

CITY OF CHULA VISTA

COMMUNITY FACILITIES DISTRICT NO. 13M (OTAY RANCH VILLAGE TWO)

COMMUNITY FACILITIES DISTRICT REPORT



Submitted: January 9, 2007



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**COMMUNITY FACILITIES REPORT
CITY OF CHULA VISTA
COMMUNITY FACILITIES DISTRICT NO. 2006-1**

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INTRODUCTION

WHEREAS, the City Council of the City of Chula Vista (hereinafter referred to as the “Agency” or “legislative body of the local Agency”), in the State of California, did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5 of Part 1, of Division 2, of Title 5 of the Government Code of the State of California (“Act”), and specifically Section 53321.5 thereof and the City of Chula Vista Community Facilities District Ordinance enacted pursuant to the powers reserved by the City of Chula Vista under Sections 3, 5 and 7 of Article XI of the Constitution of the State of California (“Ordinance”) (the Act and Ordinance may be referred to collectively as the “Community Facilities District Law”), expressly ordered by adoption of Resolution No. 2006-351 the filing of a written Community Facilities District Report (“Report”) with the Agency for a proposed Community Facilities District, which shall be referred to as Community Facilities District No. 13M (Otay Ranch Village Two), (hereinafter referred to as “CFD No. 13M”); and

WHEREAS, the Report generally contains the following:

- a. a description of the Services by type which are required to adequately meet the needs of CFD No. 13M;
- b. an estimate of the cost of providing the Services, including incidental expenses and all other related costs including but not limited to the determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the Agency with respect to CFD No. 13M and any other expenses incidental to the maintenance and inspection of the authorized work to be paid through the proposed special taxes;
- c. the rate and method of apportionment of the special tax in sufficient detail to allow each property owner within the proposed CFD No. 13M to estimate the maximum annual amount of payment.

For particulars, reference is made to the Resolution of Intention (Resolution No. 2006-350) and the Resolution Ordering the Preparation of the Community Facilities District Report (Resolution No. 2006-351) previously approved.

NOW THEREFORE, MuniFinancial, the appointed responsible firm directed to prepare the Report, pursuant to the provisions of the Code, does hereby submit the following:

DESCRIPTION OF SERVICES

SERVICES

The public services described below are proposed to be maintained by Community Facilities District No. 13M:

The maintenance of (a) landscaping, including, but not limited to, parkways, medians and slopes; (b) facilities that are directly related to storm water quality control; (c) walls and fencing; (d) trails; (e) pedestrian bridges, including, but not limited to, graffiti removal; and (f) public lighting facilities, including, but not limited to, pedestrian lighting and decorative or ornamental public lighting (collectively the “Improvements”). Such maintenance shall include, but not be limited to, the provision of all labor, material, administration, personnel, equipment and utilities necessary to maintain such Improvements.

The landscape maintenance, lighting maintenance, and storm drain maintenance allow for the collection of reserve fund and administration costs.

For a detailed description of the improvements and their estimated locations and costs, please refer to “Appendix C”.

SUBSTITUTION OF FACILITIES

The description of the Facilities and Services, as set forth above, is general in its nature. The final nature and location of the Facilities and Services will be determined upon the preparation of final plans and specifications. The final plans may show substitutes in lieu of, or modification to, the proposed Facilities and Services in order to provide the public facilities necessitated by development occurring in the CFD, and any such substitution shall not be a change or modification in the proceedings as long as such substitute facilities and services serve a function or provide a service substantially similar to that function served or the service provided by the Facilities and Service described above.

BOUNDARIES OF COMMUNITY FACILITIES DISTRICT

The boundaries of CFD No. 13M coincide with previously established parcels as shown on the latest County Assessor maps or approved parcel maps and include all properties on which special taxes may be levied to pay for the costs of services.

The boundaries of CFD No. 13M are described in “Appendix B”, reduced scale maps entitled “Proposed Boundaries of Community Facilities District No. 13M (Otay Ranch Village Two)” which are attached hereto and incorporated herein. A full-scale map is on file with the Clerk of the City of Chula Vista and was recorded on December 4, 2006, with the County Recorder, County of San Diego in Book 40 page 94 in the Book of Maps of Assessment and Community Facilities Districts, Document Number 2006-0858546.

COST ESTIMATES

The establishment of CFD No. 13M was required to fund the perpetual operation and maintenance of public landscaping, storm water quality, walls, fencing, trails, pedestrian bridges, and lighting improvements associated with Otay Ranch Village Two. The initial budget is estimated to be approximately \$3,305,251.

For the description, estimated location, and more detailed cost estimate of the improvements, please refer to “Appendix C”.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

The Resolution of Intention (Resolution No. 2006-350) generally sets forth the rates and methods of apportionment of the special tax, which allows each property owner within the proposed CFD to estimate the annual amount that would be required for payment if a special tax were levied.

For particulars of the rates and methods of apportionment, see “Appendix A”, Rate and Method of Apportionment of Special Tax.

GENERAL TERMS AND CONDITIONS

SERVICES

The description of the Services, as set forth herein, is general in nature. The final nature and location of the facilities that will be maintained will be determined upon the preparation of final plans and specifications or the approval of services.

CONCLUSION

Based on information provided by, and discussions with, the City and the property owners, the Services and Facilities listed in this Report are those that are necessary to meet increased demands placed on the City as a result of development occurring within the boundaries of the City of Chula Vista. Further, it is my opinion that the special tax rates and methods of apportionment as set forth in "Appendix A" are equitable and are not discriminatory or arbitrary and permit a purchaser of property subject to the special tax a fair means of determining his or her obligation.

MuniFinancial

By:



Chris Fisher, Principal Consultant

APPENDIX A: RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

**CITY OF CHULA VISTA
COMMUNITY FACILITIES DISTRICT NO. 13M
(OTAY RANCH VILLAGE TWO)
RATE AND METHOD OF APPORTIONMENT**

EXHIBIT A: RATE AND METHOD OF APPORTIONMENT

CITY OF CHULA VISTA COMMUNITY FACILITIES DISTRICT NO. 13M (OTAY RANCH VILLAGE TWO)

A Special Tax of Community Facilities District No. 13M (Otay Ranch Village Two) of the City of Chula Vista ("CFD") shall be levied on all Assessor's Parcels of Taxable Property within the CFD and collected each Fiscal Year commencing in Fiscal Year 2007-2008 in an amount determined through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, other final map, other parcel map, other condominium plan, or functionally equivalent map or instrument recorded in the Office of the County Recorder. The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the City, acting for and on behalf of the CFD as the administrator thereof, to determine, levy and collect the Special Taxes, including salaries of City employees and a proportionate amount of the City's general administrative overhead related thereto, and the fees of consultants and legal counsel providing services related to the formation and administration of the CFD; the costs of collecting installments of the Special Taxes; and any other costs required to form or administer the CFD as determined by the City.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD" means Community Facilities District No. 13M (Otay Ranch Village Two) of the City of Chula Vista.

