

# *Public Facilities Development Impact Fee*



**MARCH 2006 UPDATE ■ OFFICE OF BUDGET & ANALYSIS**





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# OVERVIEW

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## DOCUMENT GUIDE

In the 1999 PFDIF Update report, staff noted several concerns voiced by the development community. One such concern related explicitly to the transparency of the program's administration and reporting. At that time, staff recommended making changes to the update structure to provide additional transparency, in an effort to alleviate distrust between the City and the development community. In subsequent reports, no significant modification to the administration of the program was undertaken or presented. This report reflects an earnest attempt to address these concerns, with the following goals:

- Auditing of expenditures and revenues to date;
- Increased program transparency;
- Increased accountability; and
- Increased trust and confidence between the City and the development community.

In an effort to meet these goals, the presentation of the PFDIF update report itself has been modified. For the first time, this report presents actual revenue and expenditure data, reconciling with the City's audited financial statements. In addition, for the first time since the 1999 Update, detailed project descriptions and budgets are presented in the report.

As the information presented has evolved, so has the format of the document itself. This report is divided into sixteen (16) sections:

- Section 1: Introduction
- Section 2: Fees
- Section 3: Methodology
- Section 4: Implementation
- Sections 5 – 15: Individual Components
- Section 16: Appendices

In Sections 5 – 15, the individual program components are discussed, including a component summary, any applicable GMOC standard thresholds, completed projects, future projects and expenditures, and proposed fees for each land use designation. More detailed program information is contained in a series of exhibits following each component summary.

- Exhibit 1: Future Program Obligation – Includes itemized future costs associated with CIP projects, non-CIP projects, and City staff services.
- Exhibit 2: Cash Balance Calculation – Details revenue and expenditure transactions through June 30, 2005, calculating the current available cash balance of each component. In some instances, these exhibits show a negative value for interest earnings. These entries reflect intra-PFDIF fund borrowing, wherein PFDIF program components borrow from each other

during times of reduced cash flow. This borrowing within the fund potentially reduces interest costs, thereby reducing the overall program cost. These exhibits also detail any fund impacts associated with the closure of four (4) PFDIF components via this report. This action is discussed in Section 2.3 of this report.

- Exhibit 3: Project Scope & Budget Sheets – Provided for all current and future CIP projects, these exhibits detail the line item budget for the project, any financing costs associated with the project, the calculation of the PFDIF project (and financing where applicable) obligation, and a brief project description.

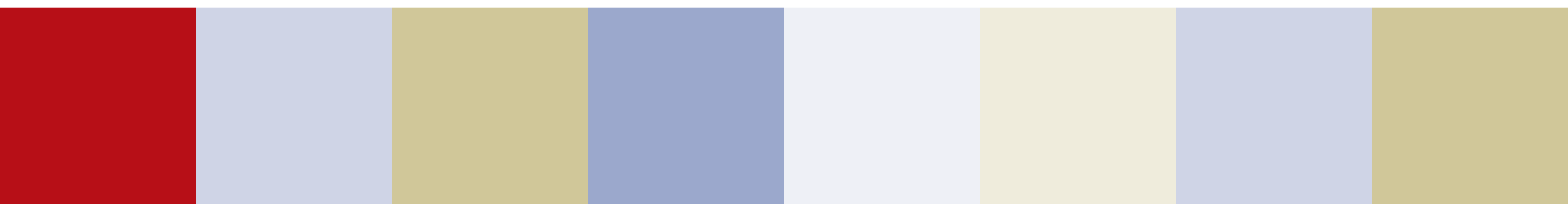
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# *Section 1*

## *Introduction*





# INTRODUCTION

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## 1.1 GENERAL IMPACT FEE REQUIREMENTS

Assembly Bill 1600, enacted in 1987 and effective January 1, 1989, as Government Code Section 66000, requires that a city establish a reasonable relationship, or 'nexus', between a development project or class of development projects and the public improvements for which a developer fee is charged. The City must:

- Identify the purpose of the fee;
- Identify the use to which the fee will be put;
- Determine that there is a reasonable relationship between the fee's use and the type of development projects on which the fee is imposed;
- Determine that there is a reasonable relationship between the need for the public facility and the type of development projects on which the fee is imposed; and
- Lastly, when a city imposes a fee as a condition of development approval, it must determine that there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of that facility attributable to the development.

Government Code Section 66000 also requires that the public agency segregate and account for the fees received separate from general funds. In addition, if a city has had possession of a developer fee for five years or more and has not committed or expended that money for a project, then the City must make findings describing the continuing need for the fees for each fiscal year after the five year period has expired. Fees excluded from the requirements of Section 66000 include:

- Fees charged in lieu of park land dedication under the Quimby Act;
- Regulatory and processing fees;
- Fees collected pursuant to a development agreement;
- Fees collected pursuant to a reimbursement agreement that exceed the developer's share of an improvement;
- Assessment district proceedings or taxes; and
- Service charges for utility services such as sewer, water, and electricity.

As described above, current law requires the City to make a finding of continued need if a fee remains unexpended after five (5) years. Since the City's development timeline runs beyond the year 2030, it will often be the case that fees remain unexpended after five years. Whether these funds are committed or not, the city shall make the following findings with respect to the unexpended funds:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose;
- Identify all sources and amounts of funding anticipated to complete financing of the improvement; and
- Designate the approximate date on which such funding will be available.

## **1.2 THE CHULA VISTA PUBLIC FACILITIES DEVELOPMENT IMPACT FEE (PFDIF) PROGRAM**

Following the adoption of development impact fees to fund major street improvements in its eastern territories, the City undertook an in-house study of other public facilities and related capital needs that were projected to be impacted by future growth. The result of that study was the adoption of Ordinance 2320 in August of 1989 that established a series of 'supplemental' impact fees. Collectively, these supplemental fees for public facilities totaled \$1,374 per Equivalent Dwelling Unit (EDU). This initial fee was established on an urgency basis, pending a more comprehensive review.

During the following year, both the impact fees and the City's capital needs were studied in greater detail. On January 8, 1991, the City Council adopted Ordinance 2432 (First Reading), amending Ordinance 2320 and establishing the Public Facilities Development Impact Fee (PFDIF) at \$2,150 per EDU.

In 1992 impact fees and needs were again reviewed, in accordance with the City's ordinance. Although minor adjustments were made in various components, the 1992 study recommended that the overall fee remain at \$2,150 per EDU, pending a more detailed study after the planned annexation of the Otay Ranch area.

In 2000, a comprehensive study of the PFDIF was presented to Council. This update was initiated in 1997 and completed in 1999, following the aforementioned Otay Ranch annexation. For this study, all major facility master plans underlying the PFDIF program were reviewed in detail. In addition, for the first time in the PFDIF program, the 1999 report included an in-depth cash flow analysis so that appropriate financing charges could be integrated into the fee program. The 1999 study recommended increasing the fee per EDU to \$2,618, with City Council adopting Ordinance 2810 on June 6<sup>th</sup>, 2000.

The next study of the PFDIF program was completed in March of 2002. This report recommended increasing the fee per EDU to \$4,888. This increase was largely the result of recently completed formal master plans for the Civic Center and Police Headquarters Facility. This update also introduced the ability for developers to prepay their Police Facility and Civic Center components. The Prepayment Program set a fee rate that incorporated only project costs and omitted financing costs. The report was presented to Council and approved via Ordinance 2855 on April 9<sup>th</sup>, 2002.

In November of 2002, the program was updated again to introduce a new 'Recreation Facilities' component and update the existing component fees. Council approved an increase of the PFDIF Program fee to \$5,048 per EDU per the report's recommendation on November 19<sup>th</sup>, 2002, via Ordinance 2887.

The November 2002 Update was the last comprehensive PFDIF fee program update completed by the City. On June 14, 2005, Council approved Ordinance 3010, authorizing the use of an automatic annual fee increase based upon one of two applicable indexes, the Engineering News Record Building Construction Cost Index (Los Angeles area) and the Consumer Price Index (San Diego Metropolitan Statistical Area). The Construction Cost Index was approved for all components with construction either underway, or planned for in the future. For all other components, the Consumer Price Index was approved. This action increased the fee to \$5,480 per EDU; with the first automatic indexed increase occurring in October of 2005, increasing the fee to \$5,489. Staff has delayed undertaking a comprehensive update in anticipation of the City's General Plan Update, completed in December of 2005.

The current update does not include any new major facilities, but instead focuses on updating the program obligation to account for increased construction and financing costs of previously included projects. In addition, the current update includes increased densities and other land use changes included in the General Plan Update approved by Council on December 13<sup>th</sup>, 2005. The next update will address new facility needs identified in various Master Plan updates currently in progress.

### 1.3 PFDIF PROGRAM SCOPE

This Public Facilities Development Impact Fee Report is intended to identify the public facilities and related capital needs required to support future development within the City Of Chula Vista's general planning area. The PFDIF program consists of 11 components:

- Component 1: Civic Center Expansion
- Component 2: Police Facilities and Equipment
- Component 3: Corporation Yard Relocation
- Component 4: Libraries
- Component 5: Fire Suppression System
- Component 6: Geographic Information Systems (GIS)
- Component 7: Computer Systems
- Component 8: Telecommunications Systems
- Component 9: Records Management System
- Component 10: Administration
- Component 11: Recreation Facilities

Individual PFDIF components may include multiple projects. For example, *Component 5: Fire Suppression System* includes various fire stations (e.g. Rancho del Rey, Otay Ranch – Village 2, Otay Ranch – EUC).

## 1.4 GROWTH MANAGEMENT OVERSIGHT COMMISSION (GMOC)

In November of 1987, the City Council adopted the Threshold Standards Policy for Chula Vista, establishing 'quality-of-life' indicators for eleven public facility and service topics. The Policy addresses each topic in terms of a goal, objective(s), a 'threshold' or standard, and implementation measures. The Growth Management Oversight Commission (GMOC) was created to implement this policy, providing an independent forum for annual threshold compliance review. Through this mechanism, the City monitors the impact of development on the City's ability to provide services. The thresholds monitored by the GMOC are as follows:

- Fiscal
- Air Quality
- Sewer
- Water
- Libraries
- Drainage
- Parks & Recreation
- Police
- Fire / Emergency Medical Services
- Traffic
- Schools

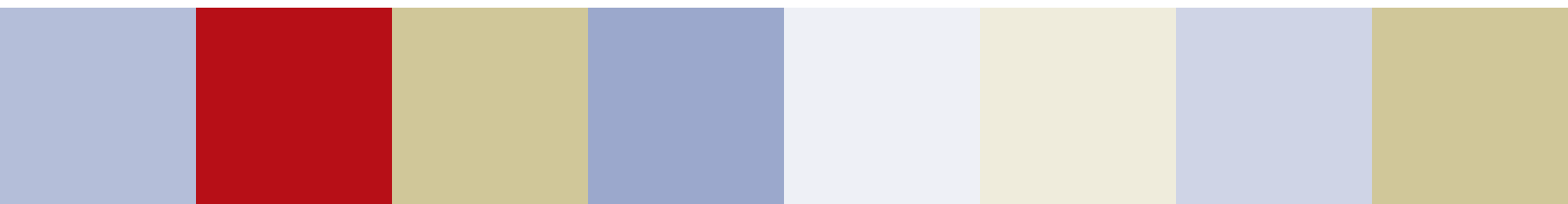
Several PFDIF program components finance the installation of mitigating facilities associated with GMOC monitored services, with City staff presenting performance reports to the GMOC annually. Should service delivery be impacted by growth at a rate greater than the installation of mitigating facilities, the GMOC can make recommendations to Council to slow down or stop new development in the City.

In the following report, the summary of each component associated with a GMOC monitored service includes a discussion of threshold standards and any applicable service analysis.



# *Section 2*

## **Fees**







## 2.1 PROPOSED FEES BY LAND USE TYPE

Table A compares the current fees with proposed new fees for each of the land use types. Significant increases, such as those proposed for the commercial and industrial land uses, are discussed in greater detail in Section 2.2.

**TABLE A**

Land Use Description	Current Fee	Proposed Fee	Increase
Single Family Dwelling Unit	\$ 5,489	\$ 7,891	\$ 2,402
Multi-Family Dwelling Unit	\$ 5,109	\$ 7,477	\$ 2,368
Commercial Acre	\$ 21,727	\$ 25,181	\$ 3,454
Industrial Acre	\$ 4,044	\$ 7,958	\$ 3,914

For purposes of the PFDIF program, single family units include single family detached homes and detached condominiums. Multi-family units include attached condominiums, townhouses, duplexes, triplexes, and apartments.

Table B below details the updated fee for each of the 11 PFDIF components. For a comparison of the proposed fee schedule with the existing schedule, by both component and land use designation, please see Appendix 1.

**TABLE B**

Component	Single Family Dwelling Unit	Multi-Family Dwelling Unit	Commercial Acre	Industrial Acre
Civic Center Expansion	\$ 2,188	\$ 2,073	\$ 6,981	\$ 2,206
Police Facility	\$ 1,464	\$ 1,581	\$ 6,914	\$ 1,491
Corporation Yard Relocation	\$ 393	\$ 315	\$ 6,684	\$ 3,148
Libraries	\$ 1,258	\$ 1,258	\$ -	\$ -
Fire Suppression System	\$ 1,106	\$ 796	\$ 2,923	\$ 582
Geographic Information System	\$ -	\$ -	\$ -	\$ -
Computer Systems	\$ -	\$ -	\$ -	\$ -
Telecommunications	\$ -	\$ -	\$ -	\$ -
Records Management System	\$ -	\$ -	\$ -	\$ -
Recreation Facilities	\$ 955	\$ 955	\$ -	\$ -
Program Administration	\$ 526	\$ 498	\$ 1,679	\$ 531
<b>TOTAL FEE</b>	<b>\$ 7,891</b>	<b>\$ 7,477</b>	<b>\$ 25,181</b>	<b>\$ 7,958</b>

## 2.2 SIGNIFICANT PROGRAM IMPACTS

### Increased Financing Costs

From the November 2002 Update to the current update, the anticipated financing costs of included facilities increased from \$52.4 million to \$69.2 million, an increase of 32%. These increased costs are the result of actual interest and base costs experienced by the PFDIF Program exceeding the financing costs projected by consultants for the previous PFDIF update.

For the November 2002 Update, the City's financial advisor projected \$18.1 million in financing costs in order to secure \$26.7 million in project funds for the Civic Center project. This equates to roughly \$677,000 in financing costs for every \$1 million financed. In contrast, current estimates from the City's financial advisor have increased to \$953,000 per \$1 million financed, an increase of 40.75 % over three years. This increase results from changes in the bond market, as well as the need to secure longer repayment terms than originally contemplated.

### Updated Project Costs

The current update reflects updated project costs for all current and future projects. Since the November 2002 Update, the construction market has experienced a sharp increase in the cost of materials. This increase can be attributed to everything from the Tsunami of 2004 to the Gulf Coast hurricanes of 2005. Both of these events generated an increased demand for construction materials, and in the case of the Gulf Coast hurricanes, a reduction in the supply level as well. In addition, increased demand from industrializing nations has impacted supply availability and pricing. Specifically, construction costs associated with concrete, steel, and PVC piping have all seen significant increases. Project insurance costs have also increased in response to these incidents as well as the 9/11 attacks.

### Significantly Impacted Projects

In total, the current update includes increased construction costs of \$40.2 million, and increased financing costs of \$16.8 million. Of the thirty projects included in this report, increased costs in only five projects make up \$54.3 million, or 93.6%, of the total increase. It should be noted that over \$10 million in PFDIF construction obligation reductions and \$1.9 million in PFDIF financing obligation reductions reflected in the current report balance these five project budget increases. These projects are as follows:

TABLE C

Project	Construction Cost Increase	Financing Cost Increase	Total Project Increase
Civic Center Expansion - Phases I - III	\$ 15,440,773	\$ 17,204,756	\$ 32,645,529
Rancho del Rey Library	\$ 8,540,000	\$ -	\$ 8,540,000
Eastern Urban Center Library	\$ 6,249,307	\$ -	\$ 6,249,307
Fire Station No. 8 - Eastlake Woods	\$ 3,347,635	\$ -	\$ 3,347,635
Fire Station No. 9 - Eastern Urban Center	\$ 3,497,635	\$ -	\$ 3,497,635
<b>Program Total</b>	<b>\$ 37,075,350</b>	<b>\$ 17,204,756</b>	<b>\$ 54,280,106</b>

The increased construction costs associated with the Civic Center Expansion project reflect both modifications to the project scope, as well as the impact of the above described escalating construction costs. These additional costs then have a domino effect, increasing the funds that must be financed through long-term borrowing, thereby increasing the associated financing cost for the project. Modifications to the project scope relate primarily to the relocation of the Council Chambers, and are discussed in greater detail in the Civic Center Expansion component section of this report.

Both the Rancho del Rey and Eastern Urban Center Libraries reflect increased construction costs, but no design or scope modifications. The final two projects reflect increased construction costs, and a modification to the design standard for Fire Stations within the City. This change is discussed in greater detail in the Fire Suppression component section of the report.

### **2.3 MINOR COMPONENT CLOSURE**

As illustrated in Section 2.1 Table B, this update includes the closure of the following four (4) program components:

- Geographic Imaging System (GIS) Component
- Computer Systems Component
- Telecommunication Systems Component
- Records Management System Component

These components are not associated with the construction of large facilities, but are instead responsible for the acquisition of various support systems. These systems have been acquired and are currently in use by the City. As a result, this update recommends that no additional projects be created, no additional fees be collected, and subsequently, that all four funds be closed, effective July 1, 2006.

#### **Available Fund Balance**

Of the four components eliminated via this update, only the Telecommunications component has a positive fund balance. It is therefore necessary to “pay off” the deficit balances of the three remaining components. This is accomplished using a portion of the Telecommunications fees, as well as the available fund balance of the Civic Center component. The use of the Civic Center component for this action is appropriate, as these systems are all located in the Civic Center and have a clear nexus to the Civic Center component. In addition, per Chula Vista Municipal Code (CVMC) Section 3.50.110, the Finance Director is authorized to establish a single fund for the various components, and to periodically make expenditures from the fund for the purposes set forth in Chapter 3.5 of the CVMC. All transfers between components to eliminate deficit balances and close out funds fall under this authority.

A detailed listing of all fund transfers associated with this closure is included as Appendix 2 of this report. Each of these transfers is also reflected in the individual impacted components’ ‘Cash Balance Calculation’ exhibits, and subsequent fee calculations.

The final deficit balance of each component to be eliminated will not be known until conclusion of the City's annual financial audit. As a result, all dollar amounts discussed in this report in relation to the elimination of deficit balances are estimates only. Effective July 1, 2006 these funds will be closed to transactions. Following the completion of the final audit, and identification of the final deficit balances, the funds will be closed per the above-described transfers.

### **Future Obligation**

There are two minor components with outstanding obligations still appropriate for inclusion in the PFDIF Program. The first such obligation is the remaining debt service on the purchase of the City's fiscal system, a responsibility of the Computer Systems component. In order to truly close out this fund, it is necessary to transfer both this obligation, and the funds necessary to meet it, to another PFDIF component. The Program Administration component will be used for this purpose. This report therefore reflects a transfer of \$15,404 to the Administration component, as well as a future obligation for the Fiscal System's debt service in the same amount.

The final future obligation anticipated among these components is the purchase of telecommunications equipment for the Civic Center. There is a need for \$80,000 in additional telecommunications equipment for future employees to be located at the Police Facility and Civic Center Complex. As a result, this report includes capital expenditures in this amount in the calculation of the Civic Center fee. This expenditure is discussed in greater detail in the Civic Center component's section of this report.

These future obligations, and their transfer, are detailed in Appendix 2. These future obligations are also reflected in the 'Future Program Obligation' exhibits for the Civic Center and Program Administration components, as well as the subsequent fee calculations.

