Ranch Village 14 & Planning Areas 16/19 Proposed Project Amendment
Public Facilities Finance Plan

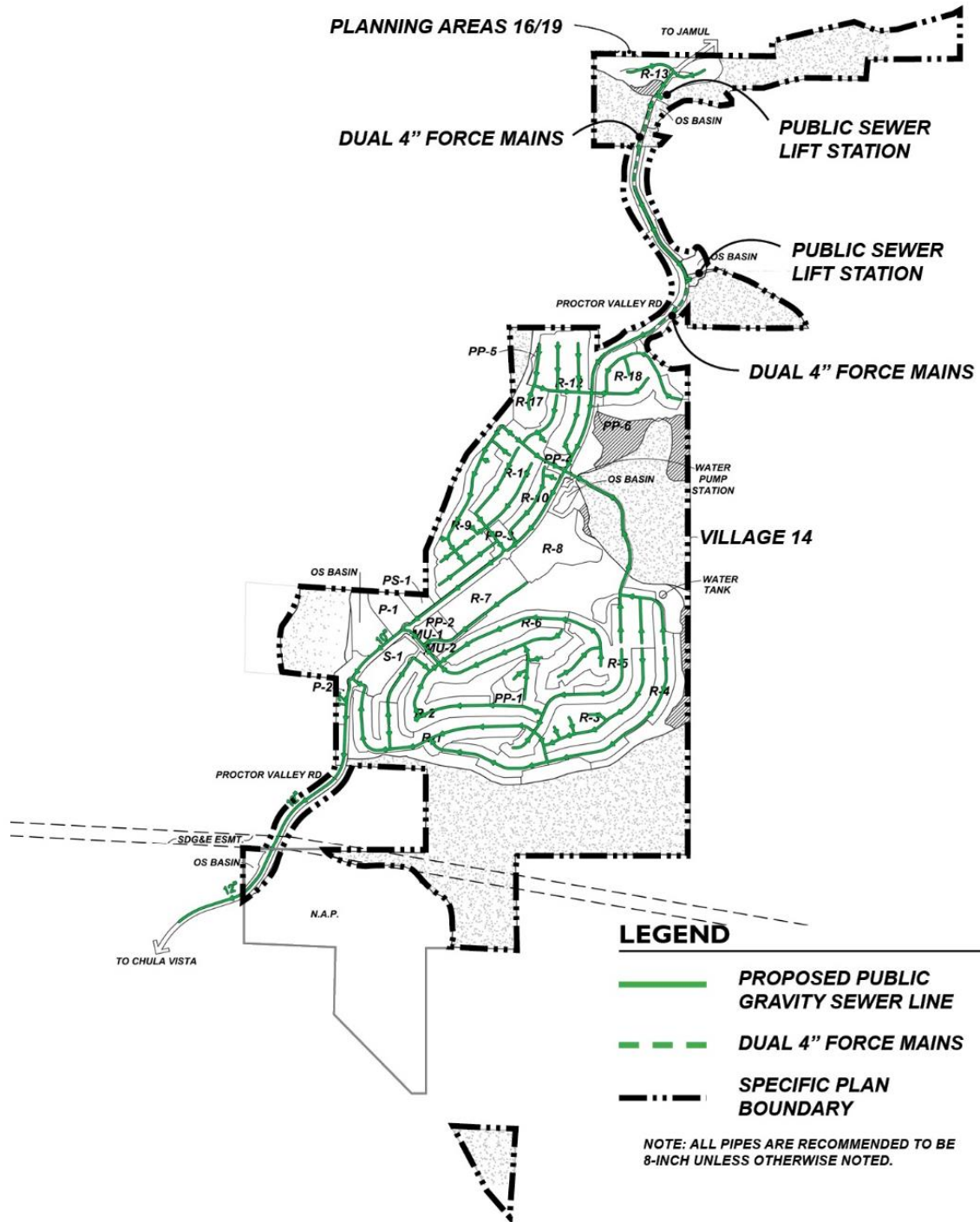


Exhibit E – Proposed Sewer Facilities

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4.5 Project Demand and Proposed Facilities

4.5.1 Projected Project Demand

The Proposed Project Amendment's projected sewage demand is 317,780 gpd. The land use breakdown for this projection is shown in Table 8 below.

Table 8: Projected Sewage Flows

Land Use Designation	Quantity	Sewage Generation Factor	Total Average Sewage Flow (gpd)
SF Residential	1,116 units	240 gpd/unit	267,840
Res. (>8 DU/Ac)	150 units	192 gpd/unit	28,800
Park	19.6 ac	500 gpd/ac.	9,800
Public Safety	2.3 ac	1,500 gpd/ac.	3,450
School	9.9 ac/800 students	4.8 gpd/student	3,840
MU-Commercial	2.7 ac.	1,500 gpd/ac.	4,050
Total			317,780

4.5.2 Proposed On-site Sewage Facilities

The Proposed Project Amendment will construct necessary onsite sewer system to serve development in the Village 14 and Planning Areas 16/19 only. This system will include onsite gravity sewer lines, onsite lift stations, an offsite lift station and associated force mains. The lift stations are necessary to convey sewerage to the existing offsite sewer trunk lines. The lift station sites and associated easements will be conveyed to the County.

Since the County of San Diego does not have established detailed design standards for lift stations, the City of San Diego Guidelines for lift stations design are utilized as a reference. Some of the pertinent criteria from the City of San Diego 2015 Sewer Design Guide are as follows:

- Dual force mains are required.
- Redundant pumping units are required.
- Pumping units shall be sized for peak wet weather gravity flow plus pumped flow of upstream lift stations, if any.
- Redundant power source such as diesel generator is required.
- Stations to include SCADA system to remotely notify County of station status and alarms.

- Overflow storage equivalent to 6 hours of peak influent gravity flow is required. Two hours is standard, but the City of San Diego requires six hours where maximum protection from spillage is required.
- Odor control system, Bioxide or equal, is required.
- Station to include adequate access and turn around space for large vehicles.

The offsite lift station would be designed with capacity to serve the entire Proposed Project Amendment. The required capacity of the lift station is 600 gpm to accommodate peak gravity flows. The onsite lift stations have a required capacity of 140 gpm to provide service to Planning Area 19. The lift stations would be designed to include redundant pumping units, standby power, odor control, overflow storage, and telemetry. The lift station site would also be designed with adequate access to all equipment items and include fencing for security. The lift stations and force mains will be operated and maintained by the San Diego County Sanitation District (SDCSD) to the point of connection with the City of Chula Vista gravity sewer system.

4.5.3 Proposed Offsite Sewage Facilities

A short section of offsite gravity sewer is required to convey flows to the offsite lift station and ultimately to the existing Salt Creek Interceptor along Proctor Valley Road. 8-inch sewer force mains would be installed within Proctor Valley Road right-of-way and connected to the existing 15-inch gravity main located in Proctor Valley Road, approximately 1,600 feet to the east of Hunte Parkway.

4.5.3 Wastewater Treatment

The SDCSD has sufficient capacity rights in the Metro sewer system to serve the Proposed Project Amendment.

4.5.4 Trunk Sewers

The design capacity is based on the allowable depth of flow in the sewer line during peak flows. The design capacity flow rate is lower than actual sewer pipe capacities. Sizing facilities for design capacity as opposed to the actual flow capacity establishes a conservative approach in the planning and design of the system.

4.6 Adequacy Analysis

Sewerage facilities necessary to accommodate projected sewer flows have been identified in conjunction with the *Sewer Study Update Technical Memorandum for Otay Ranch Village 14*

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and Planning Area 16/19 Proposed Project Amendment. County policy does not allow the design capacity of trunk sewer to be exceeded by flow volumes.

The construction of new sewer trunk lines within the Proposed Project Amendment will be phased along with the construction of streets. As such, the facilities identified in this PFFP shall be required of the Developer either as constructed facilities, or through the payment of fees, which in turn will obligate the County to construct the necessary facilities.

In addition, the following conditions shall be satisfied by the Developer of the Proposed Project Amendment.

1. Annexation into the SDCSD and Sphere of Influence by LAFCO (Government Code, 56000 et seq). Hereafter, the term "District" shall mean the SDCSD.
2. SDCSD approval of a project sewer study that specifies the estimated project sewage generation; proposed on-site and off-site sewerage infrastructure locations, alignments, and sizes; hydraulic analysis of the proposed sewerage facilities.
3. Satisfaction of all conditions of map approval and improvement agreements, including construction by the Developer and acceptance by the SDCSD of on-site and off-site sewerage facilities, property, and easements.
4. Payment for all costs associated with easement acquisition, SDCSD annexation and sewer studies.
5. Payment for all SDCSD and City of Chula Vista sanitation fees and charges, as applicable.

4.7 Inventory of Future Required Facilities

Main sewer facilities necessary to accommodate the Proposed Project Amendment are listed on the following table.

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Table 9: Inventory of Major Sewerage Facilities

Sewerage Facility	Size	Funding
SALT CREEK		
Onsite Sewer Lift Stations	140 GPM	Developer
Onsite Force Mains	Dual 4"	Developer
Offsite Gravity Sewer to Offsite Lift Station	12"	Developer
Offsite Sewer Lift Station	600 GPM	Developer
Offsite Force Main	Dual 8"	Developer
ON-SITE SEWER LINES		
Sewer Lines in internal streets	Various	Developer

4.8 Threshold Compliance

Construction of the listed facilities and the payment of sewerage connection fees in accordance with the County ordinances will ensure compliance of the Proposed Project Amendment with the adopted threshold. The construction of new sewer trunk lines must be phased with construction.

4.9 Sewerage Facilities Improvement Phasing

Table 10 describes the phasing for sewerage facilities improvements in the Proposed Project Amendment. In addition to the facilities described in the table, sewer lines will be required to be installed in streets and connection made to Salt Creek Interceptor prior to the issuance of building permits within the corresponding phase.

Table 10: Phasing of Sewerage Facility Improvements

Phase	Sewer Facilities
Village 14 Central	<ul style="list-style-type: none"> • Secure and enter into an agreement to construct Offsite Lift Station #1 prior to the approval of the first final map project wide. (Phasing Requirement #1) • Secure and enter into an agreement to construct offsite gravity sewer (Reach 2) and force mains (Reach 1) to the West phases boundary prior to the approval of first final map project wide. (Phasing Requirement #2) • Secure and enter into an agreement to construct onsite sewer prior to the approval of the first Final Map in the phase.
Village 14 East	<ul style="list-style-type: none"> • Phasing Requirements #1, 2 and • Secure and enter into an agreement to construct offsite gravity sewer (Reach 3) to Central phase boundary prior to the approval of first Final Map in the Phase (Phase Requirement #3) • Secure and enter into an agreement to construct onsite sewer the approval of the first final map in the phase.
Village 14 West	<ul style="list-style-type: none"> • Phasing Requirements #1, 2, and 3

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Phase	Sewer Facilities
	<ul style="list-style-type: none">• Secure and enter into an agreement to construct East offsite gravity sewer phase boundary (Reach 4 prior to the approval of first Final Map in the phase. (Phase Requirement #4)• Secure and enter into an agreement to construct onsite sewer (Reach 5) prior to the approval of the first Final Map in the phase. (Phase Requirement #5)
PA 19	<ul style="list-style-type: none">• Satisfy Phase Requirements #1, 2, 3, 4, and 5.• Secure and enter into an agreement to construct onsite sewer lift stations #2 and #3, gravity sewer and force mains within the PA 19 phase boundary prior to approval of the first Final Map in the phase. (Phase Requirement #6)• Secure and enter into an agreement to construct onsite sewer (Reaches 6 and 7) and private gravity sewer, lift stations, and force main prior to the approval of the first Final Map in the phase.

4.10 Financing Sewerage Facilities

Onsite improvements will be funded by the Developer of the Proposed Project Amendment in accordance with the procedures and conditions applicable to the approved Specific Plan Amendment, Revised Vesting Tentative Map, Final Maps, and/or plot plans. The Developer will enter into an agreement with the County to secure and construct these necessary improvements.

Agencies providing sewer services have limited funding sources to expand and/or upgrade their facilities to meet the increasing needs being placed on them. Among the funding options are sewer capacity charges, development fees, bonds, annexation fees, developer infrastructure financing including Community Facility Districts and other similar assessment mechanisms, and grants. Other sources of revenues for sewer facilities include establishment of a benefit assessment fee, redevelopment funds, special taxes, private donations and lease revenues.

4.10.1 San Diego County Sanitation District

Proposed Project Amendment would pay appropriate annexation sewer fees for the SDCSD as shown in Table 11, if applicable.

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Table 11: SDCSD Annexation Fee

Jurisdiction	Fee Amount	Units	Estimated Fees
San Diego County Sanitation District	\$1,000/Ac	337.6 Ac.	\$337,600
San Diego County Sanitation District	\$2,000/EDU	1,324EDUs	\$ 2,648,000
TOTAL	-	-	\$2,985,600

4.10.2 Salt Creek Interceptor

The Salt Creek Basin impact fees that would be paid by the Proposed Project Amendment are shown in Table 12. Salt Creek Basin Impact Fees (subject to change or updating by the City of Chula Vista) paid by future developments within the Salt Creek Drainage Basin, fund improvements required to serve ultimate development within the basin. The SDCSD will need to pay the fees for capacity in the Salt Creek Interceptor as part of the Sewage Transportation Agreement with the City of Chula Vista.

Table 12: Salt Creek Basin Impact Fees

Land Use	Fee Amount	Units/ Ac.	Estimated Total Fee
Single Family Residential	\$1,330/unit	1,116 units	\$ 1,484,280
Residential(>8 DU/AC)	\$997.50/unit	150 units	\$ 149,625
Commercial (Multiple Use)	\$12,541.90/ac	2.7 acres	\$ 33,863
Public Safety Site	\$12,541.90/ac	2.5 acres	\$ 31,355
School	\$5,320/ac	9.9 acres	\$52,668
Park	\$2,513.70/acre	19.6 acres	\$ 49,269
Salt Creek Basin Total			\$ 1,801,060

In addition, projects flowing through the City of Chula Vista are required to pay a Wastewater Capacity Fee. This fee includes the costs for treatment capacity and Pipeline Expansion. Because the Proposed Project Amendment is receiving treatment capacity through the SDCSD, the Proposed Project Amendment is only subject to the Pipeline Expansion portion of the Wastewater Capacity Fee as shown in Table 13.

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Table 13: City of Chula Vista Wastewater Capacity Fees

Fee Amount (Pipeline Expansion)	EDU	Estimated Fee
\$174.80/EDU	1,324	\$ 231,435

5.0 Transportation Systems Facilities

5.1 Otay Ranch GDP/SRP Threshold

Maintain Level of Service (LOS) "D" or better, as measured by observed average travel speed on all signalized arterial segments.

5.2 Service Analysis

5.2.1 Levels of Service Standards

The County, through the Department of Public Works, is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the County. Through project review, County staff ensures the timely provision of adequate local circulation system improvements in response to planned development while maintaining acceptable levels of service. Planned new roadway segments and signalized intersections will maintain acceptable standards at the build-out of the San Diego County General Plan Mobility Element. General coordination on traffic assignments, improvements and volumes with adjacent jurisdictions is necessary in order to properly assess compliance with the threshold.

The traffic threshold will be analyzed by the following:

1. Level of Service (LOS) measures shall be for the average weekday peak hour, excluding seasonal and special circumstance variations.
2. The measurement of LOS shall be by the 2010 Highway Capacity Manual (HCM) method of calculation, using the County's published Mobility Element design standards.
4. Circulation improvements shall be implemented prior to the anticipated deterioration of LOS below established standards.

5.2.2 Background Traffic Studies

The San Diego County General Plan Mobility Element serves as the overall facility master plan. County transportation planning has been, and continues to be, coordinated with the City of Chula Vista and other cities in the region to ensure regional-serving roadways common to multiple agencies are planned to meet the anticipated demand in all areas, and that widths and alignments are compatible.

The Otay Ranch Village 14 and Planning Areas 16/19 Traffic Impact Analysis (February 2018) adopted by the County on June 26, 2019 in conjunction with adoption of the Approved Project and the Village 14 and Planning Areas 16/19 Proposed Project Amendment Traffic

Impact Analysis Update Technical Memo (2019) were prepared by Chen Ryan Associates. The 2018 study addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon the Approved Project phasing. The study also includes an evaluation of impacts that are considered significant as a result of Approved Project development. The Traffic Analysis Update Technical Memorandum (December 2019), analyzed the Proposed Project Amendment and concluded that the transportation related impacts associated with the Proposed Project Amendment land uses are similar to the Approved Project. Therefore, the findings, recommendations and mitigation measures in the February 2018 Traffic Impact Analysis and Certified EIR 16-19-006 are consistent with the Proposed Project Amendment.

5.2.3 Freeway Segments

The California State Department of Transportation (Caltrans) recommends LOS C or better as acceptable for freeways. Caltrans is currently planning and implementing ramp meters at freeway on-ramps to assist in maintaining acceptable traffic flow on the freeway network.

5.2.4 Arterial Roadway Segments

The County recommends that arterial segments maintain LOS D or better. The City of Chula Vista requires LOS C for most roadways within the City boundaries. Per the Otay Ranch GDP/SRP (Page 104), LOS D is permitted within the Otay Ranch Villages.

5.2.5 Peak Hour Intersections

While roadway LOS is useful as a general indication of traffic operating conditions, the peak hour operations at intersections provide a more definitive measure of the actual functional capacity of the circulation network. It is for this reason that intersection performance, which relates to the ability of signalized intersections to operate at acceptable LOS during peak hours, is considered the primary determinant of adequate operations. For peak hour intersection operations, LOS D or better is considered acceptable.

5.3 Project Processing Requirements

1. Identify phased traffic demand and demonstrate compliance with the San Diego County General Plan Mobility Element.
2. Identify on-site and off-site impacts and improvements by phase of development.
3. Provide cost estimates for all improvements.

5.4 Existing Conditions

The Proposed Project Amendment site is located along Proctor Valley Road northeast of the City of Chula Vista city limits, in Jamul/Dulzura Subregional Plan area of the unincorporated area of the County. Existing Proctor Valley Road is a 2-lane undivided roadway that extends from the City of Chula Vista's eastern boundary to the community boundary of Jamul, in the County. Proctor Valley Road is in various stages of improvement (i.e. paved or dirt). Proctor Valley Road from the northern project boundary at Melody Road to approximately 1.3 miles south within the project site is paved and improved. At that point, there is a 0.2 mile stretch that is unimproved/dirt. The pavement continues for approximately 0.8 miles into the northern portion of Village 14. From that point the road is deteriorated pavement for approximately 2.5 miles to the intersection of Proctor Valley Road and Northwoods Drive in the City of Chula Vista. Proctor Valley Road will be upgraded in conjunction with the phased development of the Proposed Project Amendment Area.

Regional access to the Proposed Project Amendment site is provided by State Route 125 (SR 125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west, provided secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805, and provides regional east/west access. SR-94, located approximately 3 miles to the northeast, provides access from the east through the Jamul Community.

The San Diego County General Plan Mobility Element – 2011, as adopted and amended in 2019 GPA-16-008 in conjunction with the County's adoption of the Approved Project, classifies Proctor Valley Road as an ultimate 2-Lane Light Connector with Raised Median(2.2A) Roadway between the City/County boundary and Project Driveway 3 (Street "O"), and as a 2-Lane Light Collector with No Median (2.2E) between Street "A" and the Jamul Community boundary. Currently, study area intersections operate at LOS D or better.

5.5 Project Demand and Proposed Facilities

5.5.1 Trip Generation and Assignment

The Proposed Project Amendment includes residential development, parks, and residential support uses. Access points along Proctor Valley Road would provide vehicle access to and from the residential areas. The planned roadway network will provide for internal circulation within the Proposed Project Amendment area.

Table 14 demonstrates the estimated daily weekday vehicle trips projected.

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Table 14: Proposed Project Amendment Model Land Use Assumptions & Trip Generation

Land Use	Units/ Ac's	Note	Weekday Vehicle Trips
Single Family	1,103 DU	10 ADT/DU	11,030
Multi-Family	150 DU	8 / DU	1,200
Estate	13 DU	12 ADT/DU	156
Mixed Use: Comm/Res	10,000 SF	110 ADT/1,000 SF	1,100
Elementary School	9.9 Acres	90 / Acre	891
Neighborhood Park	10.2 Acres	5 ADT/Ac.	51
Community Facilities/Private Park	9.5 Acres	30 ADT/Ac.	285
Fire Station	3 Staff		16
Total Trips Generated for the Project			14,729
Internal Capture (12%)			-1,767
Total External Trips Generated for the Proposed Project Amendment			12,962

As demonstrated in the table above, it is anticipated that the Proposed Project Amendment will result in a total vehicular trip generation 14,729 ADT with a total external trip generation of 12,962 ADT.

5.5.2 Future Volumes and Planned Roadway Classifications

Pursuant to the San Diego County General Plan Mobility Element, Proctor Valley Road is classified as a 2-Lane Light Collector (2.2E) and will be modified to either a 2.2A or 2.2E or 2.2F classification within the Proposed Project Amendment as noted below.

In order to minimize the potential environmental impacts associated with Proctor Valley Road the County adopted GPA-16-008 (2019). The Proposed Project Amendment will construct Proctor Valley Road as a Class II Collector (City of Chula Vista Classification) between its current eastern terminus point within the City of Chula Vista to the County boundary, as a Light Collector with Raised Median (2.2A) between the County boundary and Project Driveway 4 (Street "W" / Street "I"), as a Light Collector (2.2E) between Project Driveway 4 (Street "W" / Street "I") and Project Driveway 5 (Street "AA" / Street "EE"), as a Light Collector (2.2F) between Project Driveway 5 (Street "AA" / Street "EE") and the northern project boundary,, and as a two-lane interim roadway (28 feet paved within a 40-foot right-of-way) between the northern project boundary and its current western terminus

point located in the community of Jamul. The proposed improvements to Proctor Valley Road between its current the County boundary and Project Driveway 4 (Street "W" / Street "T") will exceed the current requirements set forth in the San Diego County General Plan Mobility Element.

5.6 Cumulative Conditions Plus Hypothetical Development of State Preserve Property

The adequacy of the traffic system is based upon the Otay Ranch Village 14 and Planning Areas 16/19 Traffic Impact Analysis (February 2018) adopted by the County in 2019 in conjunction with adoption of the Approved Project, and the Village 14 and Planning Areas 16/19 Proposed Project Amendment Traffic Impact Analysis Update Memo (2019) were prepared by Chen Ryan Associates. The 2018 study provided a cumulative analysis of the existing and anticipated traffic volumes in the region in order to provide for increased traffic levels that will result from development of the Approved Project in combination with other planned land uses. The 2018 analyses were based upon a computer generated "Select Zone" study utilizing the adopted SANDAG Series 11, 2025, and 2030 Transportation Forecast.

5.6.1 Street Segments Influenced by the Projected Project Traffic

The Select Zone assignment generated by the SANDAG Year 2030 model results in a distribution of the total number of Projected Project vehicular trips anticipated to utilize freeway and arterial roadway segments within the area of influence of the Proposed Project Amendment.

The Select Zone model output from SANDAG provides the distribution of project related trips under future year 2030 conditions on all facilities in the vicinity of the Proposed Project Amendment. The Proposed Project Amendment study area was developed based on the County's requirement that all key segments which carry project trips of 50 or more peak hour trips (in either direction) on roadways and carry 150 or more peak hour trips (in either direction) on freeway links.

5.6.2 Year 2030 Cumulative Analysis (Intersections Over Volume Threshold)

All study area intersections would operate at acceptable LOS D or better during the AM and PM peak hours, with the exception of the following intersection:

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- Northwoods Drive/Agua Vista Dr. & Proctor Valley Road (City of Chula Vista), which would operate at an unacceptable LOS F during the PM peak hour and would be considered to have a project specific impact.

5.6.3 Future Year 2030 Analysis (Street Segments Over Volume Threshold)

Six existing roadway segments within the City of Chula Vista would operate at LOS D, as follows: (From p. 190 of the TIS)

- East H Street, between Terra Nova Drive and Del Rey Boulevard (LOS D)
- East H Street, between Del Rey Boulevard and Paseo Del Rey (LOS D)
- East H Street, between Paseo Del Rey and Paseo Ranchero (LOS D)
- East H Street, between Otay Lakes Road and SR-125 SB Ramps (LOS D)
- Proctor Valley Road, between Northwoods Drive to the City of Chula Vista Boundary (LOS E at PM peak hours/LOS F at AM peak hours)
- Otay Lakes Road, between the SR-125 NB Ramps and Eastlake Parkway (LOS D)

5.6.4 Future Year 2030 Analysis (Two-Lane Highways Over LOS Threshold)

All two-lane highway segments analyzed under this scenario are projected to operate at LOS D or better with the addition of Proposed Project Amendment traffic, with the exception of SR-94 between Vista Sage Lane and Lyons Valley Road and SR-94 between Lyons Valley Road and Jefferson Road, which are projected to operate at LOS F. However, these segments are not anticipated to be impacted by the Proposed Project Amendment.

5.6.5 Future Year 2030 (Freeway and State Highway Segments Operating Over Capacity Threshold)

All study freeway and state highway segments would continue to operate at LOS D or better under with the exception of the following segments:

- I-805, between Home Avenue and SR-94 (LOS F)
- I-805, between SR-94 and Market Street (LOS F)
- I-805, between Market Street and Imperial Avenue (LOS F)
- I-805, between Imperial Avenue and E Division Street (LOS F)
- I-805, between E Division Street and Plaza Boulevard (LOS F)
- I-805, between Plaza Boulevard to SR-54 (LOS F)
- I-805, between SR-54 and Bonita Road (LOS F)
- I-805, between Bonita Road and East H Street (LOS F)
- I-805, between East H Street and Telegraph Canyon Road (LOS F)

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- SR-125, between SR-94 Junction and Jamacha Road (LOS F)
- SR-125, between Jamacha Road and Paradise Valley Road (LOS E)
- SR-54, between I-805 and Reo Drive/Plaza Bonita Center Way (LOS F)

Based on the freeway mainline significance criteria outlined in Section 2.8 of the transportation impact Study, the traffic associated with the Proposed Project Amendment would not cause any significant changes in roadway segment operations under Year 2030 Cumulative conditions. Therefore, no significant Proposed Project Amendment related impacts were identified, and no mitigation is required.

5.6.6 Future Year 2030 (Freeway Ramp Intersections Operating Over Capacity Threshold)

Most studied area freeway ramp interchange intersections are projected to operate at or under capacity under Year 2030 Cumulative conditions, with the exception of I-805 SB / H Street, which would be over capacity during both the AM and PM peak hour.

5.7 Inventory of Required Traffic Improvements

As a result of the build-out traffic impacts analysis above, Table 15 demonstrates the traffic improvements required for intersections impacted by Proposed Project Amendment-related traffic under Future Year Cumulative 2030 "worst case" assumptions. Subject to installation of these improvements, the Proposed Project Amendment will comply with the thresholds for transportation service facilities.

Based upon the results of the above analysis, improvements to Northwood Drive/Agua Vista Driver & Proctor Valley Road intersection would be a requirement of the Proposed Project Amendment.

Table 15: Required Build-out Intersection Improvements – Future Year 2030 Cumulative Conditions

Intersection	LOS Before Mitigation (AM/PM)	Mitigation	LOS After Mitigation (AM/PM)
Northwoods Drive/Agua Vista Dr. & Proctor Valley Road	F/F	Construction of signalized intersection by the 327 th building permit	B/B

It should be noted that this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore,

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for purposes of this analysis, this improvement is considered infeasible and the associated impacts would remain significant and unavoidable⁷.

The Proposed Project Amendment would impact one (1) roadway segment located in the City of Chula Vista, and one (1) segment within the County of San Diego under Future Year 2030 Cumulative conditions. Additional information regarding traffic impacts and potential mitigation measures can be found in the *Otay Ranch Village 14 and Planning Areas 16/19 Traffic Impact Analysis* (February 2018) and the Village 14 and Planning Areas 16/19 Proposed Project Amendment (2019), prepared by Chen Ryan Associates.

5.10 Threshold Compliance

Based upon the traffic analysis prepared for the Proposed Project Amendment, threshold compliance is projected to be maintained with implementation of the improvements identified in this PFFP.

5.11 Phasing Transportation Facilities

Improvements to existing roads and construction of new roadways are required for implementation of the Proposed Project Amendment. The following phasing tables describe the phasing of improvements for each transportation facility required by the Proposed Project Amendment.

Table 16: Required Build-out Street Segment Improvements Phasing (Offsite)

Phase	Roadway Facilities ⁸
Village 14	<ul style="list-style-type: none">Secure and enter into an agreement to construct Proctor Valley Road ("PVR") offsite from the existing terminus in the City of Chula Vista at North woods Drive/Agua Vista Drive to the Jamul prior to approval of first Final Map project wide. "(Phasing Requirement #1)"

On-site Backbone Road Improvements

Implementation of the Proposed Project Amendment will require the construction of on-site roads. The following table describes the phasing for the onsite road improvements.