"City" means the City of Chula Vista.

"City Clerk" means the City Clerk for the City of Chula Vista or his or her designee.

"City Manager" means the City Manager for the City of Chula Vista or his or her designee.

"Community Purpose Facility Property" or "CPF Property" means all Assessor's Parcels which are classified as community purpose facilities, as defined in the City of Chula Vista Ordinance No. 2883.

"Council" means the City Council of the City of Chula Vista, acting as the legislative body of the CFD.

"County" means the County of San Diego, California.

"Developed Property" means all Taxable Property for which a building permit is issued prior to the March 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Final Map Property" means any residential or non-residential lot created by a Final Subdivision Map, but which is not classified as Developed Property.

"Final Subdivision Map" means a subdivision of property creating residential or non-residential buildable lots by recordation of a final subdivision map or parcel map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision and is recorded prior to March 1 preceding the Fiscal Year in which the Special Tax is being levied.

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

"Land Use Class" means any of the classes listed in Table 1 or Table 2.

"Landscape Maintenance" means the labor, material, administration, personnel, equipment and utilities necessary to maintain authorized landscaped improvements, walls and fencing, trails, and pedestrian bridges within the public right-of-ways, parkways, slopes, wetlands and other public easements/improvements within or outside the CFD.

"Landscape Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Landscape Maintenance applicable to the CFD for such Fiscal Year.

"Lighting Maintenance" means the labor, material, administration, personnel, equipment and utilities necessary to maintain authorized lighting improvements including, but not limited to, pedestrian lighting and decorative or ornamental street lights within the public

right-of-ways, parkways, slopes, wetlands and other public easements/improvements within or outside the CFD. The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities including repair, removal, or replacement.

"Lighting Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Lighting Maintenance applicable to the CFD for such Fiscal Year.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for a structure or structures for non-residential use.

"Operating Fund" means a fund that shall be maintained for the CFD for each Fiscal Year to pay for Landscape Maintenance, Lighting Maintenance, Storm Water Quality Maintenance and Administrative Expenses.

"Operating Fund Requirement" means, for any Fiscal Year, the sum of the applicable Landscape Maintenance Requirement, the applicable Lighting Maintenance Requirement, and the applicable Storm Water Quality Maintenance Requirement.

"Other Taxable Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Final Map Property, or Taxable Property Owners Association Property.

"Property Owner Association Property" means any property within the boundaries of the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Assessor's Parcels within each Land Use Class. For Developed Property, it means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property. For Final Map Property, it means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Assessor's Parcels of Final Map Property. For Undeveloped Property, it means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means any property within the boundaries of the CFD that has provided proof to the City prior to the March 1st preceding the Fiscal Year in which the Special Tax is being levied, that (a) is owned by a public agency, (b) has been irrevocably

offered for dedication to a public agency, or (c) is designated with specific boundaries and acreage on a Final Subdivision Map as property which will be owned by or irrevocably dedicated to a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the City or any other public entity.

"Reserve Fund" means a fund that shall be maintained for the CFD for each Fiscal Year to provide necessary cash flow for the first six months of each Fiscal Year, reserve capital to cover monitoring, maintenance and repair cost overruns and delinquencies in the payment of Special Taxes and a reasonable buffer to prevent large variations in annual Special Tax levies.

"Reserve Fund Requirement" means an amount equal to up to 100% of the Operating Fund Requirement for any Fiscal Year.

"Residential Dwelling Unit" means each separate residential dwelling unit which comprises an independent facility capable of human habitation separate from adjacent residential units, including but not limited to, single-family homes, duplexes, triplexes, town homes, condominiums, and apartment units.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for purposes of constructing one or more Residential Dwelling Units.

"Special Tax" means the Special Tax levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Assessor's Parcel of Developed Property and Undeveloped Property in the CFD to fund the Special Tax Requirement.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD to: (a) (i) pay the Landscape Maintenance Requirement; (ii) pay the Lighting Maintenance Requirement (iii) pay the Storm Water Quality Maintenance Requirement; (iv) pay reasonable Administrative Expenses; (v) pay any amounts required to establish or replenish the Reserve Fund to the Reserve Fund Requirement; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (b) a credit for funds available to reduce the annual Special Tax levy, including the excess, if any, in the Reserve Fund above the Reserve Fund Requirement.

"Square Foot" means the building square footage of assessable internal living space as shown on an Assessor's Parcel's building permit of Residential Property, excluding garages or other structures not used as living space.

"State" means the State of California.

"Storm Water Quality Maintenance" means the maintenance of authorized detention basins, storm drains, catch basin inserts, hydrodynamic devices, infiltration basins, and all other facilities that are directly related to storm water quality control within or outside the CFD.

"Storm Water Quality Maintenance Requirement" means for any Fiscal Year an amount equal to the budgeted costs for Storm Water Quality Maintenance applicable to the CFD for

the current Fiscal Year in which Special Taxes are levied.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or as defined below under "Tax-Exempt Property.

"Tax-Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax-Exempt Property includes: (i) Public Property, or (ii) Property Owner Association Property excluding Taxable Property Owner Association Property, or (iii) Assessor's Parcels defined as Community Purpose Facility Property that are owned by a non-profit organization and have provided proof to the City prior to the March 1st preceding the Fiscal Year in which the Special Tax is being levied of the organization's non-profit status, or (v) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

"Taxable Property Owner Association Property" means all Association Property which is not exempt from the Special Tax pursuant to Section E below.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year using the definitions in Section A, all Taxable Property within the CFD shall be classified as Developed Property, Final Map Property or Undeveloped Property, and shall be subject to the levy of Special Taxes pursuant to Sections C and D below. Developed Property shall be further assigned to a Land Use Class as specified in Table 1. Undeveloped Property shall be further assigned to a Land Use Class as specified in Table 2. Assessor's Parcels of CPF Property not classified as exempt in accordance with Section E below shall be taxed as Non-Residential Property when such Assessor's Parcel is classified as Developed Property. If the Assessor's Parcel is Undeveloped it shall be classified as Other Taxable Property.

G. MAXIMUM SPECIAL TAX RATE

1. DEVELOPED PROPERTY

**TABLE 1
MAXIMUM SPECIAL TAX FOR DEVELOPED PROPERTY
COMMUNITY FACILITIES DISTRICT NO. 13M
(OTAY RANGH VILLAGE TWO)
FISCAL YEAR 2006-2007**

Land Use Class	Description	Landscape & Lighting Maintenance	Storm Water Quality Maintenance	Maximum Special Tax
1	Single Family and Multi Family Residential Property	\$0.424 per Square Foot	\$0.016 per Square Foot	\$0.440 per Square Foot
2	Non-Residential Property	\$7,079.36 per Acre	\$279.38 per Acre	\$7,358.74 per Acre

Multiple Land Use Classes

In some instances an Assessor’s Parcel of Developed Property may be classified in more than one Land Use Class; e.g., live/work lofts or similar mixed use developments. The Maximum Special Tax that may be levied on such an Assessor’s Parcel shall be the sum of the Maximum Special Tax levies that may be levied on all Land Use Classes located on that Assessor’s Parcel. The CFD Administrator shall determine the allocation to each Land Use Class.