## **2.4 MAJOR PROJECT TIMELINES**

Table D below summarizes the future major construction projects and completed projects with remaining debt service; including the increment in which construction occurred or is projected, and the proposed funding mechanism. The '*Project Completed*' column details the year, or range of years, anticipated for the completion of the project. The final project timeline will depend on actual build out rates as well as the City's growth management thresholds, as applicable. For those projects that have already been completed, a check mark has been placed in this column. The '*Funding Source*' column designates the funding source of the project, i.e. whether the project will be financed via cash on hand, or will require long-term borrowing.

**TABLE D**

Component	Project	Project Completed	Funding Source	
			Long – Term Borrowing	Cash
Civic Center	Expansion	2008	✓	
Police	Facility	✓	✓	✓
Corp Yard	Facility	✓	✓	✓
Library	Rancho del Rey	2007		✓
“”	Otay Ranch – EUC	2011-2015		✓
Fire	Eastlake Woods – Fire Station # 8	2007		✓
“”	Otay Ranch EUC – Fire Station # 9	2011-2015		✓
Recreation	Montevelle Recreation Facility	2006		✓
“”	Salt Creek Recreation Facility	2006		✓
“”	Otay Ranch Community Center	2011-2015		✓
“”	Otay Ranch Aquatics Complex	2011-2015		✓

## 2.5 PREPAYMENT OF FEES

In the March 2002 PFDIF update, developers were given the opportunity to prepay fees for two components – the Police Facility and the Civic Center Expansion – at a reduced rate. This reduced rate was developed by excluding all anticipated financing costs from the prepay fee calculation. In order to receive the prepay rate, the fees had to be paid in a lump sum, by a date certain. In addition, all developers wishing to participate in the prepayment program were required to enter into a Prepayment Agreement with the City. This agreement detailed the mechanism for application of the prepayment fees, as well as the allowable prepay fee adjustments. These allowable adjustments included ‘Extraordinary Costs’, Building Construction Index (BCI) or Consumer Price Index (CPI) increases, and ‘Extraordinary EDU Changes’. The Prepayment Agreement explicitly stated that all interest earned by the City on prepaid funds would be retained by the City, to be used for any allowable PFDIF purpose. The agreement further stated that the Police and/or Civic Center fees for developers who prepay would not be subject to increases, except for the above described allowable adjustments.

The prepayment program was designed to allow developers to provide project construction funds up front, eliminating the need to secure these funds via long-term borrowing and protecting developers from project cost increases other than extraordinary circumstances (i.e. increases in steel and concrete prices).

An audit of the prepayment program was completed in conjunction with the current update. This audit identified a limited number of implementation issues, all of which will be addressed via the Civic Center Phase III financing.

### **Civic Center Prepayments**

In total, the City received \$3,817,629 in Civic Center component prepayment funds. Though the first two phases of the project are either complete or under construction; the Phase III financing bond sale has not yet occurred, nor has construction begun. Consequently, the prepayment funds collected will be applied to these direct project costs. This report reflects the application of all Civic Center prepayment funds received to direct project costs for Phase III of the Civic Center Expansion project, thereby reducing the construction funds to be financed via long-term borrowing. This modification results in an estimated PFDIF financing obligation reduction of \$3,464,281. The total financing cost for the project, as well as the PFDIF's obligation thereof, represent estimates only. Several factors, including investment earnings on reserve funds and the speed at which the principal balance is paid off, will determine actual financing costs incurred.

### **Police Facility Prepayments**

For the Police Facility component, the City received \$3,133,805 in prepayment funds. This facility was completed in 2004, without utilization of prepayment funds. This has resulted in a shortfall of fees collected, as compared with the actual financing expenses incurred. In order to bring this component into compliance with the prepayment program, the Police Facility prepayment funds received will also be applied to Civic Center Phase III direct project costs. As previously described, financing for this project has not been secured, nor has construction begun. This use of prepayment funds will reduce the financing cost associated with the facility, bringing the program in compliance with the agreements. The resultant financing obligation reduction is currently estimated at \$2,789,750. As described above, actual financing costs may vary from this estimate.

To ensure the insulation of future developers from these financing expenses, the PFDIF financing obligation associated with Phase III of the Civic Center has been revised in the current report. This obligation now reflects only the financing charges applicable, had all prepayment funds been directly applied to project costs. In total, the application of prepayment funds reduces the PFDIF's financing obligation for Phase III of the Civic Center by an estimated \$6,254,031.

### **Updated Prepayment Fees**

The proposed increases to the prepayment fees result from a combination of extraordinary cost increases and extraordinary EDU changes. The new prepayment fees exclude all costs associated with the Civic Center Complex's additional scope (as described in Sections 2.2 and 5), and are detailed in the following table.



TABLE E

Description	November 2002 Prepay	2006 Prepay	Increase / Decrease	2006 PFDIF Fee	2006 Prepay Savings
<i>Civic Center</i>					
Single Family	\$ 614	\$ 753	\$ 139	\$ 2,188	\$ 1,435
Multi-Family	\$ 550	\$ 713	\$ 163	\$ 2,073	\$ 1,359
Commercial	\$ 2,395	\$ 2,403	\$ 8	\$ 6,981	\$ 4,578
Industrial	\$ 401	\$ 759	\$ 358	\$ 2,206	\$ 1,447
<i>Police Facility</i>					
Single Family	\$ 464	\$ 813	\$ 349	\$ 1,464	\$ 651
Multi-Family	\$ 554	\$ 878	\$ 324	\$ 1,581	\$ 703
Commercial	\$ 5,930	\$ 3,840	\$ (2,090)	\$ 6,914	\$ 3,074
Industrial	\$ 617	\$ 828	\$ 211	\$ 1,491	\$ 663

As of June 30, 2006, the City still holds approximately \$1.36 million in prepayment fee credits (\$764,953 for the Civic Center and \$595,662 for the Police Facility). Upon adoption of the 2006 Update and revised fee schedule, all remaining credits will be applied per the prepayment rates detailed above.

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## *Section 3*

### ***Methodology***



# METHODOLOGY

## 3.1 DEVELOPMENT FORECAST

On December 13, 2005, the City Council of Chula Vista approved an update of the City's General Plan. This update increased densities in a number of developments, thereby increasing the anticipated future development within the City. These increases are not geographically limited to the eastern territories of the City, but included western redevelopment and infill development as well. In the western planning areas, including the Bayfront, Southwest, and Northwest, an additional 12,639 residential dwelling units (DUs) are projected in this update. This represents an increase of 9,984 residential units as compared with the projections included in the 1999 PFDIF Update report. As a result of the uncertainty associated with western redevelopment, program updates will be required much more frequently. This intensified development is reflected in this update, with the additional dwelling units serving to keep the overall fee per unit lower than it would otherwise be. Assumed future development through build out is detailed in F below. Detailed forecast information can be found in Appendix 3.A through 3.E.

TABLE F

Land Use Description	Units
Single Family Dwelling Units	4,854
Multi-Family Dwelling Units	22,467
Commercial Acres	518.42
Industrial Acres	881.51

## 3.2 COST ALLOCATION METHODOLOGY

The allocation of costs in a development impact fee program must be based upon benefit received. The ten project components of the PFDIF program (excluding the Program Administration component) are principally based upon the construction or acquisition of infrastructure necessary to provide people-related public services to the community, e.g. fire protection, police protection, public works services, etc. Originally, the PFDIF assigned benefit to future development on the basis of land use types (residential, commercial, and industrial) using population generation factors. The November 2002 Update introduced the use of Service Demand Factors in the allocation of costs between land use types. At that time, the factors were largely based upon the FIND (Fiscal Impact of New Development) model and TDIF (Transportation Development Impact Fee) factors in effect at that time.

This report recommends updating the service demand factors using the General Plan Fiscal Impact Model in place of the FIND model, in the calculation of both the Police Facility and Fire Suppression component factors. The FIND model was originally developed for the Otay Ranch annexation only, whereas the General Plan model is a citywide model. In addition, the data used in the General Plan

model is more current, making it the more appropriate model for use in the current PFDIF update. The TDIF factors are based on Average Daily Trips, and were updated by Council in June of 2005. These updated trip generation factors have been used in this report in the calculation of the Corporation Yard component factors. Table G below details the source of the service demand factors for all PFDIF components.

**TABLE G**

<b>PFDIF Component</b>	<b>Allocation Basis</b>
2 - Police Facility & Equipment	GP Fiscal Impact Model service demand factors
3 - Corporation Yard Expansion	TDIF trip generation factors
4 - Library System Expansion	Proportionate DUs
5 - Fire Suppression System	GP Fiscal Impact Model service demand factors
11 - Major Recreation Facilities	Proportionate DUs
General Government - All Remaining Components	Weighted average demand factor for services from components 2 – 5 & 11

### **Commercial and Industrial Service Demand Factors**

This update includes one modification to the methodology described above. With this change, the “pass-by” trip phenomenon is now reflected in setting the Police, Fire, and Corporation Yard service demand factors for both commercial and industrial development. Pass-by trips (also called undiverted linked trips) are trips in which a stop at a commercial or industrial facility is one part of a linked trip originating within the program boundary. In the City’s current TDIF program, pass-by trips are excluded from commercial land use equivalent dwelling unit (EDU) calculations. As described above, these same TDIF factors are already used in the calculation of Corporation Yard Expansion service demand factors.

An analysis of the commercial and industrial trip origins and destinations was performed as part of this update process. This analysis found that approximately 77 percent of commercial trips are generated from within the PFDIF boundary area and 23 percent are from outside the area. Similarly, 54 percent of industrial trips are generated from within the PFDIF boundary area, with 46 percent originating outside the program boundary. This update applies these ratios in the calculation of commercial and industrial fees in the PFDIF Program. Excluding these pass-by trips from the calculation of commercial and industrial service demand factors limits the PFDIF obligation for these projects to the mitigation of external customers and employees only. The pass-by trips are then used to reassign the internally generated service demand back to the residential land uses. For new residential developments in Chula Vista, all costs associated with mitigating their additional impact will now be assessed via the residential fee only.

### **Updating Service Demand Factors**

As development proceeds, the service demand factors (weights) will vary slightly from year to year, reflecting the comparative rates of growth for each land use. As a result of this variance, these factors must be adjusted annually to reflect remaining development. Without this annual review and adjustment, the program could be in a position of allocating an inordinate burden to certain land uses. For example, if

the service demand data provided in the General Plan Update Fiscal Impact Model attributes 30% of police calls for service to single family units, but their anticipated single family units represent only 5% of future development, it would not be appropriate to burden those few remaining units with the obligation of the entire land use category.

The 2005 adoption of the City's General Plan Update represents a significant, permanent change in the City's underlying land use plan. As a result, the fees have been recalculated, resulting in the proposed service demand factors detailed in Table H below. The calculation of these factors is presented in Appendix 4.A and 4.B.

**TABLE H**

<b>Component</b>	<b>SFU</b>	<b>MFU</b>	<b>Commercial</b>	<b>Industrial</b>
Police Facility & Equipment	0.150	0.747	0.075	0.028
Corporation Yard Expansion	0.125	0.465	0.228	0.182
Library System Expansion	0.178	0.822	-	-
Fire Suppression System	0.212	0.707	0.060	0.020
Major Recreation Facilities	0.178	0.822	-	-
General Government (all other components)	0.169	0.742	0.058	0.031

NOTE: Single family units include single family detached homes and detached condominiums. Multi-family units include attached condominiums, townhouses, duplexes, triplexes, and apartments.

The applicable service demand factors have been applied to calculate fees by land use for each PFDIF component. These calculations are presented in the individual component sections.

### **3.3 JOINT-IMPETUS PROJECTS**

Based on discussions with the development community, the City agreed that various capital projects had a 'joint-impetus'. While the initial impetus for these projects came from the projected workload increases generated by development, the desire for these systems may have also evolved from the desire to keep pace with technological change. It was agreed that the simplest way of determining cost shares was to assess the proportionate benefit of these systems to new development and to the pre-existing City. This assessment was based upon the use of EDUs (equivalent dwelling units), comparing citywide total EDUs at build out with new development's EDUs. The proportionate EDU methodology calculates the percentage of joint-impetus project costs to be charged to new development. In some instances, these charges are divided between various impact fee funds (TDIF, Traffic Signal Fee, etc.). The overall amount charged to the various development impact fee (DIF) accounts cannot exceed the overall proportionate share percentage. For example, the Records Management System (project GG129) includes not only PFDIF, but TDIF and Traffic Signal funds as well. Both of these fees are collected from development to offset project impacts, and therefore reduce the PFDIF obligation for this project. With a total budget of \$347,428 for the basic system, the total DIF obligation was set at \$168,503 (48.5%). The PFDIF program's obligation was then reduced by TDIF and Traffic Signal funds totaling \$4,242, for a total PFDIF obligation of \$165,956.



## **Proportionate Benefit vs. Marginal Costing**

There are two types of 'joint-impetus' projects. The first type, as discussed above, generally relates to systems that are new to the City, and is allocated based upon proportionate benefit. For purposes of clarity, this type is referred to in this report as Type-I. The second type (Type-II), involves the replacement and expansion of pre-existing City systems. The expansion of the City's mainframe computer is an example of the second type of joint-impetus project. In 1990, the mainframe was at its maximum memory capacity and no additional memory could be added to that system. As such, a new mainframe computer system had to be purchased with enough memory to serve an expanded population and employee base. In assessing the project, it was determined that the City would have replaced its mainframe in the near future for technological reasons, independent of growth. Thus, this became a joint-impetus project. In this instance, the City was able to readily separate the marginal project costs due solely to growth, e.g., the expanded memory, additional tape drives, etc. Separate vendor quotations for the basic system and the expanded system were obtained. The marginal cost attributable to growth was calculated as the difference in cost between the two systems.

## **Non Joint-impetus Projects with Cost Sharing**

It is important to note that not all projects assuming a cost sharing between the City and new development are joint-impetus projects. One such project is the Civic Center Expansion project. Independent of the need to accommodate the additional employees needed to serve new development; the City had no intention of expanding the Civic Center complex. As a result, the City's obligation for this project includes only those costs not directly attributable to growth.

The only instance wherein a City cost share should be calculated is when there exists a joint impetus to undertake the project. In such an instance, the cost sharing allocation may be calculated based upon either proportionate benefits or marginal costs.

## **Updating Proportionate Benefit Ratios**

The proportionate benefits used in calculating the cost sharing for Type-I joint-impetus projects is determined by dividing new development EDUs by the total projected EDUs at build out of the City.

### **Pre-Existing EDUs**

The first step in identifying the share of program costs to be allocated to development is the identification of the City's pre-existing EDUs. In an effort to quantify this value, the earliest land use data available within the City has been used. Specifically, data from the City's land use inventory as of July 1, 1990 has been assumed as the pre-development 'baseline'. As of that date, the City's EDUs totaled 58,586 as detailed in Table I below:

**TABLE I**

Land Use			Equivalent Dwelling Units		Total EDUs
Residential (DUs)	Commercial (Acres)	Industrial (Acres)	Residential	Non-Residential*	
50,826	922	630	50,826	7,760	58,586

\*Non-residential EDUs calculated at 5 EDUs per Acre:  $(922+630)*5 = 7,760$ .

Per the Chula Vista Planning Department, future residential development is projected to average 3.05 persons per dwelling unit. For commercial and industrial uses, an average of 15.00 employees per acre is projected, resulting in the '5' multiplier used in calculating the total baseline EDUs above ( $15.00 / 3.05 = 5$ ).

This data includes a small number of projects that have been identified as development projects, which must be eliminated from the baseline number so that it may more accurately reflect the City's 'pre-development' state. Eliminating new development EDUs from the 1990 data yields a baseline of 54,042 EDUs. An accounting of the development eliminated from the baseline can be found in Appendix 5.

**Updated Cost Sharing Ratios**

To calculate new development's share of Type-I joint-impetus projects, new EDUs are divided by the total number of EDUs projected at build out, yielding a ratio of 52.59%.

	SFD Units	MFD Units	EDU Factor	EDUs	Commercial Acres	Industrial Acres	EDU Factor	EDUs	TOTAL EDUs
<b>Existing</b>	40,213	29,954	1	70,167	1,083.36	816.10	5	9,497	79,664
<b>Future</b>	4,854	22,467	1	27,321	518.42	881.51	5	7,000	34,320
<b>Build Out</b>	<b>45,067</b>	<b>52,421</b>		<b>97,488</b>	<b>1,601.78</b>	<b>1,697.61</b>		<b>16,497</b>	<b>113,985</b>

**Total EDUs at Build Out** 113,985  
**Less Baseline EDUs** 54,042

**New Development EDUs** **59,943**

**Development Share** 52.59%  
**City Share** 47.41%

In the individual project budgets included in this report, this updated number has been applied to all remaining joint-impetus costs, including Phases II and III of the Civic Center Expansion project. For those projects that have already been completed such as Civic Center Expansion Phase I, the previous development share of 48.5% is reflected.

**Operating Guideline – Cost Shares on Joint-impetus Projects**

Previous PFDIF reports recommend the following guidelines:

- *Cost shares that are based upon proportionate EDUs should be fixed, once a project is completed.*

This guideline is intended to lend stability to the PFDIF program and to minimize the need for on-going accounting / funding adjustments. For example, the construction of the new Police Facility uses the same joint-impetus shares referenced in the November 2002 PFDIF Update.

- *Proportionate shares on joint-impetus projects should not be revised until the cumulative impact of such changes would result in an aggregate change of + / - 1% or higher.*

This will save administrative time, since the impact of minor changes in EDU ratios would not have to be calculated at each update.

As discussed above, the current update calculates the new joint-impetus proportionate cost sharing as 52.59% new development's responsibility, and existing development's responsibility as 47.41%. This represents a change of 4.1% from the previous calculation of development's share at 48.5%. This change meets the aforementioned guideline of +/- 1%, and is therefore recommended for application in this update.

**Figure I – Major Planning Areas Map**





# *Section 4*

## *Implementation*





# IMPLEMENTATION

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## 4.1 OVERVIEW

The public facility fee is in addition to the requirements imposed by other City laws, policies, or regulations relating to construction or financing within subdivisions or developments.

In October of each year, the PFDIF fees will be automatically revised to reflect increased construction costs as determined by changes in the Engineering News Record (ENR) for planned construction projects, and to reflect other increased costs as determined by the Consumer Price Index (CPI).

Future updates may also be undertaken to reflect changes in the type, size, location, or cost of the various projects to be funded by the fee; changes in the proposed funding mechanism; changes in the respective City and PFDIF cost shares for joint-impetus projects; changes in the land use designations of the City's General Plan; and upon other sound engineering, financing, and planning information.

Annual updates will become even more critical in the coming years, as development in the City shifts from master planned communities in the eastern portions of the City to redevelopment and infill development in the western portions of the City. This development will be much less predictable, requiring regular adjustments to the fee to reflect market changes.

## 4.2 PAYMENT OF THE FEE

The fee for each development is calculated at the time of building permit application and is the amount as indicated at that time. The fee is not calculated on the tentative or final map.

## 4.3 GENERAL ISSUES

### **Financing Major Projects**

Thus far in the PFDIF program, the City has financed several major projects, including the purchase of the SDGE Corporation Yard, the construction of the new Police Facility, and the Civic Center Expansion Project Phases I & II. Additional financing is anticipated for Phase III of the Civic Center Expansion, for a total anticipated debt service obligation in excess of \$132 million over the next 30 years. Since development impact fees cannot be bonded; it is the City's General fund that is the final guarantor that the debt will be repaid, should PFDIF funds be insufficient to meet these debt commitments. The cash flow model (Appendix 6.A and 6.B) shows sufficient PFDIF reserves forecasted to sustain periodic economic downturns. Now that major project financing has occurred, the City is dependent on a reasonably steady stream of impact fee revenue for debt service and thus more tangibly committed to the development detailed in the General Plan.