⁷ This is consistent with the Approved Project and does not result in any additional or greater impact, as analyzed in the Certified EIR (16-19-006).

⁸ Phasing to be reviewed/revised by County of San Diego in conjunction with review of Conditions of Approval for the Proposed Project Amendment

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Table 17: On-Site Transportation Facilities Improvements Phasing

Phase	On-site Backbone Road Improvements
Village 14 Central	<ul style="list-style-type: none">• Secure and enter into an agreement to construct Street A, Street B, Street C, Street D, Street E, Street F from Street A to Village 14 East boundary, Street F from western terminus to Village 14 East boundary, Street G, Street H Street I, Street J, Street N from western terminus to Village 14 East boundary, Street O from Street C to PVR, prior to approval of Final Map in each phase.
Village 14 East	<ul style="list-style-type: none">• Secure and enter into an agreement to construct Street J, Street K, Street L, Street M, Street N from Village 14 west boundary to Street F, prior to approval of first Final Map in each phase.
Village 14 West	<ul style="list-style-type: none">• Secure and enter into an agreement to construct Street O from PVR to western terminus, Street P, Street Q, Street R, Street S, Street T, Street U, Street V, Street W, Street X, Street Y, Street Z, Street AA, Street BB, Street DD, Street CC, Street EE, Street FF, Street GG, Street HH, Street II prior to approval of the first Final Map in the phase.
PA 19	<ul style="list-style-type: none">• Secure and enter into an agreement to construct Street JJ and Street KK prior to approval of the first Final Map in the phase.

5.12 Financing Transportation Facilities

Construction of the above listed improvements will constitute the necessary financing of transportation facilities. These improvements will be funded through the developer(s) entering into agreements to secure and construct the improvements prior to recordation of the applicable Final Map. Onsite transportation facilities will be funded and constructed by the project developers.

Certain off-site improvements in the County are funded through the County TIF program. Proctor Valley Road, however, is not a County TIF facility. Proctor Valley Road off-site within the City of Chula Vista is a TDIF program funded by the City of Chula Vista. The entirety of the Proctor Valley Road will be constructed by the Developer.

6.0 Urban Runoff Facilities

6.1 Otay Ranch GDP/SRP Threshold

An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Reservoir System.

6.2 Service Analysis

The County is responsible for ensuring all runoff water conveyed in the proposed storm drain systems will be treated in compliance with Regional Water Quality Control Board (RWQCB) regulations and National Pollution Discharge Elimination System (NPDES) minimum criteria prior to discharging into natural watercourses.

In accordance with RWQCB Order No. R9-2013-0001 dated 2013, as amended by R9-2015-001 and R9-2015-0100, dated January 24, 2015, waste discharge requirements for discharges of urban runoff from municipal storm drainage systems shall not contain pollutant loads which cause or contribute to a violation of receiving water quality objectives or which have not been reduced to the maximum extent practicable. Post-construction Best Management Practices (BMPs), which refer to specific storm water management techniques, are required for each project within the jurisdiction of the County. BMPs are necessary in order to manage construction and post-construction site runoff and minimize soil erosion and other pollutants from being transported downstream once they have been loosened by storm water. Post-construction pollutants are a result of the urban development of property and the effects of automobile use. Runoff from paved surfaces can contain soil sediment and a variety of pollutants transported by the water and sediment. Landscape activities and chemicals used by homeowners and commercial enterprises are an additional source of sediment and pollutants.

Detailed analysis of projected urban runoff impacts for the Proposed Project has been conducted by Hunsaker and Associates, Priority Development Project (PDP) SWQMP for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, dated December 2019, and the CEQA Drainage Study for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment, also by Hunsaker and Associates, dated December 2019. The observations, analysis and conclusion of these studies are incorporated into this PFFP.

6.3 Project Processing Requirements

1. Identify urban runoff facility demand (by phase).
2. Identify locations of facilities for on-site and off-site improvements.
3. Provide cost estimates.

4. Identify financing methods.

6.4 Existing Conditions

The project site consists of steep canyons which drain westerly towards Proctor Valley, the major natural drainage-way which flows southwesterly and empties into the Upper Otay Reservoir. Overflow from the Upper Otay Reservoir empties into the Lower Otay Reservoir which is created by the Savage Dam. The Proposed Project Amendment covers approximately 1,543 acres directly above Upper Otay Reservoir (See Table 18).

In general, Proctor Valley Road follows the existing contours of Proctor Valley and shows evidence of runoff overtopping resulting in erosion and sheet flowing particularly at the locations of the major existing drainage paths. Canyon drainages from east and west slopes confluence in Proctor Valley and flow in a southwesterly direction to discharge into Upper Otay Reservoir.

The proposed development is not expected to cause adverse effects to the Upper Otay Reservoir due to the anticipated lower total dissolved solids ("TDS") concentration in the project irrigation compared with the TDS at the reservoirs outfall, the use of source control best management practices ("BMPs"), and the decrease in overall erosion potential due to reduced natural areas.

6.5 Project Demand and Proposed Facilities (Developed Condition)

6.5.1 Post-Development Runoff

Development of the Proposed Project Amendment will result in an increase in runoff from the site. The increase in runoff is due to the increased impervious area within the development. The acreages of Post-Development runoff characteristics are estimated in Table 18:

Table 18: Proposed Project Runoff Characteristics

Description of Area	Acres
Designated Open Space and Preserve	1038.4
Developed Area (including off-site Proctor Valley Road)	504.7
Total	1,543.1

Natural runoff from most areas north of the Proposed Project Amendment will be separated from the developed site runoff via separate storm drain systems. Runoff from the Proposed Project Amendment Site will travel in existing drainages within Proctor Valley to the Upper Otay Reservoir. The runoff from the 85th percentile storm as defined by the San Diego

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County BMP Design Manual and drier weather runoff from developed areas of the Proposed Project Amendment site will be diverted to the eight (8) biofiltration basins. Development of the site will not cause any diversion to or from the Upper and Lower Otay Reservoir watersheds.

Runoff from the developed portions of the site will be collected via the proposed drainage system consisting of curb inlets, catch basins, headwalls, cleanouts, and storm pipe. The runoff will be conveyed towards one of the proposed water quality basins. For clarity in the remaining portion of this chapter, the general term of 'water quality basin' is used to define the proposed structural BMP basins rather than the more specific basin classifications such as retention, partial retention, or biofiltration. The water quality basins will function as a structural treatment BMPs as well as to address flow control hydromodification. For the larger water quality basins, where it may not be feasible to discharge the peak flowrate, a diversion structure will be located upstream of the basin to bypass flowrates in excess of the Q10 rainfall event. This flowrate corresponds to the upper flow control (HMP threshold). Once routed through the basin or other respective treatment facilities, flows are discharged into the natural drainage courses such as Proctor Valley or Jamul Creek then ultimately empty into the Upper and Lower Otay Reservoirs. The performance of the basin is described in depth in the Priority Development Project (PDP) SWQMP for Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment prepare by Hunsaker and Associates dated December 2019. Since the capacity of Upper and Lower Otay Reservoirs is sufficient to accommodate the proposed peak flow increases and since the City of San Diego Water Department which manages the reservoirs generally desires greater volumes and no reductions within the reservoirs, no onsite peak flow detention basins are proposed as part of this development. Culverts will be constructed as necessary to convey the projected 100-year peak flow from the developed areas under Proctor Valley Road.

The downstream ends of the internal storm drain systems will empty into their respective basin before ultimately discharging into the natural drainages such as Proctor Valley. Table 19 summarizes the 100-year developed condition peak flows at each discharge location downstream of its respective basin.

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Table 19: Post-Development Volume Based 85th Percentile Calculations

Discharge Location, downstream of ...	Drainage Area (acres)	Peak Discharge (cfs)
Basin 'BF-2-1'	226.6	132.0
Basin "BF-2-2'	103.8	58.3
Basin 'BF-2-3'	6.1	3.9
Basin 'BF-2-4'	3.5	2.5
Basin 'BF-2-5'	6.6	4.5
Basin 'BF-2-6'	85.4	56.8
Basin 'BF-2-8'	2.1	1.3
Basin 'BF-2-10'	15.1	5.8

6.5.2 Post-Development Pollutant Impacts

Urban runoff from the developed portion of the Proposed Project Amendment site will increase the quantity of runoff from the site, and if not treated has the potential to contribute pollutants into Upper and Lower Otay Reservoirs. These pollutants could include sediment, oil, grease, suspended solids, metals, nutrients, pesticides, bacteria, viruses, other organic compounds, and other debris. However, the Proposed Project Amendment includes a series of water quality basins and bio-filtration facilities to treat runoff prior to discharge, as described below.

Runoff from the developed portions of the Proposed Project Amendment site will drain towards one of the proposed biofiltration basins, or proprietary compact biofiltration devices, via internal storm drain systems. These basins will receive the runoff from the majority of the developed areas. Five roadside proprietary biofiltration facilities will be constructed to treat runoff from portions of Proctor Valley Road north of Village 14 and generally within Planning Area 16.

Runoff from the proposed development would be treated within each basin during the time it takes to drain completely. Treatment would include the settling of pollutants within the basins and filtering through the heavy vegetation at the bottom of each basin. A trash and debris rack would be fitted at the base of each basin outlet structure to prevent clogging of the low-flow orifices. In this way, stormwater pollutant, trash and debris removal would occur upstream of the Upper and Lower Otay Reservoirs. The flow rate routed through each basin will vary based on its ability to accommodate either the peak Q100 flowrate or the Q10 rain event associated with flow control hydromodification. For example, the larger basins will be limited to Q10 flows. An upstream diversion structure will direct Q10 flows towards the basin while allowing the higher Q100 peak flows to bypass the respective basin. The basin outlet structure will be sized on discharging the Q10 rain event. In instances where peak Q100 flows will be routed through the respective water quality basin,

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their outlet structure would be sized and designed to convey runoff from the 100-year storm event. This will typically occur within the smaller basins which can accommodate Q100 peak flowrates.

The basins, provide a high removal efficiency for coarse sediment, trash and debris, a high removal efficiency for pollutants that tend to associate with fine particles during treatment including fine sediment, undissolved nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, oil and grease, and pesticides, while providing medium pollutant removal efficiency for dissolved nutrients. The proprietary bio filtration facilities provide a high removal efficiency for coarse sediment, trash and debris, a medium pollutant removal efficiency for pollutants that tend to associate with fine particles during treatment including fine sediment, un-dissolved nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, oil and grease, and pesticides, and low pollutant removal efficiency for dissolved nutrients. Finally, the remainder of the developed/disturbed areas consisting of vegetated and irrigated slopes within the development footprint that will not receive runoff from the streets and roads will be self-treating natural landscaped slopes. Table 20 provides an estimate of runoff quantities for the undeveloped and developed conditions of the project site. As the table demonstrates, the watershed flows post- and pre-development are very similar.

Table 20: Pre- and Post-Development 100 Year Peak Flows

Discharge Junction	Existing Drainage Area to Junction (acres)	Existing Drainage Flows (cfs)	Post-Development Area to Junction (acres)	Post-Development Drainage (cfs)
J001	953.8	1,548	953.79	1,529
J003	2,775.7	4,934	2,764.00	5,021
J004	4,001.5	7,078	4,068.10	7,617
J005/ J006	5,372.6	9,667	5,328.12	10,170
J007	6,111.2	10,957	6,109.83	11,570
J008	6,223.7	10,992	6,190.58	11,597
J009	6,880.7	12,027	6,880.7	11,501

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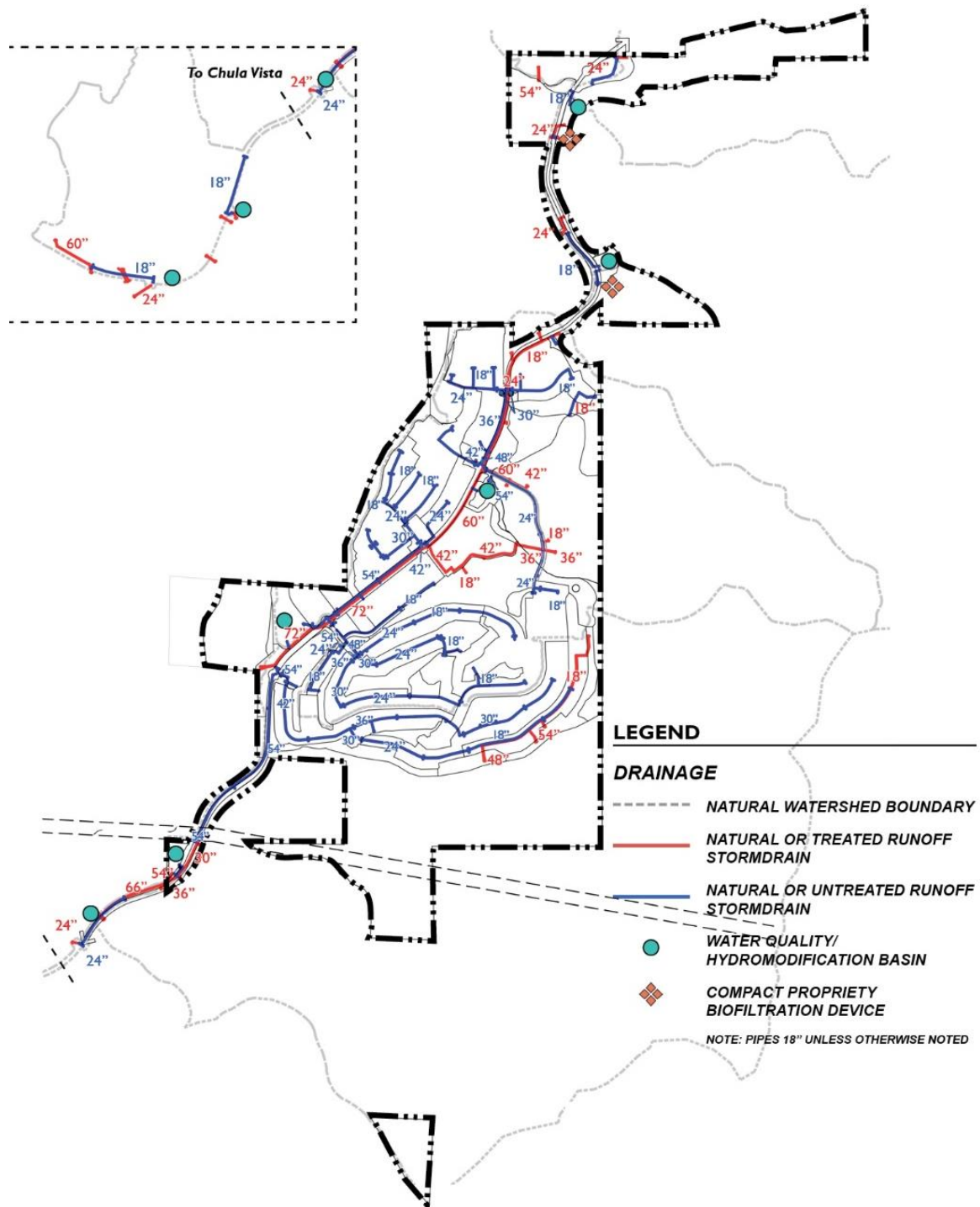


Exhibit F – Proposed Urban Runoff Facilities

6.5.3 Biofiltration Based Best Management Practices

The Proposed Project Amendment includes eight (8) biofiltration and two (2) compact proprietary biofiltration units as water quality basin BMPs. BMPs shall be designed to mitigate the volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record. Such facilities are usually designed to store the first flush runoff event below the principle spillway elevation (riser, weir, etc.) while providing a means for low flow dewatering.

The runoff contained below the overflow elevation of the basin riser will be slowly discharged from the treatment control basin via low flow orifice(s) in the basin riser. After passing through the riser, an outlet pipe will dewater the basin and discharge runoff to the receiving downstream storm drain.

Runoff will be collected and treated in the water quality basin within the area between the basin bottom elevation and the peak flow riser opening. Treatment will be addressed primarily through the filtering of pollutants through the engineered soil media and uptake of pollutants by selected vegetation installed at the bottom of the basin.

Dewatering will occur via one or more low flow orifice built into the side of the riser structure within each water quality basin. Such orifices, located subgrade and at an invert elevation coincident with the water quality basin bottom elevation, will provide the runoff with a 24 to 96- hour residence time prior to full water quality basin dewatering. Otherwise, a Vector Plan will be required in accordance with the County of San Diego requirements. A trash and debris rack will be fitted to the base of the structure to prevent clogging of the low flow orifice.

Water quality basin outlet structures will be designed to convey runoff diverted from the main storm water system to the basins. Storm water treatment will occur prior to discharge to any downstream receiving water body supporting beneficial uses.

The elevations for the orifices within the water quality basins have been preliminary determined (via a stage-storage calculation) for attainment of the appropriate water quality volume for each water quality basin.

Natural drainage courses downstream of the outlet will be protected from erosive velocities with appropriately designed velocity control structures such as rip rap aprons or energy dissipaters.

6.5.4 Urban Runoff Control Basins

The development portion of the Proposed Project Amendment includes approximately 511.3 acres. Approximately 402.3 acres will remain in a natural, undeveloped condition within the area. Eight (8) water quality bio filtration basins are proposed to control runoff from the developed portion of the Proposed Project Amendment site, as shown on Exhibit F.

Additional detailed information regarding how the Proposed Project Amendment will comply with water quality requirements will be provided as part of the final engineering review process. The type, location, cost and maintenance obligation of the selected BMPs will be given consideration during the project planning and design. The County requires that prior to approval of any tentative map and/or site plan for the project, the applicant shall obtain the approval of a water quality technical report containing specific information and analysis on how the project will meet the requirements of the County of San Diego Storm Water requirements by the County Engineer. Ultimate development of the Proposed Project Amendment will incorporate a Post-Construction Storm Water Operation and Management Plan.

6.5.5 Construction

During the construction phase, the Proposed Project Amendment will be subject to the requirements of the General Construction Permit. Development of the Proposed Project Amendment will comply with the requirements of this permit through implementation of a site-specific Storm Water Pollution Prevention Plan (SWPPP) for each planning area and by incorporating temporary BMPs for the control of sediment and other pollutants.

6.6 Adequacy Analysis

Eight (8) water quality basins and two (2) roadside proprietary bio filtration units will be designed and sized to handle the treatment volumes of the Proposed Project Amendment and thus will adequately address pollutants generated within the project site. With installation of bio filtration facilities described above, the Proposed Project Amendment will comply stormwater requirements.

Because the capacity of Upper and Lower Otay Reservoirs is sufficient to accept the proposed peak flow increases since the City of San Diego Water Department has indicated that they desire greater volumes towards the reservoirs, no onsite detention basins are

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proposed as part of this development. Culverts under Proctor Valley Road will be adequately sized to convey the projected 100-year peak flow from the developed areas.

As a result of the above factors, the following conditions shall be required of the developer of the Proposed Project Amendment:

1. The Proposed Project Amendment shall be responsible for the conveyance of required storm water flows into water quality basins in accordance with San Diego County BMP Manual. The County of San Diego Department of Public Works and the County Flood Control District shall review plans to ensure compliance with County Engineering and Flood Control Standards. Satisfaction of drainage conditions of approval associated with subdivision of the site will ensure protection of water quality within Upper Otay Reservoir, and thus constitutes compliance with the adopted threshold. The City of San Diego will also review the reports to ensure the quality of water at the Upper Otay Reservoir are not degraded by the Proposed Project Amendment.
2. The Developer shall demonstrate compliance with the County of San Diego Storm Water and Discharge Ordinance and the National Pollutant Discharge Elimination System (NPDES) Municipal Permit. The Developer shall also obtain approval of the County Engineer of a report that includes the following elements:
 - a. Description of project characteristics, site conditions, flow patterns, pollutants emanating from the project site, and conditions of concern.
 - b. Description of site design and source control BMPs considered to be implemented.
 - c. Description of applicable structural BMPs.
 - d. Justification for selection of the proposed BMPs including; (a) targeted pollutants, justification and alternatives analysis, (b) design criteria (including calculations), (c) pollutants removal information, and (d) literature references.
 - e. Site plan depicting locations of the proposed BMPs.
 - f. Operation and maintenance plan for the proposed BMPs.
3. The Proposed Project Amendment shall be designed to avoid violation of any water quality standards or waste discharge requirements.
4. Development of the Proposed Project Amendment site shall not degrade potential beneficial uses of downstream water bodies as designated by the Regional Water Quality Control Board, including water bodies listed on the Clean Water Act Section 303d List.
5. Development of the Proposed Project Amendment site shall not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table.

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6.7 Inventory of Future Required Urban Runoff Facilities

The following list of major urban runoff protection facilities will be required as a condition of the Proposed Project Amendment.

Table 21: Inventory of Urban Runoff Protection Facilities

Drainage Facility	Onsite/ Offsite	Location	Number	Responsibility
Storm Drains in internal streets	Onsite	All Phases	As required by S.D. County Engineering Standards	Developer
Water Quality Basins	Onsite	West Village 14 Central Village 14 Planning Area 19	8	Developer
Proprietary Roadside Biofiltration Units	Onsite	Proctor Valley Road and Planning Area 19	2	Developer

6.8 Threshold Compliance

Subject to phased Developer installation of the above-referenced urban runoff facilities and fulfillment of the referenced conditions, including the condition to secure and construct the facilities prior to issuance of grading permits, the Proposed Project Amendment will comply the adopted threshold.

6.9 Urban Runoff Facilities Phasing

Table 22 describes the phasing for runoff facility improvements in the Proposed Project Amendment.

Table 22: Urban Runoff Facilities Improvements Phasing

Phase	Drainage Facilities
Proctor Valley Road South	<ul style="list-style-type: none"> Secure and enter into an agreement to construct storm drain and basins BF-2-3, BF-2-4 and BF-2-5 prior to issuance grading permit for Proctor Valley Road South. (Phase Requirement # 1)
Village 14 Central	<ul style="list-style-type: none"> Phase Requirement #1 and Secure and enter an agreement to construct onsite storm drain and basins BF-2-1, BF-2-2 and BF-2-6, prior to issuance of the first grading permit. (Phase Requirement #2)
Village 14 East	<ul style="list-style-type: none"> Phase Requirement #1, #2 and Secure and enter into an agreement to construct onsite storm drain and basins BF-2-2 and BF-2-6 prior to issuance of grading permit. (Phase Requirement #3)

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Phase	Drainage Facilities
Village 14 West	<ul style="list-style-type: none">• Phase Requirements #1, #2 and• Secure and enter into an agreement to construct onsite storm drain and basins BF-2-1 and BF-2-6 prior to issuance of grading permit. (Phase Requirement #4)
Proctor Valley Road North	<ul style="list-style-type: none">• Secure and enter into an agreement to construct onsite storm drain and basins BF-2-8 and BF 2-10 prior to issuance grading permit for Proctor Valley Road North. (Phase Requirement #5)
PA 19	<ul style="list-style-type: none">• Phase Requirement #5 and• Secure and enter into an agreement to construct onsite storm drain and basin BF-2-10 prior to issuance grading permit. (Phase Requirement #6)

6.10 Financing Urban Runoff Facilities

County policy requires that onsite drainage facilities necessary to support the Proposed Project Amendment be funded and constructed in conjunction with the development construction operation. As such, the Proposed Project Amendment will be required to enter into an agreement to secure and construct those facilities identified in this section prior to the issuance of grading permits in accordance with County Ordinance.

The financing and construction of urban or untreated runoff storm drain facilities as well as natural or treated runoff storm drain facilities required by the Proposed Project Amendment will be provided by either Developer funding or bond debt financing. Off-site improvements which are part of the construction of Proctor Valley Road will be funded by the Developer.

7.0 Water Facilities

7.1 Otay Ranch GDP/SRP Threshold

Ensure an adequate supply of water on a long-term basis, prior to development of each Otay Ranch SPA.

7.2 Service Analysis

Water service is anticipated to be provided to the Proposed Project Amendment site by the Otay Water District (OWD). OWD is a member of the San Diego County Water Authority (SDCWA) and Metropolitan Water District (MWD). It is the policy of these districts to ensure new growth will not reduce the availability of adequate water supplies or jeopardize water quality standards. Each district is responsible for providing the capital facilities necessary to accommodate existing development and future growth.

The Proposed Project Amendment site is located within the boundaries of the OWD. Retail water service for the Proposed Project Amendment is to be provided by the OWD. The Proposed Project Amendment will require annexation into an OWD Improvement District in order to obtain water service. This annexation is an internal action by the OWD and requires a written request and payment of processing fees.

OWD has prepared and utilizes the 2015 Urban Water Management Plan. The UWMP includes the project's water demands. Anticipated water service for the project site is analyzed in the Water Study Update for Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment, dated December 2019, prepared by Dexter Wilson Engineering, Inc.

Pursuant to OWD policy, the Developer(s) will be required to prepare a Subarea Master Plan (SAMP) for review and approval by OWD. The SAMP will provide detailed design, phasing, pump station and reservoir capacity requirements, and extensive computer modeling to justify recommended water pipe sizes.

7.3 Project Processing Requirements

1. Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.
2. Identify locations of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed Project.

3. Provide cost estimates.
4. Identify financing methods.
5. Prepare a Water Conservation Plan.
6. Assure adequate water supply in accordance with the phasing plan.
7. Prepare a Subarea Master Plan in conformance with the water standards of the Otay Water District.

7.4 Existing Conditions

The majority of the water used in the San Diego County Water Authority (SDCWA) area is imported from the MWD. MWD receives its water supply through the State Water Project and the Colorado River Aqueduct. The SDCWA conveys water from the MWD to local purveyors within the County. The use of reclaimed water is prohibited by the City of San Diego on the Project site due to site runoff into the Otay Reservoirs.

Potable water is provided to OWD's Central Service Area by SDCWA via the Second San Diego Aqueduct. Water is delivered at Aqueduct Connections No. 10 and No. 12 and is conveyed by gravity to OWD's terminal reservoirs at a grade of approximately 624 feet. One hundred percent of OWD's potable water demand is satisfied by purchases from the CWA.

OWD possesses several connections to SDCWA Pipeline No. 4 which delivers filtered water from MWD's filtration plant at Lake Skinner in Riverside County. OWD also has a connection to the La Mesa – Sweetwater Extension Pipeline, which delivers filtered water from the R.M. Levy Water Treatment Plant in the Helix Water District. This connection currently supplies water to the northern portion of the OWD only. Additionally, OWD has a connection to the City of San Diego's water system in Telegraph Canyon Road and has an agreement that allows it to receive water from the Lower Otay Filtration Plant.

No water service is currently provided to the Proposed Project Amendment site. The Proposed Project Amendment will ultimately be served by the 980 Zone within the Central Service Area and the 1296 Zone within the Regulatory System of the OWD. The 980 Zone is supplied water from Connection No. 10 and 12, to the SDCWA aqueduct which fills 624 Zone reservoirs. Water will then be distributed within the 624 Zone and pumped to the 711 and 980 Zone storage and distribution systems. The 1296 Zone located in Jamul is served by a pump station located north of Lyons Valley Road near the 944 Zone Reservoirs.

Two pump stations presently exist within the 980 Zone. One station is referred to as the 980-1 Eastlake Pump Station, which is located on the south side of Otay Lakes Road at Lane Avenue. This station pumps water from the 711 Zone system into the 980 Zone distribution system and into two existing 980 Zone reservoirs located in the OWD Use Area property. The 980 Zone Pump Station currently has three pumps (one standby), each rated for 4,000 gpm, which results in a firm station capacity of 8,000 gpm. The 980-2 Pump Station, located north of Olympic Parkway on the east side of Eastlake Parkway, pumps water from the 624 Zone to the 980 Zone and currently has three duty pumps, one standby pump, and two spare pump cans for future expansion. All pumps are rated for 5,000 gpm and the measured firm pumping capacity of the station is 12,000 gpm.

In addition, there are currently two reservoirs within the 980 Zone. These reservoirs are located at the same site within the OWD Use Area property north of Rolling Hills Ranch. These reservoirs each have a capacity of 5.0 million gallons, which equals a total of 10.0 million gallons total storage capacity.

The major 980 Zone pipelines in the vicinity of the Proposed Project Amendment are all located south of the Project site and include transmission lines in Hunte Parkway and Proctor Valley Road. The 36-inch transmission line in Proctor Valley Road presently extends to the east of Hunte Parkway.

The 1296 Zone pump station has a firm capacity of 2,900 gpm and pumps water to three 1296 Zone Reservoirs located at the same site. These reservoirs have a total capacity of approximately 5.0 million gallons. Transmission and distribution lines in the area range from 8-inch to 16-inch and include a 10-inch line that is extended in Proctor Valley Road, just north of the project site.

7.5 Project Demand and Proposed Facilities

7.5.1 Potable Water Design Program

In order to receive potable water service, the Proposed Project Amendment will require expansion of the existing 980 Zone and 1296 Zone water systems. In general, the potable water distribution system is designed to maintain static pressures between 65 psi and 200 psi. This criterion is used to initially divide a project between water service zones. Potable water distribution systems are also typically designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows, and a minimum residual pressure of 20 psi during maximum day demand plus fire flow conditions. Potable water mains are sized to maintain a maximum velocity of 10 feet per second

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under a maximum day plus fire flow scenario and a maximum velocity of 6 feet per second under peak hour flow conditions.