2. UNDEVELOPED PROPERTY

**TABLE 2
 MAXIMUM SPECIAL TAX FOR UNDEVELOPED PROPERTY
 COMMUNITY FACILITIES DISTRICT NO. 13M
 (OTAY RANCH VILLAGE TWO)
 FISCAL YEAR 2006-2007**

Land Use Class	Description	Landscape & Lighting Maintenance	Storm Water Quality Maintenance	Maximum Special Tax
3	Final Map Property	\$7,079.36 per Acre	\$279.38 per Acre	\$7,358.74 per Acre
4	Other Taxable Property	\$7,079.36 per Acre	\$279.38 per Acre	\$7,358.74 per Acre
5	Taxable Property Owner Association Property	\$7,079.36 per Acre	\$279.38 per Acre	\$7,358.74 per Acre

3. ANNUAL ESCALATION OF MAXIMUM SPECIAL TAX

The Maximum Special Tax as shown in the tables above that may be levied on each Assessor's Parcel in the CFD shall be increased each Fiscal Year beginning in Fiscal Year 2007-2008 and thereafter by a factor equal to the greater of, the annual percentage increase, if any, in the San Diego Metropolitan Area All Urban Consumer Price Index (All Items) as reported by the State of California Department of Finance, or 4%.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2007-2008, and for each following Fiscal Year, the Council shall levy the CFD Special Tax at the rates established pursuant to steps 1 through 4 below so that the amount of the Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property at up to 100% of the Maximum Special Tax for Final Map Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Other Taxable Property at up to 100% of the Maximum Special Tax for Other Taxable Property;

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the Special Tax shall be levied proportionately on each Assessor's Parcel of Taxable Property Owner Association Property at up to 100% of the applicable Maximum Special Tax for Taxable Property Owner Association Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent annually up to the Maximum Special Tax as a consequence of delinquency or default in the payment of the Special Tax levied on any other Assessor's Parcel within the CFD.

E. EXEMPTIONS

The CFD Administrator shall classify as Tax-Exempt Property (i) Assessor's Parcels defined as Public Property, (ii) Assessor's Parcels defined as Community Purpose Facility Property that are owned by a non-profit organization which have provided proof to the City prior to the March 1st preceding the Fiscal Year in which the Special Tax is being levied of the organization's non-profit status, and (iii) Assessor's Parcels encumbered with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

The CFD Administrator shall classify as Tax-Exempt Property those Assessor's Parcels defined as Property Owner's Association Property provided that no such classification would reduce the sum of all Taxable Property to less than 449.20 Acres. Assessor's Parcels defined as Property Owner Association Property that cannot be classified as Tax-Exempt Property will be classified as Taxable Property Owner Association Property and shall be taxed as part of the fourth step in Section D.

The CFD Administrator will assign tax-exempt status in the chronological order in which property becomes Public Property, Community Purpose Facility Property or Tax-Exempt Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property, Community Purpose Facility Property or Tax-Exempt Property Owner Association Property as a result of a change of ownership, change of use or both, its tax-exempt status will be automatically revoked.

Taxable Property Owner Association Property that is not exempt from the Special Tax under this section shall be subject to the levy of the Special Tax and shall be taxed Proportionately as part of the fourth step in Section D above, at up to 100% of the applicable Maximum Special Tax for Taxable Property Owner Association Property.

F. APPEALS

Any landowner or resident who pays the Special Tax and believes that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error. If following such consultation, the CFD Administrator determines that an error has occurred, the CFD Administrator may amend the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action, if any by the CFD Administrator, the landowner or resident believes such error still exists, such person may file a written notice with the City Clerk of the City appealing the amount of the Special Tax levied on such Assessor's Parcel. Upon the receipt of any such notice, the City Clerk shall forward a copy of such notice to the City Manager who shall establish as part of the proceedings and administration of the CFD, a special three-member Review/Appeal Committee. The Review/Appeal Committee may establish such procedures, as it deems necessary to undertake the review of any such appeal. The Review/Appeal Committee shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any landowner or resident appeals, as herein specified. The decision of the Review/Appeal Committee shall be final and binding as to all persons.

G. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the CFD Administrator.

H. TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in perpetuity or until the City Council takes appropriate actions to terminate the Special Tax pursuant to the Act.

APPENDIX B: BOUNDARIES OF THE CFD AND MAP

BOUNDARIES OF CFD

The exterior boundaries of CFD No. 13M are shown on that certain map now on file in the Office of the City Clerk entitled “Proposed Boundaries of Community Facilities District No. 13M (Otay Ranch Village Two)”. This map indicates by a boundary line the extent of the territory included in proposed CFD No. 13M and shall govern for all details as to the extent of CFD No. 13M. The parcels of real property within CFD No. 13M are described more particularly on the Assessor Parcel Maps and recorded Parcel Maps that are on file in the office of the San Diego County Assessor and are incorporated into this Report by reference.

BOUNDARY MAP

A reduced copy of the Boundary Map follows. The original of such map is on file in the Office of the City Clerk and in the records of the County Recorder, County of San Diego, and State of California.

SITE LOCATION

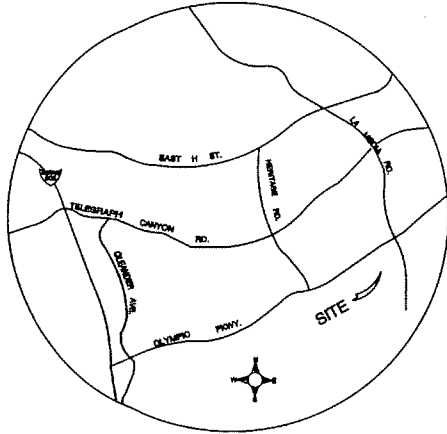
The CFD is located in the southern portion of San Diego County, within the City of Chula Vista, south of Olympic Parkway (Poggi Canyon), west of La Media Road, and north of Wolf Canyon. The area of the CFD site consists of approximately eight-hundred and eleven acres (810.9 acres).

BOUNDARY MAP

PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 13M
(OTAY RANCH VILLAGE TWO)

CITY OF CHULA VISTA
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON DEC 04 2006
DOCUMENT NUMBER 2006-085846
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDERS OFFICE
TIME: 2:35 PM



VICINITY MAP



FILED IN THE OFFICE OF THE CITY CLERK THIS 13 DAY OF December 2006

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF CHULA VISTA COMMUNITY FACILITIES DISTRICT NO. 13M (OTAY RANCH VILLAGE TWO), CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING THEREOF, HELD ON THE 03 DAY OF December 2006, BY ITS RESOLUTION NO. 2006-249

[Signature]
CITY CLERK
CITY OF CHULA VISTA



FILED THIS _____ DAY OF _____, 2006, AT THE HOUR OF _____ O'CLOCK _____ M. IN THE BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE _____ AND AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF SAN DIEGO
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF ANY ASSESSOR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN DIEGO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED. THE SAN DIEGO COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

FOR DETAILS ON LOTS WITHIN THE CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP, REFER TO THE SUBDIVISION MAP NO. 15390 ON FILE WITH THE CITY OF CHULA VISTA AND THE RECORDER OF THE COUNTY OF SAN DIEGO.