## PFDIF Reporting

Per the 1999 PFDIF Report, one area that created a significant level of misunderstanding between the Developer / BIA Committee and the City was the lack of detailed expenditure information at years end.

*“Although Finance Department reports are in compliance with legal requirements, more detailed data would be useful to the BIA in its oversight role and would help City developers better understand the PFDIF program. More detailed information will go a long way to allay suspicion and mistrust.”*

In an effort to address these concerns, staff has attempted to increase the degree of transparency in the PFDIF program via this update. As a result, this report includes significant changes to both program presentation and implementation. Upon the successful approval of this report by Council, staff will begin a more active administration program, in which developers and other interested parties will receive annual program reports detailing all expenditures and revenues as well as overall program effectiveness analysis and reporting.

### 4.4 ADVANCE CONSTRUCTION OF PROJECTS

As discussed in the City's Growth Management Program, an owner/developer may request authorization from the City to construct one or more DIF projects. Upon application by owner/developer to construct a fee project, an agreement shall be prepared for City Council action which contains at least the following information and requirements:

1. Detailed description of the project with a preliminary cost estimate.
2. Requirements of owner/developer:
  - Prepare plans and specifications for approval by the City;
  - Secure and dedicate any right-of-way required for the project;
  - Secure all required permits, environmental clearances necessary for construction of the project;
  - Provide performance bonds; and
  - Pay all City fees and costs.
3. The owner/developer shall advance all necessary funds to construct the project. The City will not be responsible for any construction costs beyond those agreed to in advance by the City.
4. The owner/developer shall secure at least three (3) qualified bids for the construction. Any extra work charges during construction shall be justified and documented.
5. When all work has been completed to the satisfaction of the City, the owner/developer shall submit verification to the City of payments made for the construction. The City Manager shall make the final determination on expenditures eligible for credit or cash reimbursement.

6. The City shall inspect all construction and verify quantities, in accordance with the city and state code to ensure that the final improvement complies with all applicable standards and is constructed to the satisfaction of the City Engineer, or his/her designee.
7. The owner/developer will receive a credit against payment of the applicable component fee of the PFDIF program during the issuance of building permits for the development. If the total construction cost amounts to more than the development's total impact fees for that component, the owner/developer will, as determined by the City Manager, either receive a further credit against the development's remaining portion of the Public Facilities Development Impact Fee or enter into a reimbursement agreement with the City.

#### **4.5 ORDINANCE**

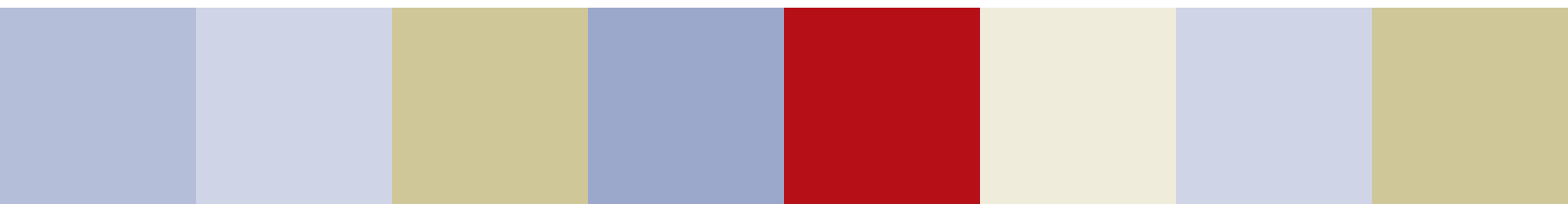
The proposed PFDIF ordinance, with changes highlighted, is included as Appendix 7.

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# *Section 5*

## *Civic Center Expansion*





# CIVIC CENTER EXPANSION

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## COMPONENT SUMMARY

The City's Civic Center houses the following City functions:

- Planning & Building
- City Attorney's Office
- City Clerk's Office
- City Manager's Office
- Community Development
- Engineering
- Finance (excluding the Purchasing Division)
- Human Resources
- Management Information Services
- Mayor and City Council Offices
- Parks and Recreation (Administrative)

These functions have historically been located in the City Hall, Public Services, Legislative, Community Development, and former Police Buildings.

Although the original Civic Center complex successfully accommodated these City functions prior to the population growth of the mid-1980's, increases in City staff to meet the new demands of growth caused significant overcrowding problems. In response to this impact, a Civic Center Master Plan was commissioned to address the space needs of the Civic Center complex at the City's anticipated build out population. This Master Plan served as the original basis for the Civic Center component of the PFDIF program, as approved by Council on June 22, 1989.

This Master Plan was finalized by Highland Construction in 2001, and in 2004 construction on the City's new Civic Center began in earnest.

The Civic Center project consists of the following three phases:

- Phase I: Remodel and Expansion of City Hall
- Phase II: Remodel of Public Services Building
- Phase III: Remodel of former Police Facility, Community Development, and Legislative Buildings.

## COMPLETED PROJECTS

The Civic Center component has completed a number of projects since its inception, including purchase of the El Dorado building (eventually used as a portion of the site for the new Police Facility), acquisition of the Adamo property for expansion of the Civic Center complex parking, and various interim remodels and expansions of existing Civic Center facilities. In total, the Civic Center component has expended \$1,703,401 on completed projects.

## FUTURE PROJECTS

### Construction & Financing

Renovation of the City Hall building, Phase I, was substantially completed in November of 2005, with staff taking occupancy in December of 2005. This phase included the demolition of the former 18,300 square foot City Hall building and the construction of a new 42,230 square foot City Hall facility. Departments located in the City Hall Building include the Mayor and Council Offices, the City Manager's Office, the City Attorney's Office, the City Clerk's Office, and the Finance Department. The Finance Department was previously located in the Public Services Building (PSB), and was relocated via this project, making additional square footage available in the PSB for Development Services Staff. This phase also included the construction of the renovated City Council Chambers, moving this facility from the Public Services Building to the City Hall Building. This design modification also allows for an expanded Public Services Building, providing additional space for necessary Development Service staff.

The next phase of construction will include the renovation of the Public Services Building, which houses the Development Services Departments, Planning & Building and Engineering. Construction on this phase began in February of 2006, and completion is anticipated by December of 2006. Originally constructed as a 29,700 square foot facility, the renovated building will total 30,562, an increase of only 862 square feet. This modest increase is the result of the relocation of the Council Chambers and Finance Department, as discussed above; generating additional space for development services staff necessary to serve the development community.

The final phase of construction will include the renovation of the former Police Facility and the demolition of the Legislative and Community Development Buildings. The former Police Facility will be remodeled to house the Community Development Department, the Human Resources Department, Recreation Department, the Management & Information Services Department, and portions of the Planning & Building Department. This renovation will not alter the size of the facility, currently 52,160 square feet. The Legislative and Community Development Buildings will then be demolished to provide additional parking facilities.

The Civic Center Expansion project will include a variety of site-work throughout the complex, as parking areas are constructed and relocated, and a central landscaped plaza is developed in what is now Memorial Way. The expansion and / or relocation of Fire Station No. 1 have also tentatively been considered for the final phase of construction. This station may be relocated to the site of the current Ken Lee Building; however, staff is currently developing preliminary feasibility options for this station. As a

result of this uncertainty, no portion of the Fire Station No. 1 cost has been included in the PFDIF. This project will be revisited upon the successful completion of the pending Fire Master Plan.

### **Capital Equipment**

Prior to the completion of the City Hall renovation, any office furnishings and office equipment required for new personnel directly related to growth were purchased by this component of the PFDIF. With the City Hall renovation complete, and the Public Services Building and former Police Facility Building renovations pending, all new furniture will be purchased in conjunction with the specific expansion / renovation projects. As a result, this report does not propose any future capital purchases related to office equipment in excess of the purchases within the scope of the projects themselves.

Though the office furniture will be provided for all future employees via the building construction / renovation projects, the purchase of computer equipment is still withheld until the actual hiring of additional staff. In order to account for this, this report includes an additional \$141,000 for future computer equipment purchases. This number is based upon an anticipated additional staffing of 83 FTE (full-time equivalent) employees, at \$1,700 for computer equipment per employee, as estimated by the City's Management and Information Systems (MIS) Department. The additional 83 FTE represents the remaining available capacity within the City's Civic Center complex.

In addition to the capital expense associated with the purchase of computer equipment, the Civic Center component also includes \$80,000 for the purchase of additional telecommunications equipment. With the elimination of the Telecommunications component via this update, this obligation now transfers to the Civic Center component. The elimination of this component, and the resultant transfers, are discussed in Section 2.3 and Appendix 2 of this report. The additional City staff discussed above, and in the Police Facility component, necessitates the purchase of this equipment; the cost of which has been estimated by the City's MIS Department.

### **FEE CALCULATION**

<b>Future Program Obligation</b>	<b>\$ 80,436,927</b>	<i>See Exhibit 1.1</i>
<b>Less Available Cash Balance</b>	<b>\$ 17,682,404</b>	<i>See Exhibit 1.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 62,754,523</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.17	\$ 10,619,661	4,854.00	\$ 2,188
Multi Family DU	0.74	\$ 46,570,699	22,466.67	\$ 2,073
Commercial Acre	0.06	\$ 3,619,239	518.42	\$ 6,981
Industrial Acre	0.03	\$ 1,944,924	881.51	\$ 2,206

\*SDF - Service Demand Factor



**Exhibit 1.1****FUTURE PROGRAM OBLIGATION**

PFDIF Component:

*Civic Center Expansion***Current & Future CIP Project Summary**

<b>CIP No.</b>	<b>Project Description</b>	<b>Project Budget</b>	<b>Financing Cost</b>	<b>Total Project Budget</b>	<b>Total PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
GG130	Adamo Property Acquisition	\$682,994	\$449,783	\$1,132,777	\$1,132,777	\$724,491	\$408,286
GG139	Civic Center Expansion - Phase I	\$24,826,299	\$23,660,623	\$48,486,922	\$40,154,995	\$500,545	\$39,654,450
GG200	Civic Center Expansion - Phase II	\$12,357,000	\$11,213,276	\$23,570,276	\$21,121,728	\$0	\$21,121,728
GG300	Civic Center Expansion - Phase III	\$15,015,000	\$7,174,456	\$22,189,456	\$19,031,363	\$0	\$19,031,363
<b>Projects Total</b>		<b>\$52,881,293</b>	<b>\$42,498,139</b>	<b>\$95,379,432</b>	<b>\$81,440,863</b>	<b>\$1,225,036</b>	<b>\$80,215,827</b>

**Future Non-CIP Summary**

<b>Capital Expenditure Description</b>	<b>PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
Automotive	\$68,943	\$68,943	\$0
Capital Operation	\$26,683	\$26,683	\$0
Computer Equipment	\$422,137	\$281,037	\$141,100
Office Equipment	\$260,691	\$260,691	\$0
Other Capital	\$104,035	\$24,035	\$80,000
<b>Capital Total</b>	<b>\$882,490</b>	<b>\$661,390</b>	<b>\$221,100</b>

TOTAL FUTURE PROGRAM OBLIGATION      \$80,436,927

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 1.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Civic Center Expansion*

### REVENUE SUMMARY

Fees Collected	\$19,752,013
Interest Earned	\$3,318,734
Other Revenues <sup>1</sup>	\$35,920
Bond Proceeds CIP Reimbursement <sup>2</sup>	\$6,820,450
Transfers from General Fund	\$65,474

<b>TOTAL REVENUES</b>	<b>\$29,992,591</b>
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### EXPENDITURE SUMMARY

Supplies & Services	\$534,059
City Staff Services	\$0
Transfers to Other City Funds <sup>3</sup>	\$1,101,010
Other Expenditures <sup>4</sup>	\$1,064
Capital Acquisition	\$652,138

<b>Non-CIP Expenditures Subtotal</b>	<b>\$2,288,271</b>
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CIP Project Expenditures	\$2,516,940
Bond Proceeds CIP Expenditures <sup>2</sup>	\$6,820,450
Debt Service Payments	\$411,496

<b>CIP Expenditures Subtotal</b>	<b>\$9,748,886</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$12,037,157</b>
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FY 06 BEGINNING CASH BALANCE	\$17,955,433
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PFDIF Minor Component Closure <sup>5</sup>	<b>(\$273,030)</b>
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FEE CALCULATION CASH BALANCE	\$17,682,404
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**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

# Exhibit 1.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Civic Center Expansion*

<b>GG130</b>	<b>Adamo Property Acquisition</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$682,994	100.00%	\$682,994	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$682,994	100.00%	\$682,994
<b>Financing</b>	\$449,783	100.00%	\$449,783
<b>TOTAL</b>	<b>\$1,132,777</b>	<b>100.00%</b>	<b>\$1,132,777</b>

**Project Description:**

Purchase of Adamo Property to expand Civic Center complex parking facilities.

# Exhibit 1.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Civic Center Expansion*

<b>GG139</b>	<b>Civic Center Expansion - Phase I</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$2,050,299	100.00%	\$2,050,299	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$113,000	100.00%	\$113,000
Design:	\$0	0.00%	\$0	Hardware:	\$59,000	100.00%	\$59,000
Construction:	\$15,371,000	100.00%	\$15,371,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$2,117,000	45.43%	\$961,755	F F & E:	\$1,481,000	26.60%	\$393,946
Insurance:	\$1,623,000	0.00%	\$0	Equipment:	\$89,000	48.50%	\$43,165
Contingencies:	\$691,000	100.00%	\$691,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$1,232,000	93.39%	\$1,150,565

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$24,826,299	83.92%	\$20,833,730
<b>Financing</b>	\$23,660,623	81.66%	\$19,321,265
<b>TOTAL</b>	<b>\$48,486,922</b>	<b>82.82%</b>	<b>\$40,154,995</b>

## PFDIF Share Calculation

### FF & E

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Per previous agreement with development community	\$1,481,000	26.60%	\$393,946
<b>TOTAL</b>	<b>\$1,481,000</b>	<b>26.60%</b>	<b>\$393,946</b>

### General Admin

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Construction	\$15,371,000	100.00%	\$15,371,000
On-Site Improvements	\$2,117,000	45.43%	\$961,755
<b>TOTAL</b>	<b>\$17,488,000</b>	<b>93.39%</b>	<b>\$16,332,755</b>

### On-Site Improvements

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Civic Art	\$20,000	0.00%	\$0
Flag Poles	\$9,000	0.00%	\$0
Parking & Associated Landscaping	\$1,983,000	48.50%	\$961,755
Water Features & Drop Off Area	\$105,000	0.00%	\$0
<b>TOTAL</b>	<b>\$2,117,000</b>	<b>45.43%</b>	<b>\$961,755</b>

PFDIF Component:

*Civic Center Expansion*

**Project Description:**

The approved Civic Center Master Plan identified facility improvements required to facilitate growth. This project represents the first phase of the larger Civic Center Expansion project, including a space needs assessment, space planning, and renovation of the City Hall building.

# Exhibit 1.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Civic Center Expansion*

<b>GG200</b>	<b>Civic Center Expansion - Phase II</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$86,833	100.00%	\$86,833
Design:	\$0	0.00%	\$0	Hardware:	\$52,889	100.00%	\$52,889
Construction:	\$7,927,000	100.00%	\$7,927,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$1,298,000	52.59%	\$682,618	F F & E:	\$1,134,747	52.59%	\$596,763
Insurance:	\$811,000	93.33%	\$756,906	Equipment	\$74,203	52.59%	\$39,023
Contingencies:	\$357,000	100.00%	\$357,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$615,329	93.33%	\$574,286

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$12,357,000	89.61%	\$11,073,319
<b>Financing</b>	\$11,213,276	89.61%	\$10,048,408
<b>TOTAL</b>	<b>\$23,570,276</b>	<b>89.61%</b>	<b>\$21,121,728</b>

## PFDIF Share Calculation

### General Admin

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Construction	\$7,927,000	100.00%	\$7,927,000
On-Site Improvements	\$1,298,000	52.59%	\$682,618
<b>TOTAL</b>	<b>\$9,225,000</b>	<b>93.33%</b>	<b>\$8,609,618</b>

### Insurance

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Construction	\$7,927,000	100.00%	\$7,927,000
On-Site Improvements	\$1,298,000	52.59%	\$682,618
<b>TOTAL</b>	<b>\$9,225,000</b>	<b>93.33%</b>	<b>\$8,609,618</b>

### Project Description:

Phase II of the Civic Center Complex expansion project. Includes renovation of the Public Services Building (PSB).

# Exhibit 1.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Civic Center Expansion*

<b>GG300</b>	<b>Civic Center Expansion - Phase III</b>
--------------	-------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$133,167	100.00%	\$133,167
Design:	\$0	0.00%	\$0	Hardware:	\$81,111	100.00%	\$81,111
Construction:	\$9,223,000	100.00%	\$9,223,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$1,419,000	52.59%	\$746,252	F F & E:	\$1,740,253	52.59%	\$915,199
Insurance:	\$946,000	93.68%	\$886,213	Equipment	\$113,797	52.59%	\$59,846
Contingencies:	\$415,000	100.00%	\$415,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$943,671	93.68%	\$884,031

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$15,015,000	88.87%	\$13,343,819
<b>Financing</b>	\$7,174,456	79.27%	\$5,687,544
<b>TOTAL</b>	<b>\$22,189,456</b>	<b>85.77%</b>	<b>\$19,031,363</b>

## PFDIF Share Calculation

### General Admin

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Construction	\$9,223,000	100.00%	\$9,223,000
On-Site Improvements	\$1,419,000	52.59%	\$746,252
<b>TOTAL</b>	<b>\$10,642,000</b>	<b>93.68%</b>	<b>\$9,969,252</b>

### Insurance

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Construction	\$9,223,000	100.00%	\$9,223,000
On-Site Improvements	\$1,419,000	52.59%	\$746,252
<b>TOTAL</b>	<b>\$10,642,000</b>	<b>93.68%</b>	<b>\$9,969,252</b>

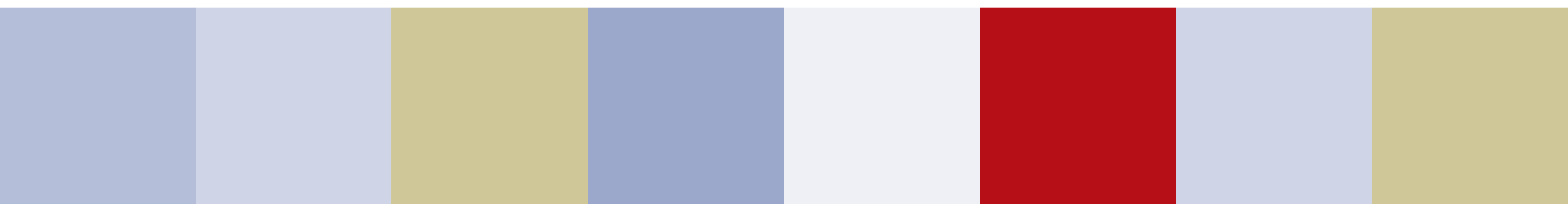
### Project Description:

Phase III of the Civic Center Complex expansion project. Includes renovation of the former Police Facility, and the demolition of the Legislative and Community Development buildings to provide additional parking facilities.



*Section 6*

***Police Facilities  
& Equipment***







# POLICE FACILITIES & EQUIPMENT

## COMPONENT SUMMARY

The Chula Vista Police Department (CVPD) provides law enforcement services within the City's boundaries. In the 1989 Civic Center Master Plan report, it was projected that the existing facility would not meet police space needs through the year 2010. In response, the construction of a new police facility was included in the PFDIF program. This facility is expected to be adequate through the build out of Chula Vista.