7.5.2 Duty Factors and Peaking Factors

Table 23 represents the water duty factors used in projecting the total average day water demand for the Project. The required fire flows and durations are also listed. To convert average day potable water demands to maximum day demands, the conversion policy of the OWD Water Resources Master Plan has been utilized. The same Master Plan has been utilized to convert average day potable water demands to peak hour demands.

Table 23: Water Duty Factors

Land Use Designation	Unit Domestic Demand	Required Fire Flow (gpm)	Required Fire Flow Duration (hours)
Rural Residential (<1DU/Ac)	1,000 gpd/unit	2,500	2
Single Family (Low Density 1-3 DU/Ac.)	700 gpd/unit	2,500	2
Single Family (Medium Density 3-8 DU/Ac.)	435 gpd/unit	2,500	2
Multi-Family (<8 DU/Ac.)	200 gpd/unit	2,500	2
MU / Commercial	1,785 gpd/ac.	3,500	3
Public Safety	1,785 gpd/ac.	3,500	4
School	1,785 gpd/ac.	5,000	4
Park	1,900 gpd/ac.	---	---

7.5.3 Projected Water Demands

Utilizing the water duty factors identified above, the projected potable water demands for the Proposed Project Amendment are as shown in Table 24 below:

Table 24: Proposed Project Amendment Projected Potable Water Demands

Land Use Designation	Quantity	Unit Demand	Total Average Demand (gpd)
Rural Residential (<1 DU/AC)	13 units	1,000 gpd/unit	13,000
Single Family (1-3 DU/AC)	528 units	700gpd/unit	369,600
Residential (3-8 DU/AC)	575 units	435 gpd/unit	250,125
Residential (>8 DU/AC)	150 units	200 gpd/unit	30,000
MU Commercial	2.7 acres	1,785 gpd/acre	4,820

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Land Use Designation	Quantity	Unit Demand	Total Average Demand (gpd)
Parks	19.6 acres	1,900 gpd/acre	37,240
Irrigated OS	15 acres	1,900 gpd/acre	28,500
Public Safety	2.3 acres	1,785 gpd/acre	4,105
School	9.9 acres	1,785 gpd/acre	17,670
TOTAL			755,060

7.5.4 Provision of Water Service

The Proposed Project Amendment is expected to receive water service by expanding the existing 980 Zone and 1296 Zone water systems. This expansion program will involve installation of several major water system improvements that are presently identified in the OWD Capital Improvement Program.

The lower portion of the Proposed Project Amendment site can be served from the 980 Zone by connecting to the existing 36-inch line in Proctor Valley Road and extending a line into the project site. This line is anticipated to be a 20-inch line to supply the proposed 980 Zone Reservoir and proposed 1296 Zone Pump Station.

The upper elevations of the Proposed Project Amendment will be served from the 1296 Zone. The 1296 Zone portion of the project site is all residential but requires a 20-inch transmission line per the OWD Water Resources Master Plan to provide an interconnection between the Central 980 Zone and Regulatory 1296 Zone. A connection to the existing offsite 10-inch line at Proctor Valley Road to the north of the project site is also proposed.

7.5.5 Water Conservation Plan

The Otay Ranch GDP/SRP requires the preparation of a Water Conservation Plan for proposed projects, which has been prepared by Dexter Wilson Engineering. The Water Conservation Plan provides an analysis of anticipated Project water usage requirements, as well as a detailed proposed water conservation measures and other strategies to reduce per capita water consumption from the Proposed Project Amendment.

In addition, the Specific Plan Amendment includes water conservation strategies for internal potable water usage. These strategies include:

1. Hot Water Pipe Insulation. This measure involves the insulation of hot water pipes with I-inch walled pipe insulation and separation of hot and cold water

pipings. This measure is estimated to result in annual savings of 2,400 gallons per residential unit.

2. Pressure Reducing Valves. Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to result in annual water savings of 1,800 gallons per residential unit.
3. Water Efficient Dishwashers. There are a number of water efficient dishwashers available that carry the Energy Star label. These units result in an estimated yearly water savings of 650 gallons per residential unit.
4. Residential Landscaping. By complying with the model water use ordinance, it is estimated that outdoor water use at single family residences will be reduced by approximately 10 percent.

The implementation of indoor and outdoor water conservation measures would result in an estimated water savings of 48,462 gpd. More information regarding water saving measures can be found in the Water Conservation Plan Update Technical Memorandum for Village 14 and Planning Area 16/19 Proposed project Amendment, prepared by Dexter Wilson Engineering, Inc., dated December 2019.

7.5.6 Water Storage Capacity

As shown on Table 24, the projected total daily demand for the Proposed Project Amendment at build-out will be 755,060 gpd. Water conservation strategies identified in the Water Conservation Plan, Water Conservation Update Technical Memorandum (December 2019) and Specific Plan Amendment, would reduce portable water demand by approximately 48,462 gpd. The OWD Water Resources Master Plan identifies the need for a 2.0 MG 980 Zone reservoir within the Proposed Project Amendment. Additionally, the Proposed Project Amendment will comply with the storage requirement by paying water meter capacity fees, which will ensure provision of the necessary storage capacity.

7.6 Adequacy Analysis

OWD has prepared the required Water Supply and Verification Report for the Approved Project. This report evaluated and verified that sufficient water supplies are being planned (short and long term) to serve the Proposed Project Amendment as well as existing and other reasonably foreseeable planned projects within the Otay Water District in both normal and single and multiple dry year forecasts for a 20-year planning

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horizon. OWD will need to prepare a similar study for the Proposed Project Amendment.

7.7 Inventory of Future Required Water Facilities

The following list of major water distribution facilities (Table 25) will be required as a condition of proposed development of the Proposed Project Amendment.

Table 25: Inventory of Major Water Distribution Facilities

Water Distribution Facility	No.	Size / Capacity	Phase/ Trigger	Responsibility
980 Reservoir and Transmission Line	1	2 mg	TBD	Developer
1296 Zone Pump Station	1	4,000 gpm	TBD	Developer
Off-site Transmission Line to Jamul	1	20" line	TBD	Developer
Off-site Transmission Line to Chula Vista	1	20" Line	1st Lot in 980 Zone	Developer
Water Lines in internal streets		Varies	All	Developer

7.8 Threshold Compliance

The Otay Water District Water Facilities Master Plan (March 2016) along with the Water Study Update Technical Memorandum for Otay Ranch Village 14 and Planning Area 16/19 Proposed Project Amendment, which was prepared by Dexter Wilson Engineering, Inc., dated December 2019, identify water facilities necessary to provide the appropriate level of water service consistent with OWD requirements. The facilities are required to be constructed in conjunction with development of the Proposed Project Amendment. Additionally, the Developer(s) shall request and deliver to the County a water service availability letter from the OWD prior to approval of each final map.

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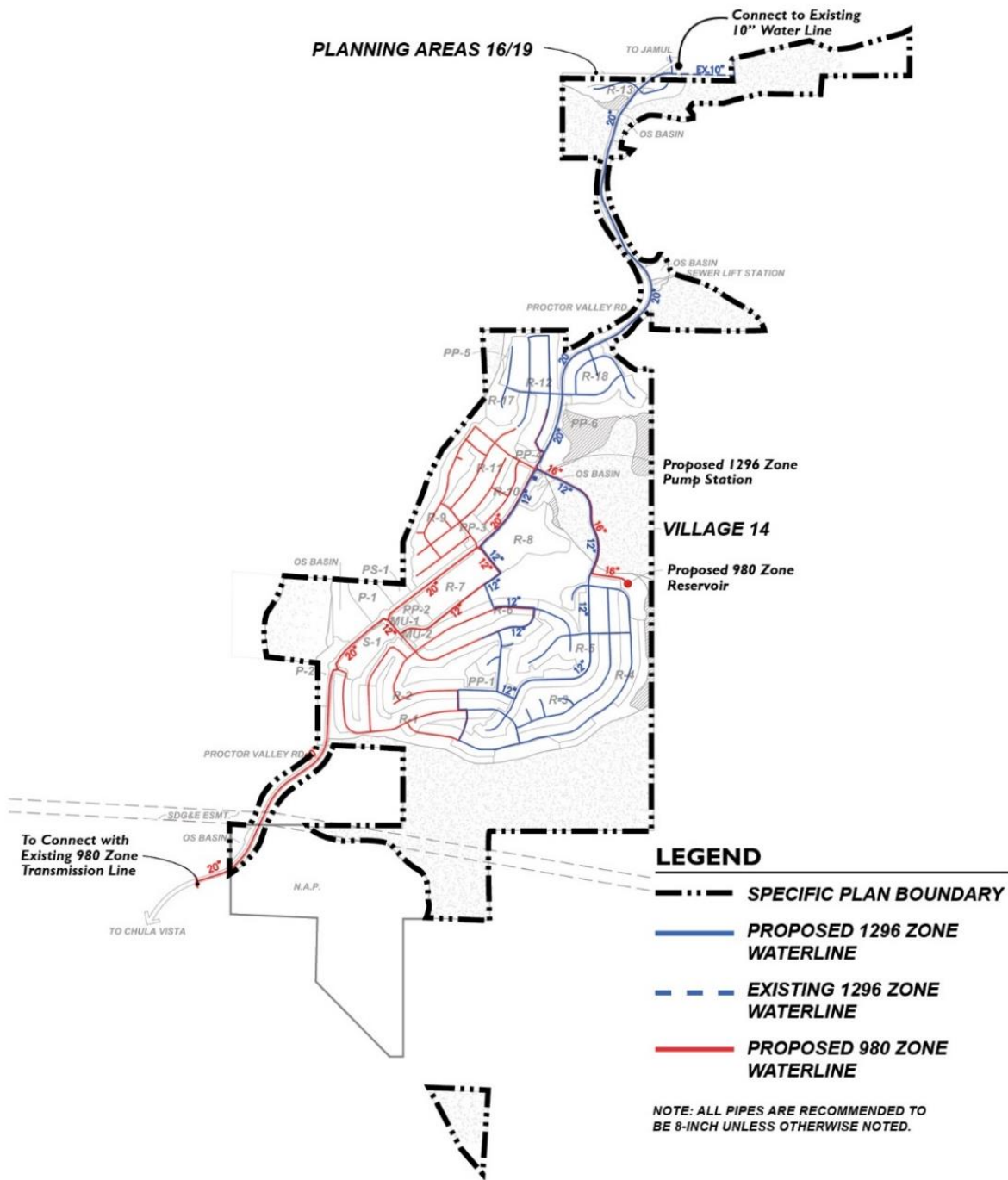


Exhibit G – Proposed Water Facilities

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7.9 Phasing Water Facilities

The Proposed Project Amendment includes water facility improvements necessary to serve the Project. Certain facilities are required to be constructed concurrent or prior to construction of the Proposed Project before service to the project site may begin. Table 26 describes the phasing for water facilities improvements in Otay Ranch Village 14 and Planning Area 19.

Table 26: Water Facilities Improvements Phasing⁹

Phase	Water Facilities
Village 14 Central	<ul style="list-style-type: none">• Secure and enter into agreement to construct Off site Transmission Line South from Chula Vista prior to approval of the First Final Map services by the 950 zone. (Phase Requirement #1)• Construct Water Tank (980) as determined by the OWD building permits in the 980 zone. (Phase Requirement #2)• Construct Transmission line to 980 Water Tank as determined by the OWD building permit in the 980 zone. (Phase Requirement #3)• Secure and enter into an agreement to construct Off-site Transmission Line North of Jamul (1296) prior to approval of the First Final Map serviced by the 1296 zone and constructed as determined by the OWD in the 980 zone. (Phase Requirement #4)• Secure and enter into an agreement to construct Permanent 1296 Pump Station prior to approval of the Final Map as determined by the OWD lot service by the 1296 zone. (Phase Requirement #5)• Construct Permanent 1296 Pump Station prior to issuance as determined by the OWD building permit in the 1296 zone. (Phase Requirement #6)• Satisfy Phase Requirements #1, #2, and #3.
Village 14 West and East	<ul style="list-style-type: none">• Satisfy Phase Requirements #1, #2, #3, #4, #5, and #6.
PA 19	<ul style="list-style-type: none">• Secure and enter into an agreement to construct Off-site Transmission Line north of Jamul (1296) to PA 19 boundary prior to the first final map in the phase. Satisfy Phase Requirements #1, #2, #3, #4, #5, and #6 as determined by the OWD building permit in the 1296 Zone.

7.10 Financing Water Facilities

The financing and construction of potable water facilities will be provided by either developer funding, capacity fees or bond debt financing.

⁹ Phasing to be reviewed by County of San Diego in conjunction with review of Condition of Approval for the Proposed Project Amendment

7.10.1 Developer Funding

On-site water distribution improvements within individual planning areas will be funded and constructed by the Developer concurrent with the development improvement construction operation. The Developer will enter into an agreement to secure and construct the water facilities consistent with the Otay Ranch Village 14 and Planning Areas 16/19 Phasing Plan.

7.10.2 Capacity Fees

OWD's Capital Improvement Program (CIP) wherein OWD facilitates design and construction of facilities and collects an appropriate share of the cost from developers through collection of capacity fees from water meter purchases. Capital Improvement Program projects typically include supply sources, pumping facilities, storage, transmission mains and rerouting of existing mains.

CIP projects are paid for by capacity fees collected on the sale of water meters after building permit issuance.

7.10.3 Bond Debt Financing

OWD may use bond debt financing from Improvement District 27 to assist in the financing of the District's CIP program. The project site will be annexed into the boundaries of Improvement District (ID) 22 and 27.

8.0 Civic Facilities

8.1 Otay Ranch GDP/SRP Threshold

Make provisions for general governmental facilities, including regional and municipal administrative facilities and operation center(s).

8.2 Service Analysis

The Otay Ranch GDP/SRP identifies Village 14 as a “specialty village” (See Otay Ranch GDP/SRP, pp. 86), which serves as a transition from the more urban uses to the west and the more rural areas of Jamul. “The village has a low intensity character, with an emphasis on low density single family residential, local-serving commercial...The Proctor Valley [Village 14] village core will have commercial and recreation activities designed to serve the Proctor Valley area...Because it is relatively isolated, the village functions as a self-contained service area.” (Otay Ranch GDP/SRP pp. 190). The Otay Ranch GDP/SRP defines Planning Areas 16 and 19 as “rural estate areas,” (Otay Ranch GDP/SRP pp. 87) and further provides that “Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning area.” (Otay Ranch GDP/SRP pp. 201).

Consistent with the Otay Ranch GDP/SRP, the Proposed Project Amendment (Village 14) includes a village-serving Mixed-Use Site, elementary school site and a public safety site planned to accommodate a fire station and Sherriff’s storefront facility. The Otay Ranch GDP/SRP provided that regional and local civic facilities would be provided within the Eastern Urban Center within the City of Chula Vista. For areas within the County of San Diego, the Otay Ranch GDP/SRP provided that the County, in conjunction with special districts, provides municipal services to unincorporated areas, including the Proposed Project Amendment site.

8.3 Project Processing Requirements

Demonstrate conformance with the County General Plan Public Facility Element.

8.4 Existing Conditions

No civic administrative facilities are presently located in the County portions of Otay Ranch. The areas surrounding Otay Ranch are currently served by the County, the City of Chula Vista, and the City of San Diego.

The Proposed Project Amendment is located within the jurisdiction of the County. The County's central civic administrative offices are located in the County Administrative

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Center located at 1600 Pacific Highway, in downtown San Diego. The main County Operations Center, including the Planning and Development Services Department, is located on Overland Ave. in Kearney Mesa, in the City of San Diego. The County Courthouse and Hall of Justice are located on W. Broadway in the City of San Diego. The division headquarters for the County's field operations is located in the Spring Valley area. That facility is supplemented by two small adjacent operation centers, and three additional stations located in Alpine, Campo and Descanso.

Major county facilities near the Proposed Project Amendment are shown in Table 27.

Table 27: County Civic Facilities Inventory

Facility	Address
County Administration Center	1600 Pacific Highway, San Diego, CA 92101
Health Services Complex	3851 Rosecrans St., San Diego, CA 92110
Hall of Justice	330 W. Broadway, San Diego, CA 92101
County Courthouse	220 W. Broadway, San Diego, CA 92101
County Operations Center	5555 Overland Ave, San Diego, CA 92123
East County Regional Center	250 Main St., El Cajon, CA 92020
South County Regional Center	500 Third Ave., Chula Vista, CA 91910

8.5 Project Demand and Proposed Facilities

Build-out of the Proposed Project Amendment will result in a projected population of 4,549 residents. This increase in population from the Proposed Project Amendment, in conjunction with the proportional regional growth of the area, could result in the need for additional or expanded civic administrative facilities. The *Otay Ranch Facility Implementation Plan* includes an objective that 420 sq. ft. of civic administrative facility per 1,000 projected residents should be utilized in assessing project demand.

The calculation of projected population times the adopted civic administrative facilities ratio results in a projected demand from the Proposed Project Amendment of 1,911 square feet of gross floor area of civic administrative facilities. This demand will be satisfied through the use of existing County civic facilities as identified in Figure H.

8.6 Adequacy Analysis

No specific civic facilities will be required of the Proposed Project Amendment. Civic facility improvements are made through the County CIP, funded by the County General Fund. Payment of general taxes which contribute to the County General Fund from

which civic facilities improvements are funded to the County CIP satisfies the demand created by the Proposed Project Amendment.

8.7 Threshold Compliance

Based upon the analysis contained in this PFFP, it is projected that the civic facilities threshold will be maintained throughout the development of the Proposed Project Amendment.

8.8 Financing Civic Facilities

Civic facilities serving the unincorporated area have been funded from the County General Fund and service revenues. The Fiscal Impact Analysis portion of this PFFP forecasts that development of the Proposed Project Amendment would generate surplus tax revenues to the County, that is, more tax revenues than are necessary to serve demand generated by the Proposed Project Amendment. The fiscal analysis concluded that the Proposed Project Amendment will result in a net fiscal annual surplus, (after fire costs), at build-out of an estimated \$1,028,295. Should the County elect, these revenues could be budgeted to fund additional facilities to meet the incremental increase in demand generated by the Proposed Project Amendment. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Thus, the Proposed Project Amendment is projected to result in sufficient tax revenues to accommodate the demand for civic facilities.

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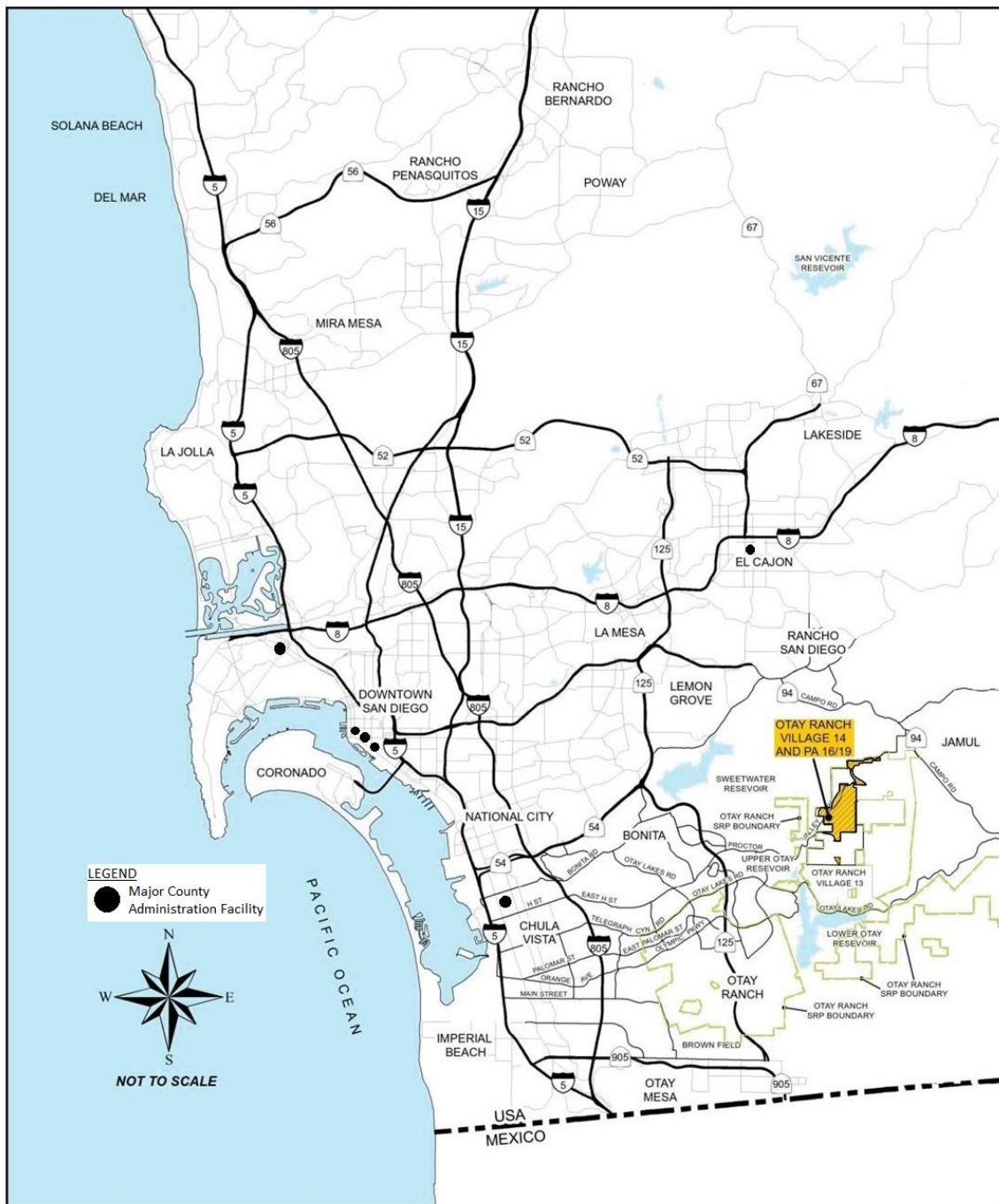


Exhibit H - County Administration Civic Facilities

9.0 Fire and Emergency Protection Facilities

9.1 Otay Ranch GDP/SRP Threshold

County of San Diego: Provide sufficient fire and emergency service facilities to respond to calls within single family communities with residential lots of less than two acres, or more intensive uses such as multi-family residential and all commercial development except neighborhood commercial, in a five-minute travel time.

9.2 Service Analysis

Fire protection and emergency services are among the most vital and basic community services provided. Generally, firefighters are the first responders to fires, medical emergencies, hazardous materials incidents, floods, earthquakes and other emergencies and disasters. In addition, firefighters perform fire prevention and public education activities.

9.2.1 Regional Context

The Proposed Project Amendment is within the boundary of the San Diego County Fire Authority (“SDCFA”). The SDCFA has indicated that it can and will provide both fire protection services and emergency medical services to the Proposed Project Amendment. Fire equipment and paramedic ambulance are currently stationed in Jamul (SDCFA Fire Station 36), a 2.5 to 10-minute travel time to the Proposed Project Amendment site. Additionally, Chula Vista Fire Station #8 is approximately 3.5 miles southwest of the Proposed Project Amendment’s southerly extent and could provide additional emergency services through the existing mutual aid agreement between the City of Chula Vista and the County, although Station 8 cannot respond to any of the Proposed Project Amendment within a 5 minute travel time. Station #8 is just over a 6-minute travel time to the southern portion of the Proposed Project Amendment and just over 10 minutes to the northern portion of the Proposed Project Amendment. Neither the Jamul nor Chula Vista station can service the majority of the Proposed Project Amendment within the required County General Plan travel times. Therefore, a new onsite SDCFA fire station is required to provide fire and emergency response services to the Proposed Project Amendment.

9.2.2 Project Context

The SDCFA responds to all calls for service within the boundaries of its service area, regardless of the nature of the call. However, Advanced Life Support (ALS)

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transportation services in this region are provided via a contract between the County of San Diego and Mercy Medical Transportation. Fire equipment and paramedic ambulance are currently stationed in Jamul at SDCFA Fire Station 36, within a 2.5 to 10-minute travel time to the Proposed Project Amendment.

Although out of the direct protection area, the neighboring fire agency, City of Chula Vista Fire Department, includes resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement. Of the existing fire stations in the vicinity of the Proposed Project Amendment, Chula Vista's Fire Station #8 is the closest. Chula Vista Fire Station # 8 is located at the intersection of Otay Lakes Road and Woods Drive, approximately 3.5 miles from the southern-most entrance to the Proposed Project Amendment.

Dudek & Associates has prepared an Otay Ranch Village 14 and Planning Areas 16/19 Fire Protection Plan (FPP); February 2018 and a Fire Protection Planning Technical Memorandum for the Proposed Project Amendment; December 2019. The FPP and technical memorandum include an analysis of existing conditions and potential fire risks, details fire protection requirements, establishes Fuel Management Zones and makes recommendations for vegetation management and construction strategies to reduce the risk of wildland fires. The FPP also analyzes the demand for services generated by the Proposed Project Amendment and makes recommendations regarding fire resources and facilities required to meet the Proposed Project Amendment's projected demand for fire and emergency medical services.

The Specific Plan Amendment identifies a 2.3-acre public safety site within the Proposed Project Amendment at a location where, in combination with Fire Station 36 in Jamul, all portions of the Proposed Project Amendment can be reached within the applicable General Plan travel time standards. The permanent on-site fire station would be able to serve to 100% of the residential lots within the Proposed Project Amendment within the 5 -minute travel time standard for Village 14 and Planning Area 19 residential lots (County General Plan, Safety Element Table S-1). Existing Station 36 can provide additional coverage to approximately 1% of the Proposed Project Amendment's lots in Planning Area 19 within 5 minutes' travel time, and all of the Village 14 lots within 10 minutes.

The Applicant and SDCFA entered into a Fire Protection and Mitigation Term Sheet, dated June 24, 2019 ("Term Sheet") which outlines the Proposed Project Amendment's fair share of fire facility and services necessary to serve the Proposed Project Amendment Area. The Term Sheet requires that prior to recordation of the first final map, the Applicant will enter into a Fire Services Agreement.

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9.3 Project Processing Requirements

Specific Plan

- Specify site facilities and identify equipment needs
- Identify alternative financing methods
- Timing of construction consistent with Otay Ranch GDP/SRP project requirements
- Determine travel times standards have been met
- Develop project-specific guidelines
- Review fuel modification plans by fire agency
- Assure appropriate water pressures and supply for fire suppression and protection

Tentative Map

- Conditioned to dedicate or reserve site, as appropriate
- Funding identified

9.4 Existing Conditions

An inventory of the SDCFA fire stations is shown in Table 28:

Table 28: Proposed Project vicinity SDCFA Fire Station Inventory

SDCFA Existing Facilities	Location
Station 36 - Jamul	14024 Peaceful Valley Ranch Rd. Jamul, CA 91935
Station 43 - Jacumba	1255 Jacumba St. Jacumba, CA 91934
Station 33 – Lawson Valley	3890 Montiel Truck Trail Jamul, CA 91935
Station 42 – Lake Morena	29690 Oak Drive Campo, CA 91906
Station 34 – Lee Valley	15781 Lyons Valley Rd. Jamul, CA 91935
Station 37 - Deerhorn	2383 Honey Springs Rd. Jamul, CA 91935
Station 8 – City of Chula Vista	1180 Woods Dr, Chula Vista, CA 91914
Station 6 – City of Chula Vista	605 Mt Miguel Rd, Chula Vista, CA 91914

An inventory of the Chula Vista fire stations in the vicinity of the Proposed Project Amendment is provided in Table 29:

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Table 29: Proposed Project Amendment vicinity Chula Vista Fire Station Inventory

SDCFA Existing Facilities	Location
Station 8	1180 Woods Drive Chula Vista, CA 91914
Station 6	605 Mount Miguel Road Chula Vista, CA 91914
Station 7	1640 Santa Venetia Chula Vista, CA 91913
Station 4	8850 Paseo Ranchero Chula Vista, CA 91911

9.5 Project Demand and Proposed Facilities

Development of the Proposed Project Amendment site is projected to result in a build-out residential population of 4,549 and employee population of 94 for an approximate total of 4,643 persons. Using the SDCFA's estimate of 82 annual calls per 1,000 residents (which is similar to CVFD call data of 80 annual calls per 1,000 residents), the Proposed Project Amendment's estimated 4,549 residents and 94 on-site employees at the Mixed-Use Site and school, would generate approximately 381 calls per year (about 1.0 call per day). Seventy percent of calls (267 calls/year, or 0.7 calls per day) are expected to be medical emergency calls. Based upon the current per capita fire call generation rate (2.3% of calls), the Proposed Project Amendment could generate as many as 9 fire calls per year (.02/day).