- LEGEND
- CFD BOUNDARY
 - MAP REFERENCE NUMBER
 - NOT A PART

Map Reference Number	Legal Description
1	Assessor Parcel Number 644-030-15-00
2	LOTS 1-33 INCLUSIVE AND LOTS A-D INCLUSIVE OF CHULA VISTA TRACT NO. 06-05 OTAY RANCH VILLAGE 2 AND PORTIONS OF VILLAGE 4 "A" MAP, AS SHOWN ON THE MAP FILED AS SUBDIVISION MAP NO. 15390 IN THE OFFICIAL RECORDS OF THE RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON MAY 26, 2006, AS FILE NO. 2006-0375303.

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2006-085846

ASST. BR 40 RGA4

APPENDIX C: COST ESTIMATES

LANDSCAPING AND LIGHTING MAINTENANCE

	Area Landscaped or Quantity	Cost Per	Unit	Duration	Total Annual Cost
Heritage Road (Main Street to Olympic Parkway)					
Planted Area - Parkways & Landscape Easement Areas (located west of Heritage Road, including low raised planters, built into retaining wall)					
• Code 1 (Shrubs & Groundcovers)	345,800	\$ 0.490	Sq.Ft.	Yr	\$ 169,442
• Code 2 (Turf)	1,510	\$ 0.490	Sq.Ft.	Yr	\$ 740
Retaining Wall (planted & irrigated, 1,272 linear ft)	10,600	\$ 0.375	Sq.Ft.	Yr	\$ 3,975
Graffiti Abatement, Retaining Wall (planted & irrigated)	10,600	\$ 0.700	Sq.Ft.	Yr	\$ 7,420
Planted Area - Medians					
• Code 1 (Shrubs & Groundcovers)	138,331	\$ 0.560	Sq.Ft.	Yr	\$ 77,466
Street Trees	585	\$ 62.22	Tree	Yr	\$ 36,399
Street Trees, additional maintenance (roots)	585	\$ 15.56	Tree	Yr	\$ 9,100
Total					\$ 304,541
Santa Carolina Road (Santa Victoria West to Santa Christina)					
Planted Area - Parkways					
• Code 2 (Turf)	14,383	\$ 0.490	Sq.Ft.	Yr	\$ 7,048
Planted Area - Medians					
• Code 1 (Shrubs & Groundcovers)	36	\$ 0.560	Sq.Ft.	Yr	\$ 20
Pedestrian Lights	8	\$ 202.22	Each	Yr	\$ 1,618
Street Trees	64	\$ 62.22	Tree	Yr	\$ 3,982
Street Trees, additional maintenance (roots)	64	\$ 15.56	Tree	Yr	\$ 996
Total					\$ 13,663
Santa Diana Road (Santa Christina to Santa Victoria East)					
Planted Area - Parkways					
• Code 1 (Shrubs & Groundcovers)	322	\$ 0.490	Sq.Ft.	Yr	\$ 158
• Code 2 (Turf)	33,688	\$ 0.490	Sq.Ft.	Yr	\$ 16,507
Planted Area - Medians					
• Code 1 (Shrubs & Groundcovers)	30	\$ 0.560	Sq.Ft.	Yr	\$ 17
Pedestrian Lights	19	\$ 202.22	Each	Yr	\$ 3,842
Street Trees	141	\$ 62.22	Tree	Yr	\$ 8,773
Street Trees, additional maintenance (roots)	141	\$ 15.56	Tree	Yr	\$ 2,193
Total					\$ 31,490
Santa Venetia Road (La Media Road to Olympic Parkway)					
Planted Area - Parkways (including Santa Victoria's north parkway, between Santa Venetia and the secondary high school entrance).					
• Code 2 (Turf)	25,685	\$ 0.490	Sq.Ft.	Yr	\$ 12,586
Planted Area - Additional landscape easement areas (around and under Olympic Parkway pedestrian crossing, between back of sidewalk and high school perimeter fence, including extension to high school's secondary entrance on Santa Victoria).					
• Code 1 (Shrubs & Groundcovers)	28,863	\$ 0.490	Sq.Ft.	Yr	\$ 14,143
Pedestrian Lights	6	\$ 202.22	Each	Yr	\$ 1,213
Street Trees	75	\$ 62.22	Tree	Yr	\$ 4,667
Street Trees, additional maintenance (roots)	75	\$ 15.56	Tree	Yr	\$ 1,167
Total					\$ 33,775
Santa Victoria Road (Olympic Parkway to Heritage Road)					
Planted Area - Parkways and All Landscape Easement Areas					
• Code 1 (Shrubs & Groundcovers)	134,621	\$ 0.490	Sq.Ft.	Yr	\$ 65,964
• Code 2 (Turf)	1,697	\$ 0.490	Sq.Ft.	Yr	\$ 832
Planted Area - Medians					
• Code 1 (Shrubs & Groundcovers)	4,253	\$ 0.560	Sq.Ft.	Yr	\$ 2,382
Pedestrian Lights	24	\$ 202.22	Each	Yr	\$ 4,853
Street Trees	210	\$ 62.22	Tree	Yr	\$ 13,066
Street Trees, additional maintenance (roots)	210	\$ 15.56	Tree	Yr	\$ 3,267
Total					\$ 90,363