### GMOC Threshold Standard

- **Emergency Response:** Properly equipped and staffed police units shall respond to 81% of "Priority One" Emergency calls throughout the city within 7 minutes and shall maintain an average response time to all "Priority One" calls of 5.5 minutes or less (measured annually).
- **Urgent Response:** Properly equipped and staffed police units shall respond to 57% of "Priority Two" Urgent calls throughout the city within 7 minutes and maintain an average response time to all "Priority Two" calls of 7.5 minutes or less (measured annually).

Priority One – Emergency Calls: Life threatening calls; felony in progress; probability of injury (crime or accident); robbery or panic alarms; urgent cover calls from officers. Response: Immediate response by two officers from any source or assignment, immediate response by paramedics / fire if injuries are believed to have occurred.

Priority Two – Urgent Calls: Misdemeanor in progress; possibility of severe injury; serious non-routine calls (domestic violence or other disturbances with potential for violence); burglary alarms. Response: Immediate response by one or two officers, from clear units or those on interruptible activities (traffic, field interviews, etc.).

### Service Analysis

The purpose of the Threshold Standard is to maintain the current level of police services throughout the city by ensuring that adequate levels of staff, equipment, and training are provided. Police threshold performance was analyzed in the 2005 GMOC Annual Report, completed in May 2005. In this report, the Emergency Response threshold was met, but the Urgent Response threshold was not met. This threshold has not been met since Fiscal Year 1996/97. In comparison with a threshold standard of responding to 57% of Priority Two Urgent Calls within 7 minutes, and an average response time of 7 minutes 30 seconds, the Police Department reported actual response times averaging 9 minutes 50 seconds, and only responded to 48.4% of these calls within the 7 minute standard. Per staff's report, the Police Department anticipates continuing to meet the Emergency Response threshold in the future, but

believes it will continue to be unable to meet the Urgent Response threshold with anticipated development. This report led to a recommendation from the GMOC that quality of service provided on scene also be considered with response time as a quality of life measure. In the future, the GMOC may request qualitative measures of Priority Two service as a possible balance for not meeting the response time standard.

## COMPLETED PROJECTS

To help meet the Police Department's interim space needs, a major building remodel was completed in 1991. In addition to remodeling substantial basement and ground floor areas, this project added 1,715 square feet of new building space, at a PFDIF program cost of \$504,391. Additional remodels were completed between 1991 and the construction of the new police facility, including a locker room renovation and rehabilitation of the existing police facility's HVAC system. In total, the Police Facility component has expended \$557,670 on completed projects.

## FUTURE PROJECTS

### Construction & Financing

#### New Police Facility

Construction of the new Police Facility was completed in 2004. This project included the construction of a new Police Department Headquarters, parking structure, and necessary on-site and off-site improvements. When compared with the previous facility, the new Police facility added 98,000 square feet for a total of 148,000 square feet, in addition to a 150,000 square foot parking facility. This additional usable area will house the additional staff necessary to attain the service thresholds discussed above. At build out, this facility will house 326 sworn officers and 207 civilian personnel. The remaining PFDIF obligation for this project is the payment of the debt service associated with the financing of this project, approximately \$46.3 million.

#### Public Safety Communications (CAD) System

In addition to the construction of the new Police Facility, the PFDIF also includes the purchase of equipment necessitated by development in the city. One such project was the Public Safety Communications (CAD) System. This system went online at a cost of approximately \$3.8 million, of which approximately \$3.4 million was the obligation of the PFDIF. Though complete, this project was financed, and the PFDIF is obligated to pay future debt service of approximately \$525,500.

### Capital Equipment

As previously discussed, the Police Facilities & Equipment component of the PFDIF also includes costs associated with outfitting new Police Department employees, as necessitated by additional development in the City. These new employees include both sworn and support / civilian personnel, and the cost of each additional employee is dictated by their function. For sworn officers these costs include the

purchase of patrol vehicles, fully outfitted with all necessary computer and communications equipment, along with other communications and office equipment.

Per the Chula Vista Police Department, an additional 97 sworn officers and 17 non-sworn uniformed officers are anticipated, along with 67 additional civilian employees. With an average automotive cost of \$50,601 per patrol car (shared by three sworn officers), this equates to \$1,636,099 in future patrol car costs. Of the 17 non-sworn uniformed officers, 10 will require a vehicle as well, at a cost of \$11,666 per officer, for a total cost of \$116,600. The cost of providing these vehicles totals \$1,752,759, as referenced in Exhibit 2.1. The cost of providing desktop computers and software to the 67 anticipated civilian employees totals \$113,900, and is calculated using the same \$1,700 per employee discussed in the Civic Center Expansion component. In total, this report includes a future Police Facility component capital acquisition budget of approximately \$2.5 million.

### FEE CALCULATION

<b>Future Program Obligation</b>	<b>\$ 49,310,428</b>	<i>See Exhibit 2.1</i>
<b>Less Available Cash Balance</b>	<b>\$ 1,791,219</b>	<i>See Exhibit 2.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 47,519,209</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.15	\$ 7,107,488	4,854.00	\$ 1,464
Multi Family DU	0.75	\$ 35,513,417	22,466.67	\$ 1,581
Commercial Acre	0.08	\$ 3,584,301	518.42	\$ 6,914
Industrial Acre	0.03	\$ 1,314,003	881.51	\$ 1,491

\*SDF - Service Demand Factor

## Exhibit 2.1

## FUTURE PROGRAM OBLIGATION

PFDIF Component:

*Police Facility & Equipment*

### Current & Future CIP Project Summary

CIP No.	Project Description	Project Budget	Financing Cost	Total Project Budget	Total PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
PS115	Public Safety Communications - CAD System	\$3,854,053	\$936,009	\$4,790,062	\$3,422,662	\$2,897,155	\$525,507
PS149	New Police Facility	\$62,545,726	\$55,323,978	\$117,869,704	\$54,132,675	\$7,835,737	\$46,296,937
<b>Projects Total</b>		<b>\$66,399,779</b>	<b>\$56,259,988</b>	<b>\$122,659,767</b>	<b>\$57,555,336</b>	<b>\$10,732,892</b>	<b>\$46,822,444</b>

### Future Non-CIP Summary

Capital Expenditure Description	PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
Automotive	\$2,223,474	\$470,715	\$1,752,759
Computer Equipment	\$116,313	\$2,413	\$113,900
Other Capital	\$621,325	\$0	\$621,325
<b>Capital Total</b>	<b>\$2,961,112</b>	<b>\$473,128</b>	<b>\$2,487,984</b>

TOTAL FUTURE PROGRAM OBLIGATION \$49,310,428

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 2.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Police Facility & Equipment*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$17,113,694
	<b>Interest Earned</b>	\$68,644
	<b>Other Revenues</b> <sup>1</sup>	\$0
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$295,818
<b>TOTAL REVENUES</b>		<b>\$17,478,157</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$7,895
	<b>City Staff Services</b>	\$228,403
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$3,093,023
	<b>Other Expenditures</b> <sup>4</sup>	\$593,927
	<b>Capital Acquisition</b>	\$473,128
<b>Non-CIP Expenditures Subtotal</b>		<b>\$4,396,375</b>
	<b>CIP Project Expenditures</b>	\$7,785,736
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$3,504,826
<b>CIP Expenditures Subtotal</b>		<b>\$11,290,562</b>
<b>TOTAL EXPENDITURES</b>		<b>\$15,686,937</b>

FY 06 BEGINNING CASH BALANCE \$1,791,219

PFDIF Minor Component Closure<sup>5</sup> \$0

FEE CALCULATION CASH BALANCE \$1,791,219

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

## Exhibit 2.3

## PROJECT SCOPE & BUDGET

PFDIF Component:

*Police Facility & Equipment*

<b>PS115</b>	<b>Public Safety Communications - CAD System</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$3,854,053	64.52%	\$2,486,652
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$3,854,053	64.52%	\$2,486,652
<b>Financing</b>	\$936,009	100.00%	\$936,009
<b>TOTAL</b>	<b>\$4,790,062</b>	<b>71.45%</b>	<b>\$3,422,662</b>

### Project Description:

This project involves the design and installation of a new computer-aided dispatch (CAD), located in the Police Department, a Mobile Data Computer (MDC) communications system, and a remote dispatch station and MDCs for animal control. PFDIF obligation is based upon costs of specific equipment, not the general joint-impetus split.

## Exhibit 2.3

## PROJECT SCOPE & BUDGET

PFDIF Component:

*Police Facility & Equipment*

<b>PS149</b>	<b>New Police Facility</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$6,512,693	47.70%	\$3,106,715	Voice Processing:	\$0	0.00%	\$0
Design:	\$3,716,039	47.70%	\$1,772,642	Hardware:	\$0	0.00%	\$0
Construction:	\$47,809,072	47.70%	\$22,806,104	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$2,900,000	47.70%	\$1,383,371
Insurance:	\$0	0.00%	\$0	Equipment:	\$500,000	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$459,809	47.70%	\$219,340	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$648,113	47.70%	\$309,150

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$62,545,726	47.32%	\$29,597,322
<b>Financing</b>	\$55,323,978	44.35%	\$24,535,353
<b>TOTAL</b>	<b>\$117,869,704</b>	<b>45.93%</b>	<b>\$54,132,675</b>

### PFDIF Share Calculation

#### Total Project Budget

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Construction	\$47,809,072	48.50%	\$23,187,400
Design	\$3,716,039	48.50%	\$1,802,279
FF & E	\$2,900,000	48.50%	\$1,406,500
General Admin	\$648,113	48.50%	\$314,335
Land Acquisition	\$6,512,693	48.50%	\$3,158,656
Net-out budget impact of El Dorado Property credit	\$494,675	0.00%	\$0
Pending Credit for El Dorado Property	(\$494,675)	100.00%	(\$494,675)
Project Management	\$459,809	48.50%	\$223,007
<b>TOTAL</b>	<b>\$62,045,726</b>	<b>47.70%</b>	<b>\$29,597,502</b>

#### Project Description:

Construction of a new 148,000 square foot police facility. PFDIF obligation is reduced by credit for purchase of El Dorado property used in the construction of the new Police Facility. El Dorado property was originally purchased by the PFDIF as a temporary civic center facility, to be sold upon completion of the Civic Center Expansion. The City is obligated to repay the PFDIF program for 51.5% of original purchase price of \$1,175,000; or \$605,125. To date, the City has paid \$110,450 of this amount, leaving \$494,675 in pending credit due the PFDIF program.



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# *Section 7*

## ***Corporation Yard Expansion / Relocation***



# CORPORATION YARD RELOCATION / EXPANSION

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## COMPONENT SUMMARY

The expansion of the City's infrastructure, combined with increased population, resulted in the need for a larger corporation yard than was operated by the City in 1989. This need was met through the acquisition of a 25-acre site, which previously housed an SDG&E equipment and repair facility. The facility was renovated and new improvements were added for the maintenance and repair of City owned equipment. The facility now consists of a renovated building that serves as the administration building for the Corporation Yard; shop and maintenance buildings; and a Bus Wash / Fuel Island / CNG station. The cost of this facility was shared between the City and the PFDIF using the previously discussed joint-impetus calculation. This component also includes the purchase of new vehicles, all of which are directly attributable to new development and the need to maintain an expanding infrastructure network.

## COMPLETED PROJECTS

### Construction & Financing

#### Animal Shelter

In the 1993 PFDIF Update, the expanded animal shelter was to be located at the planned corporation yard. With the purchase of the SDG&E site, this location was no longer feasible, and a new location had to be acquired, and a new facility constructed. For purposes of consistency, this project remained within the Corporation Yard component. This project was completed in April of 2002, at a total PFDIF cost of \$1,891,383.

#### Corporation Yard

In response to the additional demands generated by new staff, the telephone system at the Corporation Yard was expanded using PFDIF funds. Funds were also used to purchase a work management system for the Construction and Repair group. This system was necessary to track additional repair work orders related to new development constructed facilities. In total, the Corporation Yard component has expended \$1,951,610 on completed projects.

### Capital Equipment

Though accounted for as an operating expense of the Corporation Yard fund, it is worth noting that this component has purchased \$2,206,746 in automotive capital. These purchases include vector trucks, pickup trucks, landscaping equipment, street maintenance vehicles, and other public works related

vehicles. The Corporation Yard component has spent an additional \$112,435 on small tools and related equipment, and \$58,821 on computers and other office equipment. As discussed in the Civic Center project, no additional office equipment purchases are anticipated in this component.

## **FUTURE PROJECTS**

### **Construction & Financing**

Renovation of the new Corporation Yard was completed in October of 2002. The remaining PFDIF obligation for this project is the payment of the debt service associated with the financing of this project, approximately \$14 million.

### **Capital Equipment**

In addition to the new Corporation Yard facility, the PFDIF is also responsible for the purchase of all new vehicles and equipment directly resulting from growth in the City. The purchase of 119 automotive capital items (including vehicles and other automotive equipment, such as lawnmowers) is included in this program. The cost of these automotive capital acquisitions totals \$5.9 million, as referenced in Exhibit 3.1.

Lastly, computers and small tools must be purchased for additional staff necessary at build out, but not yet hired. Based upon existing staffing levels and the maximum capacity of the Corporation Yard facility, these future costs are estimated at approximately \$444,000 (\$134,500 for computer equipment and \$309,500 for small tools). In total, \$6.4 million is included for the acquisition of capital equipment.

### **Interest Earnings**

In 2000, the Corporation Yard component loaned \$1,181,960 to the City's General fund for construction of the new Animal Shelter. The General fund is now obligated to repay this principal, along with interest charges. Between FY 2006, and the payoff of the debt in FY 2020, the Corporation Yard component will receive \$551,044 in interest payments from the General fund. In order to reflect this interest revenue stream in the calculation of the new fee, the future revenue has been treated as a future PFDIF project, with a positive impact to the Corporation Yard component's cash balance.

All payments received from the General fund to date are reflected in the 'Interest Earned' line of Exhibit 3.2. In future reports, the additional \$551,044 will be reflected in the same manner.

## FEE CALCULATION

<b>Future Program Obligation</b>	<b>\$ 20,145,921</b>	<i>See Exhibit 3.1</i>
<b>Less Available Cash Balance</b>	<b>\$ 4,923,289</b>	<i>See Exhibit 3.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 15,222,632</b>	

<b>Land Use</b>	<b>SDF*</b>	<b>Program Cost Share</b>	<b>Remaining DUs / Acres</b>	<b>Proposed Fee</b>
Single Family DU	0.13	\$ 1,910,038	4,854.00	\$ 393
Multi Family DU	0.46	\$ 7,072,466	22,466.67	\$ 315
Commercial Acre	0.23	\$ 3,465,141	518.42	\$ 6,684
Industrial Acre	0.18	\$ 2,774,987	881.51	\$ 3,148

\*SDF - Service Demand Factor

**Exhibit 3.1****FUTURE PROGRAM OBLIGATION**

PFDIF Component:

*Corporation Yard Relocation***Current & Future CIP Project Summary**

<b>CIP No.</b>	<b>Project Description</b>	<b>Project Budget</b>	<b>Financing Cost</b>	<b>Total Project Budget</b>	<b>Total PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
GG131	New Corporation Yard	\$36,460,313	\$11,724,898	\$48,185,211	\$24,674,268	\$10,431,215	\$14,243,053
GG158L	Animal Shelter Loan Interest Earnings	(\$551,044)	\$0	(\$551,044)	(\$551,044)	\$0	(\$551,044)
GG171	Public Works Information Systems - Modernization / Expansion	\$1,241,202	\$0	\$1,241,202	\$237,755	\$192,773	\$44,982
<b>Projects Total</b>		<b>\$37,150,471</b>	<b>\$11,724,898</b>	<b>\$48,875,369</b>	<b>\$24,360,979</b>	<b>\$10,623,988</b>	<b>\$13,736,991</b>

**Future Non-CIP Summary**

<b>Capital Expenditure Description</b>	<b>PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
Automotive	\$8,141,896	\$2,206,746	\$5,935,150
Computer Equipment	\$168,687	\$44,387	\$124,300
Office Equipment	\$14,434	\$14,434	\$0
Other Capital	\$461,915	\$112,435	\$349,480
<b>Capital Total</b>	<b>\$8,786,932</b>	<b>\$2,378,002</b>	<b>\$6,408,930</b>

TOTAL FUTURE PROGRAM OBLIGATION      \$20,145,921

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 3.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Corporation Yard Relocation*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$15,509,002
	<b>Interest Earned</b>	\$2,395,496
	<b>Other Revenues <sup>1</sup></b>	\$2,739
	<b>Bond Proceeds CIP Reimbursement <sup>2</sup></b>	\$0
	<b>Transfers from General Fund</b>	\$112,626
<b>TOTAL REVENUES</b>		<b>\$21,102,863</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$857
	<b>City Staff Services</b>	\$0
	<b>Transfers to Other City Funds <sup>3</sup></b>	\$1,004,404
	<b>Other Expenditures <sup>4</sup></b>	\$220,713
	<b>Capital Acquisition</b>	\$2,378,002
<b>Non-CIP Expenditures Subtotal</b>		<b>\$3,603,976</b>
	<b>CIP Project Expenditures</b>	\$7,010,213
	<b>Bond Proceeds CIP Expenditures <sup>2</sup></b>	\$0
	<b>Debt Service Payments</b>	\$5,565,385
<b>CIP Expenditures Subtotal</b>		<b>\$12,575,598</b>
<b>TOTAL EXPENDITURES</b>		<b>\$16,179,574</b>

FY 06 BEGINNING CASH BALANCE \$4,923,289

PFDIF Minor Component Closure <sup>5</sup> \$0

FEE CALCULATION CASH BALANCE \$4,923,289

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.



# Exhibit 3.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Corporation Yard Relocation*

<b>GG131</b>	<b>New Corporation Yard</b>
--------------	-----------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$165,000	45.26%	\$74,679	Software:	\$0	0.00%	\$0
Land Acquisition:	\$9,081,718	45.26%	\$4,110,405	Voice Processing:	\$0	0.00%	\$0
Design:	\$1,732,985	45.26%	\$784,353	Hardware:	\$0	0.00%	\$0
Construction:	\$23,344,278	45.26%	\$10,565,669	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$2,136,332	45.26%	\$966,908

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$36,460,313	45.26%	\$16,502,014
<b>Financing</b>	\$11,724,898	69.70%	\$8,172,254
<b>TOTAL</b>	<b>\$48,185,211</b>	<b>51.21%</b>	<b>\$24,674,268</b>

**Project Description:**

Relocation of the City's Public Works/Transit Yard to new location at 1800 Maxwell Road. Existing yard and facilities were no longer adequate to service the City's growing infrastructure system needs. PFDIF share is limited to \$16,502,104, 47.1% of the project costs anticipated in the March 2002 Update.

# Exhibit 3.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Corporation Yard Relocation*

<b>GG158L</b>	<b>Animal Shelter Loan Interest Earnings</b>
---------------	----------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	(\$551,044)	100.00%	(\$551,044)
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	(\$551,044)	100.00%	(\$551,044)
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>(\$551,044)</b>	<b>100.00%</b>	<b>(\$551,044)</b>

**Project Description:**

In FY 2000, the Corporation Yard Relocation component loaned \$1,181,960 to the General Fund for the construction of the new Animal Shelter. This project reflects the remaining loan interest payments owed to the Corporation Yard component by the General Fund.