As previously described, the Proposed Project Amendment will be built in phases. Based on the response analysis conducted in the FPP, the initial phases of the Proposed Project Amendment will either receive emergency services from an on-site permanent or temporary SDCFA fire station in either the Mixed-Use area or another location near Proctor Valley Road acceptable to the SDCFA. The temporary fire station must be in place prior to issuance of the first certificate of occupancy and will remain in place until a permanent fire station is funded and constructed on-site.

The permanent on-site fire station shall be constructed on the 2.3-acre Public Safety site identified in the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan and Tentative Map, as outlined in the Term Sheet. The fire station shall be sized to serve the Proposed Project Amendment. If the facility is expanded to serve other areas within the SDCFA, the Proposed Project Amendment shall contribute its fair share of the cost to construct and equip the facility. In addition, the Proposed Project Amendment will contribute its fair share of ongoing maintenance and operation costs associated with the fire station.

9.6 Adequacy Analysis

The permanent on-site fire station would be able to serve 100% of the residential lots within the Proposed Project Amendment within the 5 –minute travel time standard for Village 14 and Planning Area 19 residential lots (County General Plan, Safety Element Table S-1). Existing Station 36 can provide additional coverage to approximately 1% of the Proposed Project Amendment’s lots in Planning Area 19 within 5 minutes travel time, and all of the Village 14 lots within 10 minutes.

Response times for existing Chula Vista stations vary from just over 5 to 14 minutes for the entirety of the Proposed Project Amendment, which is also inconsistent with the Otay Ranch GDP/SRP and County of San Diego threshold. Accordingly, additional facilities, staffing and equipment are necessary to serve the Proposed Project Amendment.

In accordance with County emergency travel and response times to the on-site risks, the Proposed Project Amendment will be required to provide additional fire and emergency services. The additional resources required to serve the Proposed Project Amendment are outlined below, including the public safety site (land), fair share funding for facilities, staff and equipment and the staffing resources necessary to meet the demand for fire and emergency medical services generated by the Project.

9.7 Inventory of Future Required Facilities and Staffing

The discussion below outlines estimated facilities, equipment and staffing which would be necessary to serve the Proposed Project Amendment at build-out

- 2.3-acre Public Safety Site
- On-Site Fire Station
- Phased staffing implemented per the Fire Protection and Mitigation Term Sheet, Exhibit E
- Type I Structure Engine or Type II Interface Engine (at the discretion of SDCFA)

Table 30 provides a summary of the capital costs needed to service the Proposed Project Amendment (including land).

Table 30: Capital Costs (2019)

Capital Facilities and Equipment	Cost
Land – Graded with utility hookups (2.3 acres @ \$250,000/acre (estimate))	\$575,000
Facilities	
Temporary Fire Station (Pre-fab home w/ stick built)	\$380,000
Permanent Fire Station (5,500 SF @ \$250/SF)	\$1,375,000
Equipment	

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Capital Facilities and Equipment	Cost
Type I Structure Engine (Provided by SDCFA)	\$0
Total Capital Costs	\$2,330,000

The SDCFA projected full staffing costs at Proposed Project Amendment build out of approximately \$1.4 million/year. These staff costs include 3 full-time Career Firefighters (1 being a Paramedic) at Proposed Project Amendment complete build-out. In the interim condition, when the Proposed Project Amendment is served from a temporary on-site fire station. Staffing is anticipated to consist of 2 full-time, career fire fighters and 1 volunteer. Final staffing levels and annual costs will be determined and documented in the Fire Service Agreement between SDCFA and the Applicant. These figures are shown in Table 31 below.

Table 31: SDCFA Operational Costs at Build-out

Temporary Fire Station (2 career, 1 reserve)	TBD
Estimated Permanent Fire Station (3 career)	\$1,426,755

9.8 Threshold Compliance

The permanent on-site fire station would be able to serve 100% of the residential lots within the Proposed Project Amendment within the 5-minute travel time standard for Village 14 residential lots and Planning Area 19 residential lots. Providing additional coverage, the existing SDCFA Fire Station 36 can respond to approximately 1% of the Proposed Project Amendment's lots (located in Planning Area 19) within 5 minutes and the remaining Village 14 lots within the 10-minute travel time standard for semi-rural (County General Plan, Safety Element, Table S-1). Based on this information, the Proposed Project Amendment meets the County's travel time standard and the SDCFA can provide significant resources to emergency calls within the Proposed Project Amendment.

Table 32: Emergency Travel Times from Proposed On-Site Public Safety Site and Existing Station 36

5 Minute Travel Time	Units Reached	Percentage of Residential Units Reached (%)
On-Site Public Safety Site	1,266	100%
SDCFA Station 36	13	1%

9.9 Financing Fire Service Facilities

LAFCO recognized the difficulty of funding fire protection in its 2003 report, *Funding Fire Protection*. This report identifies a number of strategies, including, “Encourage[ing] fire protection providers to investigate increased cooperative arrangements...if doing so would produce efficiencies that could decrease dependence on property tax-supported operating budgets.”

9.9.1 Capital Improvements

The County of San Diego and the SDCFA has enacted a Fire Mitigation Fee program which is applicable to the development projects within the County. The Fire Mitigation Fee is presently calculated at \$0.58/sq. ft. The dedication of land and construction of facilities for the public safety site may be credited against the total Fire Mitigation Fee. Table 33 estimates the Fire Mitigation Fees to be paid by the Proposed Project Amendment.

Table 33: Estimated SDCFA Fire Mitigation Fee Credit

Land Use	Avg. sq. ft.	Homes	Subtotal SF	Fire Mitigation Fee
Residential	2,880	1,266	3,646,080	\$ 2,114,726
Commercial	10,000		10,000	5,800
Total		1,266	3,646,080	\$ 2,120,526

It should be noted that while the anticipated Fire Mitigation Fee is approximately \$2.1 million, the actual costs to construct the fire facility is roughly \$2.4 million. The Proposed Project Amendment will need to provide additional funding than provided by the Fire Mitigation Fee Program to develop the new proposed Fire station. The Applicant and SDCFA entered into a project-specific Term Sheet for fire services that determined the Proposed Project Amendment’s fair share of fire station construction and maintenance and operations costs necessary to serve the Proposed Project Amendment. The Applicant and SDCFA entered into a Term Sheet which outlines the Proposed Project Amendment’s fair share of fire facility and services necessary to serve the Proposed Project Amendment Area. The Term Sheet requires that prior to recordation of the first final map, the Applicant will enter into a Fire Services Agreement.

9.9.2 Operational Funding

In addition to the fee programs described above, the County will receive 1.8989% of the ad-valorem 1% of property taxes from the Proposed Project Amendment. The Fiscal Impact Analysis for the Proposed Project Amendment (October 2019) forecasts that

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development of the Proposed Project Amendment would generate a \$1,028,095 net annual surplus, (after fire costs), to the County at build-out of the Proposed Project Amendment. The surplus exists after the Fiscal Impact Analysis model assumes fire station operation and maintenance costs of \$1,070,066 per year. The Fire Service Agreement between the SDCFA and the Applicant(s) will include the final funding strategy for the temporary and new fire station.

10.0 Law Enforcement Facilities

10.1 Otay Ranch GDP/SRP Threshold

1. Respond to 84 percent of "Priority One" emergency calls within seven minutes and maintain an average response time to all "Priority One" emergency calls of 4.5 minutes or less.
2. Properly equipped and staffed police units shall respond to 62 percent of "Priority Two Urgent" calls within seven minutes and maintain an average response time to all "Priority Two" calls of seven minutes or less measured annually.

10.2 Service Analysis

The County of San Diego provides law enforcement services for all unincorporated areas of the County, including the Proposed Project Amendment site.

Law enforcement facilities and services are addressed as part of the Otay Ranch GDP/SRP in the *Facility Implementation Plan* (p.198) and in the Specific Plan Amendment. The San Diego County General Plan Public Facilities Element also addresses law enforcement facilities.

10.3 Project Processing Requirements

Demonstrate conformance with the County General Plan Public Facility Element and the *Otay Ranch Facility Implementation Plan*.

10.4 Existing Conditions

The County Sheriff's Department currently provides law enforcement services to the County's unincorporated area and by contract to the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. Services include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communications dispatch and various management support services.

As San Diego County's Chief Law Enforcement Officer, the Sheriff also provides regional law enforcement services for the entire County. These services include investigation, aerial support, emergency planning and response, law enforcement training and the operation of six County detention facilities.

Imperial Beach or Rancho San Diego Sheriff's Station have been identified as a possible source for law enforcement services. These stations also serve the City of Imperial Beach, the communities of Bonita and Jamul and portions of East Otay Mesa. Per the County General Plan Public Facility Element, the response time threshold for urban unincorporated areas is eight minutes for priority calls (life threatening situations or felonies in progress) and 15 minutes for non-priority calls. However, the Proposed Project Amendment is held to the stricter Otay Ranch GDP/SRP thresholds stated above.

10.5 Project Demand and Proposed Facilities

The Proposed Project Amendment will increase the demand for law enforcement services through the addition of residential and other uses in an area that is presently vacant and demands relatively few law enforcement services.

The County Sheriff's Department analyzed the projected demand of the Proposed Project Amendment and determined that a 500 sq. ft. storefront facility would be needed to serve the Proposed Project Amendment. Based on the Otay Ranch Facilities Implementation Plan [page 202] standard of 1.74 support staff to every 1.67 officers, the projected demand for law enforcement support staff is 5.4 staff members.

10.6 Adequacy Analysis

Payment of general taxes contributes to the County General Fund through which law enforcement facilities improvements are constructed pursuant to the County CIP. Therefore, tax revenues collected from the Proposed Project Amendment will assure provision of future required facilities. The Specific Plan Amendment identifies a 2.3-acre public safety site within the Proposed Project Amendment. The site could accommodate a Sheriff's "storefront," along with a fire station. A storefront could also be accommodated in the commercial space within the Mixed-Use area of the Proposed Project Amendment. The Sheriff's department has indicated that a 500 sf storefront would give deputies responding to calls or patrolling in the area an adequate office space to perform administrative tasks such as accessing a computer or writing a report. The County Sheriff has indicated that 500 square feet would be sufficient space to meet this demand.

10.7 Inventory of Future Required Facilities

A 2.3-acre public safety site is reserved within the Proposed Project Amendment. A Sheriff's storefront may be located within the public safety site or within the commercial component of the Mixed-Use Site in the Proposed Project Amendment. The Sheriff's

department will have to be contacted regarding the required size and to satisfy deputy needs but the Sheriff's Department has requested a 500 s.f. storefront.

10.8 Threshold Compliance

Based upon the analysis contained in this PFFP, it is projected that the law enforcement threshold will be maintained throughout the development of the Proposed Project Amendment.

10.9 Financing Law Enforcement Facilities

County law enforcement facilities serving the unincorporated area have been funded through the County General Fund. Based upon the analysis contained in this PFFP, it is projected that the law enforcement facilities threshold will be maintained throughout the development of the Proposed Project Amendment.

The Fiscal Impact Analysis forecasts that development of the Proposed Project Amendment would generate a \$1,028,295 annual surplus to the County, at build-out. This surplus exists after the Fiscal Impact Analysis model assumes a County cost of \$5,799,054 per year for law enforcement protection to serve the Proposed Project Amendment's expected demand.

11.0 Library Facilities

11.1 Otay Ranch GDP/SRP Threshold

Provide 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population.

11.2 Service Analysis

The County, City of Chula Vista and the City of San Diego provide library and media services for the general Otay Ranch area.

The San Diego County Library Department provides services to the unincorporated areas (including the Proposed Project Amendment) and 11 of the surrounding cities. The County Library Department presently operates 33 branch libraries throughout the County, plus a mobile library. The Otay Ranch Facilities Implementation Plan identifies the Eastern Urban Center in the City of Chula Vista as the future location of a library serving the needs of the entire Otay Ranch planning area.

11.3 Project Processing Requirements

- Identify phased demand in relation to supply.

11.4 Existing Conditions

The County has five library facilities serving the South County area. The facilities are located in Bonita, Imperial Beach, Lincoln Acres, Spring Valley and Rancho San Diego. Bookmobile service provides circulation and distribution in rural areas. The locations of the 33 County branch libraries are identified in Table 34 and Figure K. At the end of 2014, the San Diego County Library also unveiled the 24/7 Library to Go located within the City of San Diego. This new facility is accessible 24/7 to residents to access books and a variety of digital media.

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Table 34: Existing San Diego County Library Facilities

Library Branch	Address
Mobile Library	North County: 760-643-5125 East County: 619-660-6329
24/7 Library To Go	550 Overland Avenue San Diego, CA 92123
4S Ranch	10433 Reserve Dr. San Diego, CA 92127
Alpine	2130 Arnold Way Alpine, CA 91901
Bonita	4375 Bonita Rd. Bonita, CA 91902
Borrego Springs	571-A Palm Canyon Drive Borrego Springs 92004
Campo	31356 Highway 94 Campo, CA 91906
Cardiff-by-the-Sea	2081 Newcastle Ave. Cardiff-by-the-Sea, CA 92007
Casa de Oro	9805 Campo Road #145 Spring Valley, CA 91977
Crest	105 Juanita Lane El Cajon, CA 92021
Del Mar	1309 Camino Del Mar Del Mar, CA 92014
Descanso	9545 River Drive Descanso, CA 91916
El Cajon	201 E. Douglas El Cajon, CA 92020
Encinitas	540 Cornish Drive Encinitas, CA 92024
Fallbrook	124 S. Mission Road Fallbrook, CA 92028
Fletcher Hills	576 Garfield Ave. El Cajon, CA 92020
Imperial Beach	810 Imperial Beach Blvd. Imperial Beach, CA 91932
Jacumba	44605 Old Hwy. 80 Jacumba, CA 91934
Julian	1850 Highway 78 Julian, CA 92036
Lakeside	9839 Vine Street Lakeside, CA 92040

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Library Branch	Address
La Mesa	8074 Allison Ave. La Mesa, CA 91941
Lincoln Acres	2725 Granger Ave. National City, CA 91950
Lemon Grove	8073 Broadway Lemon Grove, CA 91945
Pine Valley	28804 Old Hwy. 80 Pine Valley, CA 91962
Potrero	24883 Potrero Valley Road Potrero, CA 91963
Poway	13137 Poway Rd. Poway, CA 92064
Ramona	1406 Montecito Rd. Ramona, CA 92065
Rancho San Diego	11555 Via Rancho San Diego El Cajon, CA 92019
Rancho Santa Fe	17040 Avenida de Acacias Rancho Santa Fe, CA 92067
San Marcos	#2 Civic Center Drive San Marcos, CA 92069
Santee	9225 Carlton Hills Blvd. #17 Santee, CA 92071
Solana Beach	157 Stevens Ave. Solana Beach, CA 92075
Spring Valley	836 Kempton Street Spring Valley, CA 91977
Valley Center	29200 Cole Grade Road Valley Center, CA 92082
Vista	700 Eucalyptus Ave. Vista, CA 92084

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Exhibit I - County Library Facilities

11.5 Project Demand

The Otay Ranch Facility Implementation Plan requires 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population. The projected population for the Proposed Project Amendment is 4,549 people; therefore, the Proposed Project Amendment will generate a total library demand of 1,603 square feet.

11.6 Adequacy Analysis

The demand for library facilities generated by the build-out of the Proposed Project Amendment will ultimately be satisfied by the existing libraries within the vicinity of the Proposed Project Amendment and any new libraries constructed in the future. The Otay Ranch GDP/SRP plans for the location of a 36,758 sq. ft. main library in the Eastern Urban Center (EUC). As reported in the Chula Vista Growth Management Commission 2016 Annual Report, May 2016, a 30,000 – 35,000 SF library is expected to be constructed by 2021 within the Eastern Urban Center (Millenia). In addition, the City of Chula Vista owns a site within the Rancho del Rey community planned for a full-service library facility; however, the City has not secured construction funding.

11.7 Inventory of Future Required Facilities

No specific library facilities will be required of the Proposed Project Amendment.

11.8 Threshold Compliance

The Proposed Project Amendment will have a total library demand of 1,603 square feet. The Otay Ranch GDP/SRP plans for the location of a 36,758 sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Otay Ranch will ultimately be satisfied by this main library, along with existing libraries within the vicinity of the Proposed Project Amendment.

11.9 Financing Library Facilities

Funding for construction of new library facilities throughout the County comes from a variety of sources, general fund contributions from cities, private contributions and federal Library Services and Construction Act (LSCA) Title II grants. Since the County Library has its own property tax share (approximately three percent (3%) of the one percent property tax), library facilities have not been funded from the County General Fund. Funding of City of Chula Vista library facilities in the eastern part of the City comes from the City Public Facilities Development Impact Fee Program. These facilities

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have been identified and are acquiring funding to service the Proposed Project Amendment.

The Proposed Project Amendment is not within the boundaries of any current public facilities DIF program. Based upon the analysis contained in this PFFP, it is projected that the library threshold will be maintained throughout the development of the Proposed Project Amendment. Mitigation for the Proposed Project Amendment is required through the payment of property taxes. The fiscal analysis concluded that the Proposed Project Amendment will result in an estimated net fiscal annual surplus, (after fire costs at build-out of \$1,028,295. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Thus, the Proposed Project Amendment is projected to result in sufficient tax revenues to accommodate the demand for Library Facilities. As a result, no new facilities will be required of the Proposed Project Amendment.

12.0 Parks and Recreation Facilities

12.1 Otay Ranch GDP/SRP Threshold

The County Park Lands Dedication Ordinance (PLDO) and the Otay Ranch GDP/SRP standard requires that three (3) acres of local parkland be provided per 1,000 residents. In addition, the Otay Ranch GDP/SRP requires twelve (12) acres of other active and passive recreation and open space per 1,000 residents and fifteen (15) acres of regional park land per 1,000 residents.

12.2 Service Analysis

The Otay Ranch GDP/SRP identifies four levels of parks. Town square or pedestrian parks average one acre in size and may contain small play grounds or picnic areas. They can be publicly or privately owned and are eligible for park credit. Neighborhood parks are typically sized between 5 and 20 acres and located to meet the needs of an individual village or planning area. Community parks should be at least 20 acres in size and programmed with intense recreational facilities designed to serve the needs of multiple villages or planning areas. Regional parks are typically larger than 200 acres and contain regional recreational facilities such as camping and hiking amenities.

The County Park Lands Dedication Ordinance¹⁰ requires 384.20 square feet of local parkland be provided per lot or unit, whichever is greater, and 240.45 square feet per multi-family unit in the Jamul Local Park Planning Area. Town square/pedestrian parks, neighborhood parks, and community parks with active recreational uses can satisfy this requirement. The PLDO requirement can be satisfied through the dedication of land, the payment of fees, the provision of private or public recreation facilities or a combination of these methods.

The County Parks and Recreation Department is responsible for the planning and acquisition of County parkland and responsible for addressing compliance with the adopted thresholds.

12.3 Project Processing Requirements¹¹

- Provide a Parks Master Plan.

¹⁰ Per County PLDO update effective July 25, 2018

¹¹ Per the Otay Ranch GDP/SRP.

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- Specific facility site identified and reserved including consideration of areas adjacent to public schools and other public lands where co-location is feasible and desirable.
- Equipment needs identified.
- Alternative financing methods refined.
- Alternative maintenance entities and funding identified.
- Timing of construction consistent with Otay Ranch Park and Recreation Implementation Plan identified.
- Sites for special purpose parks reviewed.
- Design criteria for land adjacent to regional parks prepared.

12.4 Existing Conditions

The Proposed Project Amendment Area is located within the Jamul Local Park Planning Area. However, park plans have not been developed for this area. One County park currently exists within the boundaries of the Jamul Local Park Planning Area, Otay Lakes County Park. The Otay Lakes County Park is 78.0 acres and is located approximately seven miles south of the Proposed Project Amendment. Additionally, the Otay Valley Regional Park (OVRP) is a future planned park within the Jamul and Otay Local Park Planning Areas.

In addition to the two parks located within the Otay Park Planning Area, numerous County and City of Chula Vista parks exist within the vicinity of the Proposed Project Amendment. These parks are identified in the Tables 35, 36, 37, and 38.

Table 35: Existing County Parks within Otay Local Park Planning Area

Park	Jurisdiction	Acres
Otay Lakes County Park (Existing)	County	78.0
Total		78.0

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Table 36: Existing County Regional Park Inventory

Park	Jurisdiction	Acres
Otay Valley Regional Park – Open Space Preserve ¹²	OVRP JEPA	3,000+
Sweetwater Park	County	571
Total Existing Regional Acres		3,571+

Table 37: Existing Chula Vista Community Park Inventory

Park	Jurisdiction	Acres
Mountain Hawk Park	Chula Vista	12.0
Chula Vista Community Park	Chula Vista	14.9
Greg Rogers Park	Chula Vista	43.4
Rohr Park	Chula Vista	59.5
Discovery Park	Chula Vista	20.4
Montevalle	Chula Vista	29.0
Salt Creek	Chula Vista	19.8
Veterans Park	Chula Vista	10.5
Total Existing Community Acres:		209.5

Table 38: Future Otay Ranch Community Parks

Park	Jurisdiction	Acres
Otay Ranch South Community Park (Village 8)	Chula Vista	51.5
Otay Ranch North Community Park (Village 2/4)	Chula Vista	70
Otay Ranch Community Park (Village 13)	County	10.3
Total		131.8

12.5 Project Demand and Proposed Facilities

12.5.1 Local Park Compliance

The amount of park lands required in association with the Proposed Project Amendment is based on the number of homes or lots (whichever is greater). For the Jamul Local Park Planning Area, the PLDO¹³ requires the dedication of 384.20 sq. ft. of improved park land for each single-family unit or lot and 240.45 sq. ft. of improvement park land for each multi-

¹² Only a portion of the OVRP is available for public use currently.

¹³ Park land dedication requirements are estimated per the San Diego County Regulatory Ordinance Title 8, Division 10, Chapter 1, PLDO updated effective July 25, 2018 (384.20 SF/single-family unit/lot and 240.45 SF/multi-family unit)

family unit/lot. The Proposed Project Amendment includes 1,116 single family units and 150 multi-family units; therefore, the total requirement is 10.7 acres of improved park land ($1,116 \times 384.20 \text{ sf/unit} + 150 \times 240.45$) divided by 43,560 sf/acre = 10.7 acres.

To meet this requirement, the Specific Plan Amendment includes two public parks, two private swim clubs, three private recreation park and a series of private pocket parks totaling 21.8 acres. The largest public park is a 6.2-acre Village Green park located within the Village 14 Core. Public and private local parks throughout Village 14 range in size from 6.2 to 0.4 acres. Eleven private pocket parks, totaling 2.1 acres, are distributed throughout residential neighborhoods in Village 14, ranging in size from 0.6 to 0.29 acres and include passive and active recreation opportunities, depending on their size and location.

12.5.2 Open Space Compliance

The Otay Ranch GDP/SRP also requires 12 acres of "other passive or active recreation and open space areas," per 1,000 residents and 15 acres of "regional park and open space" land per 1,000 residents.

Based on an estimated Proposed Project Amendment population of 4,549 residents, the 12-acre standard requires 54.6 acres of passive open space and the 15-acre standard requires 68.2 acres of regional open space. This combined open space requirement of 122.8 acres is satisfied two ways. First, the Proposed Project Amendment contains 49.5 acres of internal open space and approximately 377.0 acres of preserve open space land.

It should be noted that there is no relationship between the MSCP/RMP Preserve acres within the Proposed Project Amendment (477.0 acres), the RMP Preserve Conveyance Obligation (approximately 548.5 acres) and the MSCP/RMP Preserve land within the Applicant's ownership. The RMP Preserve Conveyance Obligation is calculated by multiplying the Proposed Project Amendment Development Area (minus acreage associated with circulation element roads, public schools, lands designated for public uses areas and public parks) defined as "Common Use" land in the Otay Ranch Phase 2 RMP, Page 59) by 1.188. The precise Preserve Conveyance Obligation will be calculated based on final maps with the Proposed Project Amendment. Required Otay Ranch RMP Preserve land must be conveyed to the City of Chula Vista and County of San Diego, acting jointly in their compacity as the Otay Ranch Preserve Owner/Manager (POM) in conjunction with the approval of final maps within the Proposed Project Amendment. The Otay Ranch RMP Preserve land conveyed may or may not be within the Proposed Project Amendment boundary but must be within the Otay Ranch RMP Preserve.

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Table 39: Projected Preserve Conveyance Requirement

	Acres
Village 14 and Planning Areas 16/19	913.6
Development Area	536.5
Conserved Open Space ¹⁴	-24.5
Proctor Valley Road (on-site)	-19.9
980 Zone Reservoir	-1.4
Public Parks	-10.2
School	-9.9
Public Safety Site	-2.3
Development Areas Subject to Conveyance (1.188 Factor)	461.7
Estimated RMP Preserve Conveyance Obligation	548.5

¹⁴ Conserved Open Space is undisturbed natural open space to be protected with a conservation easement recorded over the property and is therefore not subject to the conveyance obligation.

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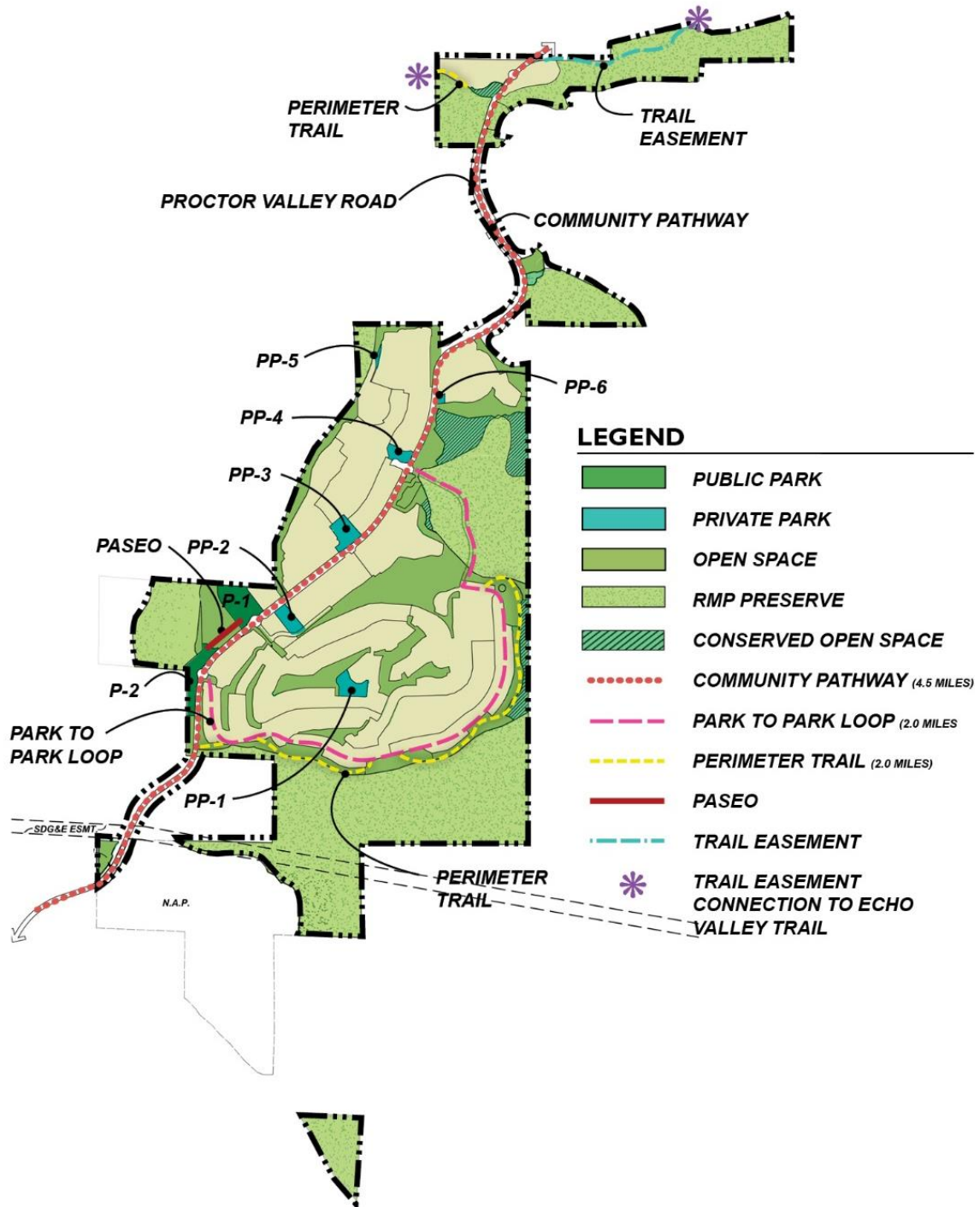


Exhibit J- Parks, Recreation, Open Space, Preserve, and Trails Plan

The majority of the natural open space within Otay Ranch is governed by the Otay Ranch Resource Management Plan (RMP), which established the 11,375 acres Otay Ranch Preserve open space system (Preserve). The POM will be responsible for the maintenance, management and monitoring of the land within the Preserve. Ongoing maintenance and operation POM activities associated with the Proposed Project Amendment's Preserve Conveyance Obligation are to be funded through a CFD formed in the County upon the Proposed Project Amendment.