	Area Landscaped or Quantity	Cost Per	Unit	Duration	Total Annual Cost
Santa Victoria Road (Heritage Road to Santa Venetia Road)					
Planted Area - Parkways and Landscape Easement Areas on the north side of the street, between the P-3 park and the high school's secondary entrance on Santa Victoria.					
• Code 1 (Shrubs & Groundcovers)	16,379	\$ 0.490	Sq.Ft.	Yr	\$ 8,026
• Code 2 (Turf)	95,485	\$ 0.490	Sq.Ft.	Yr	\$ 46,788
Planted Area - Medians & Both Traffic Circles (East & West)					
• Code 1 (Shrubs & Groundcovers)	11,396	\$ 0.560	Sq.Ft.	Yr	\$ 6,382
• Code 2 (Turf)	7,427	\$ 0.560	Sq.Ft.	Yr	\$ 4,159
Vehicular Accent Paving					
• East Traffic Circle	12,326	\$ 0.160	Sq.Ft.	Yr	\$ 1,972
• West Traffic Circle	12,326	\$ 0.160	Sq.Ft.	Yr	\$ 1,972
Pedestrian Lights	39	\$ 202.22	Each	Yr	\$ 7,887
Street Trees	329	\$ 62.22	Tree	Yr	\$ 20,470
Street Trees, additional maintenance (roots)	329	\$ 15.56	Tree	Yr	\$ 5,118
Total					<u>\$ 102,773</u>
Ornamental Street Lights					
Santa Victoria Road (Heritage Road to Santa Venetia Road)	16	\$ 226.00	Street Light	Yr	\$ 3,616
Santa Carolina (Santa Victoria Road to Santa Diana Road)	3	\$ 226.00	Street Light	Yr	\$ 678
Santa Diana Road (Santa Carolina Road to Santa Victoria Road)	8	\$ 226.00	Street Light	Yr	\$ 1,808
Santa Alexia (Santa Victoria Road to Santa Diana Road)	3	\$ 226.00	Street Light	Yr	\$ 678
Santa Ivy Road (Santa Victoria Road to Santa Diana Road)	3	\$ 226.00	Street Light	Yr	\$ 678
Santa Christina Road (Santa Victoria Road to Santa Diana Road)	3	\$ 226.00	Street Light	Yr	\$ 678
Total					<u>\$ 8,136</u>
State Street (Santa Victoria Road to La Media Road)					
Planted Area - Parkways					
• Code 1 (Shrubs & Groundcovers)	24,755	\$ 0.490	Sq.Ft.	Yr	\$ 12,130
• Code 2 (Turf)	2,467	\$ 0.490	Sq.Ft.	Yr	\$ 1,209
Planted Area - Medians					
• Code 1 (Shrubs & Groundcovers)	105	\$ 0.560	Sq.Ft.	Yr	\$ 59
• Code 2 (Turf)	8,049	\$ 0.560	Sq.Ft.	Yr	\$ 4,508
Pedestrian Lights	6	\$ 202.22	Each	Yr	\$ 1,213
Street Trees	22	\$ 62.22	Tree	Yr	\$ 1,369
Street Trees, additional maintenance (roots)	22	\$ 15.56	Tree	Yr	\$ 342
Total					<u>\$ 20,829</u>
Heritage Road (Santa Victoria Road to La Media Road)					
Vehicular Accent Paving					
• Crosswalks and Commercial Center intersection	6,819	\$ 0.160	Sq.Ft.	Yr	\$ 1,091
Total					<u>\$ 1,091</u>
Santa Christina Avenue (Santa Victoria Road to Santa Diana Road)					
Planted Area - Parkways					
• Code 2 (Turf)	9,027	\$ 0.490	Sq.Ft.	Yr	\$ 4,423
Pedestrian Lights	5	\$ 202.22	Each	Yr	\$ 1,011
Street Trees	38	\$ 62.22	Tree	Yr	\$ 2,364
Street Trees, additional maintenance (roots)	38	\$ 15.56	Tree	Yr	\$ 591
Total					<u>\$ 8,390</u>
Santa Ivy Avenue (Santa Victoria Road to Santa Diana Road)					
Planted Area - Parkways					
• Code 2 (Turf)	9,027	\$ 0.490	Sq.Ft.	Yr	\$ 4,423
Pedestrian Lights	5	\$ 202.22	Each	Yr	\$ 1,011
Street Trees	38	\$ 62.22	Tree	Yr	\$ 2,364
Street Trees, additional maintenance (roots)	38	\$ 15.56	Tree	Yr	\$ 591
Total					<u>\$ 8,390</u>
Santa Alexia Avenue (Santa Victoria Road to Santa Diana Road)					
Planted Area - Parkways					
• Code 2 (Turf)	9,027	\$ 0.490	Sq.Ft.	Yr	\$ 4,423
Pedestrian Lights	5	\$ 202.22	Each	Yr	\$ 1,011
Street Trees	38	\$ 62.22	Tree	Yr	\$ 2,364
Street Trees, additional maintenance (roots)	38	\$ 15.56	Tree	Yr	\$ 591
Total					<u>\$ 8,390</u>

	Area Landscaped or Quantity	Cost Per	Unit	Duration	Total Annual Cost
Santa Liza Street (Heritage Road to Nbr. R-23)					
Planted Area - Parkways					
• Code 2 (Turf)	7,252	\$ 0.490	Sq.Ft.	Yr	\$ 3,553
Pedestrian Lights	11	\$ 202.22	Each	Yr	\$ 2,224
Street Trees	60	\$ 62.22	Tree	Yr	\$ 3,733
Street Trees, additional maintenance (roots)	60	\$ 15.56	Tree	Yr	933
Total					<u>\$ 10,444</u>
La Media Road, west side (Santa Venetia Road and Olympic Parkway)					
Planted Area - Parkways					
• Code 1 (Shrubs & Groundcovers)	13,200	\$ 0.490	Sq.Ft.	Yr	\$ 6,468
Planted Area - Medians (50%)					
• Code 1 (Shrubs & Groundcovers)	13,200	\$ 0.560	Sq.Ft.	Yr	\$ 7,392
Median Trees (50%)	7	\$ 88.15	Tree	Yr	\$ 617
Median Trees, additional maintenance (roots)	7	\$ 22.04	Tree	Yr	\$ 154
Street Trees (west side of La Media)	28	\$ 62.22	Tree	Yr	\$ 1,742
Street Trees, additional maintenance (roots)	28	\$ 15.56	Tree	Yr	\$ 436
Total					<u>\$ 16,809</u>
La Media Road, west side (Santa Venetia Road and Birch Road)					
Planted Area - Parkways					
• Code 1 (Shrubs & Groundcovers)	30,357	\$ 0.490	Sq.Ft.	Yr	\$ 14,875
Planted Area - Medians (50%)					
• Code 1 (Shrubs & Groundcovers)	5,129	\$ 0.560	Sq.Ft.	Yr	\$ 2,872
Median Trees (50%)	6.5	\$ 88.15	Tree	Yr	\$ 573
Median Trees, additional maintenance (roots)	6.5	\$ 22.04	Tree	Yr	\$ 143
Street Trees (west side of La Media)	31	\$ 62.22	Tree	Yr	\$ 1,929
Street Trees, additional maintenance (roots)	31	\$ 15.56	Tree	Yr	\$ 482
Total					<u>\$ 20,874</u>
La Media Road, west side (Birch Road and Santa Luna Road)					
Planted Area - Parkways					
• Code 1 (Shrubs & Groundcovers)	60,239	\$ 0.490	Sq.Ft.	Yr	\$ 29,517
Planted Area - Medians (50%)					
• Code 1 (Shrubs & Groundcovers)	21,371	\$ 0.560	Sq.Ft.	Yr	\$ 11,968
Median Trees (50%)	34.5	\$ 88.15	Tree	Yr	\$ 3,041
Median Trees, additional maintenance (roots)	34.5	\$ 22.04	Tree	Yr	\$ 760
Street Trees (west side of La Media)	89	\$ 62.22	Tree	Yr	\$ 5,538
Street Trees, additional maintenance (roots)	89	\$ 15.56	Tree	Yr	\$ 1,384
Total					<u>\$ 52,208</u>
Olympic Parkway (between Sunbow Subdivision and Heritage Road)					
Planted Area - Parkways (south side of Olympic)					
• Code 1 (Shrubs & Groundcovers)	73,653	\$ 0.490	Sq.Ft.	Yr	\$ 36,090
Planted Area - Medians (50%)					
• Code 1 (Shrubs & Groundcovers)	17,585	\$ 0.560	Sq.Ft.	Yr	\$ 9,848
Median Trees (50%)	86	\$ 88.15	Tree	Yr	\$ 7,580
Median Trees, additional maintenance (roots)	86	\$ 22.04	Tree	Yr	\$ 1,895
Street Trees (west side of Olympic)	63	\$ 62.22	Tree	Yr	\$ 3,920
Street Trees, additional maintenance (roots)	63	\$ 15.56	Tree	Yr	\$ 980
Total					<u>\$ 60,313</u>
Olympic Parkway (Heritage Road and La Media Road)					
Planted Area - Parkways (south side of Olympic)					
• Code 1 (Shrubs & Groundcovers)	109,072	\$ 0.490	Sq.Ft.	Yr	\$ 53,445
Planted Area - Medians (50%)					
• Code 1 (Shrubs & Groundcovers)	23,491	\$ 0.560	Sq.Ft.	Yr	\$ 13,155
Median Trees (50%)	54.5	\$ 88.15	Tree	Yr	\$ 4,804
Median Trees, additional maintenance (roots)	54.5	\$ 22.04	Tree	Yr	\$ 1,201
Street Trees (west side of Olympic)	88	\$ 62.22	Tree	Yr	\$ 5,475
Street Trees, additional maintenance (roots)	88	\$ 15.56	Tree	Yr	\$ 1,369
Total					<u>\$ 79,449</u>