# Exhibit 3.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Corporation Yard Relocation*

**GG171 Public Works Information Systems - Modernization / Expansion**

	<b>Budget Amount</b>	<b>PFDIF %</b>	<b>PFDIF Obligation</b>		<b>Budget Amount</b>	<b>PFDIF %</b>	<b>PFDIF Obligation</b>
Plng / Env Review:	\$42,850	19.16%	\$8,208	Software:	\$470,405	19.16%	\$90,107
Land Acquisition:	\$20,000	19.16%	\$3,831	Voice Processing:	\$0	0.00%	\$0
Design:	\$33,000	19.16%	\$6,321	Hardware:	\$313,900	19.16%	\$60,128
Construction:	\$163,995	19.16%	\$31,414	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$40,000	19.16%	\$7,662
Contingencies:	\$0	0.00%	\$0	Installation:	\$157,052	19.16%	\$30,084
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	<b>Total Project</b>	<b>PFDIF %</b>	<b>PFDIF Obligation</b>
<b>Project Budget</b>	\$1,241,202	19.16%	\$237,755
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$1,241,202</b>	<b>19.16%</b>	<b>\$237,755</b>

**Project Description:**

The Public Works Information System (Work Management System - WMS) includes the following Infrastructure Management modules: Sewer, Storm Drain, Right-of-Way, and Streets. Hardware and software have also been purchased to collect data necessary for these modules. Computers, laptop computers, handheld data input devices, and special software have all been purchased for this project. These components assist in the management of the City's infrastructure assets. PFDIF share calculation is based upon cost of specific equipment to be purchased by the PFDIF program.



# *Section 8*

## *Library System Expansion*



# LIBRARY SYSTEM EXPANSION

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## COMPONENT SUMMARY

The Chula Vista Library System consists of a myriad of interdependent services, with each facility designed and administered to function as a part of the larger system of libraries. This system provides information, books in English and Spanish, videos and CDs, and community programming to the City's residents nearly every day of the year.

In contrast with components discussed thus far in the report, the 'Library System Expansion' component does not spread any costs to commercial or industrial land uses. Prior to the March 2002 PFDIF Update, library costs were spread to all remaining EDUs, representing residential, commercial, and industrial development. Changes in library usage since the 1990s indicated that commercial and industrial usage had all but been eliminated, and as a result, the program was modified to spread these costs to residential land uses only. The same cost spreading methodology is also employed in the 'Major Recreation Facilities' component discussed later in the report.

### GMOC Threshold Standard

By build out (approximately 2030), the city shall construct 60,000 gross square feet (GSF) of library space east of I-805 beyond the citywide 1999 total of 92,032 GSF. The construction of said facilities shall be phased such that the city will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

### Service Analysis

On April 30, 1987, the City Council adopted a library space standard of 0.5 – 0.7 gross square feet (GSF) per capita. Recognizing that there will be a lag between population growth and the construction of new library space, the City's GMOC program established the low end of that range, 500 square feet per 1,000 population (0.5 GSF per capita), as the *threshold standard* for library space. This threshold represents the minimum level of per capita library space that the City is to maintain at any interim point in time. Conversely, the citywide *service standard* established by the GMOC program is 600 square feet per 1,000 population (0.6 square feet per capita). The service standard represents the target or desired level of library space per capita at the City's build out. The proposed library facilities, supported largely by the PFDIF program, are designed to achieve an average of 0.6 GSF of library space per capita, thereby meeting the City's service goal at build out.

The 1999 PFDIF Update included a comprehensive review of new development's library facility obligation. This report calculated the citywide library facility requirement at build out by applying the 0.6 service standard to the build out population (as projected in 1999) of 255,913. This calculation resulted in a build out library space need totaling 153,548 GSF. This number was revised to reflect the future

development facility obligation only, by excluding the City's preexisting permanent library facilities. This obligation was then reduced by 1,516 GSF to reconcile with the 1998 Library Master Plan Update's recommendation of two-30,000 square foot libraries. These calculations result in the 60,000 additional square feet requirement referenced in the threshold discussion above.

**TABLE J**

153,548	Build out library facility space requirement
(55,000)	Civic Center Branch
(37,032)	South Chula Vista Branch
<b>61,516</b>	Future facility need
(1,516)	Obligation reduction for Master Plan conformance
<b>60,000</b>	GMOC additional square footage requirement

The gross square footage required to meet the GMOC threshold will be provided via construction of the Rancho del Rey and Eastern Urban Center Libraries. It is important to note that the additional population anticipated by the recent General Plan Update may require additional square footage. This issue will be addressed in more detail in future PFDIF updates.

Per the 2005 GMOC Annual Report, the library system is currently not in compliance with the aforementioned threshold. Staff anticipates bringing this 'quality-of-life' indicator back into compliance in the future with the construction of the Rancho del Rey Library.

**New Development's Total Library Requirement**

At the time of the 1999 Update, the PFDIF had already constructed a portion of the 37,032 GSF South Chula Vista Library. Adding this square footage to the aforementioned additional square footage requirement results in a total PFDIF library facility obligation through build out of 73,415 GSF. Spreading this obligation over the anticipated population resulting from new development (255,913 build out population – 116,295 baseline 1986 population = 139,618 new population) generates a facility requirement of 0.53 SF per resident for new development.

**TABLE K**

<b>Facility</b>	<b>Square Footage (SF)</b>
South Chula Vista Library	13,415
GMOC additional square footage required	60,000
<b>TOTAL SF</b>	<b>73,415</b>
<b>Pre-Development Population</b>	<b>139,618</b>
<b>Development Library SF per person</b>	<b>0.53</b>

This reduction from the 0.6 citywide standard results from new development's share in the 'excess' square footage constructed as part of the South Chula Vista Library. This square footage is discussed in greater detail in the completed projects section below.

### **Interim Facilities**

It should be noted that at the time of the 1999 Update, the City was making use of an *interim* facility located on the campus of Eastlake High School. This was a joint-use facility, operated in coordination with the Sweetwater Union High School District. The facility provided an additional 10,000 square feet of library space, enabling the City to temporarily defer construction of a larger library east of I-805. As a result of both limited accessibility for the general public and cost-effectiveness concerns, the 1998 Library Master Plan Update did not recommend the use of the facility on a long-term basis. The 1999 PFDIF Update therefore excluded this interim square footage from the preexisting Citywide total and all other build out square footage obligation calculations.

## **COMPLETED PROJECTS**

In addition to the construction of additional square footage to serve the library system's patrons, additional improvements to automation were necessary. By 1990, the library computer system was at maximum capacity, unable to add additional terminals or memory to serve new staff or a growing book collection. The PFDIF also provided a portion of the costs associated with the construction of the South Chula Vista Library, described in greater detail below. The Library component has expended \$4,606,161 on completed projects.

### **South Chula Vista Library**

Located at the corner of 4<sup>th</sup> and Orange Avenue, the South Chula Vista Library opened in 1995. This facility was constructed using both PFDIF and City funds. Of the total facility square footage (37,032), 14,777 square feet were constructed using monies from the City's General fund and 13,415 square feet were constructed using PFDIF funds. The City paid for the remaining 8,840 GSF using non-General fund monies. This square footage represented 'excess' square footage, which served to reduce new development's overall building requirement from .6 to .53 per capita. As described in the above service analysis, the PFDIF's future library facility obligation was calculated by excluding the South Chula Vista Library's entire 37,032 square feet from the citywide build out facility requirement.

## **FUTURE PROJECTS**

### **Construction & Financing**

#### **Rancho del Rey Library**

Construction of the Rancho del Rey Library is planned to commence in December of 2006, with substantial completion of the project by the end of 2007. This will be a 31,129 square foot facility, with a total estimated cost of approximately \$25.7 million. It should be noted that in both the March 2002 &



November 2002 PFDIF Update Reports, receipt of a State Libraries grant was assumed in the rate calculation. The City was unsuccessful in its attempts to secure this grant, and construction of the facility is now required in order to bring the Library system back in compliance with GMOC thresholds. The failure to secure grant funds represents a \$5,458,050 impact to the PFDIF Program.

**Eastern Urban Center Library**

The final library facility planned for construction is the Eastern Urban Center (EUC) Library. Planned for construction between 2011 and 2015, this facility is anticipated to cost \$22.2 million.

At this time, financing of these facilities is not contemplated. However, if cash flow constraints result in insufficient funds on hand to construct these projects, the PFDIF Program may be obligated to seek long-term borrowing. Such a decision would increase the cost of the facilities, as well as the overall PFDIF Library component obligation.

The project budgets for each library includes the purchase of all books and other equipment necessary to adequately equip and staff the facility.

**FEE CALCULATION**

<b>Future Program Obligation</b>	<b>\$ 46,931,982</b>	<i>See Exhibit 4.1</i>
<b>Less Available Cash Balance</b>	<b>\$ 12,556,119</b>	<i>See Exhibit 4.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 34,375,863</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.18	\$ 6,107,480	4,854.00	\$ 1,258
Multi Family DU	0.82	\$ 28,268,382	22,466.67	\$ 1,258
Commercial Acre				
Industrial Acre				

\*SDF - Service Demand Factor

## Exhibit 4.1

## FUTURE PROGRAM OBLIGATION

PFDIF Component:

*Libraries*

### Current & Future CIP Project Summary

CIP No.	Project Description	Project Budget	Financing Cost	Total Project Budget	Total PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
LB124	Rancho del Rey Library	\$25,685,850	\$0	\$25,685,850	\$25,685,850	\$953,790	\$24,732,060
LBNew1	Eastern Urban Center (EUC) Branch Library	\$22,199,922	\$0	\$22,199,922	\$22,199,922	\$0	\$22,199,922
<b>Projects Total</b>		<b>\$47,885,772</b>	<b>\$0</b>	<b>\$47,885,772</b>	<b>\$47,885,772</b>	<b>\$953,790</b>	<b>\$46,931,982</b>

TOTAL FUTURE PROGRAM OBLIGATION \$46,931,982

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 4.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Libraries*

### REVENUE SUMMARY

<b>Fees Collected</b>	\$14,580,303
<b>Interest Earned</b>	\$3,900,854
<b>Other Revenues <sup>1</sup></b>	\$409,912
<b>Bond Proceeds CIP Reimbursement <sup>2</sup></b>	\$0
<b>Transfers from General Fund</b>	\$0

<b>TOTAL REVENUES</b>	<b>\$18,891,069</b>
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### EXPENDITURE SUMMARY

<b>Supplies &amp; Services</b>	\$51,020
<b>City Staff Services</b>	\$0
<b>Transfers to Other City Funds <sup>3</sup></b>	\$987,392
<b>Other Expenditures <sup>4</sup></b>	\$24,849
<b>Capital Acquisition</b>	\$0

<b><i>Non-CIP Expenditures Subtotal</i></b>	<b><i>\$1,063,261</i></b>
---------------------------------------------	---------------------------

<b>CIP Project Expenditures</b>	\$5,233,610
<b>Bond Proceeds CIP Expenditures <sup>2</sup></b>	\$0
<b>Debt Service Payments</b>	\$38,079

<b><i>CIP Expenditures Subtotal</i></b>	<b><i>\$5,271,689</i></b>
-----------------------------------------	---------------------------

<b>TOTAL EXPENDITURES</b>	<b>\$6,334,950</b>
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<b>FY 06 BEGINNING CASH BALANCE</b>	\$12,556,119
<b>PFDIF Minor Component Closure <sup>5</sup></b>	\$0
<b>FEE CALCULATION CASH BALANCE</b>	\$12,556,119

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

- <sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.
- <sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.
- <sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.
- <sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.
- <sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

# Exhibit 4.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Libraries*

<b>LB124</b>	<b>Rancho del Rey Library</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$6,540,000	100.00%	\$6,540,000	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$150,000	100.00%	\$150,000	F F & E:	\$1,800,000	100.00%	\$1,800,000
Insurance:	\$0	0.00%	\$0	Equipment	\$2,000,000	100.00%	\$2,000,000
Contingencies:	\$905,312	100.00%	\$905,312	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$180,000	100.00%	\$180,000
Design Build GMP:	\$13,610,538	100.00%	\$13,610,538	General Admin:	\$500,000	100.00%	\$500,000

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$25,685,850	100.00%	\$25,685,850
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$25,685,850</b>	<b>100.00%</b>	<b>\$25,685,850</b>

**Project Description:**

Design and construction of a 31,129 square foot library in the Rancho del Rey area at East H Street and Paseo Ranchero, including purchase of book collection.

# Exhibit 4.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Libraries*

<b>LBNew1</b>	<b>Eastern Urban Center (EUC) Branch Library</b>
---------------	--------------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$6,297,778	100.00%	\$6,297,778	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$139,119	100.00%	\$139,119	F F & E:	\$1,669,434	100.00%	\$1,669,434
Insurance:	\$0	0.00%	\$0	Equipment	\$1,854,926	100.00%	\$1,854,926
Contingencies:	\$839,644	100.00%	\$839,644	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$166,943	100.00%	\$166,943
Design Build GMP:	\$10,768,346	100.00%	\$10,768,346	General Admin:	\$463,732	100.00%	\$463,732

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$22,199,922	100.00%	\$22,199,922
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$22,199,922</b>	<b>100.00%</b>	<b>\$22,199,922</b>

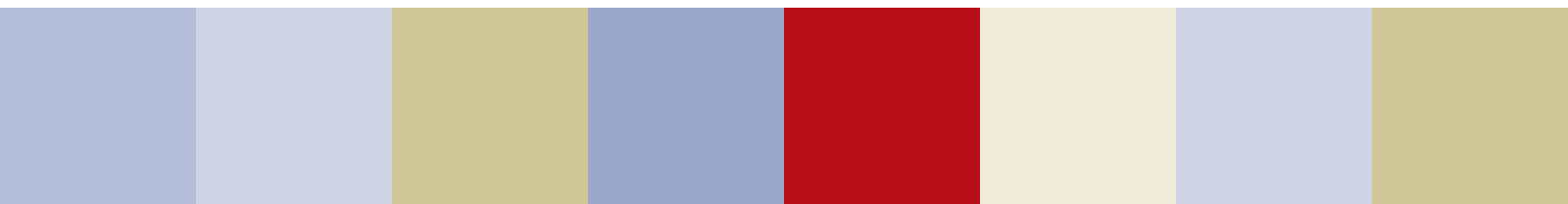
**Project Description:**

Construction of a library facility in the Eastern Urban Center, including purchase of book collection.



# *Section 9*

## ***Fire Suppression System Expansion***





# FIRE SUPPRESSION SYSTEM EXPANSION

## COMPONENT SUMMARY

The City of Chula Vista Fire Department provides Fire and Emergency Medical Services (EMS). EMS is provided on a contract basis with American Medical Response (AMR), and the City also has countywide mutual and automatic aid agreements with surrounding agencies.

At the time the PFDIF program was established, the City's fire suppression network consisted of five Chula Vista based stations, with five engine companies and one ladder company. The 1989 Fire Station Master Plan identified the initial fire station network and associated needs that corresponded to the City's then forecasted growth. The updated Fire Station Master Plans of 1997 and 1999 continued to expand and refine the City's build out fire suppression needs, calling for a nine (9)-station network. The Fire Department is currently in the process of updating their Master Plan, and the next PFDIF update may include additional development mitigating facilities recommended therein.

### GMOC Threshold Standard

- **Emergency Response:** Properly equipped and staffed fire and medical units shall respond to 80 percent of calls throughout the City within seven (7) minutes.

### Service Analysis

The purpose of the Threshold Standard, and the monitoring of response time, is to maintain the predevelopment level of fire protection and EMS in the City. The Fire Station Master Plans indicate that the number and location of fire stations are the primary determinants of response time. The current Fire Station Master Plan evaluated the City's fire coverage needs, recommending a nine (9)-station network at build out to maintain compliance with the threshold standard. The City, at its sole discretion, shall determine when a new fire station is required in order to achieve threshold service levels, meet specific project guidelines, or maintain general operational needs of the Fire Department.

Per the 2005 GMOC Annual Report, the delivery of Fire / Emergency Medical Service is currently not in compliance with thresholds, nor has it been in compliance since fiscal year 2000/01. In comparison with the threshold standard of responding to 80% of emergency calls within 7 minutes, the Fire Department reported only 72.9% of calls responded to within the 7-minute window. In addition, the Fire Department reported that there was a potential for continued non-compliance.

## COMPLETED PROJECTS

The Fire Suppression component has completed a number of projects since the creation of the PFDIF program. The fee has constructed Fire Station Nos. 3, 4, 6, & 7, along with improvements to Fire Station Nos. 1 and 2. In addition to the construction and expansion of fire stations, the PFDIF has purchased all



necessary equipment for these stations to adequately function, including one engine, one ladder truck, a Heavy Rescue Rig, a Brush Fire Rig, and improved communications equipment. Lastly, in conjunction with the General fund, the PFDIF has constructed a Fire Dispatch Center. The Fire Suppression component has expended \$15,002,052 on completed projects.

## **FUTURE PROJECTS**

### **Construction & Financing**

#### **Fire Station No. 8**

The next project planned for the Fire Suppression System is the construction of Fire Station No. 8 in the Eastlake Woods development. Previous PFDIF constructed fire stations ranged in size from 4,200 to 14,000 square feet, depending upon the specific operational requirements of each facility. The Fire Department is now recommending the construction of 8,800 square foot facilities with two apparatus bays for all single company stations as the standard configuration. These space needs are primarily the result of anticipated changes in the delivery of Advanced Life Support (ALS), and will be used to either house third-party ambulances at City fire stations, or for the Fire Department to provide ALS services internally. Fire Station No. 8 will be the first station constructed using these new guidelines, with an anticipated construction cost of approximately \$7.1 million, and a subsequent PFDIF obligation of \$6.6 million. The \$500,000 non-PFDIF obligation construction cost is related to specific design elements requested, and funded, by the Eastlake Company. This revised PFDIF obligation represents an increase of \$3.3 million from the November 2002 estimate. This project is currently in the design phase, with completion planned for late 2006.

Though normally included in each fire station's project budget, Fire Station No. 8's equipment will be purchased via a separate capital improvement project. As a result, the aforementioned project budget of \$7.1 million does not include equipment costs.

#### **Fire Station No. 9**

Planned for construction in the Eastern Urban Center, Fire Station No. 9 represents the final station of the previously discussed nine-station network. Estimated at \$3.7 million in the November 2002 Update, this facility estimate has been updated to reflect the same additional square footage requirements discussed above, increasing the project budget to \$7.1 million. This figure includes \$500,000 for the station's required equipment purchases, increasing the \$6.6 million project cost referenced for Fire Station No. 8 to the \$7.1 million budget referenced above.

As described above, in addition to the construction of these two fire stations, the DIF will also purchase all equipment necessary for these facilities.