12.5.3 Trails

A 4.5-mile multi-use Community Pathway is proposed along Proctor Valley Road within the Proposed Project Amendment. The Community Pathway connects to the Chula Vista Regional Trail network to the west at EastLake and Rolling Hills Ranch, traverses the entire length of Proctor Valley and connects to the north in the community of Jamul. A 2.0-mile internal Park-to-Park Loop system connects the residential neighborhoods to the park system and the Community Pathway. A 2.0-mile Perimeter Trail (Primitive Trail Type C) is also planned surrounding Central Village 14, providing another looped trail located between the residential neighborhoods and adjacent RMP Preserve areas. Easements to access potential future trails are provided in Planning Area 19. The pathway and trail system is shown on Exhibit J and additional details can be found in the Specific Plan Amendment.

Pathways within road rights-of-way are public, non-motorized and multi-use. Trails on the private streets and on the private recreation lots will be maintained by an HOA or similar community serving entity. Maintenance of dedicated trails improvements along Proctor Valley Road will be funded through an assessment mechanism or Homeowners Association.

12.6 Adequacy Analysis

Based upon the analysis contained in this section of the PFFP, the Proposed Project Amendment is projected to meet the demand generated by the ultimate residential development. The inventory of proposed park facilities is provided in Table 40. Therefore, the park and open space demands are satisfied through implementation of the Proposed Project Amendment.

Additionally, the PLDO includes an in-lieu fee which calculates the cost of park land acquisition and improvements in each park planning area on a per home basis. In the Jamul Local Park Planning Area, the in-lieu fee is \$5,360 per home. If the Proposed Project Amendment paid this fee for all 1,266 homes, the total amount collected would be

\$6,785,760. However, it is anticipated the Proposed Project Amendment will meet PLDO requirements through dedication of developed parkland by providing 21.8 acres of improved public and private park land and trails, with approximately 12.5 acres of PLDO credits. The estimated cost for improvements to the proposed parks is anticipated to be significantly greater than the in-lieu park fee and the proposed park facility's acreage meets the County PLDO requirement. The provision of park improvements by the Proposed Project Amendment meets the requirements of the County PLDO.

Demand for 54.6.3 acres of open space and 68.2.4 acres of regional open space is met through provision of 49.5 acres of internal open space plus designation of 477.0 acres of Preserve open space within the Proposed Project Amendment.

12.7 Inventory and Cost Estimate of Future Facilities

Conceptual park features for each park facility within the Proposed Project Amendment are provided below. However, further refinement of the programming for each park could result in other amenities being planned for each park.

12.8 Threshold Compliance

The parks and recreation facilities identified above (P-1, P-2 and PP-1 through PP-6, 11 private pocket parks and trails) satisfy the PLDO requirement for local parks. The combination of 49.5 acres of internal open space that includes preserve edge and/or fuel modifications within the residential gross acreage and 477 acres of Preserve open space will provide adequate open space to satisfy the open space requirement.

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Table 40: Inventory of Proposed Park Facilities

Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit¹⁵	Maint. Entity
Public Parks (100% Park Credit)					
	•				
P-1 Village Green Park	<ul style="list-style-type: none"> • Youth Soccer Field (2) • Basketball Court (1) • Raised Stage w/Seating • Maintenance Yard • Restroom/Maintenance Building • Parkour Stations (6) • Tot Lot w/Shade • Group Picnic Shelter w/9 Tables • Plaza Area for Community Events • 3 Shade Structure w/Farm Tables (12 Total) • Parking Lot (47 Spaces) • Trail Staging Area • Perimeter concrete walk • Connection to Paseo • Perimeter Fencing 	6.20	5.32	5.32	CFD
P-2 Scenic Park	<ul style="list-style-type: none"> • Restroom Building w/Outdoor Storage Area • Open Lawn Areas (2) • Dog Park w/fencing (large and small dog) • Shade Structure w/Benches and Drinking Fountain • Parkour Stations (5) • 2 Shade Structures w/Farm Tables (8 total) • Boot Camp Lawn Area • Perimeter Fencing • Perimeter concrete walk • Connection to Paseo • Parking Lot (16 spaces) 	3.94	2.13	2.08 ¹⁶	CFD
	•				
Subtotal 100% Public Park Credit		10.14	7.45	7.40	CFD

¹⁵ Park credit is estimated for planning purposes only. This analysis does not consider the calculation of park credit based on active vs. passive uses and parking areas within individual public parks. Additional analysis will determine actual park credit.

¹⁶ Assumes 50% park credit for the storm drain easement area (0.11 ac x .50 = .06 ac).

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Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit¹⁵	Maint. Entity
Private Parks (50% Park Credit)					
PP-1 Central Community Swim Club	<ul style="list-style-type: none"> • Community Office • Jr. Olympic Swimming Pool • Children's Pool • Restroom/Pool Equipment Building • 2 Shade Structures, Fire Pit and Lawn Area • Large Group Shade Structure • Fire Pit and Outdoor Dining Area and Kitchen • Shade Structure w/BBQ Area • Bocce Courts • Shade Structure w/Game Tables • Open Lawn Area • Drop off Area and Parking Lot (25 Spaces) • Perimeter Fencing 	2.77	2.07	1.03	HOA
PP-2 Village Square	<ul style="list-style-type: none"> • Wellness/Home Finding Center Building • Stage w/Open Lawn Area • Outdoor Kitchen w/Dining Area • Fire Trough • Game Area w/Shade Element • Bocce Courts 	2.09	2.07	1.03	HOA
PP-3 West Swim Club	<ul style="list-style-type: none"> • Yoga Pavilion and Shade Structure • Lap Pool • Children's Pool • Pool-side Cabanas • Pool-side Shade Structures • Pool Equipment and Restroom Building • Outdoor Kitchen • Shade Structure w/Raised Planter Area • Water Feature • Multi-Use Lawn/Game Area 	1.93	1.53	.76	HOA

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Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit¹⁵	Maint. Entity
	<ul style="list-style-type: none"> Bocce Courts w/Shade Structures and Benches 				
PP-4 West Private Park	<ul style="list-style-type: none"> Restroom Building Half-Court Basketball (2) Pickle Ball Courts (2) Farm Tables Benches Tot Lot w/Shade Structure Open Lawn Areas Pedestrian Access Ramp to Adjacent Neighborhood 	1.53	.89	.45	HOA
PP-5 Northwest Private Park	<ul style="list-style-type: none"> Open Lawn Areas Small Dog Park w/Fencing Native Garden w/DG Path Benches Shade Structure 	.80	.79	.39	
PP-6 Northeast Private Park	<ul style="list-style-type: none"> Open Lawn Area Shade Structure w/Farm Tables Concrete Game Tables Connection to Community Pathway 	.39	.36	.18	
Subtotal Private Park		9.51	7.71	3.84	HOA
Private Pocket Parks (50% Park Credit)					
11 Private Pocket Parks located within Village 14		2.14			HOA
PPP-4 Scenic Overlook	<ul style="list-style-type: none"> Picnic Area Seating Interpretive Signage 		.20	.10	HOA
PPP-8 Scenic Overlook	<ul style="list-style-type: none"> Picnic Area Seating Interpretive Signage 		.12	.06	HOA
PPP-11 Scenic Overlook	<ul style="list-style-type: none"> Picnic Area Seating Interpretive Signage 		.23	.12	HOA
Subtotal Private Pocket Parks		2.14	0.55	0.28	HOA
Trails (50% Credit)					
2.0-Mile Perimeter Trail (Primitive Trail)		.62	.62	.30	HOA
2.0-Mile Park to Park Loop (Specialty Trail)		1.38	1.38	.69	HOA
Subtotal Trails		2.08	2.08	.99	HOA

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Park	Conceptual Features	Acres (Gross)	Acres (Net)	PLDO Credit¹⁵	Maint. Entity
Total Public, Private & Private Pocket Parks and Trails		23.87	17.79	12.51	HOA
Total Park Requirement				10.70 ¹⁷	
(shortfall)/excess				1.81	

12.9 Parks and Recreation Facilities Improvements Phasing

Table 41 describes the parks and recreation facilities improvements phasing for the Proposed Project Amendment.

Table 41: Local Park Improvements Phasing

Phase	Park Facilities
Village 14 Central	<ul style="list-style-type: none"> • Enter into an agreement to secure and construct Park P-1 as required by the County. • Enter into an agreement to secure and construct Park P-2 as required by the County. • Enter into an agreement to secure and construct private park PP-1 as required by the County. • Enter into an agreement to secure and construct private park PP-2 as required by the County. • Enter into an agreement to secure and construct private park PP-3 as required by the County.
Village 14 East	<ul style="list-style-type: none"> • Enter into an agreement to secure and construct private park PP-4 as required by the County • Enter into an agreement to secure and construct private park PP-5 as required by the County. • Enter into an agreement to secure and construct private park PP- 6 as required by the County.
PA 19	<ul style="list-style-type: none"> • Enter into an agreement to secure construction public Parks P-1 and P-2 within Village 14 as required by the County

12.10 Financing Park Facilities

Local park sites and improvements will be satisfied through compliance with the County's Park Land Dedication Ordinance (PLDO) whereby the Applicant shall receive credit

¹⁷ The PLDO obligation for Village 14 is 10.6 acres. Planning Area 19's PLDO obligation is 0.1 acres; however, the combined PLDO obligation for the Proposed Project Amendment is met within Village 14.

against PLDO Fees for the dedication and construction of eligible park improvements.

The Applicant will request that the County initiate formation of a CFD to offset any costs associated with the annual long term maintenance of park, trail, and open space facilities within the Proposed Project Amendment.

13.0 School Facilities

13.1 Otay Ranch GDP/SRP Threshold

Additional facilities to serve children generated by new development shall be provided concurrent with need and shall be of the quality and quantity sufficient to meet, at a minimum, State Department of Education standards.

13.2 Service Analysis

The purpose of the Otay Ranch GDP/SRP Threshold Standard is to ensure that school districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on existing schools. Through the provision of development forecasts, school districts plan and implement school facility construction and program allocation in line with new development.

The Proposed Project Amendment Area is currently within the boundaries of five school districts: Chula Vista Elementary School District (CVESD), Sweetwater Union High School District (SUHSD), Jamul Dulzura Union School District (JDUSD), Grossmont Union High School District (GUHSD) and Cajon Valley Union School District (CVUSD). The Otay Ranch GDP/SRP provides that a "Transfer of Territory" would be processed with the Specific Plan for Village 14, which could result in students within Village 14 attending CVESD and SUHSD schools, while students within Planning Area 19 would attend GUHSD and JDUSD. If the Transfer of Territory process is, it would be subject to approval of the San Diego County Department of Education. If the transfer of territory does not occur and the school district boundaries remain unchanged, CVESD, SUHSD, JDUSD and GUHSD have adequate capacity to serve the students generated by the Proposed Project Amendment within their existing district boundaries. The following discussion assumes approval of the transfer of territory, consistent with the Otay Ranch GDP/SRP intent. The five school districts serve the following grade levels:

- CVESD: Elementary Schools (kindergarten through 6th grades).
- SUHSD: Junior/Middle (7th to 8th grades) and High Schools (9th to 12th grades).
- JDUSD: Elementary School (kindergarten to 5th grades) and Middle School (6th to 8th grades).
- GUHSD: High school (9th to 12th grades).

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- CVUSC: Elementary School (kindergarten through 6th grades) and Middle School (7th to 8th grades)

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., (2018/2019) currently at \$3.79 per square foot for new residential construction and \$0.61 per square foot for new commercial and industrial construction for CVESD and SUHSD). The 2018/2019 fees for the Grossmont and Jamul school districts have a fee of \$1.20 per square foot for new residential construction and \$0.19 per square foot for new commercial and industrial construction.

CVESD utilizes their current *Fee Justification Report, March 2018, by SDFA*, to quantify the impacts of new residential development on the district's school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary.

Both CVESD and SUHSD are justified per Gov't Code to collect the maximum fee of \$3.79 per square foot for new residential construction. CVESD has an agreement with SUHSD specifying the amount of the development fee that each district collects from new residential development. Based on the agreement, CVESD collects \$1.67 per square foot and SUHSD collects \$2.12 per square foot for residential construction.

Sweetwater Union High School District utilizes their current "Sweetwater Union High School District Long Range Comprehensive Master Plan." Implementation of the SUHSD Plan is ongoing and has resulted in the upgrading of older schools and accommodating continuing growth. In November 2000, Proposition BB was approved by the voters. The district leveraged \$187 million from Proposition BB into a \$327 million effort utilizing state funding to modernize and upgrade twenty-two campuses.

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In November 2006, the community supported Proposition O, a \$644 million bond measure. This bond measure addresses the critical and urgent safety needs of the 32 campuses within the SUHSD. The types of repairs and improvements that Prop O addresses include: improving handicap accessibility, removing asbestos and lead paint, and upgrading fire and life safety systems.

On November 6, 2018 voters passed SUHSD Measure DD which resulted in \$403 million in bonds which will be used to fund repairs, upgrades, safety measures, and program instruction. CVESD also passed a CVESD Measure VV on the same day resulting in the district having the ability to issue up to \$150 million in bonds to fund construction, repairs, security, and technology.

13.3 Project Processing Requirements

Specific Plan/Public Facilities Finance Plans

1. Identify student generation by phase of development.
2. Site proposed school facilities in conformance with each School District's standards and criteria.
3. Reserve school sites, if necessary, or coordinate with the School District(s) for additional school classrooms.
5. Identify facilities consistent with proposed phasing.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
7. Potentially enter into a School Mitigation Agreement, if applicable.

13.4 Existing Conditions

13.4.1 Chula Vista Elementary School District

The CVESD, established in 1892, is the largest kindergarten through sixth grade (grades K– 6) school district in California, and serves nearly 30,000 students in 47 elementary schools (including 7 Charter Schools) with approximately 2,500 employees (both certified and classified) district-wide. Table 42 lists existing schools together with the capacity and enrollment of each. Capacity using existing facilities is approximately 31,802. Enrollment is currently approximately 28,535. Six of the 45 schools are over capacity and seven schools are near capacity. A new K-6 school opened in Otay Ranch Village 2 in July 2017. With the addition of this school, the CVESD expects to have adequate capacity to house all projected students until additional schools are built.

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Additional elementary schools are planned within Otay Ranch Village 3 North, Village 8 West, Village 8 East, Village 9, Village 10, and the Eastern Urban Center. Currently, several schools in eastern Chula Vista are over capacity, including Arroyo Vista Charter, Camarena (Enrique S.), Chula Vista Learning Comm. Charter, Feaster (mae L.) Charter, McMillin (Corky), and Mueller Charter (Robert L).

Table 42: Chula Vista Elementary School District Enrollments

Schools	Approximate Capacity	Estimated Enrollment 2018/2019	Remaining Capacity
Allen (Ella B.)	438	354	84
Arroyo Vista Charter	850	970	-120
Camarena (Enrique S.)	1000	1038	-38
Casillas (Joseph)	577	441	136
Castle Park	489	387	102
Chula Vista Hills	588	530	58
Clear View Charter	888	502	386
Cook (Hazel Goes)	586	354	232
Chula Vista Learning Comm. Charter	513	1,510	-997
Discovery Charter	938	928	10
Eastlake	702	555	147
Feaster (Mae L.) Charter	1,113	1,203	-90
Finney (Myrtle S.)	586	386	200
Halecrest	577	481	96
Harborside	864	668	196
Hedenkamp, Anne and William	1,150	1,001	149
Heritage	900	781	119
Hilltop Drive	564	527	37
Juarez-Lincoln	727	537	190
Kellogg (Karl H.)	427	335	92
Lauderbach (J. Calvin)	1,052	768	284
Liberty	752	695	57
Lorna Verde	650	491	159
Los Altos	489	306	183
Marshall (Thurgood)	686	645	41
McMillin (Corky)	813	834	-21
Montgomery (John J.)	513	322	191
Mueller Charter (Robert L)	900	1,566	-666
Olympic View	825	732	93
Otay	713	576	137
Palomar	436	339	97

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Schools	Approximate Capacity	Estimated Enrollment 2018/2019	Remaining Capacity
Parkview	536	367	169
Rice (Lilian J.)	739	649	90
Rogers, Greg	639	406	233
Rohr (Fred H)	489	295	194
Rosebank	727	577	150
Salt Creek	975	905	70
Silver Wing	488	406	82
Sunnyside	489	434	55
Tiffany (Burton C.)	586	461	125
Valle Lindo	677	435	242
Valley Vista	634	584	50
Veterans	901	891	10
Vista Square	689	650	39
Wolf Canyon	927	713	214
Totals	31,802	28,535	3,267

13.4.2 Sweetwater Union High School District

The SUHSD serves approximately 40,300 students in 11 middle (grades 7-8) and 14 high schools (grades 9–12) and more than 32,000 adult learners at 32 campuses. Several middle and high schools are planned or have been recently opened in the area. East Lake High School is the nearest high school to the Proposed Project Amendment. The SUHSD owns a middle school site within Otay Ranch Village 11 and plans to construct a new middle school (grades 7-8). However, there is no construction schedule available. The SUHSD is coordinating with Otay Ranch property owners to identify an additional high school site in the southeastern portion of the Otay Valley Parcel.

Table 43: Sweetwater Union Middle School Enrollments

School Site	Program Capacity 100%	2018/2019 Estimated Enrollment	Capacity vs. Projected
Middle Schools			
Bonita Vista	1,610	1,180	430
Castle Park	1,324	803	521
Chula Vista	1,456	874	582
EastLake	1,995	1,801	194
Granger	1,350	954	396

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Hilltop	1,596	1,004	592
Mar Vista Mid.	1,530	736	794
Montgomery Mid.	1,434	893	541
National City Mid.	1,038	840	198
Rancho del Rey	1,796	1,757	39
Southwest	1,034	691	343
Subtotal	16,163	11,533	4,630

Table 44: Sweetwater Union High School Enrollments

School Site	Program Capacity 100%	2018/2019 Estimated Enrollment	Capacity vs. Projected
High Schools			
Bonita Vista	2,603	2,355	248
Castle Park	2,099	1,675	424
Chula Vista	2,758	2,487	271
East Lake	2,964	2,908	56
East Hills	212	73	139
Hilltop	2,760	2,089	671
Mar Vista	2,023	1,585	438
Montgomery	2,392	1,852	540
Olympian	2,537	2,476	61
Otay Ranch	2,737	2,372	365
Palomar	564	265	299
San Ysidro	2,676	2,426	250
Southwest	2,519	1,775	744
Sweetwater	2,875	2,636	239
Subtotal	31,719	26,974	4,745

13.4.3 Jamul-Dulzura Union School District

The JDUSD was formed in 1949 and encompasses 163 square miles of semi-rural rolling hills in eastern San Diego County. JDUSD serves approximately 750 students in three schools operated by the district, which includes 170 students served by the Greater San Diego Academy Home School program.

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Table 45: Jamul-Dulzura Union Elementary School Enrollments

School Site	Program Capacity 100%	2018/2019 Estimated Enrollment	Capacity vs. Projected
Elementary Schools			
Jamul Primary	369	252	117
Jamul Intermediate	150	111	39
Subtotal	519	363	156

Table 46: Jamul-Dulzura Union Middle School Enrollments

School Site	Program Capacity 100%	2018/2019 Estimated Enrollment	Capacity vs. Projected
Middle Schools			
Oak Grove Middle School	313	217	96
Subtotal	313	217	96

13.4.4 Grossmont Union High School District

The GUHSD serves approximately 21,300 students in 18 public and charter high schools (grades 9–12). There is currently one high school planned for development within the GUHSD located within the County unincorporated area of Alpine. Valhalla High School is the nearest high school to the Proposed Project Amendment Area. Valhalla High School has a planned capacity of 2,656 students and has a current enrollment of 2,099 students.

Table 47: Grossmont Union High School Enrollments

School Site	Program Capacity 100% ¹	2018/2019 Estimated Enrollment	Capacity vs. Projected ¹
High Schools			
Grossmont High	2,750	2,219	531
Helix	2,758	2,428	330
El Cajon Valley	2,662	1,689	973
Mountain Miguel	2,678	1,298	1,380
El Capitan	2,080	1,659	421
Granite Hills	2,624	2,294	330
Monte Vista	2,534	1,671	863
Santana	2,256	1,616	640
Chaparral / IDEA	900	230	670

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Valhalla	2,656	2,099	557
West Hills	2,626	1,730	896
Steele Canyon	2,470	2,154	316
Subtotal	28,994	21,087	7,907

¹ Per Grossmont Union High School District, the following represents the March 2019 total capacity per school.

13.4.5 *Cajon Valley Union School District*

A portion of the Proposed Project Amendment also falls within the boundary of the Cajon Valley Union School District which has a current enrollment of 17,468 elementary and middle school students. If the existing school district boundaries remain as currently established or if changes to existing school district boundaries are approved by the San Diego County Department of Education through the Transfer of Territory process, students within the Proposed Project Amendment would be served by the CVESD, SUHSD, JDUSD and GUHSD. It is not anticipated that the Cajon Valley Union School district will service any of the development within the Proposed Project Amendment.

13.5 **Project Demand and Proposed Facilities**

13.5.1 *Student Generation Factors:*

For long-range facilities planning purposes, the CVESD and SUHSD school districts have recommended the following student generation projection factors:

Table 48: Village 14 Student Generation Factors

School Type	Grades	Students per SF	Students per MF
Elementary	K-6	0.4015	0.2543
Middle School	7-8	0.1154	0.0712
High School	9-12	0.2548	0.1504

For long-range facilities planning purposes, the JDUSD and GUHSD school districts have recommended the following student generation projection factors:

Table 49: Planning Area 19 Student Generation Factors

School Type	Grades	Students per SF
Elementary	K-6	.4015 ¹
Middle School	7-8	.1154 ¹
High School	9-12	.2548

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Note: Due to the unavailability of a school fee justification study, Developer has conservatively estimated student generation rates for JDUSD to be equal to that of CVESD and SUHSD.

By phase and school category, the Proposed Project Amendment is expected to generate students as determined in Table 50.

Table 50: Student Generation by Development Phase

Development Area	Unit	Students Generated		
		Elementary	Middle School	High School
Village 14 SF	1,103	443	128	281
Village 14 MF	150	38	11	23
Subtotal Village 14	1,253	481	139	304
Planning Area 19 SF	13	5	2	3
TOTAL	1,266	486	141	307

14.5.2 School Size Standards

School size standards adopted by the respective districts are as shown on the following Table 51a. These sizes are "core" facilities only, and do not reflect modular, temporary structures which are routinely placed on campus to facilitate temporary expansion of classrooms, as necessary.

Table 51a: School Size Standards

School Type	Grades	School Size
Elementary	K-6	750-1,000
Middle School	7-8	1,500
High School	9-12	2,400

13.5.3 School Siting Criteria

As established in the Otay Ranch GDP/SRP and Facility Implementation Plan, school facilities should be sited according to the following criteria. The ideal site should be:

1. At least eight (8) usable acres for an elementary school site, twenty-five (25) net usable acres for a middle/junior high school, and at least fifty (50) net usable acres for a senior high school, to adequately accommodate the loading and unloading of students, future expansion of facilities and offer design flexibility.

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2. Centrally located to residential development to reduce bussing requirements, reduce walking distances for young children, encourage after-hours use of facilities by the public and discourage vandalism.
3. Adjacent to a street or road that can safely accommodate bike, foot and vehicular traffic. Middle school and high school sites should have no less than two sides with street frontage. Urban high schools are best located adjacent to collectors that can handle the increased traffic volume of student drivers and the entrance to the school should be signaled.
4. Topographically and environmentally safe and suitable to reduce site preparation costs and permit maximum use of the site for physical activities.
5. Site should be of sufficient usable acreage on one level and configuration to not limit the design of buildings and provide field and parking space.
6. Surrounded by land uses that produce a minimum of noise and traffic often associated with commercial and heavy industrial areas.
7. Located adjacent to parks to enable joint field and recreation facility uses.
8. Vacant and undeveloped with utilities stubbed to the site in order to reduce financial and costs of site acquisition.
9. Located such that utilities and services (e.g. cable television, fire protection, and emergency medical services) are or will be readily available, to reduce site development costs.
10. Near imminent development of adjacent properties to ensure road and other necessary off-site improvements are available in a timely manner.
11. School siting should be in a location acceptable to the State Division of Aeronautics with regard to distance from Brown Field.
12. A safe distance, i.e., as required by law, from contaminants or toxins in the soil or groundwater from landfills, fuel tanks, agricultural areas, power lines, utility easements, etc.
13. Outside of floodplains; on stable soils; away from fault lines.
14. Integrated into the system of alternative transportation corridors, i.e., bike lanes, riding and hiking trails, and mass transit, where appropriate.

Additionally, SUHSD policy dictates that while it is acceptable and desirable to locate junior high/middle schools in close proximity to a high school, it is not desirable that either be located near an elementary school site. The CVESD has also stated a preference for this separation to avoid the mixing of older students with younger students.

13.5.4 Elementary School Demand

There are six existing CVESD elementary schools that may serve Village 14 students, including Heritage Elementary, McMillin Elementary, Hedencamp Elementary, Veterans

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Elementary, Wolf Canyon Elementary and Camerena Elementary. The newest K–6 school in Otay Ranch Village 2 (Saburo Muraoka Elementary School) opened in July 2017. Based on 2018/2019 enrollment information, Heritage, Hedencamp, and Wolf Canyon elementary schools have capacity to serve Village 14 students on an interim basis. However, the CVESD will determine where Village 14 students will be served based on available school capacity.

The Proposed Project Amendment for V14 and PA 16/19land plan identifies an elementary school site within Village 14. Consistent with the, the Specific Plan Amendment reserves an elementary school site (9.7 ac.) within the Village 14 Village Core adjacent to two public parks. This school site is identified as S-1 on the Site Utilization Plan, Exhibit A.

Utilizing the student generation factors identified by CVESD, it is projected that approximately 481 elementary school students will result from development of the in Village 14 and 5 elementary student will result from the development of Planning Areas 19, for a total of 486 elementary school students. These figures are significantly less than the capacity of a single elementary (K-6) school (750-1000 students).

The Village 14 school site would be reserved for acquisition by the CVESD or dedication to the CVESD, pursuant to an agreement between the Developer and CVESD. It is anticipated a graded school site will be delivered to the CVESD, including utilities provided to the site and an all-weather road acceptable to the SDCFA and CVESD. The Otay Ranch GDP/SRP School Facilities Implementation Plan is based on the premise that schools will be constructed when no greater than half of the school's projected students reside in the community; however, facility phasing is solely determined by CVESD based on available school capacity in the vicinity of the Proposed Project Amendment Area.

It is anticipated that Planning Area 19 elementary school students will be served by the JDUSD and the Applicant will pay school fees. JDUSD currently has capacity in existing schools to serve the 156 elementary students generated by the development of the Proposed Project Amendment from Planning Areas 19.

If schools are overcapacity, the school districts typically utilize relocatable classrooms to temporarily house additional students until a new facility opens. In recognition of the impact on school facilities created by new development, the school districts and Developer(s) may enter into mitigation agreements to ensure the timely construction of school facilities to house students from new residential development ("Mitigation Agreement"). Historically, developers and school districts have entered into a School Mitigation Agreement and school districts have utilized a community facilities district ("CFD") pursuant to the Mello-Roos Community Facilities District Act of 1982 (CVESD) to

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finance school facilities. However, per SB2926, in absence of a mitigation agreement, the developer shall pay the statutory school fees under state law in effect at the time of building permit issuance.

13.5.5 Middle School Demand

Secondary schools serving Otay Ranch include Otay Ranch High School, Olympian High School, Rancho del Rey Middle School, and East Lake Middle School. Enrollment and capacity in these schools are shown in Table 43. Based on the student generation factors identified in Tables 48, 49 and 50, it is projected that 139 middle school students will result from development of Village 14 and 2 student will result from the development of Planning Areas 19 for a total of 141 students. Throughout the SUHSD and JDUSD additional middle school capacity is available. Students generated by the Proposed Project Amendment would be expected to attend an existing middle school.

Sweetwater Union High School District officials have indicated that students generated by the Proposed Project Amendment may attend EastLake Middle School. In addition, a new middle school site has been identified within Otay Ranch. This middle school is in Village 11 and has a projected student capacity of 1,500 students. Once constructed, this facility may be used by middle school students generated by the Proposed Project Amendment. A construction schedule is not currently available. The SUHSD will determine where middle school students will be served based on available capacity.

JDUSD has indicated that students generated by the development of Planning Areas 19 could attend Oak Grove Middle School which currently has capacity to house 96 additional students.

13.5.6 High School Demand

It is anticipated that 304 students would be generated by Village 14 within the SUHSD and 3 students would be generated from Planning Areas 19 located within the boundaries of GUHSD. Students generated by the Proposed Project Amendment would be expected to attend an existing high school.

SUHSD officials have indicated students generated by the Village 14 portion of the Proposed Project Amendment may attend Eastlake High School. In addition, SUHSD is working with Otay Ranch property owners to identify a high school site within the southeastern portion of the Otay Valley Parcel. This high school would have a projected capacity of 2,000 students. Once constructed, this facility may be used by high school students generated by the Proposed Project Amendment. A construction schedule is not

available at this time. SUHSD will determine where students will be served based on available capacity.