	Area Landscaped or Quantity	Cost Per	Unit	Duration	Total Annual Cost
Open Space Lot #1					
Landscape Area - non-sloped irrigated areas					
- Code 2 (Turf)	2,207	\$ 0.490	Sq.Ft.	Yr	\$ 1,081
Landscape Area - irrigated slopes					
- Code 3	596,878	\$ 0.310	Sq.Ft.	Yr	\$ 185,032
Retaining Wall	360	\$ 0.375	Sq.Ft.	Yr	\$ 135
Graffiti Abatement, Retaining Wall	360	\$ 0.700	Sq.Ft.	Yr	\$ 252
Post & Rail Fencing	1,748	\$ 1.560	Li. Ft.	Yr	\$ 2,727
6' High Solid Theme Wall	769	\$ 0.860	Li. Ft.	Yr	\$ 661
Graffiti Abatement, 6' High Solid Theme Wall	769	\$ 0.700	Sq.Ft.	Yr	\$ 538
2' High Solid Theme Wall	45	\$ 0.860	Li. Ft.	Yr	\$ 39
Graffiti Abatement, 2' High Solid Theme Wall	45	\$ 0.700	Sq.Ft.	Yr	\$ 32
View Fence (4' High W.I. over 2' High Block)	1,792	\$ 0.550	Li. Ft.	Yr	\$ 986
View Wall (4' High Glass over 2' High Block)	1,056	\$ 0.510	Li. Ft.	Yr	\$ 539
6" Wide Concrete Header/Edging	46	\$ 0.23	Li. Ft.	Yr	\$ 11
Concrete Trail	10,488	\$ 0.23	Sq.Ft.	Yr	\$ 2,412
Trail Trees	159	\$ 41.48	Each	Yr	\$ 6,595
Trees Maintenance (adjacent to trail and brow ditch)	34	\$ 900.00	Each	5 Yr	\$ 6,120
Total					<u>\$ 207,160</u>
Open Space Lot #2					
Landscape Area - irrigated slopes					
- Code 3	217,685	\$ 0.310	Sq.Ft.	Yr	\$ 67,482
- Code 4 (Temporarily Irrigated)	121,157	\$ 0.310	Sq.Ft.	Yr	\$ 37,559
Landscape Area - non-irrigated slopes (Code 5)	25,052	\$ 0.265	Sq.Ft.	Yr	\$ 6,639
View Fence (4' High W.I. over 2' High Block)	1,198	\$ 0.550	Li. Ft.	Yr	\$ 659
Trees	160	\$ 41.48	Each	Yr	\$ 6,637
Total					<u>\$ 118,976</u>
Open Space Lot #3 - MSCP Area (CFD 97-2)					
MSCP - Landscape Area - non-irrigated	414,030	\$ -	Sq.Ft.	Yr	\$ -
Total					<u>\$ -</u>
Open Space Lot #4					
Landscape Area - irrigated slopes					
- Code 3	2,626	\$ 0.310	Sq.Ft.	Yr	\$ 814
- Code 4 (Temporarily Irrigated)	1,155	\$ 0.310	Sq.Ft.	Yr	\$ 358
Non-disturbed Landscape Area (Code 5)	3,809	\$ 0.265	Sq.Ft.	Yr	\$ 1,009
MSCP - Landscape Area - non-irrigated	140,038	\$ -	Sq.Ft.	Yr	\$ -
Post & Rail Fencing	49	\$ 1.560	Li. Ft.	Yr	\$ 76
Trees	45	\$ 41.48	Each	Yr	\$ 1,867
Total					<u>\$ 4,125</u>
Open Space Lot #5					
Landscape Area - irrigated slopes					
- Code 3	183,863	\$ 0.310	Sq.Ft.	Yr	\$ 56,998
- Code 4 (Temporarily Irrigated)	83,283	\$ 0.310	Sq.Ft.	Yr	\$ 25,818
Landscape Area - non-irrigated slopes (Code 5)	25,469	\$ 0.265	Sq.Ft.	Yr	\$ 6,749
Post & Rail Fencing	1,787	\$ 1.560	Li. Ft.	Yr	\$ 2,788
Trees	193	\$ 41.48	Each	Yr	\$ 8,006
Total					<u>\$ 100,358</u>
Open Space Lot #6					
Landscape Area - irrigated slopes					
- Code 3	10,990	\$ 0.310	Sq.Ft.	Yr	\$ 3,407
- Code 4 (Temporarily Irrigated)	133,166	\$ 0.310	Sq.Ft.	Yr	\$ 41,281
Landscape Area - non-irrigated slopes (Code 5)	47,671	\$ 0.265	Sq.Ft.	Yr	\$ 12,633
Post & Rail Fencing	2,117	\$ 1.560	Li. Ft.	Yr	\$ 3,303
Trees	122	\$ 41.48	Each	Yr	\$ 5,061
Total					<u>\$ 65,684</u>
Open Space Lot #7 - MSCP Area (CFD 97-2)					
Landscape Area - non-irrigated slopes	2,499,787	\$ -	Sq.Ft.	Yr	\$ -
Total					<u>\$ -</u>