## FEE CALCULATION

<b>Future Program Obligation</b>	<b>\$ 13,899,793</b>	<i>See Exhibit 5.1</i>
<b>Less Available Cash Balance</b>	<b>\$(11,392,332)</b>	<i>See Exhibit 5.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 25,292,125</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.21	\$ 5,369,573	4,854.00	\$ 1,106
Multi Family DU	0.71	\$ 17,893,997	22,466.67	\$ 796
Commercial Acre	0.06	\$ 1,515,093	518.42	\$ 2,923
Industrial Acre	0.02	\$ 513,461	881.51	\$ 582

\*SDF - Service Demand Factor

## Exhibit 5.1

## FUTURE PROGRAM OBLIGATION

PFDIF Component:

*Fire Suppression System*

### Current & Future CIP Project Summary

CIP No.	Project Description	Project Budget	Financing Cost	Total Project Budget	Total PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
GG189	Emergency Operations Center	\$152,180	\$0	\$152,180	\$31,340	\$22,516	\$8,824
PS128	Fire Station #8 - Eastlake Woods	\$7,145,913	\$0	\$7,145,913	\$6,645,913	\$219,933	\$6,425,980
PS151	800 Mhz Radio System	\$2,831,705	\$257,169	\$3,088,874	\$144,450	\$134,226	\$10,224
PS158	Purchase of Fire Equipment - FS#7 & FS#8	\$2,223,348	\$0	\$2,223,348	\$940,422	\$902,014	\$38,408
PS159	Fire Dispatch Center	\$2,256,871	\$0	\$2,256,871	\$585,000	\$345,735	\$239,265
PS162	Purchase of Miscellaneous Fire Equipment	\$222,500	\$0	\$222,500	\$222,500	\$191,321	\$31,179
PSNew1	Fire Station # 9 - Eastern Urban Center (EUC)	\$7,145,913	\$0	\$7,145,913	\$7,145,913	\$0	\$7,145,913

<b>Projects Total</b>	<b>\$21,978,430</b>	<b>\$257,169</b>	<b>\$22,235,599</b>	<b>\$15,715,538</b>	<b>\$1,815,745</b>	<b>\$13,899,793</b>
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### Future Non-CIP Summary

Capital Expenditure Description	PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
Automotive	\$354,150	\$354,150	\$0
Computer Equipment	\$25,371	\$25,371	\$0
Other Capital	\$74,043	\$74,043	\$0

<b>Capital Total</b>	<b>\$453,564</b>	<b>\$453,564</b>	<b>\$0</b>
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TOTAL FUTURE PROGRAM OBLIGATION      \$13,899,793

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 5.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Fire Suppression System*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$6,653,286
	<b>Interest Earned</b>	(\$416,832)
	<b>Other Revenues</b> <sup>1</sup>	\$309,884
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$328,090
<b>TOTAL REVENUES</b>		<b>\$6,874,427</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$89,677
	<b>City Staff Services</b>	\$80,090
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$768,224
	<b>Other Expenditures</b> <sup>4</sup>	\$57,406
	<b>Capital Acquisition</b>	\$453,565
<b>Non-CIP Expenditures Subtotal</b>		<b>\$1,448,962</b>
	<b>CIP Project Expenditures</b>	\$16,683,571
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$134,226
<b>CIP Expenditures Subtotal</b>		<b>\$16,817,797</b>
<b>TOTAL EXPENDITURES</b>		<b>\$18,266,759</b>

FY 06 BEGINNING CASH BALANCE (\$11,392,332)

PFDIF Minor Component Closure<sup>5</sup> \$0

FEE CALCULATION CASH BALANCE (\$11,392,332)

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>GG189</b>	<b>Emergency Operations Center</b>
--------------	------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$138,345	22.65%	\$31,340
Contingencies:	\$13,835	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$152,180	20.59%	\$31,340
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$152,180</b>	<b>20.59%</b>	<b>\$31,340</b>

## PFDIF Share Calculation

### Equipment

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Upgrades of existing EOC	\$64,618	48.50%	\$31,340
<b>TOTAL</b>	<b>\$64,618</b>	<b>48.50%</b>	<b>\$31,340</b>

### Project Description:

This project provides for the upgrade of the primary Emergency Operations Center (EOC) located at 4th and Davidson (in the former Police Facility) and establishing a second EOC at the Public Works Center on Maxwell Road. The City of Chula Vista Emergency Response Plan requires that an Emergency Operations Center be available to ensure critical operations are maintained in the event of a natural or human-made disaster. The PFDIF share reflects only the PFDIF eligible portion of project, \$64,618, using the 48.5% joint impetus split.

# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>PS128</b>	<b>Fire Station #8 - Eastlake Woods</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$269,000	100.00%	\$269,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$100,000	100.00%	\$100,000
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$300,000	100.00%	\$300,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$6,276,913	92.03%	\$5,776,913	General Admin:	\$200,000	100.00%	\$200,000

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$7,145,913	93.00%	\$6,645,913
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$7,145,913</b>	<b>93.00%</b>	<b>\$6,645,913</b>

## PFDIF Share Calculation

### Design Build GMP

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
Eastlake Requested Doors	\$500,000	0.00%	\$0
Fire Station Facility	\$5,776,913	100.00%	\$5,776,913
<b>TOTAL</b>	<b>\$6,276,913</b>	<b>92.03%</b>	<b>\$5,776,913</b>

### Project Description:

Project includes the construction of an 8,800 square foot facility with two apparatus bays at the southwest corner of Hawthorne Creek Drive and Woods Drive in the Eastlake Woods neighborhood. Staff and equipment from the existing temporary Fire Station No. 6 will be relocated to this fire station upon its completion.

# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>PS151</b>	<b>800 Mhz Radio System</b>
--------------	-----------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$2,831,705	4.04%	\$114,377
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$2,831,705	4.04%	\$114,377
<b>Financing</b>	\$257,169	11.69%	\$30,073
<b>TOTAL</b>	<b>\$3,088,874</b>	<b>4.68%</b>	<b>\$144,450</b>

**Project Description:**

The previous radio system was not robust enough to handle the expansion and growth the City was experiencing. The Regional Communications System (RCS) 800 Mhz System supports radio operations for police, fire, public works, parks, recreation, building and housing, and other related users. PFDIF obligation is based upon expenditures to date.

# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>PS158</b>	<b>Purchase of Fire Equipment -FS#7 &amp; FS#8</b>
--------------	----------------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$2,223,348	42.30%	\$940,422
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$2,223,348	42.30%	\$940,422
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$2,223,348</b>	<b>42.30%</b>	<b>\$940,422</b>

## PFDIF Share Calculation

### Equipment

Budget Item	Budget Amount	PFDIF Share	PFDIF Obligation
105' Heavy Duty Ladder Truck	\$618,215	12.40%	\$76,673
Additional Equipment Outfitting	\$466,412	0.00%	\$0
Equipment Outfitting for Fire Station No. 8	\$263,054	100.00%	\$263,054
Heavy Rescue Vehicle	\$533,926	48.50%	\$258,954
Triple Combination Pumper	\$341,741	100.00%	\$341,741
<b>TOTAL</b>	<b>\$2,223,348</b>	<b>42.30%</b>	<b>\$940,422</b>

### Project Description:

Project includes the purchase of a Heavy Rescue Vehicle, a Triple Combination Pumper, and a Ladder Truck. The Heavy Rescue Unit is needed for Fire Station No. 7, located in Village 2 of Otay Ranch, and is considered a joint-impetus purchase. The Ladder Truck will be purchased for Fire Station No. 1, located at the Civic Center, and the existing Fire Station No. 1 Ladder Truck will be placed on reserve status. Only the percent of this vehicle's cost directly attributable to growth, 12.4%, is the obligation of the PFDIF program. Minor equipment outfitting will also be necessary for Fire Station No. 8, located in Eastlake Woods.



# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>PS159</b>	<b>Fire Dispatch Center</b>
--------------	-----------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$135,000	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$250,000	0.00%	\$0	Phone Switch:	\$585,000	100.00%	\$585,000
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$1,286,871	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$2,256,871	25.92%	\$585,000
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$2,256,871</b>	<b>25.92%</b>	<b>\$585,000</b>

**Project Description:**

Project provides for a fully equipped, functional, Fire Dispatch Center, located within the newly constructed Police Facility. The three major components of the project are dispatch personnel, interface / equipment, and facility costs. PFDIF obligation is limited to cost of phone switch only.

# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>PS162</b>	<b>Purchase of Miscellaneous Fire Equipment</b>
--------------	-------------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$222,500	100.00%	\$222,500
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$222,500	100.00%	\$222,500
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$222,500</b>	<b>100.00%</b>	<b>\$222,500</b>

**Project Description:**

Project involves the purchase and outfitting of Battalion vehicles, due to addition of second Battalion East of I-805 at Fire Station No. 7.

# Exhibit 5.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Fire Suppression System*

<b>PSNew1</b>	<b>Fire Station # 9 - Eastern Urban Center (EUC)</b>
---------------	------------------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$269,000	100.00%	\$269,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$100,000	100.00%	\$100,000
Insurance:	\$0	0.00%	\$0	Equipment	\$500,000	100.00%	\$500,000
Contingencies:	\$300,000	100.00%	\$300,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$5,776,913	100.00%	\$5,776,913	General Admin:	\$200,000	100.00%	\$200,000

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$7,145,913	100.00%	\$7,145,913
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$7,145,913</b>	<b>100.00%</b>	<b>\$7,145,913</b>

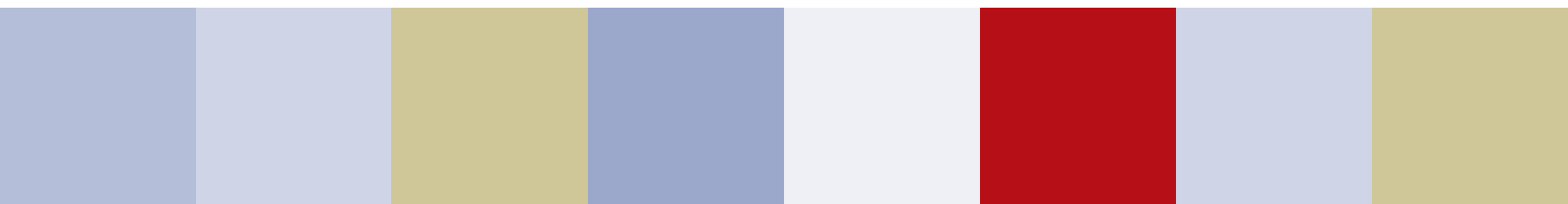
**Project Description:**

Construction of an 8,800 square foot facility with two apparatus bays and an engine, in the Eastern Urban Center.



# *Section 10*

## ***Geographic Information System***





# GEOGRAPHIC INFORMATION SYSTEM

## COMPONENT SUMMARY

The City's Geographic Information System (GIS) provides mapping and general geographic information necessary for processing development projects and overall planning activities. In addition, the GIS enhances operations of the City's Public Works Operations, Engineering, Community Development, Police, and Fire Departments. Because of this shared benefit, most projects funded by this component are joint-impetus projects, with a cost sharing between the PFDIF, General fund, and other capital project funds.

## COMPLETED PROJECTS

The GIS component has completed the majority of its planned projects, including purchase of the original system and hardware upgrades. The Geographic Information System component has expended \$835,813 on completed projects.

## FUTURE PROJECTS

This component has fulfilled its original purpose, and has no future projects. This report therefore recommends the closure of this component. This component has an estimated deficit balance of \$203,490. The final deficit balance will not be known until completion of the City's annual financial audit. This amount will be offset by funds available in the Telecommunications System and Civic Center components.

## FEE CALCULATION

<b>Future Program Obligation</b>	\$	-	<i>See Exhibit 6.1</i>
<b>Less Available Cash Balance</b>	\$	-	<i>See Exhibit 6.2</i>
<b>Remaining Program Obligation</b>	\$	-	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.17	\$ -	4,854.00	\$ -
Multi Family DU	0.74	\$ -	22,466.67	\$ -
Commercial Acre	0.06	\$ -	518.42	\$ -
Industrial Acre	0.03	\$ -	881.51	\$ -

\*SDF - Service Demand Factor

**Exhibit 6.1**

**FUTURE PROGRAM OBLIGATION**

---

PFDIF Component:

*GIS*

TOTAL FUTURE PROGRAM OBLIGATION

\$0

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 6.2

## CASH BALANCE CALCULATION

PFDIF Component:

GIS

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$815,285
	<b>Interest Earned</b>	(\$51,652)
	<b>Other Revenues</b> <sup>1</sup>	\$0
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$0
<b>TOTAL REVENUES</b>		<b>\$763,633</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$297
	<b>City Staff Services</b>	\$42,035
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$88,979
	<b>Other Expenditures</b> <sup>4</sup>	\$0
	<b>Capital Acquisition</b>	\$0
<b>Non-CIP Expenditures Subtotal</b>		<b>\$131,311</b>
	<b>CIP Project Expenditures</b>	\$835,813
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$0
<b>CIP Expenditures Subtotal</b>		<b>\$835,813</b>
<b>TOTAL EXPENDITURES</b>		<b>\$967,123</b>

FY 06 BEGINNING CASH BALANCE (\$203,490)

PFDIF Minor Component Closure<sup>5</sup> \$203,490

FEE CALCULATION CASH BALANCE \$0

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.



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# *Section 11*

## **Computer Systems**



# COMPUTER SYSTEMS UPGRADE

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## COMPONENT SUMMARY

The Computer System Upgrade component was created to fund the replacement of the City's mainframe with a larger unit, and to purchase additional enhancements necessary to see the City through build out. All additional staff hired as a result of growth places additional demands on the City's computer infrastructure. In addition, the growth of the City has resulted in a significant increase in the number of financial and budgeting transactions processed by the City's computers. This increased traffic resulted in the need to upgrade the City's fiscal management system. Because these purchases also benefited existing City development, most projects funded by this component are joint-impetus projects, with a cost sharing between the PFDIF, General fund, and other capital project funds.

## COMPLETED PROJECTS

The Computer Systems Upgrade component has completed the majority of its planned projects, including replacement of the original mainframe system, and enhancements to the mainframe. The Computer Systems Upgrade component has expended \$235,768 on completed projects.

## FUTURE PROJECTS

This component has fulfilled its original purpose, and has no future projects. This report therefore recommends the closure of this component. This component has an estimated deficit balance of \$90,170. The final deficit balance will not be known until completion of the City's annual financial audit. This amount will be offset by funds available in the Telecommunications System and Civic Center components.

In addition to this deficit amount, this component has an outstanding obligation associated with the City's new fiscal system. This update includes the transfer of this obligation to the Program Administration component, along with funds in the amount of \$15,404 to meet this obligation.

## FEE CALCULATION

<b>Future Program Obligation</b>	\$	-	<i>See Exhibit 7.1</i>
<b>Less Available Cash Balance</b>	\$	-	<i>See Exhibit 7.2</i>
<b>Remaining Program Obligation</b>	\$	-	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.17	\$ -	4,854.00	\$ -
Multi Family DU	0.74	\$ -	22,466.67	\$ -
Commercial Acre	0.06	\$ -	518.42	\$ -
Industrial Acre	0.03	\$ -	881.51	\$ -

\*SDF - Service Demand Factor

**Exhibit 7.1****FUTURE PROGRAM OBLIGATION**

PFDIF Component:

*Computer Systems***Current & Future CIP Project Summary**

<b>CIP No.</b>	<b>Project Description</b>	<b>Project Budget</b>	<b>Financing Cost</b>	<b>Total Project Budget</b>	<b>Total PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
GG152	Fiscal System	\$2,158,948	\$510,075	\$2,669,023	\$94,885	\$94,885	\$0
GG172	Computer Network Upgrade	\$275,202	\$0	\$275,202	\$96,356	\$96,356	\$0
<b>Projects Total</b>		<b>\$2,434,150</b>	<b>\$510,075</b>	<b>\$2,944,225</b>	<b>\$191,241</b>	<b>\$191,241</b>	<b>\$0</b>

TOTAL FUTURE PROGRAM OBLIGATION

\$0

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 7.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Computer Systems*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$396,859
	<b>Interest Earned</b>	(\$27,501)
	<b>Other Revenues</b> <sup>1</sup>	\$0
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$0
<b>TOTAL REVENUES</b>		<b>\$369,358</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$0
	<b>City Staff Services</b>	\$16,978
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$0
	<b>Other Expenditures</b> <sup>4</sup>	\$29,212
	<b>Capital Acquisition</b>	\$0
<b>Non-CIP Expenditures Subtotal</b>		<b>\$46,190</b>
	<b>CIP Project Expenditures</b>	\$332,124
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$81,215
<b>CIP Expenditures Subtotal</b>		<b>\$413,339</b>
<b>TOTAL EXPENDITURES</b>		<b>\$459,529</b>

FY 06 BEGINNING CASH BALANCE (\$90,170)

**PFDIF Minor Component Closure**<sup>5</sup> **\$90,170**

FEE CALCULATION CASH BALANCE \$0

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

# Exhibit 7.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Computer Systems*

<b>GG152</b>	<b>Fiscal System</b>
--------------	----------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$1,749,885	3.40%	\$59,549
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$409,063	3.40%	\$13,921

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$2,158,948	3.40%	\$73,470
<b>Financing</b>	\$510,075	4.20%	\$21,416
<b>TOTAL</b>	<b>\$2,669,023</b>	<b>3.56%</b>	<b>\$94,885</b>

**Project Description:**

New financial accounting system installed in December of 1999. PFDIF obligation is based upon actual expenditures.



# Exhibit 7.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Computer Systems*

<b>GG172</b>	<b>Computer Network Upgrade</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$275,202	35.01%	\$96,356
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$275,202	35.01%	\$96,356
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$275,202</b>	<b>35.01%</b>	<b>\$96,356</b>

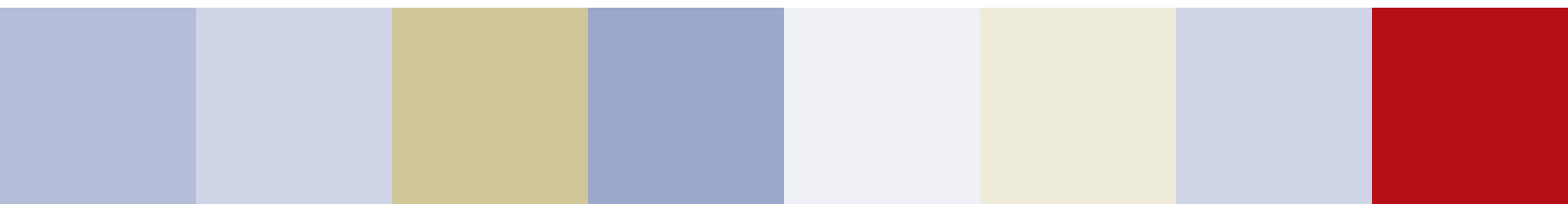
**Project Description:**

With continued growth of computers among City staff, network response time has been increasing. Changes are needed in order to address response time issues, standardize on one network platform, and provide network management tools to quickly pinpoint problem areas in the future. This upgrade and expansion will provide for the purchase of a new fire server and network operating software. PFDIF obligation is based upon costs of specific equipment, not the general joint-impetus calculation.



# *Section 12*

## ***Telecommunications System***





# TELECOMMUNICATION SYSTEM UPGRADE

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## COMPONENT SUMMARY

The increase in workload, employees, and population experienced by Chula Vista created the need to expand the capacity of the phone system and to enhance the efficiency and effectiveness of telephone communications. In addition, the procession of development east of the I-805 created communication issues because canyon terrain was creating 'dead' zones in radio communications. The Telecommunication System Upgrade component of the PFDIF was created to fund the necessary improvements of the phone and radio communication systems. Because these purchases also benefited existing City development, most projects funded by this component are joint-impetus projects, with a cost sharing between the PFDIF, General fund, and other capital project funds.

## COMPLETED PROJECTS

The Telecommunications Systems Upgrade component has completed the majority of its planned projects. These projects include upgrades of the City's voice processing and radio communication systems. These projects are all included within the single CIP GG128, which is still an active project. To date, the Telecommunications Systems Upgrade component has expended \$284,132 on this project.

## FUTURE PROJECTS

This component has fulfilled its original purpose, and has no future projects. This report therefore recommends the closure of this component. This component has an estimated positive balance of \$235,257. The final fund balance will not be known until completion of the City's annual financial audit. This amount will be used to offset the deficit balances of the Geographic Imaging System, Computer System, and Records Management System components.

In addition to using the available cash balance of this fund to address the deficit cash balances of the other components closing via this update, there remains a limited future expense associated with this component. This responsibility relates to the purchase of additional telecommunications equipment for future Police and Civic Center employees. This report therefore includes \$80,000 of 'other capital' for this purpose in the Civic Center component. This transferred obligation is detailed in Appendix 2, and is reflected in the calculation of the Civic Center component's future program obligation.