It is anticipated that GUHSD students generated from Planning Areas 19 would attend Steele Canyon High School. Steele Canyon currently has capacity to house students generated by the development of Planning Area 19.

13.6 Adequacy Analysis

The Proposed Project Amendment's student generation projections will necessitate construction of an elementary school. The Specific Plan Amendment reserves an elementary school site within the Village 14 Village Core. To the degree that it can be determined at this time, this proposed elementary school site is in compliance with the school siting criteria adopted by the CVESD.

To mitigate its impact on school facilities, the Proposed Project Amendment is required to pay school mitigation fees pursuant to Gov. Code Section 65995. Alternatively, the Developer(s) may enter a "School Mitigation Agreement" with the appropriate school district(s).

13.7 Inventory of Future Required Facilities

A 9.9-acre elementary school site has been identified and reserved as a possible CVESD elementary school location.

13.8 Threshold Compliance

- A. Reservation of the school site shall be a requirement of development of the Project.
- B. Prior to the issuance of each building permit for any residential dwelling units, the applicant(s) shall provide evidence or certification by the CVESD, SUHSD, JDUSD, or GUHSD that any fee charge, dedication or other requirement levied by the School Districts under state law has been complied with or that the district has determined the fee, charge, dedication or other requirements do not apply to the construction or that the applicant has entered into a school mitigation agreement. School Facility Mitigation Fees shall be in accordance with the fees in effect at the time of building permit issuance.
- C. The applicant shall provide evidence from that each school site has been determined by the district to be acceptable for school use.

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13.9 Financing School Facilities

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount that could be collected by law represents less than one-fourth the cost to construct schools.

In recognition of this funding deficiency, it is the desire of each district to fully mitigate the facility impacts caused by a master planned community via the creation of a Mello Roos Community Facilities District). The following Mello-Roos Districts have been created by each district:

Table 51b: Existing Community Facilities Districts

<u>Existing Community Facilities Districts</u>	
<u>SUHSD</u>	<u>CVESD</u>
CFD No. 1 EastLake	CFD No. 1 EastLake
CFD No. 2 Bonita Long Canyon	CFD No. 2 Bonita Long Canyon
CFD No. 3 Rancho del Rey	CFD No. 3 Rancho del Rey
CFD No. 4 Sunbow	CFD No. 4 Sunbow
CFD No. 5 Annexable	CFD No. 5 Annexable
CFD No. 6 Otay Ranch	CFD No. 6 Otay Ranch
CFD No. 7 Rolling Hills Estate	CFD No. 10 Annexable for future annexations
CFD No. 8 Coral Gate (Otay Mesa)	CFD No. 11 Otay Ranch (Lomas Verde)
CFD No. 9 Ocean View Hills	CFD No. 12 Otay Ranch (Village 1, West)
CFD No. 10 Remington Hills/Annexable	CFD No. 13 San Miguel Ranch
CFD No. 11 Lomas Verdes	CFD No. 14 Otay Ranch Village 11
CFD No. 12 Otay Ranch (Village 1 West)	CFD No. 15 Otay Ranch Village 6 (ORC)
CFD No. 13 San Miguel Ranch	CFD No. 16 Otay Ranch Village 7
CFD No. 14 Otay Ranch Village 11	CFD No. 17 Otay Ranch Village 2
CFD No. 15 Otay Ranch Village 6 (ORC)	CFD No. 18 Otay Ranch Millennia
CFD No. 16 Otay Ranch Village 7	CFD No. 19 Otay Ranch Village 2/PA 12
CFD No. 17 Otay Ranch Village 2	CFD No. 20 Otay Ranch Village 3
CFD No. 18 Otay Ranch Millennia	
CFD No. 19 Otay Ranch Village 2/PA 12	
CFD No. 20 Otay Ranch Village 3	

Based on historical data available from each district an estimate of costs for the construction of school facilities on a per student basis is provided. Both districts follow state standards

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for determining the costs and size for school construction. The cost for a high school, including land acquisition, is approximately \$116,237.92 per student (2018 dollars). The cost for a middle school, including land acquisition, is approximately \$94,116.67 per student (2018 dollars). The cost for an elementary school, including land acquisition, is approximately \$59,524 per student (2018 dollars). Because the Proposed Project Amendment is generating significantly fewer students than the required threshold, it is not anticipated that they will be required to allocate land towards or develop a middle or high school facility.

Table 52: Estimated School Costs

<u>Elementary School Cost</u>	
(800 students) (\$59,524/student w/land cost)	\$ 47,618,807
<u>Middle School Cost</u>	
(1,500 students) (\$94,116.67/student w/ land cost)	\$ 141,175,000
<u>High School Cost</u>	
(2,400 students) (\$116,237.92/student w/ land cost)	\$ 278,971,000

14.0 Animal Control Facilities

14.1 Otay Ranch GDP/SRP Threshold

Participate in programs to provide animal control facilities sufficient to provide adequate square feet of shelter space per Otay Ranch dwelling unit.

14.2 Service Analysis

Animal control facilities and services for the Proposed Project Amendment are provided by the County. County animal control facilities protect the health and welfare of both residents and domestic animals. Build-out of the Proposed Project Amendment may generate the need for additional or expanded animal control facilities.

14.3 Project Processing Requirements

Demonstrate conformance with the *Otay Ranch Facility Implementation Plan*.

14.4 Existing Conditions

The County and the City of Chula Vista provide animal control services for the Otay Ranch planning area. The County provides the service for the unincorporated area including the Proposed Project Amendment site. The Humane Society provides animal shelter and related services and adoption, humane disposal and investigation for the County.

The County provides services in all unincorporated portions of the county and in nine cities within the county by contract. Animal control staff is on premises 24 hours a day, seven days per week, and private veterinarians provide emergency services on a contract basis. The department provides the following services:

- Emergency care for injured animals
- Surveillance for rabies, rabies vaccination clinics and quarantine of biting animals
- Investigation/prosecution of anti-cruelty laws
- Control of vicious or stray animals
- Licensing of dogs
- Adoption and lost pet services
- Spay/neuter referral and information
- Public education and information
- Inspection and licensing of private kennels
- Humane disposal of injured and unwanted animals
- Shelter domestic animals, reptiles and livestock
- Senior adoption and foster care programs
- Animal rescue – provides animal rescue to all cities in case of disasters

The South Shelter is located at 5821 Sweetwater Road in Bonita and currently provides animal control services to the area in the vicinity of the Proposed Project Amendment.

14.5 Project Demand and Proposed Facilities

Build-out development of the Proposed Project Amendment will result in a total of 1,266 homes. This increase in population, in conjunction with the proportional regional growth of the area, will result in the need for additional or expanded animal control facilities. The Facility Implementation Plan indicates that a ratio objective of 0.13 sq. ft. of animal control facilities per home should be utilized in assessing project demand. As a result, the Proposed Project Amendment will result in the demand for 165 sq. ft. of animal control facilities.

14.6 Adequacy Analysis

The Otay Ranch Facility Implementation Plan provides that animal control facility requirements be addressed through off-site expansion of County of San Diego and City of Chula Vista facilities, as appropriate, based on jurisdiction. No specific animal control facilities will be required of the Proposed Project Amendment. The County will continue to monitor development rates in the area to determine continued compliance with the law animal control threshold.

14.7 Inventory of Future Required Facilities

No specific facilities will be required of the Proposed Project Amendment.

14.8 Threshold Compliance

Based upon the analysis contained in this PFFP, it is projected that the animal control threshold will be maintained throughout the development of the Proposed Project Amendment.

14.9 Financing Animal Control Facilities

Animal Control facilities serving the unincorporated area have been funded from the General Fund and service fees. The fiscal analysis concluded that the Proposed Project will result in a net fiscal annual surplus at build-out of \$1,028,295. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project Amendment to contribute its proportionate fair share to any regional impact fee program, if one were to be established. Thus, the Proposed Project Amendment is projected to result in sufficient tax revenues to accommodate the demand for Animal Control Facilities.

15.0 Regional Facilities Plans

15.1 Otay Ranch GDP/SRP Requirement

The Otay Ranch GDP/SRP requires the preparation of Regional Facilities Plans concurrent with a specific plan for the following regional facilities:

- Arts and Cultural Facilities
- Cemetery Facilities
- Health and Medical Facilities
- Community Purpose Facilities
- Childcare Facilities
- Social and Senior Service Facilities
- Correctional Facilities
- Justice Facilities
- Integrated Solid Waste Management

Other facilities required to be addressed at the Specific Plan level are Solid Waste and Childcare facilities.

15.2 Service Analysis

The following establishes the Regional Facilities Plans for each facility as required by the Otay Ranch GDP/SRP.

Arts and Cultural

The Otay Ranch GDP/SRP anticipates a multi-use cultural complex in the Eastern Urban Center. In addition, public art and artistic public improvements will be visible in the design of the Proposed Project Amendment. Elements such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furniture and other key focal points will compliment and add to the design character. These design are addressed in the Village 14 Design Plan and the Planning Area 19 Design Guidelines.

Additionally, the Village Core (PP-2) includes a raised band stand and paved plaza which can be used as a stage for artistic performances and other design related art events.

Cemetery Facilities

The Otay Ranch GDP/SRP requires that each Specific Plan confirm the Otay Ranch GDP/SRP conclusion that existing cemetery capacity is adequate to serve Otay Ranch residents. The Proposed Project Amendment residents' demand for cemetery space can be met by the nine cemeteries, memorial parks or mausoleums within the South County area, including Cypress View, Glen Abbey, Greenwood, Holy Cross, La Vista, Mount Hope, Mount Olivet and San Ysidro.

Health and Medical

The Otay Ranch GDP/SRP requires opportunities be provided to health care providers to consolidate health care services as part of the Specific Plan review process. Based on existing and projected services provided in the South County, no additional acute hospital facility will be needed to serve the Proposed Project Amendment. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Proposed Project Amendment residents. The area will also be served by Paradise Valley Hospital and other local private facilities

In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery will compensate for increased service demand resulting from the Proposed Project Amendment population.

Build out of the Proposed Project Amendment will generate an incremental demand for additional nursing home beds. It is anticipated this demand can be met in existing nursing facilities within the South County. Build out will also generate the need for

medical practitioners (doctors, dentists, chiropractors and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within other retail/office areas in the City of Chula Vista, the Mixed-Use Site, and the Eastern Urban Center of Otay Ranch.

Social and Senior Service Facilities

The Otay Ranch GDP/SRP establishes goals for ensuring Otay Ranch residents have adequate access to sources of governmental and private social and senior services programs. Social service programs are mandated by State and Federal statutes and regulations and are largely funded from State and Federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every eleven County residents, or over 100,000 persons each month.

There are numerous non-profit health and social service organizations located in the South County area. The County Area Agency on Aging provides social and nutritional programs, legal services, ombudsman programs and services to prevent or postpone institutionalization.

Correctional and Justice Facilities

The Otay Ranch GDP/SRP Correctional and Justice Facilities plans do not apply to Proposed Project Amendment.

Childcare Facilities

This section implements the Otay Ranch GDP/SRP requirement to prepare a Childcare Plan. The Proposed Project Amendment provides opportunities to locate facilities to meet the needs of the community. Childcare facilities may be located within commercial/mixed use centers and Small Family Day Cares for children (8 or fewer children) are permitted within single family resident districts.

Family Care Homes

Home-based child care includes small family day care homes (SFDCH) which serve 6 children and large family day care homes (LFDCH) which serve 7-12 children.

Consistent with the Specific Plan Amendment Development Regulations, SFDCHs could potentially be located within residential zones in the Proposed Project Amendment Area.

Child Care Center

Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Proposed Project Amendment. The Mixed-Use Sites may accommodate childcare facilities. The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and the physical environment for child day care and day care centers. All child care facilities will comply with state, as well as local regulations.

Community Purpose Facilities

Community Purpose Facilities (CPF) and Regional Purpose Facilities (RPF) are not required in the County and, therefore, do not apply to the Proposed Project Amendment.

Integrated Solid Waste Management

The Proposed Project Amendment will comply with the Otay Ranch GDP/SRP requirements for a waste management system and applicable County and State regulations, including but not limited to the following:

- Curbside recycling
- Green waste recycling
- Material recovery facility
- A household hazardous waste collection facility
- Landfill capacity

Curbside pickup and recycling will be accomplished through a contract with a local service provider. Recyclable materials will be sorted at curbside.

It is that anticipated green waste collection will be offered every other week, which will be established by the local waste service provider. Trash and recycling service will occur on a regular basis depending on the local waste services provider's operations. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size and type of each residences trash container.

16.0 Public Facility Financing

The Proposed Project Amendment will generate additional revenue for the General Fund primarily through increased property taxes and property taxes in-lieu of vehicle license fees. The additional costs incurred to the County General Fund as a result of the Proposed Project Amendment are less than the additional revenues generated, and consist primarily of fire, police, and other public safety functions. The Proposed Project Amendment is anticipated to generate a net surplus of **\$1,028,295** at build-out.

16.1 Overview

Public facilities are generally provided or financed in one of the following ways:

Subdivision Exaction – Dedications and/or developer-constructed improvements, reservations of land, and supplemental improvements (reimbursement agreements) are financed as a condition of project entitlements. Exactions must substantially further a legitimate governmental interest, a nexus between the impact and the exaction must exist, and the exaction cannot deny a property owner economically viable use of its land.

Development Impact Fee – Funded through the collection of a fee or other consideration as a condition to approval of a final subdivision map. Such fee assists to defray the cost of constructing planned regional public improvements for which a project contributes an impact. Impact fees must be fairly apportioned either on the basis of benefits conferred or on the need created by the subdivision.

Debt Financing – Financing through a defined district of landowners in order to fund the up-front provision of a public facility.

County General Fund – Payment of general taxes to the County General Fund serve to pay for many public services throughout the County. Those facilities and services identified as being funded by General Fund sources represent those that will benefit not only the residents of the Proposed Project Amendment, but also residents within the County in general.

16.2 Subdivision Exactions

In return for receiving a permit to allow development of land, and in response to the projected development's demand for public services, the County may impose exactions such as a dedication of land or money in order that public facility improvements can be made in a timely manner. On the Proposed Project Amendment, neighborhood-level

public improvements will be developed simultaneously with related residential subdivisions and other resort developments. The use of subdivision conditions and exactions, where appropriate, will ensure that the construction of necessary facilities (supply) is timed in concert with actual development (demand). Such exactions must articulate the specific project for which the exaction is being conditioned.

16.3 Development Impact Fee Programs

The County may impose development impact fees or charges for the construction of public improvements. This may occur for public facilities and utilities for which an account has been established and funds appropriated for the project(s). These fees will contribute to the financing of capital facilities improvements within the County. Such fees are adopted in accordance with an established formula as set by State Law.

16.4 Debt Financing Programs

The County has utilized assessment mechanisms to finance a number of public street improvements, as well as regional sewer and drainage facilities. School Districts within the County have also implemented Community Facilities Districts to finance school facilities.

Such districts may be imposed for the purpose of acquiring land, constructing improvements and even maintaining certain facilities for the benefit of the public. The general administration of the district is the responsibility of the public agency.

Such debt financing (special districts) may be appropriate when the value or benefit of the public facility can be assigned to each specific property within an adopted district, and assessments levied in accordance with this benefit distribution. Assessments are levied in specific amounts against each individual property on the basis of this relative benefit. It is anticipated that certain facilities and fees will be financed through the establishment of one or more Mello-Roos Community Facilities Districts. It is estimated that the Proposed Project Amendment has the capacity to generate approximately \$41 million (net construction proceeds) to fund capital facilities after setting aside taxing capacity needed to fund annual maintenance and operations (park maintenance, SDCFA fire operations, Otay Ranch POM activities) and CVESD mitigation.

16.5 County General Fund Impact

16.5.1 Introduction

As outlined in the Fiscal Impact Analysis, dated October 2019, by Development Planning and Financing Group, two basic methodologies were utilized in estimating County revenues and expenditures; the case study and per capita/unit multiplier methods. The case study method was used to estimate secured property tax, sales tax, and real property transfer tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate County officials were contacted to identify actual tax rates, fees and costs. The per capita/unit multiplier method, which represents a more general approach were utilized to estimate licenses, permits and franchise fees, fines, forfeitures, other revenues and fees and all expenditures. The County of San Diego FY 2019-2020 Recommended Budget (the “Budget”) was utilized to estimate per capita/unit multipliers.

16.5.2 Project Demographics and Land Uses

In developing per unit/acre multipliers, the PFFP analysis utilized demographic and land use information related to the County as a whole and, more specifically, the Proposed Project Amendment. Included in Table 53 below are population, housing and land-use characteristics.

Table 53: General Assumptions in Fiscal Analysis

County of San Diego		Sources
Population	3,351,786	California E-5 Report Published 1/1/2019
Employment	1,537,600	Per Employment Development Departments Labor Market Information Division May 2019 Labor Force Data
Persons per household	3.6	SANDAG Estimate
Otay Ranch – Village 14 and PA 19		
Estimated Population	4,558 ¹⁸	
Estimated Employees	26 ¹⁹	DPFG
Housing Units	1,266	Applicants

¹⁸ For purposes of the Fiscal Analysis the more conservative approach to estimating the population for the Proposed Project Amendment is to utilize SANDAG’s 3.6 persons per household rate for both Village 14 and Planning Area 19.

¹⁹ Represents estimated permanent full-time equivalent employees within the 10,000-sf mixed use area, per Appendix B Table 12, Permanent Employees.

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County of San Diego		Sources
Commercial – Retail Mixed Use Acres	2.7	Applicants

16.5.3 Revenues

Annual revenues at build-out for the County resulting from the development of the Proposed Project Amendment are estimated in this section. The major revenue sources which are expected to be generated from the Proposed Project Amendment and detailed in this section include secured property tax, sales and use tax, transient occupancy tax, real property transfer tax, taxes in-lieu of motor vehicle license fee, license revenues, permit fees, franchise fees, revenues from fines, forfeitures and penalties, revenue from use of money and property, charges for various current services and other miscellaneous revenues. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject development. All dollar figures are presented at build- out and in 2019 dollars (no inflation rates were used).

16.5.3.1 Secured Property Tax

Secured property tax revenues generated from the proposed development were calculated on the basis of a one-percent ad valorem tax rate on the estimated current market value of the residential and commercial development. The subject property is in the tax rate areas 79006, 79007, 63076, and 63165. According to the County of San Diego Property Tax Services Department, the County share of the one-percent ad valorem tax within the subject property tax rate area is approximately 20.7711%.

Market values (assessed values) for the residential units were estimated by the developer based on current market conditions, market research and projected future demand per neighborhood as shown in Table 3 of Appendix B. Market values (assessed values) for commercial - retail mixed uses were estimated per Dollars & Cents of Shopping Centers by Urban Land Institute, dated 2008.

These identified market values also represent the assessed values. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2019 dollars. Included in the attached Table 3 of Appendix B is the assessed value at the build-out of the development. Total assessed value for the Proposed Project Amendment at build-out is estimated at \$988,578,500.

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At Proposed Project Amendment build-out, the County's General Fund share of the annual property tax (post ERAF) is estimated at **\$2,053,385** (refer to Table 5 of Appendix B). Of this amount, \$107,033 goes to a flood control fund, \$289,099 goes to the County Library, \$187,722 goes to the SDCFA and the remaining \$1,469,532 goes to the County General Fund.

16.5.3.2 Sales Tax

Under the California Sales and Use Tax Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. When the sales tax applies, the use tax does not apply and the opposite is also true. The sales tax is imposed on all retailers for the privilege of selling tangible personal property in the State and is measured by the retailer's gross receipts.

Sales taxes provide a major revenue source in the State of California (the "State"). All cities and counties in the State levy a basic one percent sales tax and have the option to levy additional sales taxes under certain circumstances. In general, sales taxes are imposed on the retail sale or the use of tangible personal property in the State.

Non-Residential Sales Tax

Commercial (retail-mixed use) taxable sales are projected at \$2,509,760 at build-out as shown below in Table 54 and calculated in Table 8 of Appendix B:

Table 54: Estimated Non-Residential Sales Tax Revenues

Probable Tenant	Type Bldg. SF Estimated	Sales per SF (a)	Estimated % Taxable	Estimated Taxable Sales (per SF)	Total Estimated Taxable Sales
Mixed Use Areas					
Convenience Store	1,500	\$ 429	75%	\$322	\$482,624
Coffee Shop	1,500	405	100%	405	607,500
Quick Serve Food	4,000	246	100%	246	985,280
Dry Cleaner	1,500	200	0%	-	-
Sandwich Shop	1,500	290	100%	290	434,355
Total	10,000				\$2,509,760
Annual Sales Tax to County		1.00%			\$ 25,098

(a) Per Dollars & Cents of Shopping Centers (2008) by Urban Land Institute.

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One percent of the taxable sales in the amount of **\$25,098** is generated by the sales tax.

Off-site Sales Tax

Retail taxable sales generated from total residential purchasing power are projected at \$50,306,545 based on the assumption that residents will generate total retail purchases at 32.5% of household income. Household income is estimated at 35% percent of annual housing costs, which are estimated at \$166,000 based on a 20% down payment, 5.0% interest rate and 30-year loan term on an average sales price of \$777,574. Taxable off-site sales captured in the County from new residents of the Proposed Project Amendment are estimated at a 5.8% percent capture rate of the taxable sales and total \$2,917,780.

The County has a sales tax rate of one percent. The Proposed Project Amendment's indirect sales tax to the County is estimated to be **\$29,178** as shown in Table 9 of Appendix B.

Table 55: Estimated Off-site Sales Tax Revenue

Spending by Residents	Factor	
Aggregate Incomes (from Appendix B, Table 9)	\$166Kper Unit	\$210,156,000
Consumer Expenditures (a)	73.7%	\$154,789,370
Taxable Spending (a)	32.5%	\$50,306,545
Less: On-site Capture (b)	4.2%	\$(2,112,875)
Less: Incorporated City Capture (b)	90.0%	\$ (45,275,891)
Net Taxable Spending in County		\$2,917,780
Annual Sales Taxes to County	1.0%	\$29,178

(a) Per U.S. Department of Labor, Bureau of Labor Statistics Consumer Expenditure Survey, 2016-17 for San Diego Metropolitan Statistical Area (MSA).

(b) Capture percentage represents DPGF's estimate based on location relative to other retail establishments in the market area.

16.5.3.3 Real Property Transfer Tax

Sales of real property in the County are taxed at a rate of \$1.10 per \$1,000 of the sales price. Assuming that the average turnover rate for residential property is once every ten years and the average turnover rate for nonresidential property is once every 20 years. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit real property transfer tax.

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Single/Multi Family Residential	$\$1.10/\$1,000 \times 1/10 = 0.00011$
Commercial	$\$1.10/\$1,000 \times 1/20 = 0.000055$

Using these formulas, an estimated annual average real property transfer tax can be calculated. The Proposed Project Amendment would generate **\$108,514** (refer to Table 7 of Appendix B) in average annual real property transfer tax at build-out.

Table 56: Estimated Property Transfer Tax Revenue

	Residential	Commercial	Total
Total Assessed Value (from Appendix B, Table 3)	\$984,408,500	\$4,170,000	\$988,578,500
Turnover Rate (a)	10.00%	5.00%	
Annual Taxable Assessed Value	\$98,440,850	\$208,500	\$98,649,350
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	\$108,285	\$229	\$108,514

(a) Based on assumption that residential property will change ownership once every 10 years and commercial property will change ownership once every 20 years.

(b) Represents property transfer tax rate of \$1.10 per \$1,000 of sale or resale value per Revenue and Taxation Code Section 11911-11929.

16.5.3.4 Taxes In-Lieu of Motor Vehicle License Fee

In May 2004, Governor Schwarzenegger proposed a swap of city and county Vehicle License Fee (VLF) revenue for additional property tax share as part of a budget agreement between the State and local governments. The swap was included in the 2004 budget package. Under this legislation, property tax in-lieu of VLF is allocated to Cities and Counties pursuant to a complex formula involving each agencies relative share of assessed value. The property tax in-lieu of VLF revenue that will be generated by the Proposed Project Amendment can be estimated by determining the (i) percentage growth in the total assessed value of the unincorporated area of the County attributable to the Proposed Project Amendment, and multiplying by (ii) the property tax in-lieu of VLF revenue of \$437,826,006 expected to be received by the County in FY 2019-20 per the County Budget. Based on these calculations, the Proposed Project Amendment is anticipated to generate **\$5,278,188** annually in property tax in-lieu of VLF revenue, as shown in the table below (reference Appendix B, Table 6).

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Table 57: Estimate In Lieu MVLF Revenues

FY 2019/20 In Lieu MVLF Allocation to County	\$ 437,826,006 (a)
FY 2019Unincorporated County AV	\$78,257,736,547 (b)
Total Proposed Project Amendment Assessed Value from Table 3	\$988,578,500
Less: Existing Assessed Value (c)	\$(45,146,526)
Net (New) Assessed Value	\$943,431,974
AV Growth from Proposed Project Amendment	1.206%
Annual County Property Taxes In Lieu of MVLF	\$5,278,188

(a) Per County of San Diego Fiscal Year 2019-2020 Recommended Budget (pg. 103).

(b) Per County of San Diego Assessor's Office Assessment Roll dated June 2019.

(c) Assessed value total for Proposed Project Amendment APNs per LandVision data, 08/14/19.

16.5.3.5 Other Revenues

The County receives various other revenues analyzed under the FIA. These include (i) franchise, license, and permit revenues, (ii) fees, fines, and forfeitures, (iii) penalties & cost delinquency taxes, and (iv) miscellaneous revenues. These revenues have been estimated using a Per Capita & 50% Employee Multiplier against the County budgeted revenues for each respective revenue category. Based on the total Per Capita & 50% Employee Multiplier of \$5.81, total annual “other” revenues are anticipated to be **\$26,564** at buildout, as seen in Appendix B, Table 10.

Licenses, Permits and Franchises

The FI Analysis groups numerous revenues into the category of license and permit fees. These revenues include animal licenses, kennel license, business licenses, marriage licenses, miscellaneous licenses and permits, food handling licenses, construction permits, biohazardous waste permits, recreation fees and other miscellaneous permits and fees. For these revenues, except for the business licenses, miscellaneous licenses and permits, and the food handling licenses, per capita multipliers were developed by dividing the Budget’s respective revenue items by the County’s total population. Similar methodology was used to determine the per capita and per employee multipliers for the business licenses, miscellaneous licenses and permits, and the food handling licenses, except that the per capita and per employee multipliers were developed by dividing the Budget’s respective revenue by the County’s total population and employment (refer to Table 10 of Appendix B). Franchise fees are charged to various entities in exchange for the exclusive right to operate franchises within the County’s jurisdiction. Franchise, license and permit fees for the Proposed Project Amendment are estimated at \$1.21 per

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capita and per employee based on these budgeted revenues. Based on the per capita and per employee amount calculated from the County budget, the Proposed Project Amendment would generate **\$5,535** in total licenses, permits and franchises at Proposed Project Amendment's build-out (refer to Table 10 of Appendix B).

Fees, Fines, and Forfeitures

The County Budget for fines, fees and forfeitures totals \$1,257,488 for FY 2019/20. This revenue is projected at \$0.31 per capita based on this budgeted revenue. Based on the per capita amount calculated from the County budget, the Proposed Project Amendment will generate **\$1,395** in total fines, forfeitures and penalties at build-out (refer to Table 10 of Appendix B).

Penalties and Cost Delinquency Taxes

The County Budget for revenue from penalties and cost delinquency taxes total \$15,600,806 for FY 2019/20. This revenue is projected at \$3.79 per capita based on this budgeted revenue. Based on the per capita amount calculated from the County budget, the Proposed Project Amendment would generate **\$17,306** in total revenues from the use of money and property at build-out (refer to Table 10 of Appendix B).

Interfund Charges/Miscellaneous Revenues

The County Budget for revenue from interfund charges and miscellaneous revenues total \$2,100,000 for FY 2019/20. This revenue is projected at \$0.51 per capita based on this budgeted revenue. Based on the per capita amount calculated from the County budget, the Proposed Project Amendment would generate **\$2,329** (refer to Table 10 of Appendix B) in total charges for current revenues at build-out.

16.5.4 Costs

Annual costs at build-out resulting from development of the Proposed Project Amendment are outlined in this section. The annual cost categories to be impacted by the subject development include the general function (legislative/administrative services, finance services, counsel services, personnel services, elections services, property management services, plant acquisition services, promotion services and other general services), public protection function (judicial services, police protection services, detention and correction services, protective inspection services, other protection services and family support services), health and sanitation function (health services and sanitation services), education function (library services, agriculture education services),

recreation and cultural function (recreation facilities) and contingency function. A summary of the County FY 2019-20 Budget is presented in the attached (Table 11, Appendix B). These annual costs are utilized in estimating the per capita expenditure or a percentage of the direct cost expenditures for the Proposed Project Amendment. The methodologies used to estimate Proposed Project Amendment expenses are discussed in more detail in the following sections. Similar to the revenue analysis, all figures shown are in current (2019) dollars.