	Area Landscaped or Quantity	Cost Per	Unit	Duration	Total Annual Cost
Open Space Lot #8					
Landscape Area - irrigated slopes					
• Code 3	93,172	\$ 0.310	Sq.Ft.	Yr	\$ 28,883
• Code 4 (Temporarily Irrigated)	48,998	\$ 0.310	Sq.Ft.	Yr	\$ 15,189
Landscape Area - non-irrigated slopes (Code 5)	141,510	\$ 0.265	Sq.Ft.	Yr	\$ 37,500
6' High Solid Theme Wall	1,705	\$ 0.860	Li. Ft.	Yr	\$ 1,466
Graffiti Abatement, 6' High Solid Theme Wall	1,705	\$ 0.700	Sq.Ft.	Yr	\$ 1,194
6" Wide Concrete Header/Edging	10	\$ 0.23	Li. Ft.	Yr	\$ 2
Trees	111	\$ 41.48	Each	Yr	\$ 4,604
Total					<u>\$ 88,839</u>
Open Space Lot #9					
Landscape Area - irrigated slopes					
• Code 3	121,466	\$ 0.310	Sq.Ft.	Yr	\$ 37,654
• Code 4 (Temporarily Irrigated)	217,522	\$ 0.310	Sq.Ft.	Yr	\$ 67,432
Landscape Area - non-irrigated slopes (Code 5)	256,586	\$ 0.265	Sq.Ft.	Yr	\$ 67,995
View Fence (4' High W.I. over 2' High Block)	2,724	\$ 0.550	Li. Ft.	Yr	\$ 1,498
6" Wide Concrete Header/Edging	62	\$ 0.23	Li. Ft.	Yr	\$ 14
Trees	264	\$ 41.48	Each	Yr	\$ 10,951
Total					<u>\$ 185,545</u>
Open Space Lot #10 - MSCP Area (CFD 97-2)					
Landscape Area - non-irrigated slopes	112,092	\$ -	Sq.Ft.	Yr	\$ -
Total					<u>\$ -</u>
Open Space Lot #11					
Landscape Area - non-irrigated slopes	26,303	\$ 0.265	Sq.Ft.	Yr	\$ 6,970
Total					<u>\$ 6,970</u>
Open Space Lot #12					
Landscape Area - irrigated slopes					
• Code 3	7,755	\$ 0.310	Sq.Ft.	Yr	\$ 2,404
Trees	8	\$ 41.48	Each	Yr	\$ 332
Total					<u>\$ 2,736</u>
Open Space Lot #13					
Landscape Area - non-sloped irrigated areas					
• Code 1 (Shrubs & Groundcovers)	49	\$ 0.490	Sq.Ft.	Yr	\$ 24
• Code 2 (Turf)	1,909	\$ 0.490	Sq.Ft.	Yr	\$ 935
Landscape Area - irrigated slopes					
• Code 3	65,737	\$ 0.310	Sq.Ft.	Yr	\$ 20,378
Trees	29	\$ 41.48	Each	Yr	\$ 1,203
Total					<u>\$ 22,541</u>
Open Space Lot #14					
Landscape Area - non-sloped irrigated areas					
• Code 2 (Turf)	1,640	\$ 0.490	Sq.Ft.	Yr	\$ 804
Landscape Area - irrigated slopes					
• Code 3	41,697	\$ 0.310	Sq.Ft.	Yr	\$ 12,926
6' High Solid Theme Wall	612	\$ 0.860	Li. Ft.	Yr	\$ 526
Graffiti Abatement, 6' High Solid Theme Wall	612	\$ 0.700	Sq.Ft.	Yr	\$ 428
View Fence (4' High W.I. over 2' High Block)	270	\$ 0.550	Li. Ft.	Yr	\$ 149
6" Wide Concrete Header/Edging	13	\$ 0.23	Li. Ft.	Yr	\$ 3
Trees	39	\$ 41.48	Each	Yr	\$ 1,618
Total					<u>\$ 16,454</u>
Open Space Lot #15					
Landscape Area - irrigated slopes					
• Code 3	357,016	\$ 0.310	Sq.Ft.	Yr	\$ 110,675
Trees	204	\$ 41.48	Each	Yr	\$ 8,462
Total					<u>\$ 119,137</u>
Open Space Lot #16					
Landscape Area - irrigated slopes					
• Code 3	50,670	\$ 0.310	Sq.Ft.	Yr	\$ 15,708
View Fence (4' High W.I. over 2' High Block)	3,418	\$ 0.550	Li. Ft.	Yr	\$ 1,880
6" Wide Concrete Header/Edging	84	\$ 0.23	Li. Ft.	Yr	\$ 19
Trees	47	\$ 41.48	Each	Yr	\$ 1,950
Total					<u>\$ 19,556</u>