## FEE CALCULATION

<b>Future Program Obligation</b>	<b>\$</b>	<b>-</b>	<i>See Exhibit 8.1</i>
<b>Less Available Cash Balance</b>	<b>\$</b>	<b>-</b>	<i>See Exhibit 8.2</i>
<b>Remaining Program Obligation</b>	<b>\$</b>	<b>-</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.17	\$ -	4,854.00	\$ -
Multi Family DU	0.74	\$ -	22,466.67	\$ -
Commercial Acre	0.06	\$ -	518.42	\$ -
Industrial Acre	0.03	\$ -	881.51	\$ -

\*SDF - Service Demand Factor

**Exhibit 8.1****FUTURE PROGRAM OBLIGATION**

PFDIF Component:

*Telecommunications***Current & Future CIP Project Summary**

<b>CIP No.</b>	<b>Project Description</b>	<b>Project Budget</b>	<b>Financing Cost</b>	<b>Total Project Budget</b>	<b>Total PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
GG128	Telephone & Voice Processing System Upgrades	\$733,804	\$0	\$733,804	\$284,132	\$284,132	\$0
<b>Projects Total</b>		<b>\$733,804</b>	<b>\$0</b>	<b>\$733,804</b>	<b>\$284,132</b>	<b>\$284,132</b>	<b>\$0</b>

TOTAL FUTURE PROGRAM OBLIGATION

\$0

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 8.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Telecommunications*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$510,388
	<b>Interest Earned</b>	(\$16,891)
	<b>Other Revenues</b> <sup>1</sup>	\$0
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$44,785
<b>TOTAL REVENUES</b>		<b>\$588,282</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$0
	<b>City Staff Services</b>	\$54,017
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$0
	<b>Other Expenditures</b> <sup>4</sup>	\$2,844
	<b>Capital Acquisition</b>	\$0
<b>Non-CIP Expenditures Subtotal</b>		<b>\$56,861</b>
	<b>CIP Project Expenditures</b>	\$284,132
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$12,032
<b>CIP Expenditures Subtotal</b>		<b>\$296,164</b>
<b>TOTAL EXPENDITURES</b>		<b>\$353,025</b>

FY 06 BEGINNING CASH BALANCE \$235,257

PFDIF Minor Component Closure<sup>5</sup> (\$235,257)

FEE CALCULATION CASH BALANCE \$0

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

## Exhibit 8.3

## PROJECT SCOPE & BUDGET

PFDIF Component:

*Telecommunications*

<b>GG128</b>	<b>Telephone &amp; Voice Processing System Upgrades</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$42,600	38.72%	\$16,495	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$192,546	38.72%	\$74,555
Design:	\$17,500	38.72%	\$6,776	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$481,158	38.72%	\$186,306
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$733,804	38.72%	\$284,132
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$733,804</b>	<b>38.72%</b>	<b>\$284,132</b>

### Project Description:

This project provides for the growth and modernization necessary to meet the City's immediate and future needs related to Telecommunications and Voice Processing. Due to staff additions in recent years, and with the construction of new facilities, the City outgrew its previous phone switch system; necessitating the installation of a new switch system. This project is phased as needed to accommodate growth and replacement of outdated hardware and software. PFDIF obligation is based upon actual expenditures, incurred prior to PFDIF Update's closure of Telecommunications component.



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# *Section 13*

## ***Records Management System***



# RECORDS MANAGEMENT SYSTEM

## COMPONENT SUMMARY

The City developed a Records Management System (RMS) in 1990. The principal objectives of the new records program were threefold: to reduce the space needed to store inactive records through microfilming/imaging and the adoption of a document retention/destruction program; to reduce the space needed to store active files through the use of more space-efficient filing systems; and to reduce the total number of active records to be stored through the use of data imaging. The keystone of this program is a document management system, which allows the storing and indexing of scanned documents. This system has eliminated the need for departments to maintain duplicate files covering a variety of official documents. Similar to the GIS component, the Records Management System is considered a joint-impetus project, the need for which derives both from the demands placed on the City by additional growth and the demands of general City operations, independent of new development.

## COMPLETED PROJECTS

The RMS component has expended \$341,103 to date, and completed its planned projects.

## FUTURE PROJECTS

This component has fulfilled its original purpose, and has no future projects. This report therefore recommends the closure of this component. This component has an estimated deficit balance of \$199,222. The final deficit balance will not be known until completion of the City's annual financial audit. This amount will be offset by funds available in the Telecommunications Equipment and Civic Center components.

## FEE CALCULATION

<b>Future Program Obligation</b>	\$	-	See Exhibit 9.1
<b>Less Available Cash Balance</b>	\$	-	See Exhibit 9.2
<b>Remaining Program Obligation</b>	\$	-	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.17	\$ -	4,854.00	\$ -
Multi Family DU	0.74	\$ -	22,466.67	\$ -
Commercial Acre	0.06	\$ -	518.42	\$ -
Industrial Acre	0.03	\$ -	881.51	\$ -

\*SDF - Service Demand Factor

**Exhibit 9.1****FUTURE PROGRAM OBLIGATION**

PFDIF Component:

*Records Management System***Current & Future CIP Project Summary**

<b>CIP No.</b>	<b>Project Description</b>	<b>Project Budget</b>	<b>Financing Cost</b>	<b>Total Project Budget</b>	<b>Total PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
GG129	Records Management - Citywide	\$461,577	\$0	\$461,577	\$270,335	\$270,335	\$0
GG174	Document Imaging - Citywide	\$217,127	\$0	\$217,127	\$67,268	\$67,268	\$0
<b>Projects Total</b>		<b>\$678,704</b>	<b>\$0</b>	<b>\$678,704</b>	<b>\$337,603</b>	<b>\$337,603</b>	<b>\$0</b>

TOTAL FUTURE PROGRAM OBLIGATION

\$0

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 9.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Records Management System*

### REVENUE SUMMARY

<b>Fees Collected</b>	\$182,044
<b>Interest Earned</b>	(\$39,688)
<b>Other Revenues</b> <sup>1</sup>	\$0
<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
<b>Transfers from General Fund</b>	\$0

<b>TOTAL REVENUES</b>	<b>\$142,356</b>
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### EXPENDITURE SUMMARY

<b>Supplies &amp; Services</b>	\$175
<b>City Staff Services</b>	\$36
<b>Transfers to Other City Funds</b> <sup>3</sup>	\$0
<b>Other Expenditures</b> <sup>4</sup>	\$264
<b>Capital Acquisition</b>	\$0

<b><i>Non-CIP Expenditures Subtotal</i></b>	<b><i>\$475</i></b>
---------------------------------------------	---------------------

<b>CIP Project Expenditures</b>	\$341,103
<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
<b>Debt Service Payments</b>	\$0

<b><i>CIP Expenditures Subtotal</i></b>	<b><i>\$341,103</i></b>
-----------------------------------------	-------------------------

<b>TOTAL EXPENDITURES</b>	<b>\$341,578</b>
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<b>FY 06 BEGINNING CASH BALANCE</b>	<b>(\$199,222)</b>
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<b>PFDIF Minor Component Closure</b> <sup>5</sup>	<b>\$199,222</b>
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<b>FEE CALCULATION CASH BALANCE</b>	<b>\$0</b>
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**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

# Exhibit 9.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Records Management System*

<b>GG129</b>	<b>Records Management - Citywide</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$461,577	58.57%	\$270,335
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$461,577	58.57%	\$270,335
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$461,577</b>	<b>58.57%</b>	<b>\$270,335</b>

**Project Description:**

The City, by law, must make its records accessible to the public and must protect and preserve its vital, historic and permanent documents. In addition, the City is experiencing rapid growth. The volume of records being created and received has dramatically increased; and departments must reduce the space used to house records to make room for additional staff. Furthermore, technological advances and an increasing population have resulted in more records requests by the general public. PFDIF obligation is based upon costs of specific components, and is not the result of the general joint-impetus calculation. PFDIF share has been further adjusted to reflect expenditures prior to PFDIF Update's closure of Records Management component.

# Exhibit 9.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Records Management System*

<b>GG174</b>	<b>Document Imaging - Citywide</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$42,187	30.98%	\$13,070
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$105,400	30.98%	\$32,654
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$69,540	30.98%	\$21,544
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$217,127	30.98%	\$67,268
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$217,127</b>	<b>30.98%</b>	<b>\$67,268</b>

**Project Description:**

The City implemented a digital document imaging system during FY 1999/2000 to meet records storage and retrieval needs, to preserve vital and permanent documents, and to provide access to imaged records to other departments via the citywide network. PFDIF Share is based upon joint impetus calculation, adjusted to reflect expenditures prior to PFDIF Update's closure of Records Management component.

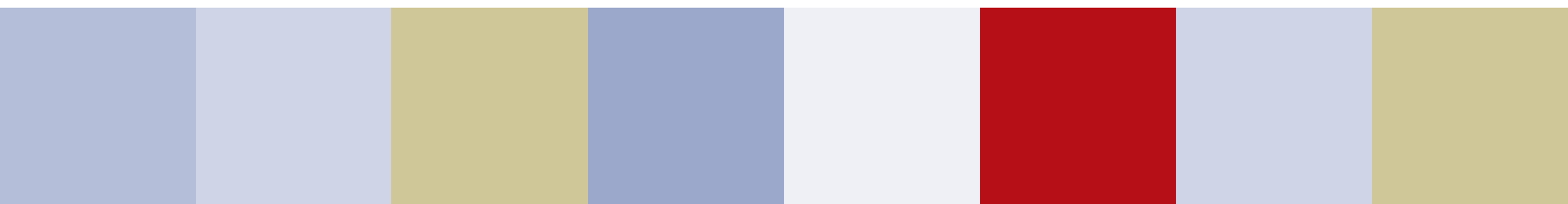


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# *Section 14*

## ***Program Administration***





# PROGRAM ADMINISTRATION

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## COMPONENT SUMMARY

The Administration component was originally allocated as a general percentage of the overall project costs detailed in the other program components, ranging from 4.05% to 6%. The 1999 PFDIF Update attempted to introduce a more rigorous and transparent means of projecting administrative costs. This was accomplished through the identification of specific personnel within the City required to adequately administer the day-to-day operations of the fee program, along with cost projections for preparation of future PFDIF updates, GMOC required activities, and other growth related tasks.

The proposed Program Administration component represents approximately 5.45% of the total PFDIF program obligation. Of this amount, only 4% is attributable to daily administration and annual updates of the program, leaving staff time associated with GMOC reporting generating the remaining 1.45%.

### **General Program Administration**

The administration of the PFDIF program requires a significant time commitment from City staff. This time is spent monitoring, tracking, and reporting PFDIF revenue and expenditure transactions and developer fee credits resulting from specific agreements and the pre-payments authorized in the March 2002 PFDIF Update.

### **Community Facilities Districts**

With the increasingly common occurrence of financing PFDIF capital obligations through Community Facilities Districts (CFDs), City staff must ensure coordination of these two programs. This coordination includes input during the CFD formation process, assignment of CFD credits, tracking and monitoring of CFD credits assigned to building permits, and the timely reimbursement of bond proceeds to the PFDIF fund for project expenses incurred. This final task is critical in ensuring adequate cash flow in the PFDIF program, and consequently limiting financing costs. The coordination of these two programs is in addition to the primary CFD formation and administration work performed by staff and consultants, the costs of which are borne by the either the CFD or requesting developer.

### **Debt Service Management**

Since the completion of the November 2002 Update, the PFDIF has continued to use long-term borrowing to finance construction of facilities and capital purchases. To date, the following projects have been financed in this manner:

- GG152 – Fiscal System
- PS115 – CAD System

- PS151 – 800 Mhz Radio System
- PS149 – New Police Facility
- GG131 – New Corporation Yard
- GG139 – Civic Center Expansion – Phase I
- GG200 – Civic Center – Phase II

Similar borrowing is anticipated for Phase III of the Civic Center Expansion.

As a result of this borrowing, additional administrative tasks must now be performed by City staff. These tasks include the monitoring of cash flows to ensure sufficient funds are available to pay debt service, processing and oversight of debt service payments, and annual reporting.

### **Annual Updates & General Program Administration**

As development in the City shifts from the eastward expansion experienced since the 1990's to western intensification and redevelopment, modifications to the administration of the program will be necessary. Specifically, the western intensification allowed for under the City's General Plan Update will not likely flow in a manner similar to eastern development. This development may come in short increments with large gaps in between. Or, development may be deferred until nearer what is now considered the build out year for the City, 2030. *Until this shift occurs, the City will not know the impacts of this shift on the PFDIF program.* Initial analysis suggests that the program will have to be comprehensively updated on a more regular basis than it has been in the past. Western development will also require close monitoring of cash flows to ensure the availability of project funds to pay all PFDIF debt service obligations.

In addition to annual updates of the program and cash flow monitoring, there are certain day-to-day administrative tasks that must be performed by staff, including:

- Fee and other revenue collection and tracking;
- Tracking and disbursement of pre-payment and other program credits;
- Legal review to ensure program compliance with applicable legislation and case law; and
- Expenditure processing and tracking.

Staff costs projected for the purposes described above includes staff in the Engineering and Finance Departments, the City Attorney's Office, and the Office of Budget & Analysis, for a total of approximately of 2.5 FTE employees annually. Appendix 8 details the included administrative staffing.

### **Growth Related Projects**

In addition to the general administration of the PFDIF program, the Administration component also collects fees to offset staff costs associated with the Growth Management Oversight Committee (GMOC). These costs principally revolve around the monitoring of threshold compliance and reporting findings to the GMOC. The PFDIF Administration component reimburses 50% of the staff costs reported for this

activity. There are also other growth related projects requiring staff resources or capital purchases paid for by this component, such as a portion of the City's General Plan Update.

City staff costs projected for GMOC activities are based on the average annual reimbursement for the last three fiscal years, and pending MOU salary increases.

### COMPLETED PROJECTS

The Administration component has expended funds on several minor capital improvement projects necessitated by growth. To date, the Program Administration component has expended \$64,359 on these completed projects.

### FUTURE PROJECTS

Future projects incorporated in this program include the staff costs associated with the administration of the program and GMOC reporting activities discussed above, along with \$5,000 - \$10,000 per year for other program administration costs. Calculations of future administration staff costs are presented in Exhibit 10.1 and Appendix 8.

In addition to these costs, this component also has an outstanding obligation associated with the City's new fiscal system. This obligation results from the closure of the Computer System Expansion component, and the subsequent transfer of its future debt service responsibility. Sufficient funds in the amount of \$15,404 will also be transferred via this update, ensuring this action has no net impact to the Administration component. The transfer of both the obligation and the offsetting funds are reflected in Exhibits 10.1 and 10.2, along with the fee calculation below.

### FEE CALCULATION

<b>Future Program Obligation</b>	<b>\$ 13,650,518</b>	<i>See Exhibit 10.1</i>
<b>Less Available Cash Balance</b>	<b>\$ (1,438,841)</b>	<i>See Exhibit 10.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 15,089,359</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.17	\$ 2,553,503	4,854.00	\$ 526
Multi Family DU	0.74	\$ 11,197,950	22,466.67	\$ 498
Commercial Acre	0.06	\$ 870,248	518.42	\$ 1,679
Industrial Acre	0.03	\$ 467,658	881.51	\$ 531

\*SDF - Service Demand Factor

## Exhibit 10.1

## FUTURE PROGRAM OBLIGATION

PFDIF Component:

*Administration*

### Current & Future CIP Project Summary

CIP No.	Project Description	Project Budget	Financing Cost	Total Project Budget	Total PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
GG152A	Fiscal System	\$2,158,948	\$510,075	\$2,669,023	\$15,404	\$0	\$15,404
GG179	General Plan Update	\$955,090	\$0	\$955,090	\$196,128	\$143,374	\$52,754
<b>Projects Total</b>		<b>\$3,114,038</b>	<b>\$510,075</b>	<b>\$3,624,113</b>	<b>\$211,532</b>	<b>\$143,374</b>	<b>\$68,158</b>

### City Staff Services Summary

Purpose	Increment 1 FY 06 - FY 10		Increment 2 FY 11 - FY 15		Increment 3 FY 16 - FY 20		Increment 4 FY 21 - FY 25		Increment 5 FY 26 - FY 30	
	FTE	Cost	FTE	Cost	FTE	Cost	FTE	Cost	FTE	Cost
GMOG	1.25	\$729,534	1.25	\$729,534	1.25	\$729,534	1.25	\$729,534	1.25	\$729,534
Program Administration	2.50	\$2,849,341	2.50	\$2,849,341	1.25	\$1,453,031	1.25	\$1,453,031	1.00	\$1,164,948
<b>Staff Total</b>	<b>3.75</b>	<b>\$3,578,875</b>	<b>3.75</b>	<b>\$3,578,875</b>	<b>2.50</b>	<b>\$2,182,564</b>	<b>2.50</b>	<b>\$2,182,564</b>	<b>2.25</b>	<b>\$1,894,482</b>
<b>Staff Total</b>									<b>\$13,417,361</b>	

### Future Non-CIP Summary

Capital Expenditure Description	PFDIF Obligation	PFDIF Expenditures	Future PFDIF Obligation
Capital Operation	\$7,052	\$7,052	\$0
Computer Equipment	\$8,940	\$8,940	\$0
Office Equipment	\$41,485	\$41,485	\$0
Other Capital	\$2,411	\$2,411	\$0
Supplies & Services	\$165,000	\$0	\$165,000
<b>Capital Total</b>	<b>\$224,888</b>	<b>\$59,888</b>	<b>\$165,000</b>

TOTAL FUTURE PROGRAM OBLIGATION \$13,650,518

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 10.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Administration*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$3,115,895
	<b>Interest Earned</b>	\$1,369
	<b>Other Revenues</b> <sup>1</sup>	\$308,757
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$26,138
<b>TOTAL REVENUES</b>		<b>\$3,460,532</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$291,942
	<b>City Staff Services</b>	\$4,321,220
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$25,235
	<b>Other Expenditures</b> <sup>4</sup>	\$9,180
	<b>Capital Acquisition</b>	\$59,468
<b>Non-CIP Expenditures Subtotal</b>		<b>\$4,707,044</b>
	<b>CIP Project Expenditures</b>	\$194,063
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$13,670
<b>CIP Expenditures Subtotal</b>		<b>\$207,733</b>
<b>TOTAL EXPENDITURES</b>		<b>\$4,914,778</b>

	<b>FY 06 BEGINNING CASH BALANCE</b>	<b>(\$1,454,245)</b>
	<b>PFDIF Minor Component Closure</b> <sup>5</sup>	<b>\$15,404</b>
	<b>FEE CALCULATION CASH BALANCE</b>	<b>(\$1,438,841)</b>

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.



# Exhibit 10.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Administration*

<b>GG152A</b>	<b>Fiscal System</b>
---------------	----------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$1,749,885	0.55%	\$9,667
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$409,063	0.55%	\$2,260

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$2,158,948	0.55%	\$11,927
<b>Financing</b>	\$510,075	0.68%	\$3,477
<b>TOTAL</b>	<b>\$2,669,023</b>	<b>0.58%</b>	<b>\$15,404</b>

**Project Description:**

New financial accounting system installed in December of 1999. PFDIF obligation is based upon actual expenditures.

# Exhibit 10.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Administration*

GG179	General Plan Update
-------	---------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$955,090	20.54%	\$196,128

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$955,090	20.54%	\$196,128
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$955,090</b>	<b>20.54%</b>	<b>\$196,128</b>

### Project Description:

A comprehensive update of the City's General Plan is a significant undertaking requiring substantial investments in time, staff, and consultant resources. The General Plan provides the long-term blueprint for the physical development of the City, typically covering a 20 year period. The City's General Plan had not been updated comprehensively since 1989. This update was completed in December of 2005. PFDIF obligation is based upon cost of specific staff and tasks related to development.

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# *Section 15*

## ***Major Recreation Facilities***



# MAJOR RECREATION FACILITIES

## COMPONENT SUMMARY

The City of Chula Vista offers a number of recreation facilities to its residents. In 1987, standards for major recreation facilities (buildings), such as community centers, gymnasiums, and swimming pools, were incorporated into the City's Parkland Development Ordinance (PDO). As part of the 2002 Parks & Recreation Master Plan, the City determined that the PFDIF is the appropriate mechanism to collect funds needed to build major recreation facilities required by growth, and the Major Recreation Facilities component was added to the PFDIF. The facilities included in this component include community centers, gymnasiums, swimming pools, and senior / teen centers. The Park Acquisition & Development (PAD) fee is responsible for funding the construction of non-building recreation facilities, such as tot lots, picnic shelters, outdoor sport venues (e.g. baseball, softball, and soccer fields; tennis and basketball courts), and minor park buildings such as restrooms and maintenance buildings. Because the demand for major public recreation facilities is created solely by residential development, these facility costs are not spread to commercial or industrial development.