16.5.4.1 Public Safety

Public Safety costs include expenses related to the District Attorney, Sheriff, Fire, Probation Department, trial courts, child support services and other services, many of which are provided on a County-wide basis to all County residents. However, certain services such as Fire and Sheriff are only provided to unincorporated areas, except for certain contractual arrangements. For example, as noted in Section 8.1.2 below, the Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. Also, the County Fire Authority has contracts in place with various other agencies. Due to the abbreviated scope of this analysis and the unavailability of detailed breakdowns of certain County Budget data, this analysis does not dissect and stratify the County Public Safety budget and attempt to allocate specific costs to the Proposed Project Amendment based on each expense subcategory and associated service area or population except for fire services. Instead, the FIA uses a Per Capita & 50% Employee (Unincorporated) Multiplier against the entire Public Safety general purpose revenue allocation of \$789,000,000 less \$48,200,000 allocable to the County Fire Authority for fire services, resulting in a multiplier of \$1,268.70 per person. This methodology is viewed as being conservative in that the service population utilized for spreading costs represents only the unincorporated area, despite the fact that many of the applicable services are provided on a county-wide basis. Based on this multiplier, total annual public safety costs (excluding fire services) are estimated at **\$5,799,054** at buildout, as seen in Appendix B, Table 11.

16.5.4.1.1 Fire Protection

The County Fire Authority in conjunction with the Department of Forestry and Fire Protection ("CAL FIRE") are anticipated to be responsible for providing fire services to the Proposed Project Amendment. As previously noted, for purposes of this FIA we have assumed that the Proposed Project Amendment will include an onsite fire station and fully fund the station's annual operating costs. It is assumed that the fire station will be

staffed with a 4-person crew. The County Fire Authority has provided DPFG with an annual estimate for staffing costs and monthly operating expenses. Reserve fund, operating and engineering estimates are based on conversations with the County Fire Authority on November 4, 2015. Based on these estimates, the total annual fire service costs are estimated at **\$1,426,755** at buildout (reference Appendix B, Table 13). Per the Fire Protection and Mitigation Term Sheet, Dated June 24th 2019 the client will be responsible for 75% of the total costs. The estimated \$1,070,066 that the developer will be responsible for will be covered through the formation of a fire community facilities district per Appendix B, Table 13.

16.5.4.1.2 Sheriff's Department

The County Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. In these cities the Sheriff's Department serves as their police department, providing a full range of law enforcement services including patrol, traffic and investigative services. In the unincorporated (non-city) areas, such as where the Proposed Project Amendment is located, the Sheriff's Department provides generalized patrol and investigative services. The California Highway Patrol has the primary jurisdiction for traffic services in unincorporated areas. The Sheriff's Department service area covers approximately 4,200 square miles. Sheriff's Department facilities located in unincorporated areas provide general law enforcement patrol, crime investigation, and crime prevention services. To effectively serve this extensive geographic area, the Sheriff's Department Law Enforcement Services Bureau operations are organized under a system of Command stations, substations, offices and storefronts. A separate rural enforcement area addresses the special needs of outlying areas patrolled by resident deputies. The operational structure is flexible, and areas may be realigned in order to provide better response to citizen calls for service, to ensure a balance of resources, and to be more responsive to community needs.

The Sheriff's Department Law Enforcement Operations Command Areas have further been divided into beat districts which serve the unincorporated County. The Proposed Project Amendment is located in the Imperial Beach beat district which is serviced via the Imperial Beach Substation. The Sheriff department is currently planning to locate a storefront within the Proposed Project Amendment. The cost of sheriff services for the Proposed Project Amendment is included in the public safety costs described in Section 7.1.1 above.

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16.5.4.2 Health and Human Services

The Health and Human services cost category includes regional operations, aging and independence services, behavioral health services and child welfare services. Using a Per Capita & 50% Employee Multiplier of \$32.69, total annual health and human services costs are anticipated to be **\$149,419** at buildout, as seen in Appendix B, Table 11.

16.5.4.3 Land Use and Environmental

The Land Use and Environment Group cost category includes agriculture, weights and measures, environmental health, parks and recreation, planning and land use and public works costs. Using a Per Capita & 50% Employee Multiplier of \$19.15, total annual land use and environmental costs are anticipated to be **\$87,522** at buildout, as seen in Appendix B, Table 11.

16.5.4.4 Finance and General Government

The Finance and General Government services cost category includes executive office, assessor/recorder/county clerk, treasurer – tax collector, auditor and controller, county counsel and human resources costs. Using a Per Capita & 50% Employee Multiplier of \$42.13, total finance and general government costs are anticipated to be **\$192,570** at buildout, as seen in Appendix B, Table 11.

16.5.4.5 Finance - Other

Other finance costs include community projects, community enhancement, contingency reserve, and countywide general expense costs. Using a Per Capita & 50% Employee Multiplier of \$56.35, total other finance costs are anticipated to be **\$257,573** at buildout, as seen in Appendix B, Table 11.

16.5.4.6 Finance – San Diego Flood Control

For the purposes of this analysis, the San Diego Flood Control annual budget was included in Proposed Project Amendment related County expenditures. Using a Per Capita & 50% Employee Multiplier of \$1.42, total other finance costs are anticipated to be **\$6,496** at buildout, as seen in Appendix B, Table 11.

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16.5.5 Net Fiscal Impact

Utilizing the previously mentioned methodologies, estimated net fiscal impact at build-out is presented in Table 1 of the Appendix B. As previously mentioned, all values are in 2008 dollars. No annual adjustments to revenues or costs were utilized.

Fiscal annual revenues are estimated at \$7,520,297 at the Proposed Project Amendment's build-out and fiscal annual costs are estimated at \$6,492,633 at the Proposed Project Amendment's build-out, resulting in a net fiscal annual surplus at build-out of \$1,028,095.

Table 58: Net Fiscal Impact

Revenues/(Expenditures)	Estimated Revenue	Estimated Expenditures
<u>Recurring Revenues</u>		
Property Tax	\$2,053,385	
Sales Tax (onsite)	25,098	
Sales Tax (off-site)	29,178	
Real Property Transfer Tax	108,514	
Taxes In-Lieu of Motor Vehicle License Fee	5,278,188	
Other Revenues	26,564	
<u>Recurring Expenditures</u>		
Public Safety (excluding Fire)		\$5,799,504
Health and Human Services		149,419
Land Use and Environmental		87,522
Finance and General Government		192,570
Finance Other		257,573
San Diego Flood Control		6,496
Total Fire Costs		\$1,070,066
Future CFD	\$1,070,066	
Total Revenues and Costs	\$7,520,927	\$6,492,633
Total Surplus	\$1,028,295	

16.6 Other Methods Used to Finance Facilities

State and Federal Funding – Historically, federal and state financial and technical assistance programs have been available for County agencies to utilize, particularly for public school districts.

Developer Reimbursement Agreements – Certain facilities that are off-site of the Proposed Project Amendment site but are necessary to serve the Proposed Project Amendment may provide regional benefits beyond the Proposed Project Amendment. Under such circumstances, developer reimbursement agreements for up-front funding of improvements can be executed to provide for a future payback to the developer from other properties benefiting from the improvement. Such benefiting developments are required to reimburse their fair share of costs for the shared facility at the time that their project is issued permits for development.

Appendix A

**FISCAL IMPACT ANALYSIS
FOR THE PROPOSED PROJECT
AMENDMENT FOR
OTAY RANCH VILLAGE 14 &
PLANNING AREAS 16/19**

October 2019

Prepared By:



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Appendix A – Project Site Plan

Appendix B – Fiscal Impact Analysis Tables

1. Purpose of Fiscal Impact Analysis

This Fiscal Impact Analysis (“FIA”) has been prepared to determine the estimated fiscal impacts on the County of San Diego (“County”) in connection with the Proposed Project Amendment development within Village 14 and Planning Areas 16/19 in the Proctor Valley area of the Otay Ranch commonly referred to as the Village 14 (“Project”). The reader should be aware that the FIA contains estimates or projections of the Project’s future revenue and cost impacts on the County and actual fiscal results may vary from estimates because events and circumstances may occur in a manner that is different than projected in the FIA. The primary purpose of this FIA is to estimate the Project’s net fiscal impact on the County’s General Fund upon build-out.

2. Project Description

The proposed Project is part of the overall Otay Ranch, an approximately 23,000-acre master-planned community in southern San Diego County, partly within the limits of the City of Chula Vista (“City”) and partly within the unincorporated County of San Diego. The Otay Ranch General Development/Subregional Plan (Otay Ranch GDP/SRP) is a part of the County General Plan (County of San Diego 2011) and allows for 2,123 homes in Village 14 and Planning Areas 16 and 19.

The proposed Project anticipates approximately 1253 homes will be located in Village 14. 987 of these homes will be single-family homes and 266 will be detached courtyard or multi-family homes. 15 neighborhoods are planned with approximate densities ranging from 0.2 to 12.0 dwelling units per acre. Otay Ranch Village 14 is planned around a Village Core, centrally located in the heart of the village. The Village Core is comprised of a 10-acre elementary school; a 7-acre Village Green (public park); a 1.7-acre Mixed Use Site with up to 10,000 square feet of commercial/retail uses; and a 2.3-acre public safety site for a fire station and satellite sheriff’s facility. Additional public and private parks, swim clubs, trails and recreational facilities will be situated throughout South, Central and North areas of Village 14.

The proposed Project also includes 13 one-acre estate lots proposed in Planning Area 16/19. Planning Area 16 and Planning Area 19 homes will not be gated.

LAND USE ASSUMPTIONS

Residential		
Lot Size	No. of Units	Avg. Home Size (SF)
Single Family	1,116	3,059
Multi Family	150	1,550
Residential Subtotal/Avg.	1,266	2,880

Commercial	
Probable Tenant Type	Bldg. SF
Convenience Store	1,500
Coffee Shop	1,500
Quick Serve Food	4,000
Dry Cleaner	1,500
Sandwich Shop	1,500
Commercial Subtotal	10,000

Footnotes:

(a) Estimated Square Footages per site information provided by Developer.

3. FIA Limiting Conditions

The FIA is subject to the following limiting conditions:

- The FIA contains an analysis of recurring revenues and costs to the County from development of the Project. The FIA is based on estimates, assumptions and other information developed from DPFG's research, interviews, telephone discussions with County staff, and information from DPFG's database which were collected through fiscal impact analyses previously prepared by DPFG and others.
- The sources of information and basis of the estimates are stated herein. While we believe the sources of information are reliable, DPFG does not express an opinion or any other form of assurance on the accuracy of such information.
- The analysis of recurring revenues and cost impacts to the County contained in the FIA is not considered to be a "financial forecast" or a "financial projection" as technically defined by the American Institute of Certified Public Accountants. The word "projection" used within this report relates to broad expectations of future events or market conditions.
- Since the analyses contained herein are based on estimates and assumptions which are inherently subject to uncertainty and variation depending on evolving events, DPFG cannot represent that results will definitely be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from the projections.

4. About the County Fire Authority

The San Diego County Fire Authority ("SDCFA") supports the delivery of high quality emergency medical and fire services to a 1.5 million-acre area of unincorporated San Diego County. The emergency services are provided by a combination of professionally trained volunteer and career

staff. The San Diego Rural Fire Protection District (“SDRFPD”) formerly was the fire authority having jurisdiction. However, following the 2003 and 2007 San Diego County fires, the process to consolidate fire protection services was initiated by SDCFA and after nearly a decade of planning and analysis that produced several reorganization reports between 2007 and 2009, and subsequent review by the Local Agency Formation Commission, SDRFPD was legally dissolved and absorbed into Community Service Area (CSA) 135 for structural fire protection and emergency medical response during November 2015. This consolidation was determined by LAFCO, SDCFA, and SDRFPD to provide more efficient fire and emergency medical services in these rural and developing portions of the County. Wildfire protection would continue to be provided by CAL FIRE.

Fire service will be provided by San Diego County Fire Authority (SDCFA) from a centrally located, on-site station that is capable of responding to the Proposed Project within the County’s General Plan 5 minute travel time standard. SDCFA will serve the Project because it is located within County Service Area (CSA) 135 and the County has indicated it can and will provide fire and emergency medical response. The only other fire agency in the area is Chula Vista Fire Department (CVFD), but the Project is not within their jurisdictional area and neither of the two closest CVFD fire stations can provide service to any of the proposed structures within the County’s General Plan 5-minute travel time standard. As such, a specific assumption of this analysis is that the Project will include an onsite fire station and fully fund the station’s annual operating costs. Based on the Developer’s discussions with the Fire District, it is assumed that the fire station will be ultimately staffed with a 4-person crew.

5. General Sources of Information and Methodology Used in FIA

The FIA was prepared to estimate the allocable revenue and cost impacts to the County’s general fund (“General Fund”) as a result of the Project’s development. The FIA uses a combination of case study methods and multiplier methods to estimate Project impacts.

When projecting fiscal impacts using a multiplier method, the FIA determines per capita/employee impacts by applying the appropriate multiplier to the Project’s land use assumptions. The Per-Capita-and-Employee-Multiplier Method involves dividing a cost or revenue figure by the number of residents and 50% of all employees working in the County or unincorporated County, and then multiplying that number by the number of residents and 50% of the employees projected for the Project at buildout. This method assumes that recurring costs and revenues will result from the Project at the same rates that currently prevail within the County or unincorporated County, with each employee counted as one-half of a resident to reflect the relative significance of employees (i.e. non-residential land uses) in generating County public services costs or County revenues. County-wide population and employment data is used for those services costs or revenues generated on a County-wide basis (e.g., Health and Human Services), while unincorporated County population and employment data is used for those services costs or revenues generated only within the unincorporated County (e.g., certain Public Safety Group services). The multipliers were calculated using fiscal year 2019-21 budget

data from the County of San Diego Recommended Operational Plan for years 2019-2020 and 2020-2021 ("Budget"). All cost and revenue factors are projected in 2019 dollars, and are not adjusted for inflation, based on the assumption that the relative impacts of inflation in future years will be offsetting.

Information used in preparing the FIA was obtained from the following sources: (1) County of San Diego 2019-2020 and 2020-2021 Budget; (2) Jackson Pendo Development Company ("Developer"); (3) San Diego Fire Authority Estimates 2016; (4) Fire Protection and Mitigation Term Sheet dated June 24th 2019 (fire station operating cost projections); (6) SANDAG demographics information (persons per household); (7) County of San Diego General Plan Update EIR, August 2011 (employment and sheriff information); (8) Planner's Estimating Guide – Projecting Land-Use and Facility Needs, 2004 (employment generation data); (9) San Diego County Auditor-Controller's Office (fiscal year 2018-19 share of the basic tax information); (10) U.S. Department of Labor (household expenditure data); (11) Urban Land Institute (retail sales per square foot data); (12) CBRE (retail and office market information), and other sources as noted; (13) City of Chula Vista Proposed Budget Fiscal Year 2019-2020.

The FIA is organized as follows:

Appendix	Table	Description
B	1	Fiscal Impact Analysis Summary
B	2	Population and Employment Data
B	3	Land Use and Assessed Value Assumptions
B	4	Estimated Property Values
B	5	Property Tax Revenue
B	6	Property Taxes In-lieu of VLF
B	7	Property Transfer Tax Revenue
B	8	On-Site Sales Tax Revenue
B	9	Off-Site Sales Tax Revenue
B	10	Other Recurring Revenue
B	11	Recurring Expenditures
B	12	Permanent Employment
B	13	Recurring Fire Service Costs
B	14	Off-Site Sales Tax Revenue to City of Chula Vista
B	15	Off-Site Gas Tax Revenue to City of Chula Vista

The following table shows the key population and employment assumptions used in the FIA:

	County	Unincorporated County	Project
Population	3,351,786 (a)	515,403 (a)	4,558 (b)
Employees	1,537,600 (c)	137,000 (c)	26 (d)
Residents + 50% Employees	4,120,586	583,903	4,571

Description	Percent of AV (%)	Total
Total Assessed Value from Table 3		\$ 988,578,500
Base 1% Ad-Valorem Tax	1.00%	\$ 9,885,785
County Share of 1% for Fiscal Year 2018-19		
County General	14.8651%	\$ 1,469,532
County Library	2.9244%	\$ 289,099
San Diego County Flood Control District	1.0827%	\$ 107,033
San Diego Fire County Authority	1.8989%	\$ 187,722
Total Annual Property Taxes to County	20.7711%	\$ 2,053,385

Footnotes:

(a) Per California E-5 Report published 1/1/2019.

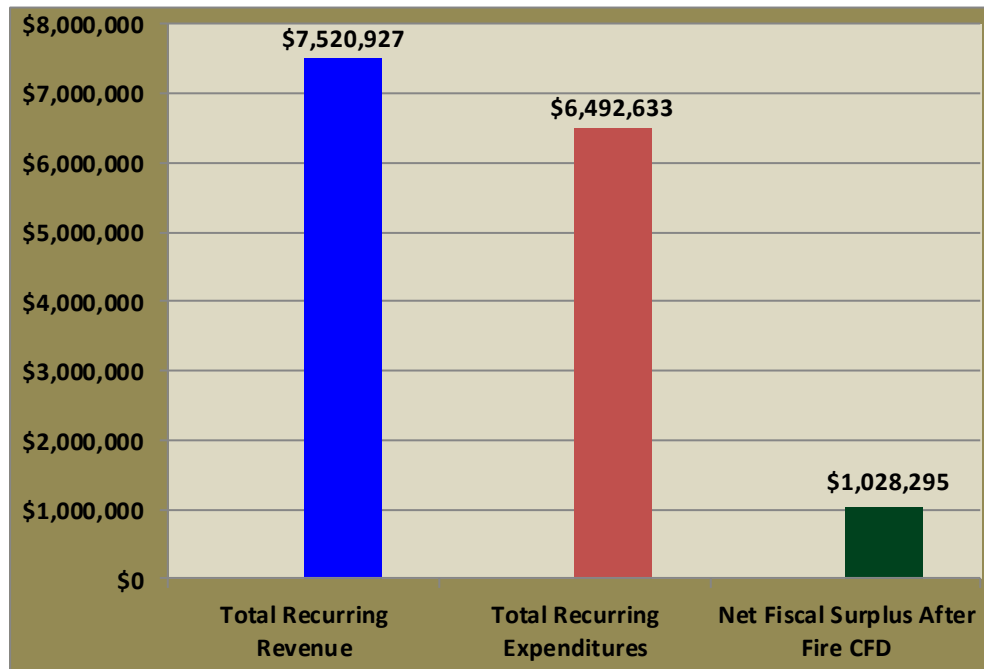
(b) Assumes 3.6 persons per household for Village 14 and Planning Areas 16/19.

(c) Per Employment Development Department labor Market Information Division May 2019 Labor Force Data.

(d) Represents estimated permanent employees per Table 13.

6. FIA Summary and Conclusions

The FIA examines the financial impact the Project will have at buildout on the General Fund. The Project will generate additional revenue for the General Fund primarily through increased property taxes and property taxes in-lieu of vehicle license fees. The additional costs incurred to the General Fund as a result of the Project are less than the additional revenues generated, and consist primarily of fire, police, and other public safety functions. The Project's direct impact to the General Fund is summarized as follows:



As seen in the chart above, the Project is anticipated to generate a net surplus of **\$1,028,295**, once the Project is fully developed. The FIA does not consider the impact of potential reduced General Fund costs due to a Project Homeowner's Association (e.g., privately maintained parks or streets).

OVERALL SUMMARY

FISCAL IMPACT		
<u>Recurring Revenues:</u>		
Property Tax	\$2,053,385	Table 5
Property Tax in-lieu of VLF	5,278,188	Table 6
Property Transfer Tax	108,514	Table 7
On-site Sales Tax	25,098	Table 8
Off-site Sales Tax	29,178	Table 9
Other Revenues	26,564	Table 10
Total Recurring Revenue	\$7,520,927	
<u>Recurring Expenditures:</u>		
Public Safety (Excluding Fire)	\$5,799,054	Table 11
Health & Human Services	149,419	Table 11
Land Use & Environment	87,522	Table 11
Finance and General Government	192,570	Table 11
Finance Other	257,573	Table 11
San Diego Flood Control	6,496	Table 11
Total Recurring Expenditures	\$6,492,633	
Net Fiscal Surplus Before Fire Costs	\$1,028,295	
Total Fire Costs	\$1,070,066	Table 13
Future CFD	1,070,066	Table 13
Total Fire Costs After CFD	\$ -	
Net Fiscal Surplus (Deficit)	\$1,028,295	

7. FIA Recurring Revenues

7.1 Property Tax

In addition to other ad valorem charges imposed by various local agencies, land owners in the State of California ("State") are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each county in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the County, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA. As shown in the table below (reference Appendix B, Table 5), the County receives a 20.771% share of the basic tax and accordingly, is anticipated to generate \$2,053,385 per year in property taxes at buildout.

Description	Percent of AV (%)	Total
Total Assessed Value from Table 3		\$ 988,578,500
Base 1% Ad-Valorem Tax	1.00%	\$ 9,885,785
County Share of 1% for Fiscal Year 2018-19		
County General	14.8651%	\$ 1,469,532
County Library	2.9244%	\$ 289,099
San Diego County Flood Control District	1.0827%	\$ 107,033
San Diego Fire County Authority	1.8989%	\$ 187,722
Total Annual Property Taxes to County	20.7711%	\$ 2,053,385

Footenotes:

(a) Per San Diego County Auditor/Controller.

7.2 Property Transfer Tax

The County receives property transfer tax revenue as new or existing property is sold and ownership is transferred. In accordance with California Revenue and Taxation Code Section 11911, a county may levy a transfer tax at the rate of \$1.10 for each \$1,000 of assessed value. The FIA assumes a residential turnover rate of 10.00% of total assessed value per year (i.e. properties change ownership every 10 years on average) and a non-residential turnover rate of 5.00% of total assessed value per year (i.e. properties change ownership every 20 years on average). Using these assumptions, the County is anticipated to receive approximately \$108,514 in annual property tax transfer revenue at buildout, as shown in the table below (reference Appendix B, Table 7).

	Residential	Commercial Uses	Total
Total Assessed Value from Table 3	\$ 984,408,500	\$ 4,170,000	\$ 988,578,500
Turnover Rate (a)	10.00%	5.00%	
Annual Taxable Assessed Value	\$ 98,440,850	\$ 208,500	\$ 98,649,350
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	\$ 108,285	\$ 229	\$ 108,514

Footnotes:

(a) Based on assumption that residential property will change ownership once every 10 years and commercial property will change ownership once every 20 years.

(b) Represents property transfer tax rate of \$1.10 per \$1,000 of sale or resale value per Revenue and Taxation Code Section 11911-11929.

7.3 Sales Tax

Under the California Sales and Use Tax Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. When the sales tax applies, the use tax does not apply and the opposite is also true. The sales tax is imposed on all retailers for the privilege of selling tangible personal property in the State and is measured by the retailer's gross receipts.

Effective January 1, 2013, there is a 7.50% statewide sales and use tax base rate that is collected by the State. The State government receives 6.50% of the 7.50% and local governments receive the remaining 1.00% which is transferred to the local government's general fund.

7.3.1 Onsite Sales Tax

The FIA assumes that the County will receive sales tax revenue from taxable purchases made within the Project's commercial village center. Using data from *Dollars & Cents of Shopping Centers (2008)* published by the Urban Land Institute, the FIA assumes that the proposed mixed-use areas will generate approximately \$50 to \$405 of taxable sales per building square foot. Applying this methodology, the Project would generate approximately \$2,509,760 in annual

taxable sales at buildout, as shown in the table below (reference Appendix B, Table 8). Assuming the County receives sales tax revenue of 1% of taxable sales, the County would receive approximately \$25,098 in annual on-site sales tax revenue at buildout.

Probable Tenant Type	Bldg. SF	Estimated Sales per SF (a)	Estimated % Taxable	Estimated Taxable Sales per SF	Total Estimated Taxable Sales
Convenience Store	1,500	\$ 429	75%	\$ 322	\$ 482,625
Coffee Shop	1,500	405	100%	405	607,500
Quick Serve Food	4,000	246	100%	246	985,280
Dry Cleaner	1,500	200	0%	-	-
Sandwich Shop	1,500	290	100%	290	434,355
Total	10,000				\$ 2,509,760
Annual Sales Tax to County				1.00%	\$ 25,098

Footnotes:

(a) Per Dollars & Cents of Shopping Centers (2008) by Urban Land Institute.

7.3.2 Off-Site Retail Sales Tax

The County will receive sales tax revenue from taxable purchases made within the unincorporated County but outside the Project area by the Project's residents. The FIA derives an average household income of \$166,000 based on 35% of income being spent on annual housing costs (i.e. principal, interest, taxes, and insurance/maintenance). Then it is assumed that 73.7% of household income is spent on consumer expenditures and 32.5% of such expenditures are taxable, based on data from the U.S. Bureau of Labor Statistics 2012 Consumer Expenditure Survey. Next, of the total taxable spending, it is assumed that 4.2% is captured within the commercial uses of the Project and 90% is captured by incorporated Cities such as Chula Vista and San Diego to the South with 50% being captured by the county, this leaves an estimate of 5.8% of taxable spending to estimate off-site retail taxable expenditures captured by the County. After calculating total Project retail taxable expenditures captured in the County, the FIA assumes the County receives sales tax revenue of 1% of taxable sales. Applying this methodology, the County is anticipated to receive approximately \$29,178 in annual off-site sales tax as detailed in the table to follow (reference Appendix B, Table 9).

Spending by Residents:	Factor	
Aggregate Incomes (from table below)	\$166K per Unit	\$210,156,000
Consumer Expenditures (a)	73.7%	\$154,789,370
Taxable Spending (a)	32.5%	\$ 50,306,545
Less: On-site Capture (b)	4.2%	\$ (2,112,875)
Less: Incorporated City Capture (b)	90.0%	\$ (45,275,891)
Net Taxable Spending in County		\$ 2,917,780
Annual Sales Taxes to County	1.0%	\$ 29,178

Household Income Calculation:		
Avg. Sales Price		\$ 777,574
Down Payment	20%	\$ 155,515
Loan Amount		\$ 622,059
Interest Rate		5.0%
Term (years)		30
Annual Mortgage Payment		\$40,072
HOA	\$ 200	\$ 2,400
Maintenance/Insurance	\$ 500	\$ 6,000
Property Taxes	1.2140%	\$ 9,440
Total Annual Housing Costs		\$ 57,912
% Income spent on Housing		35%
Annual Income Required		\$ 165,463
Annual Income Required (rounded)		\$ 166,000

Footnotes:

(a) Per U.S. Department of Labor, Bureau of Labor Statistics Consumer Expenditure Survey, 2016-17 for San Diego Metropolitan Statistical Area (MSA).

(b) Capture percentage represents DPF's estimate based on location relative to other retail establishments in the market area.

7.4 Property Tax In-Lieu of Vehicle License Fees ("VLF")

In May 2004, Governor Schwarzenegger proposed a swap of city and county VLF revenue for additional property tax share as part of a budget agreement between the State and local governments. The swap was included in the 2004 budget package. Under this legislation, property tax in-lieu of VLF is allocated to Cities and Counties pursuant to a complex formula involving each agencies relative share of assessed value. The property tax in-lieu of VLF revenue that will be generated by the Project can be estimated by determining the (i) percentage growth in the total assessed value of the unincorporated area of the County attributable to the Project, and multiplying by (ii) the property tax in-lieu of VLF revenue of \$437,826,006 expected to be

received by the County in FY 2019-21 per the County Budget. Based on these calculations, the Project is anticipated to generate \$5,278,188 annually in property tax in-lieu of VLF revenue, as shown in the table below (reference Appendix B, Table 6).

FY 2019/20 In Lieu MVLF Allocation to County	\$	437,826,006	(a)
2019 UnIncorporated County Assessed Value		78,257,736,547	(b)
Total Project Assessed Value from Table 3		988,578,500	
Less: Existing Assessed Value		(45,146,526)	(c)
Net (New) Assessed Value	\$	943,431,974	
AV Growth from Project		1.206%	
Annual County Property Taxes In Lieu of MVLF	\$	5,278,188	

Footnotes:

- (a) Per County of San Diego Fiscal Year 2019-20 Recommended Budget (pg. 103).
- (b) Per County of San Diego Assessor's Office Assessment Roll dated June 2019.
- (c) Assessed value total for project APNs per LandVision data, 08/14/19.

7.5 Other Revenues

The County receives various other revenues analyzed under the FIA. These include (i) franchise, license, and permit revenues, (ii) fees, fines, and forfeitures, (iii) penalties & cost delinquency taxes, and (iv) miscellaneous revenues. These revenues have been estimated using a Per Capita & 50% Employee Multiplier against the County budgeted revenues for each respective revenue category. Based on the total Per Capita & 50% Employee Multiplier, total annual "other" revenues are anticipated to be \$26,564 at buildout, as seen in Appendix B, Table 10.