	Area Landscaped or Quantity	Cost Per	Unit	Duration	Total Annual Cost
Open Space Lot #17					
Landscape Area - non-sloped irrigated areas					
• Code 1 (Shrubs & Groundcovers)	75	\$ 0.490	Sq.Ft.	Yr	\$ 37
• Code 2 (Turf)	2,349	\$ 0.490	Sq.Ft.	Yr	\$ 1,151
Landscape Area - irrigated slopes					
• Code 3	1,427,613	\$ 0.310	Sq.Ft.	Yr	\$ 442,560
Post & Rail Fencing	1,948	\$ 1.560	Li. Ft.	Yr	\$ 3,039
6' High Solid Theme Wall	451	\$ 0.860	Li. Ft.	Yr	\$ 388
Graffiti Abatement, 6' High Solid Theme Wall	451	\$ 0.700	Sq.Ft.	Yr	\$ 316
2' High Solid Theme Wall	46	\$ 0.860	Li. Ft.	Yr	\$ 40
Graffiti Abatement, 2' High Solid Theme Wall	46	\$ 0.700	Sq.Ft.	Yr	\$ 32
View Fence (4' High W.I. over 2' High Block)	3,836	\$ 0.550	Li. Ft.	Yr	\$ 2,110
View Wall (4' High Glass over 2' High Block)	888	\$ 0.510	Li. Ft.	Yr	\$ 453
6" Wide Concrete Header/Edging	66	\$ 0.23	Li. Ft.	Yr	\$ 15
Concrete Trail	11,688	\$ 0.23	Sq.Ft.	Yr	\$ 2,688
Trail Trees	876	\$ 41.48	Each	Yr	\$ 36,336
Trees Maintenance (adjacent to trail and brow ditch)	40	\$ 900.00	Each	5 Yr	\$ 7,200
Total					\$ 496,365
CFD Open Space (No Lot #) - Adjacent to Wolf Canyon					
Landscape Area - irrigated slopes					
• Code 3	121,466	\$ 0.310	Sq.Ft.	Yr	\$ 37,654
• Code 4 (Temporarily Irrigated)	217,522	\$ 0.310	Sq.Ft.	Yr	\$ 67,432
Landscape Area - non-irrigated slopes (Code 5)	39,677	\$ 0.265	Sq.Ft.	Yr	\$ 10,514
View Fence (4' High W.I. over 2' High Block)	1,652	\$ 0.550	Li. Ft.	Yr	\$ 909
Trees	108	\$ 41.48	Each	Yr	\$ 4,480
Total					\$ 120,989
CFD Open Space (No Lot #) - Adjacent to Olympic Parkway					
Landscape Area - irrigated slopes					
• Code 3	1,002,903	\$ 0.310	Sq.Ft.	Yr	\$ 310,900
6' High Solid Theme Wall	10	\$ 0.860	Li. Ft.	Yr	\$ 9
Graffiti Abatement, 6' High Solid Theme Wall	10	\$ 0.700	Sq.Ft.	Yr	\$ 7
View Fence (4' High W.I. over 2' High Block)	1,257	\$ 0.550	Li. Ft.	Yr	\$ 691
6" Wide Concrete Header/Edging	23	\$ 0.23	Li. Ft.	Yr	\$ 5
Trees	107	\$ 41.48	Each	Yr	\$ 4,438
Total					\$ 316,051
CFD Open Space (No Lot #) - Adjacent to Neighborhood R-12					
Landscape Area - irrigated slopes					
• Code 3	41,130	\$ 0.310	Sq.Ft.	Yr	\$ 12,750
Trees	77	\$ 41.48	Each	Yr	\$ 3,194
Total					\$ 15,944
CFD Open Space (No Lot #) - Adjacent to Santa Victoria at the Industrial Area					
Landscape Area - irrigated slopes					
• Code 3	9,590	\$ 0.310	Sq.Ft.	Yr	\$ 2,973
Trees	18	\$ 41.48	Each	Yr	\$ 747
Total					\$ 3,720
CFD Open Space (No Lot #) - Adjacent to Landfill					
Landscape Area - irrigated slopes					
• Code 3	164,630	\$ 0.310	Sq.Ft.	Yr	\$ 51,035
Total					\$ 51,035
CFD Open Space (No Lot #) - Non-Dedicated, Heritage Road					
Landscape Area - irrigated slopes					
• Code 3, West of Heritage	33,350	\$ 0.310	Sq.Ft.	Yr	\$ 10,339
• Code 3, East of Heritage	7,060	\$ 0.310	Each	Yr	\$ 2,189
Total					\$ 12,527
Pedestrian Bridge (50%) - across Olympic Parkway to Village One - Existing Bridge					
Graffiti, Rails and Maintenance	50%	\$ 4,150	Bridge	Yr	\$ 2,075
Total					\$ 2,075
Pedestrian Bridge (50%) - across La Media Road to Village Six - To Be Built					
Graffiti, Rails and Maintenance	50%	\$ 4,150	Bridge	Yr	\$ 2,075
Total					\$ 2,075
Total Landscape Maintenance					\$ 2,850,789

STORM WATER QUALITY MAINTENANCE

	Quantity	Cost per	Unit	per Year	Annual Cost
Heritage Road and Olympic Parkway					
Annual Inspections for Storm Filters	1	\$ 830	Service	1	\$ 830
Maintenance/Cleanouts for Storm Filters	1	\$ 1,815	Service	1	\$ 1,815
Stormwater 360 Storm Filter (cartridges)	159	\$ 210	Service	0.5	\$ 16,695
Vortechnic 16000 Stormwater Treatment Unit	1	\$ 3,500	Service	1	\$ 3,500
Total					\$ 22,839

	Quantity	Cost per	Unit	per Year	Annual Cost
West @ Santa Victoria and Olympic Parkway					
Annual Inspections for Storm Filters	1	\$ 830	Service	1	\$ 830
Maintenance/Cleanouts for Storm Filters	1	\$ 1,815	Service	1	\$ 1,815
Stormwater 360 Storm Filter (cartridges)	80	\$ 210	Service	0.5	\$ 8,400
Vortechnic 16000 Stormwater Treatment Unit	1	\$ 3,500	Service	1	\$ 3,500
Total					\$ 14,544

	Quantity	Cost per	Unit	per Year	Annual Cost
South of Village Two - outlet into Wolf Canyon Detention Basin					
Annual Inspections for Storm Filters	1	\$ 830	Service	1	\$ 830
Maintenance/Cleanouts for Storm Filters	1	\$ 1,815	Service	1	\$ 1,815
Stormwater 360 Storm Filter (cartridges)	186	\$ 210	Service	0.5	\$ 19,530
Vortechnic 16000 Stormwater Treatment Unit	1	\$ 3,500	Service	1	\$ 3,500
Total					\$ 25,674

	Quantity	Cost per	Unit	per Year	Annual Cost
East					
Annual Inspections for Storm Filters	1	\$ 830	Service	1	\$ 830
Maintenance/Cleanouts for Storm Filters	1	\$ 1,815	Service	1	\$ 1,815
Bio-clean Round Basket Curb Inlets	6	\$ 80	Service	3	\$ 1,440
Stormwater 360 Storm Filter (cartridges)	80	\$ 210	Service	0.5	\$ 8,400
Vortechnic 16000 Stormwater Treatment Unit	1	\$ 3,500	Service	1	\$ 3,500
Total					\$ 15,984

	Quantity	per	Unit	per Year	Annual Cost
Village Two Neighborhood R-15 (drains into Village Seven unit)					
Vortechnic Stormwater Treatment Unit in Village Seven (shared)	0.043	\$ 3,500	Service	1.000	\$ 149
Total					\$ 149

	Quantity	Cost per	Unit	per Year	Annual Cost
Wolf Canyon Detention Basin					
Vegetation Removal (slope area)	58,500	\$ 0.23	Sq.Ft.	Yr	\$ 13,455
Silt Removal (bottom area)	18,020	\$ 0.46	Sq.Ft.	Yr	\$ 8,289
Engineer's Inspection		\$ 1,037	Service	1	\$ 1,037
Periodic Inspection and Maintenance	(3 crew, 4 hrs, \$51.85 hr)	\$ 622	Service	4	\$ 2,489
Total					\$ 25,270

	Quantity	Cost per	Unit	per Year	Annual Cost
Poggi Canyon					
Channel	1	\$ 3,152	Service	1	\$ 3,152
Detention Basin	1	\$ 4,275	Service	1	\$ 4,275
Total					\$ 7,428

Vactor Truck Replacement	0.13	\$ 4,734	Service	Yr	\$ 615
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Total Storm Water Quality Maintenance					\$ 112,504
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TOTAL ANNUAL BUDGET

Total Landscape and Storm Water Quality Maintenance	\$ 2,963,294
Administrative Expenses	\$ 41,480
Reserve	\$ 300,477
Total Annual Cost	\$ 3,305,251

The description of the Facilities and Services, as set forth herein, is general in its nature. The final nature of the Facilities and Services will be determined upon the Agency's approval.