8. FIA Recurring Costs

8.1 Public Safety

Public Safety costs include expenses related to the District Attorney, Sheriff, Fire, Probation Department, trial courts, child support services and other services, many of which are provided on a County-wide basis to all County residents. However, certain services such as Fire and Sheriff are only provided to unincorporated areas, except for certain contractual arrangements. For example, as noted in Section 8.1.2 below, the Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. Also, the San Diego County Fire Authority has contracts in place with various other agencies.

Due to the abbreviated scope of this analysis and the unavailability of detailed breakdowns of certain County Budget data, this analysis does not dissect and stratify the County Public Safety budget and attempt to allocate specific costs to the Project based on each expense subcategory and associated service area or population except for fire services. Instead, the FIA uses a Per Capita & 50% Employee (Unincorporated) Multiplier against the entire Public Safety general

purpose revenue allocation of \$789,000,000 less \$48,200,000 allocable to the San Diego County Fire Authority for fire services, resulting in a multiplier of \$1,269 per person. This methodology is viewed as being conservative in that the service population utilized for spreading costs represents only the unincorporated area, despite the fact that many of the applicable services are provided on a county-wide basis. Based on this multiplier, total annual public safety costs (excluding fire services) are estimated at \$5,799,054 at buildout, as seen in Appendix B, Table 11.

8.1.1 Fire Protection

The San Diego County Fire Authority (SDCFA) in conjunction with the Department of Forestry and Fire Protection ("Cal Fire") are anticipated to be responsible for providing fire services to the Project. As previously noted, for purposes of this FIA we have assumed that the Project will include an onsite fire station and fully fund the station's annual operating costs. It is assumed that the fire station will be staffed with a 4-person crew. The County Fire Authority has provided DPFPG with an annual estimate for staffing costs. Based on these estimates, the total annual fire service costs are estimated to be **\$1,426,755**. Per the Fire Protection and Mitigation Term Sheet dated June 24th, 2019 the County is responsible for 25% of the total annual operating costs of the fire station and the Developer is responsible for 75% of the total annual operating costs of the fire station. The Developers costs are anticipated to be paid for with a Community Facilities District ("CFD") per Section 4 of the Agreed Upon Terms within the Fire Protection and Mitigation Term Sheet as shown in the table that follows (reference Appendix B, Table 13).

Fire Service Cost - O&M for Fire Station Staffed with 4-Person Crew	
Description of Annual Costs	Estimated Cost
Employment of 3 Full-Time Firemen with Full-Time Paramedic (a)	\$ 1,426,755
County Share (25%) (b)	356,689
Developer Share (75%) (b)	1,070,066
Developer Required CFD (c)	1,070,066
Remaining Fire Costs after CFD	\$ -

Footnotes:

(a) Calculated per the Fire Protection and Mitigation Term Sheet Appendix E, Dated June 24th, 2019 based on the FY 21/22 total personnel costs of \$1,564,022 discounted by 2 years at 4.70% resulting in an estimated Fire Protection cost of \$1,426,755 in total personnel costs at buildout for FY 19/20.

(b) Percentage breakdown per Fire Protection and Mitigation Term Sheet, Dated June 24th,

(c) Assumes County is responsible for 25% of the operations of the fire station per the Fire Protection and Mitigation Term Sheet, Dated June 24th 2019. Per section 4 of the Agree Upon Terms GDCI shall establish a CFD to provide long-term funding for the Projects share.

8.1.2 Sheriff's Department

The San Diego County Sheriff's Department provides contract law enforcement services for the cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista. In these cities the Sheriff's Department serves as their police department, providing a full range of law enforcement services including patrol, traffic and investigative services. In the unincorporated (non-city) areas, such as where the Project is located, the Sheriff's Department provides generalized patrol and investigative services. The California Highway Patrol has the primary jurisdiction for traffic services in unincorporated areas. The Sheriff's Department service area covers approximately 4,200 square miles. Sheriff's Department facilities located in unincorporated areas provide general law enforcement patrol, crime investigation, and crime prevention services. To effectively serve this extensive geographic area, the Sheriff's Department Law Enforcement Services Bureau operations are organized under a system of Command stations, substations, offices and storefronts. A separate rural enforcement area addresses the special needs of outlying areas patrolled by resident deputies. The operational structure is flexible, and areas may be realigned in order to provide better response to citizen calls for service, to ensure a balance of resources, and to be more responsive to community needs.

The Sheriff's Department Law Enforcement Operations Command Areas have further been divided into beat districts which serve the unincorporated County. The Project is located in the Imperial Beach beat district which is serviced via the Imperial Beach Substation. The Sheriff department is currently planning to be located within the Village Core or part of the proposed public safety site within the Project. The cost of sheriff services for the Project is included in the public safety costs described in Section 8.1 above.

8.2 Health & Human Services

The Health and Human services cost category includes regional operations, aging and independence services, behavioral health services and child welfare services. Using a Per Capita & 50% Employee Multiplier of \$32.69, total annual health and human services costs are anticipated to be \$149,419 at buildout, as seen in Appendix B, Table 11.

8.3 Land Use and Environment

The Land Use and Environment Group cost category includes agriculture, weights and measures, environmental health, parks and recreation, planning and land use and public works costs. Using a Per Capita & 50% Employee Multiplier of \$19.15, total annual land use and environmental costs are anticipated to be \$87,522 at buildout, as seen in Appendix B, Table 11.

8.4 Finance and General Government

The Finance and General Government services cost category includes executive office, assessor/recorder/county clerk, treasurer – tax collector, auditor and controller, county counsel and human resources costs. Using a Per Capita & 50% Employee Multiplier, total finance and general government costs are anticipated to be \$192,186

at buildout, as seen in Appendix B, Table 11.

8.5 Finance - Other

Other finance costs include community projects, community enhancement, contingency reserve, and countywide general expense costs. Using a Per Capita & 50% Employee Multiplier, total other finance costs are anticipated to be \$257,573 at buildout, as seen in Appendix B, Table 11.

8.6 San Diego Flood Control

The San Diego Flood Control services category includes services provided by the County for existing storm water drainage facilities, construction of new district facilities, flood warning and hydrologic data collection. Using a per Capita & 50% Employee Multiplier, total other finance costs are anticipated to be \$6,496 at buildout, as seen in Appendix B, Table 11.

9. Fiscal Impact to City of Chula Vista (Informational)

For informational purposes, sales tax and gas tax revenue generated for the City of Chula Vista was also analyzed.

It is estimated that the City will receive approximately \$339,569 in sales tax per year at Project buildout (see Appendix B, Table 14). Given the Project's location at the eastern edge of Otay Ranch and the limited access and limited amount of retail establishments located east of the Project, it is anticipated that the majority of retail spending by Project residents will occur within the City. This is supported by a traffic study for the Project which indicates 96% of daily trips will travel into or through Chula Vista. Additionally, the broad array of retail options available in the City of Chula Vista (e.g., Target, Lowes, Costco, Ralphs, Vons, Trader Joes, and the Otay Regional Mall) make it the most likely destination for core shopping.

We have also estimated the gas tax revenues that Project residents will generate for the City. The Project is not anticipated to include a gas service station and the nearest and most accessible gas stations to the Project will be located in the City. Additionally, as stated above, 96% of the daily trips will travel into or through the City. We have used the City Proposed Budget for fiscal year 2019-2020 to determine the per capita annual gas tax per resident within the City. We have conservatively estimated the annual Project resident's gas tax revenues for the City by using the per capita annual gas tax of \$66.63, and adjusting that per capita amount by the projected daily trips and assuming that 50% of the trips, would purchase within the City. The total annual gas tax revenues are estimated at \$124,512 (see Appendix B, Table 15). The estimated annual sales tax of \$339,569 and gas tax of \$124,512, totaling \$464,081 to be generated by the Project residents for the City is anticipated to exceed any cost impacts to the City for services that the Project residents may receive.

10. Glossary of Defined Terms and Acronyms

Budget	County Adopted Operational Budget for years 2019-2021
City	City of Chula Vista
County	County of San Diego
Developer	Jackson Pendo Development Company
DPFG	Development Planning & Financing Group
ERAF	Educational Revenue Augmentation Fund
FIA	Fiscal Impact Analysis
General Fund	County of San Diego General Fund
Project	Proposed Project Amendment Otay Ranch Village 14 and Planning Areas 16/19
State	State of California
TRA	Tax Rate Area
VLF	Vehicle License Fees

Appendix A

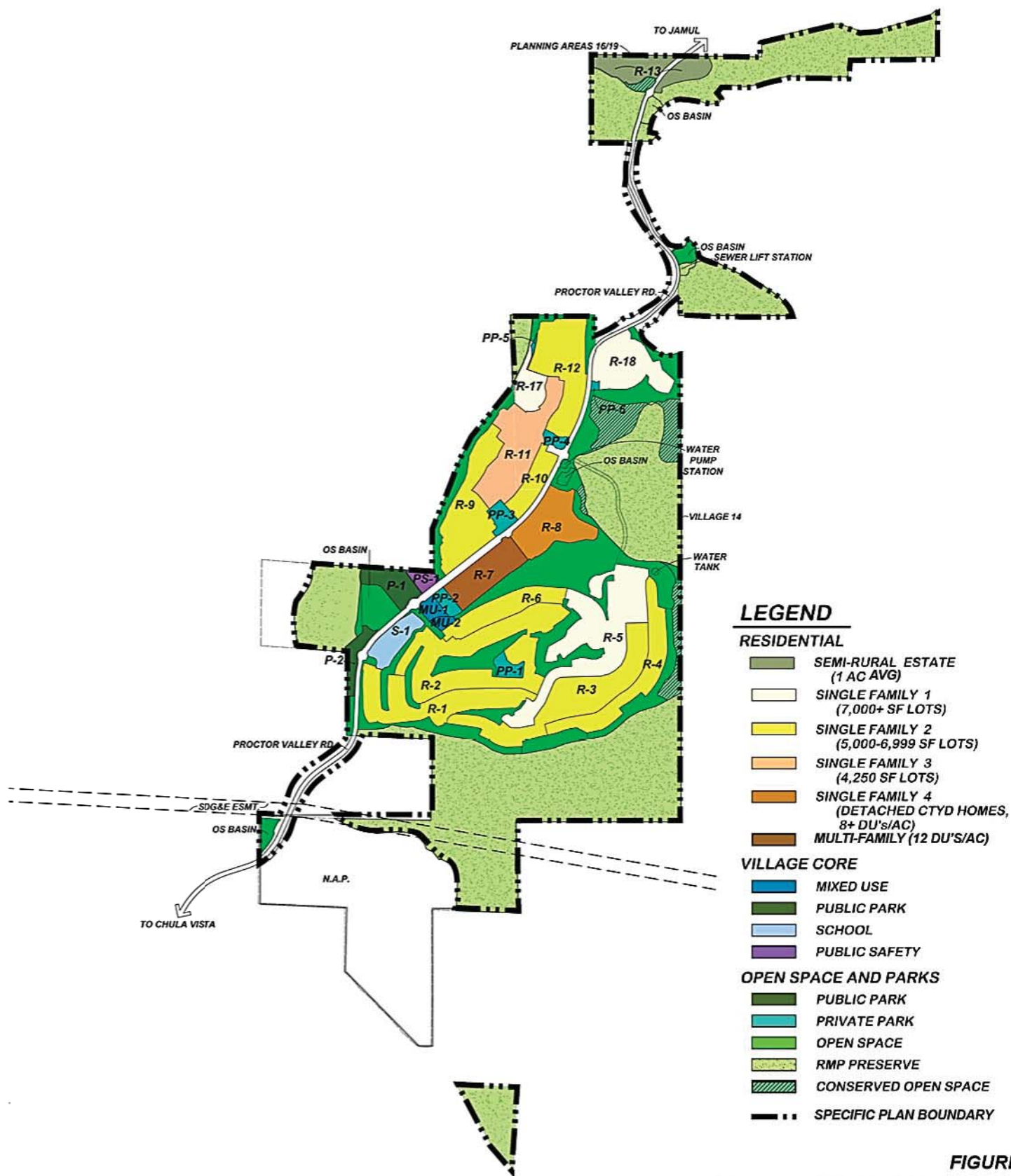


FIGURE 2
Proposed Project Amendment
 Otay Ranch Village 14 and Planning Areas 16/19

Appendix B

Table 1
Fiscal Impact Analysis Summary
Village 14 and Planning Areas 16/19

FISCAL IMPACT		
<u>Recurring Revenues:</u>		
Property Tax	\$ 2,053,385	Table 5
Property Tax in-lieu of VLF	5,278,188	Table 6
Property Transfer Tax	108,514	Table 7
On-site Sales Tax	25,098	Table 8
Off-site Sales Tax	29,178	Table 9
Other Revenues	26,564	Table 10
Total Recurring Revenue	\$ 7,520,927	
<u>Recurring Expenditures:</u>		
Public Safety (Excluding Fire)	\$ 5,799,054	Table 11
Health & Human Services	149,419	Table 11
Land Use & Environment	87,522	Table 11
Finance and General Government	192,570	Table 11
Finance Other	257,573	Table 11
San Diego Flood Control	6,496	Table 11
Total Recurring Expenditures	\$ 6,492,633	
Net Fiscal Surplus Before Fire Costs	\$ 1,028,295	
Total Fire Costs	\$ 1,070,066	Table 13
Future CFD	1,070,066	Table 13
Total Fire Costs After CFD	\$ -	
Net Fiscal Surplus (Deficit)	\$ 1,028,295	

Table 2
Population and Employment Data
Village 14 and Planning Areas 16/19

	County	Unincorporated County	Project
Population	3,351,786 (a)	515,403 (a)	4,558 (b)
Employees	1,537,600 (c)	137,000 (c)	26 (d)
Residents + 50% Employees	4,120,586	583,903	4,571

Footnotes:

(a) Per California E-5 Report published 1/1/2019.

(b) Assumes 3.6 persons per household for Village 14 and Planning Areas 16/19.

(c) Per Employment Development Department labor Market Information Division May 2019 Labor Force Data.

(d) Represents estimated permanent employees per Table 13.

Table 3
Land Use and Assessed Value Assumptions
Village 14 and Planning Areas 16/19

Residential				
Lot Size	No. of Units	Avg. Home Size (SF) (a)	Projected Avg. Sales Price (a)	Total Residential Assessed Value
R-1	103	2,700	\$ 727,000	\$ 74,881,000
R-2	136	3,400	873,500	118,796,000
R-3	112	3,000	776,500	86,968,000
R-4	73	3,400	879,000	64,167,000
R-5	121	4,150	1,080,000	130,680,000
R-6	47	3,000	784,000	36,848,000
R-8	116	2,000	619,000	71,804,000
R-9	96	3,000	778,000	74,688,000
R-10	31	3,000	778,000	24,118,000
R-11	119	2,550	702,000	83,538,000
R-12	94	2,700	731,500	68,761,000
R-13	13	4,300	1,156,500	15,034,500
R-17	10	4,000	1,045,000	10,450,000
R-18	45	4,000	1,045,000	47,025,000
Single Family	1,116	3,059	\$ 813,404	\$ 907,758,500
R-7 Multi-Family	150	1,550	511,000	76,650,000
Residential Subtotal/Avg.	1,266	2,880	\$ 777,574	\$ 984,408,500

Commercial			
Probable Tenant Type	Bldg. SF (a)	Estimated Assessed Value per SF (b)	Total Commercial Assessed Value
Convenience Store	1,500	\$ 417	\$ 625,500
Coffee Shop	1,500	417	625,500
Quick Serve Food	4,000	417	1,668,000
Dry Cleaner	1,500	417	625,500
Sandwich Shop	1,500	417	625,500
Commercial Subtotal	10,000	417	4,170,000

Residential Assessed Value	\$ 984,408,500
Commercial Assessed Value	4,170,000
Total Project Assessed Value	\$ 988,578,500

Footnotes:

(a) Source: Developer.

(b) Assessed values per Table 4.

Table 4 - Commercial
Estimated Commercial Uses Property Value using Income Method
Village 14 and Planning Areas 16/19

		Retail/Shops
Gross Square Feet		10,000
Less: Non-leasable Space @ 10%		(1,000)
Leasable Square Feet		9,000
REVENUE		
Average Monthly NNN Rental Rate per s.f.	(a)	\$ 2.47 (a)
Total Scheduled Annual NNN Rents		\$ 266,760
EXPENSES		
Vacancy (%)	(a)	4.50% (a)
Vacancy (\$)		\$ 12,004
Unreimbursed Expenses (vacant space)	(b)	4,442
Total Expenses		\$ 16,446
NET OPERATING INCOME		\$ 250,314
CAP RATE	(c)	6.00%
TOTAL VALUE		\$ 4,171,904
VALUE PER GROSS SQUARE FOOT		\$ 417.19
VALUE PER GROSS SQUARE FOOT (ROUNDED)		\$ 417.00

Footnotes:

(a) Based on Q2 2019 CBRE San Diego Marketview report for Retail.

(b) Assumes operating expenses at 37% of rental revenue; based on operating cost data per Dollars & Cents of Shopping Center (2008) published by ULI.

(c) Based on CBRE Second Half 2019 Cap Rate Survey for Retail . Report indicates a range of 5.25% to 6.00% for Class A Retail in San Diego market in "stabilized" condition. This analysis uses the higher end of the ranges to estimate the appropriate cap rate for the subject property.

Table 5
Property Tax Revenue
Village 14 and Planning Areas 16/19

Description	Percent of AV (%)	Total
Total Assessed Value from Table 3		\$ 988,578,500
Base 1% Ad-Valorem Tax	1.00%	\$ 9,885,785
County Share of 1% for Fiscal Year 2018-19		
County General	14.8651%	\$ 1,469,532
County Library	2.9244%	\$ 289,099
San Diego County Flood Control District	1.0827%	\$ 107,033
San Diego Fire County Authority	1.8989%	\$ 187,722
Total Annual Property Taxes to County	20.7711%	\$ 2,053,385

Footenotes:

(a) Per San Diego County Auditor/Controller.

Table 6
Property Taxes in Lieu of MVLF
Village 14 and Planning Areas 16/19

FY 2019/20 In Lieu MVLF Allocation to County	\$	437,826,006	(a)
2019 UnIncorporated County Assessed Value		78,257,736,547	(b)
Total Project Assessed Value from Table 3		988,578,500	
Less: Existing Assessed Value		(45,146,526)	(c)
Net (New) Assessed Value	\$	943,431,974	
AV Growth from Project		1.206%	
Annual County Property Taxes In Lieu of MVLF	\$	5,278,188	

Footnotes:

- (a) Per County of San Diego Fiscal Year 2019-20 Recommended Budget (pg. 103).
 (b) Per County of San Diego Assessor's Office Assessment Roll dated June 2019.
 (c) Assessed value total for project APNs per LandVision data, 08/14/19.

Table 7
Property Transfer Tax Revenue
Village 14 and Planning Areas 16/19

	Residential	Commercial Uses	Total
Total Assessed Value from Table 3	\$ 984,408,500	\$ 4,170,000	\$ 988,578,500
Turnover Rate (a)	10.00%	5.00%	
Annual Taxable Assessed Value	\$ 98,440,850	\$ 208,500	\$ 98,649,350
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	\$ 108,285	\$ 229	\$ 108,514

Footnotes:

(a) Based on assumption that residential property will change ownership once every 10 years and commercial property will change ownership once every 20 years.

(b) Represents property transfer tax rate of \$1.10 per \$1,000 of sale or resale value per Revenue and Taxation Code Section 11911-11929.

Table 8
On-Site Sales Tax Revenue
Village 14 and Planning Areas 16/19

Probable Tenant Type	Bldg. SF	Estimated Sales per SF (a)	Estimated % Taxable	Estimated Taxable Sales per SF	Total Estimated Taxable Sales
Convenience Store	1,500	\$ 429	75%	\$ 322	\$ 482,625
Coffee Shop	1,500	405	100%	405	607,500
Quick Serve Food	4,000	246	100%	246	985,280
Dry Cleaner	1,500	200	0%	-	-
Sandwich Shop	1,500	290	100%	290	434,355
Total	10,000				\$ 2,509,760
Annual Sales Tax to County				1.00%	\$ 25,098

Footnotes:

(a) Per Dollars & Cents of Shopping Centers (2008) by Urban Land Institute.

Table 9
Off-Site Sales Tax Revenue
Village 14 and Planning Areas 16/19

Spending by Residents:	Factor	
Aggregate Incomes (from table below)	\$166K per Unit	\$ 210,156,000
Consumer Expenditures (a)	73.7%	\$ 154,789,370
Taxable Spending (a)	32.5%	\$ 50,306,545
Less: On-site Capture (b)	4.2%	\$ (2,112,875)
Less: Incorporated City Capture (b)	90.0%	\$ (45,275,891)
Net Taxable Spending in County		\$ 2,917,780
Annual Sales Taxes to County	1.0%	\$ 29,178

Household Income Calculation:		
Avg. Sales Price		\$ 777,574
Down Payment	20%	\$ 155,515
Loan Amount		\$ 622,059
Interest Rate		5.0%
Term (years)		30
Annual Mortgage Payment		\$40,072
HOA	\$ 200	\$ 2,400
Maintenance/Insurance	\$ 500	\$ 6,000
Property Taxes	1.2140%	\$ 9,440
Total Annual Housing Costs		\$ 57,912
% Income spent on Housing		35%
Annual Income Required		\$ 165,463
Annual Income Required (rounded)		\$ 166,000

Footnotes:

(a) Per U.S. Department of Labor, Bureau of Labor Statistics Consumer Expenditure Survey, 2016-17 for San Diego Metropolitan Statistical Area (MSA).

(b) Capture percentage represents DPGF's estimate based on location relative to other retail establishments in the market area.

Table 10
Other Recurring Revenues
Village 14 and Planning Areas 16/19

Revenue Category	County FY 2019-2021 Recommended Budget	Multiplier	Factor	Project Equivalent Persons	Project Revenues
Other Revenues:					
Property Tax Prior Secured	400,000	N/A	N/A	-	\$ -
Property Tax Prior Secured Supplemental	7,976,068	N/A	N/A	-	-
Property Tax Prior Unsecured	150,000	N/A	N/A	-	-
Property Tax Prior Unsecured Supplemental	400,000	N/A	N/A	-	-
Other Tax Aircraft Unsecured	2,303,461	N/A	N/A	-	-
Transient Occupancy Tax	5,373,163	N/A	N/A	-	-
Real Property Transfer Taxes	24,442,090	Case Study	N/A	-	-
Franchise, License, Permits	4,989,355	Per Capita & 50% Employee	\$ 1.21	4,571	5,535
Fees, Fines & Forfeitures	1,257,488	Per Capita & 50% Employee	\$ 0.31	4,571	1,395
Penalties & Cost Delinquency Taxes	15,600,806	Per Capita & 50% Employee	\$ 3.79	4,571	17,306
Interest on Deposits & Investments	32,166,954	N/A	N/A	-	-
Interfund Charges/Miscellaneous Revenues	2,100,000	Per Capita & 50% Employee	\$ 0.51	4,571	2,329
Total	\$ 97,159,385				\$ 26,564

Footnotes:

(a) Per County of San Diego Recommended Operational Plan page 103 for the Fiscal Year 2019-20 Recommended Budget.

Table 11
Recurring Expenditures
Village 14 and Planning Areas 16/19

Expenditure Category	County FY 2019- 2021 Recommended Budget (a)	Less: SD County Fire Authority (b)	Adjusted Budget	Multiplier	Factor	Project Equivalent Persons	Project Cost
Public Safety	\$ 789,000,000	\$ (48,200,000)	\$ 740,800,000	Per Capita & 50% Employee-Unincorp.	\$ 1,268.70	4,571	\$ 5,799,054
Health & Human Services	134,700,000		134,700,000	Per Capita & 50% Employee	32.69	4,571	149,419
Land Use & Environment	78,900,000		78,900,000	Per Capita & 50% Employee	19.15	4,571	87,522
Finance and General Government	173,600,000		173,600,000	Per Capita & 50% Employee	42.13	4,571	192,570
Finance Other	232,200,000		232,200,000	Per Capita & 50% Employee	56.35	4,571	257,573
San Diego Flood Control (c)	5,855,651		5,855,651	Per Capita & 50% Employee	1.42	4,571	6,496
Total	\$ 1,414,255,651		\$ 1,366,055,651				\$ 6,492,633

Footnotes:

(a) Based on general purpose revenue allocations (pg. 109).

(b) Fire costs associated with Project are detailed on Table 13.

(c) For purposes of this analysis, the San Diego Flood Control annual budget was included in Project related County expenditures per page 363 of the Budget.

Table 12
Permanent Employment
Village 14 and Planning Areas 16/19

Tenant Type	Bldg. SF	Estimated SF per Employee (a)	Estimated Employees
Retail Center			
Convenience Store	1,500	510	3
Coffee Shop	1,500	280	5
Quick Serve Food	4,000	510	8
Dry Cleaner	1,500	300	5
Sandwich Shop	1,500	280	5
Total	10,000	1,880	26

Footnotes:

(a) Per Service and Retail categories per Planner's Estimating Guide - Projecting Land-Use and Facility Needs by Arthur C. Nelson, FAICP (2004) and SANDAG Employee/Sq.Ft. estimates (2008).

Table 13
Recurring Fire Service Costs
Village 14 and Planning Areas 16/19

Fire Service Cost - O&M for Fire Station Staffed with 4-Person Crew	
Description of Annual Costs	Estimated Cost
Employment of 3 Full-Time Firemen with Full-Time Paramedic (a)	\$ 1,426,755
County Share (25%) (b)	356,689
Developer Share (75%) (b)	1,070,066
Developer Required CFD (c)	1,070,066
Remaining Fire Costs after CFD	\$ -

Footnotes:

(a) Calculated per the Fire Protection and Mitigation Term Sheet Appendix E, Dated June 24th, 2019 based on the FY 21/22 total personnel costs of \$1,564,022 discounted by 2 years at 4.70% resulting in an estimated Fire Protection cost of \$1,426,755 in total personnel costs at buildout for FY 19/20.

(b) Percentage breakdown per Fire Protection and Mitigation Term Sheet, Dated June 24th, 2019.

(c) Assumes County is responsible for 25% of the operations of the fire station per the Fire Protection and Mitigation Term Sheet, Dated June 24th 2019. Per section 4 of the Agree Upon Terms GDCI shall establish a CFD to provide long-term funding for the Projects share.

Table 14
Off-Site Sales Tax Revenue to City of Chula Vista
Village 14 and Planning Areas 16/19

Spending by Residents:	Factor	
Aggregate Incomes (from table below)	\$166K per Unit	\$ 210,156,000
Consumer Expenditures (a)	73.7%	\$ 154,789,370
Taxable Spending (a)	32.5%	\$ 50,306,545
Less: On-site Capture (b)	4.2%	\$ (2,112,875)
Less: County Capture (b)	5.8%	\$ (2,917,780)
Net Taxable Spending in Cities		\$ 45,275,891
Annual Sales Taxes to Cities	1.0%	\$ 452,759
Percentage of Taxable Sales in Chula Vista (c)		75%
		\$ 339,569.18

Household Income Calculation:		
Avg. Sales Price		\$ 777,574
Down Payment	20%	\$ 155,515
Loan Amount		\$ 622,059
Interest Rate		5.0%
Term (years)		30
Annual Mortgage Payment		\$40,072
HOA	\$ 200	\$ 2,400
Maintenance/Insurance	\$ 500	\$ 6,000
Property Taxes	1.2077%	\$ 9,391
Total Annual Housing Costs		\$ 57,863
% Income spent on Housing		35%
Annual Income Required		\$ 165,323
Annual Income Required (rounded)		\$ 166,000

Footnotes:

(a) Per Bureau of Labor Statistics Consumer Expenditure Survey, 2012.

(b) Capture percentage represents DPGF's estimate based on location relative to other retail establishments in the market area.

(c) Given the traffic patterns, proximity to the Project, and availability to retail, it is anticipated that at least 75% of the taxable sales occurring within incorporated cities will occur within the boundaries of the City of Chula Vista.

Table 15
Off-Site Gas Tax Revenues to City of Chula Vista
Village 14 and Planning Areas 16/19

Annual Gas Tax generated by Residents:	
Annual City of Chula Vista Gas Tax Revenues (a)	\$ 18,085,000
City of Chula Vista Population (b)	271,411
Gas Tax Revenues per Person in Chula Vista	\$ 66.63
Estimated Project Population at Buildout (c)	4,558
Gas Tax Revenues generated by Project	\$ 303,688
82% of Project Trips through City of Chula Vista (d)	82%
Estimated City of Chula Vista Capture (d)	50%
Estimated Gas Tax Revenues to City of Chula Vista	\$ 124,512

Footnotes:

(a) Per City of Chula Vista 2019-2020 Proposed Budget Measure P on page 47.

(b) Per California E-5 Report dated 1/1/2019.

(c) Project Population per Table 2.

(d) Given the traffic patterns, proximity to the Project, and availability of gas stations, it is anticipated that at approximately 50% of gasoline purchased by Project residents that either go through or into the City of Chula Vista.