### GMOC Threshold Standard

By build out (approximately 2030), the city shall construct an additional 140,595 square feet (SF) of recreation space. The construction of said facilities shall be phased such that the city will not fall below the citywide ratio of 1.32 SF per resident. Recreation facilities are to be adequately equipped and staffed.

### Service Analysis

As described above, the City's PDO was amended in 1987 to include parameters for major recreation facilities. The amended ordinance broadly outlined the amount of space required for community centers, gymnasiums, and swimming pools as follows:

- Community Center / Gymnasium: One (1) 20,000 square foot Community Center and / or Gymnasium per 24,000 residents.
- Swimming Pools: One (1) 50-meter swimming pool with related facilities per 20,000 residents.

Converted to per-capita, this resulted in an overall recreation facility standard of 3.41 square feet per resident.

This standard was revised in the 2002 PFDIF Update to reflect the actual rate at which existing City facilities serve the portion of the population that is not due to growth from new development. The 'non-development population' was calculated using the base population of the City as of January 1, 1986 (the PFDIF date for assessing pre-existing City standards), adjusted to reflect anticipated population increases

related to various non-development related demographic factors (e.g. births). This calculation resulted in a non-development baseline population of 122,448 residents at build out.

**TABLE L**

117,400	Base year population as of January 1, 1986
<u>5,048</u>	Population increase, demographic factors - 1986 through build out
<u><b>122,448</b></u>	Total population at buildout - City responsibility

The existing recreation facilities as of the 2002 Update totaled 161,688 square feet. Using these two factors, an updated recreation facility standard was calculated at 1.32 square feet per person.

**TABLE M**

<b>Facility Type</b>	<b>Square Footage (SF)</b>
Community Centers	46,369
Gymnasiums	38,747
Swimming Pools	58,748
Senior / Teen Centers	17,804
<b>TOTAL SF</b>	<b>161,668</b>
<b>Pre-Development Population</b>	<b>122,448</b>
<b>Recreation SF per person</b>	<b>1.32</b>

The City and its major developers agreed to establish January 1, 2000 as the date for determining new development's remaining obligation for recreational facilities. As part of the overall agreement with the development community, the City agreed to contribute \$912,549 to construction of the requisite facilities. This financial participation was in addition to \$1,015,043 the City was obligated to provide for the Eastlake gymnasium under a prior agreement.

As of the 2002 report, the anticipated future dwelling units projected through build out was 37,332. This number was multiplied by the average number of persons per household of 2.96 to generate a projected new development population of 110,503. This number was then multiplied by the above-discussed standard to generate a recreation facility obligation of 145,864 square feet. This amount was offset by a square footage credit of 3,665 SF related to facilities provided by development since the January 2002 development obligation date (mostly from the Heritage Community Center), resulting in a remaining development obligation of 142,199 SF.

At the time of the 2002 PFDIF Update, the City's Park & Recreation Master Plan stipulated a need for only 140,595 SF, and as such, this was accepted as the development obligation. It should be noted that the aforementioned Park & Recreation Master Plan was based upon a 1997 community needs assessment. With the December 2005 adoption of the City's General Plan Update, an updated Park & Recreation Master Plan is currently being developed. Should the new Master Plan reflect additional

facility needs due to continued development in the City, additional costs may be included in the next update of the PFDIF program as appropriate.

Per the 2005 GMOC Annual Report, the Recreation threshold is currently in compliance, and continued compliance is anticipated.

## COMPLETED PROJECTS

As the newest component of the PFDIF program, the Major Recreation Facilities component shows no completed projects as of the date of this report (June 30, 2005 for all fiscal and budgetary transactions). It should be noted however, that construction of the Veteran's Park Recreation Facility in the Sunbow development is complete, and the facility opened to the public in December of 2005. This facility includes a gym, multi-purpose room, annex, dance room, game room, offices, restrooms and lobby, and was constructed and equipped at a PFDIF cost of \$5.4 million.

## FUTURE PROJECTS

### Construction & Financing

Construction of the Monteville and Salt Creek Recreation Facilities are currently underway and scheduled for completion in spring of 2006.

#### Monteville Recreation Facility

The Monteville facility will be a 21,144 square foot building located in the Rolling Hills Ranch neighborhood. The facility will feature a gymnasium, various multi-purpose rooms, restrooms, craft rooms, a game room, an adult annex, and other miscellaneous rooms. The facility will be developed in conjunction with, and located within, the 29-acre Monteville Park, at a cost of \$6.2 million.

#### Salt Creek Recreation Facility

The Salt Creek facility will be located in the Eastlake Trails neighborhood, and will house a gymnasium, weight room, youth annex, and other miscellaneous rooms in its 19,500 square feet. The facility will be located within, and developed in conjunction with, the 24-acre Salt Creek Park located along Otay Lakes Road, at a cost of \$6.1 million.

#### Otay Ranch Village 4 Recreation Facility & Aquatics Complex

Future projects planned for this component also include the construction of a 20,000 square foot recreation facility and a 63,710 square foot aquatics facility, both located in the Otay Ranch Village 4 neighborhood. Construction phasing of both projects will be tied to development of the 70-Acre Community Park in Otay Ranch. Construction of the recreation facility is anticipated to cost approximately \$7.3 million, with the aquatics facility costing approximately \$8.2 million. Financing of these projects is not contemplated at this time.



## Other Projects

In addition to the construction of recreation facilities discussed above, this component will also partially fund the completion of the Parks & Recreation Master Plan discussed above. An additional \$122,550 is included in this update for this purpose.

### FEE CALCULATION

<b>Future Program Obligation</b>	<b>\$ 26,397,690</b>	<i>See Exhibit 11.1</i>
<b>Less Available Cash Balance</b>	<b>\$ 305,783</b>	<i>See Exhibit 11.2</i>
<b>Remaining Program Obligation</b>	<b>\$ 26,091,907</b>	

Land Use	SDF*	Program Cost Share	Remaining DUs / Acres	Proposed Fee
Single Family DU	0.18	\$ 4,635,689	4,854.00	\$ 955
Multi Family DU	0.82	\$ 21,456,218	22,466.67	\$ 955
Commercial Acre				
Industrial Acre				

\*SDF - Service Demand Factor

**Exhibit 11.1****FUTURE PROGRAM OBLIGATION**

PFDIF Component:

*Recreation Facilities***Current & Future CIP Project Summary**

<b>CIP No.</b>	<b>Project Description</b>	<b>Project Budget</b>	<b>Financing Cost</b>	<b>Total Project Budget</b>	<b>Total PFDIF Obligation</b>	<b>PFDIF Expenditures</b>	<b>Future PFDIF Obligation</b>
PR238	Veteran's Park (Sunbow)	\$9,124,603	\$0	\$9,124,603	\$5,420,984	\$3,387,257	\$2,033,727
PR262	Parks and Recreation Master Plan Update (Recreation Needs Assessment)	\$202,840	\$0	\$202,840	\$152,840	\$30,290	\$122,550
PR265	Community Park & Recreation Furniture, Fixtures, & Equipment	\$688,016	\$0	\$688,016	\$658,016	\$11,945	\$646,071
PR270	Monteville Recreation Facility	\$6,235,889	\$0	\$6,235,889	\$6,235,889	\$2,105,758	\$4,130,131
PR271	Salt Creek Recreation Facility	\$6,128,646	\$0	\$6,128,646	\$6,128,646	\$2,132,192	\$3,996,454
PR283	Otay Ranch Recreation Facility - Village 4	\$7,278,200	\$0	\$7,278,200	\$7,278,200	\$0	\$7,278,200
PR285	Otay Ranch Aquatic Complex - Village 4	\$8,190,558	\$0	\$8,190,558	\$8,190,558	\$0	\$8,190,558
<b>Projects Total</b>		<b>\$37,848,752</b>	<b>\$0</b>	<b>\$37,848,752</b>	<b>\$34,065,132</b>	<b>\$7,667,442</b>	<b>\$26,397,690</b>

TOTAL FUTURE PROGRAM OBLIGATION      \$26,397,690

*Note: All expenditure data represents activity through June 30, 2005.*

## Exhibit 11.2

## CASH BALANCE CALCULATION

PFDIF Component:

*Recreation Facilities*

### REVENUE SUMMARY

	<b>Fees Collected</b>	\$6,766,448
	<b>Interest Earned</b>	\$312,302
	<b>Other Revenues</b> <sup>1</sup>	\$1,037,810
	<b>Bond Proceeds CIP Reimbursement</b> <sup>2</sup>	\$0
	<b>Transfers from General Fund</b>	\$0
<b>TOTAL REVENUES</b>		<b>\$8,116,560</b>

### EXPENDITURE SUMMARY

	<b>Supplies &amp; Services</b>	\$107,728
	<b>City Staff Services</b>	\$0
	<b>Transfers to Other City Funds</b> <sup>3</sup>	\$0
	<b>Other Expenditures</b> <sup>4</sup>	\$35,607
	<b>Capital Acquisition</b>	\$0
<b>Non-CIP Expenditures Subtotal</b>		<b>\$143,335</b>
	<b>CIP Project Expenditures</b>	\$7,667,442
	<b>Bond Proceeds CIP Expenditures</b> <sup>2</sup>	\$0
	<b>Debt Service Payments</b>	\$0
<b>CIP Expenditures Subtotal</b>		<b>\$7,667,442</b>
<b>TOTAL EXPENDITURES</b>		<b>\$7,810,777</b>

FY 06 BEGINNING CASH BALANCE \$305,783

PFDIF Minor Component Closure<sup>5</sup> \$0

FEE CALCULATION CASH BALANCE \$305,783

**Note: All revenue and expenditure data represents activity through June 30, 2005.**

<sup>1</sup> Other Revenue includes reimbursements from other City funds, rental/lease revenues, and sales of other personal property.

<sup>2</sup> Bond Proceeds CIP Reimbursements include funds financed through a bond sale, used to reimburse the PFDIF fund for project expenditures incurred prior to availability of bond proceeds. These entries balance for no net impact, with the future expenditure shifting to the debt service obligation of the project.

<sup>3</sup> Transfers to other City Funds includes reimbursements to other City funds for PFDIF obligated capital purchases, such as patrol cars and desktop computers.

<sup>4</sup> Other Expenditures includes contingencies, real estate property tax, interest expenses, and relocation payments.

<sup>5</sup> PFDIF Minor Component Closure relates to consolidation and close-out of GIS, Computer Systems, Telecommunications, and Records Management Components via the current PFDIF Update. This action is discussed in greater detail in the body of the report.

# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

<b>PR238</b>	<b>Veteran's Park (Sunbow)</b>
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	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$100,000	58.50%	\$58,501	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$200,000	100.00%	\$200,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$109,384	58.50%	\$63,991	Installation:	\$0	0.00%	\$0
Project Management:	\$486,439	58.50%	\$284,572	Other:	\$0	0.00%	\$0
Design Build GMP:	\$8,228,780	58.50%	\$4,813,920	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$9,124,603	59.41%	\$5,420,984
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$9,124,603</b>	<b>59.41%</b>	<b>\$5,420,984</b>

**Project Description:**

This project involves the development of 15,885 square foot Community Center in a 10-acre neighborhood community park site. The Center will provide multi-purpose community recreation facilities. PFDIF obligation is related to the construction of the recreation facility only, whereas capital improvement project PR238 includes all expenditures related to development of both the park and recreation facilities.

# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

**PR262 Parks and Recreation Master Plan Update (Recreation Needs Assessment)**

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$202,840	75.35%	\$152,840	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$202,840	75.35%	\$152,840
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$202,840</b>	<b>75.35%</b>	<b>\$152,840</b>

**Project Description:**

The Needs Assessment document is necessary to update the Parks and Recreation Master Plan. This update is the result of the General Plan update and Urban Core Specific Plan development.

# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

<b>PR265</b>	<b>Community Park &amp; Recreation Furniture, Fixtures, &amp; Equipment</b>
--------------	-----------------------------------------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$688,016	95.64%	\$658,016
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$0	0.00%	\$0	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$688,016	95.64%	\$658,016
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$688,016</b>	<b>95.64%</b>	<b>\$658,016</b>

**Project Description:**

The recreation facilities for Veteran's, Monteville, and Salt Creek Parks all include budgets for FF&E (furniture, fixtures, and equipment) necessary to outfit the facilities to provide community recreation services. These budgets have been extracted from the individual projects and combined, to streamline the process of acquiring equipment. PFDIF obligation is based upon costs of specific equipment, not general joint-impetus calculation.

# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

<b>PR270</b>	<b>Montevelle Recreation Facility</b>
--------------	---------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$375,000	100.00%	\$375,000
Contingencies:	\$100,000	100.00%	\$100,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$5,760,889	100.00%	\$5,760,889	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$6,235,889	100.00%	\$6,235,889
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$6,235,889</b>	<b>100.00%</b>	<b>\$6,235,889</b>

**Project Description:**

This 21,144 square foot recreation facility is planned in conjunction with the 29-acre Montevelle Park in the Rolling Hills Ranch neighborhood. This facility will offer a gymnasium, various multi-purpose rooms, restrooms, craft rooms, game room, an adult annex, and other miscellaneous rooms to the community. The furniture, fixtures, and equipment component of this facility will be addressed with capital improvement project PR265.

# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

<b>PR271</b>	<b>Salt Creek Recreation Facility</b>
--------------	---------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$150,000	100.00%	\$150,000	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$150,000	100.00%	\$150,000
Contingencies:	\$50,000	100.00%	\$50,000	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$5,778,646	100.00%	\$5,778,646	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$6,128,646	100.00%	\$6,128,646
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$6,128,646</b>	<b>100.00%</b>	<b>\$6,128,646</b>

**Project Description:**

The Salt Creek Recreation facility is a 19,500 square foot facility to be located within the 24-acre Salt Creek Park in the Eastlake Trails neighborhood (on Otay Lakes Road). This facility will house a gymnasium, weight room, youth annex, and other miscellaneous recreation rooms. The furniture, fixtures, and equipment necessary for this facility will be addressed in capital improvement project PR265.



# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

<b>PR283</b>	<b>Otay Ranch Recreation Facility - Village 4</b>
--------------	---------------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$7,278,200	100.00%	\$7,278,200	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$7,278,200	100.00%	\$7,278,200
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$7,278,200</b>	<b>100.00%</b>	<b>\$7,278,200</b>

**Project Description:**

Construction of a 20,000 square foot recreation facility in the Otay Ranch Village 4 neighborhood. Construction of the project will be tied to development of the 70-acre park in Otay Ranch.

# Exhibit 11.3

# PROJECT SCOPE & BUDGET

PFDIF Component:

*Recreation Facilities*

<b>PR285</b>	<b>Otay Ranch Aquatic Complex - Village 4</b>
--------------	-----------------------------------------------

	Budget Amount	PFDIF %	PFDIF Obligation		Budget Amount	PFDIF %	PFDIF Obligation
Plng / Env Review:	\$0	0.00%	\$0	Software:	\$0	0.00%	\$0
Land Acquisition:	\$0	0.00%	\$0	Voice Processing:	\$0	0.00%	\$0
Design:	\$0	0.00%	\$0	Hardware:	\$0	0.00%	\$0
Construction:	\$0	0.00%	\$0	Phone Switch:	\$0	0.00%	\$0
On-Site Improvements:	\$0	0.00%	\$0	F F & E:	\$0	0.00%	\$0
Insurance:	\$0	0.00%	\$0	Equipment	\$0	0.00%	\$0
Contingencies:	\$0	0.00%	\$0	Installation:	\$0	0.00%	\$0
Project Management:	\$0	0.00%	\$0	Other:	\$0	0.00%	\$0
Design Build GMP:	\$8,190,558	100.00%	\$8,190,558	General Admin:	\$0	0.00%	\$0

	Total Project	PFDIF %	PFDIF Obligation
<b>Project Budget</b>	\$8,190,558	100.00%	\$8,190,558
<b>Financing</b>	\$0		\$0
<b>TOTAL</b>	<b>\$8,190,558</b>	<b>100.00%</b>	<b>\$8,190,558</b>

**Project Description:**

Construction of a 63,710 square foot aquatics facility in the Otay Ranch Village 4 neighborhood. Construction of the project will be tied to development of the 70-acre park in Otay Ranch.

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# *Section 16*

## *Appendices*



Appendix 1 – Proposed Fee Update Comparison

**Proposed Fees**

<b>Component</b>	<b>Single Family Dwelling Unit</b>	<b>Multi-Family Dwelling Unit</b>	<b>Commercial Acre</b>	<b>Industrial Acre</b>
Civic Center Expansion	\$ 2,188	\$ 2,073	\$ 6,981	\$ 2,206
Police Facility & Equipment	\$ 1,464	\$ 1,581	\$ 6,914	\$ 1,491
Corporation Yard Relocation	\$ 393	\$ 315	\$ 6,684	\$ 3,148
Libraries	\$ 1,258	\$ 1,258	\$ -	\$ -
Fire Suppression System	\$ 1,106	\$ 796	\$ 2,923	\$ 582
Geographic Information System	\$ -	\$ -	\$ -	\$ -
Computer Systems	\$ -	\$ -	\$ -	\$ -
Telecommunications	\$ -	\$ -	\$ -	\$ -
Records Management System	\$ -	\$ -	\$ -	\$ -
Recreation Facilities	\$ 955	\$ 955	\$ -	\$ -
Program Administration	\$ 526	\$ 498	\$ 1,679	\$ 531
<b>TOTAL FEE</b>	<b>\$ 7,891</b>	<b>\$ 7,477</b>	<b>\$ 25,181</b>	<b>\$ 7,958</b>

**Existing Fees**

<b>Component</b>	<b>Single Family Dwelling Unit</b>	<b>Multi-Family Dwelling Unit</b>	<b>Commercial Acre</b>	<b>Industrial Acre</b>
Civic Center Expansion	\$ 1,223	\$ 1,096	\$ 4,767	\$ 798
Police Facility & Equipment	\$ 809	\$ 1,198	\$ 10,423	\$ 1,077
Corporation Yard Relocation	\$ 717	\$ 479	\$ 3,318	\$ 1,383
Libraries	\$ 845	\$ 807	\$ -	\$ -
Fire Suppression System	\$ 505	\$ 503	\$ 2,521	\$ 671
Geographic Information System	\$ 10	\$ 9	\$ 39	\$ 6
Computer Systems	\$ 6	\$ 6	\$ 27	\$ 4
Records Management System	\$ 9	\$ 7	\$ 32	\$ 5
Telecommunications	\$ 5	\$ 5	\$ 21	\$ 3
Recreation Facilities	\$ 1,211	\$ 866	\$ -	\$ -
Program Administration	\$ 149	\$ 133	\$ 579	\$ 97
<b>TOTAL FEE</b>	<b>\$ 5,489</b>	<b>\$ 5,109</b>	<b>\$ 21,727</b>	<b>\$ 4,044</b>

<b>PROPOSED FEE INCREASE</b>	<b>\$ 2,402</b>	<b>\$ 2,368</b>	<b>\$ 3,454</b>	<b>\$ 3,914</b>
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**Appendix 2 – Minor Component Elimination Analysis**

<b>Component Description</b>	<b>Available Fund Balance*</b>	<b>Future Obligation</b>	<b>Fund Balance Transfer*</b>	<b>Future Obligation Transfer</b>	<b>Updated Available Fund Balance*</b>
GIS	\$ (203,490)	\$ -	\$ 203,490	\$ -	\$ -
Computer Systems	\$ (90,170)	\$ (15,404)	\$ 90,170	\$ 15,404	\$ -
Telecommunications	\$ 235,257	\$ (80,000)	\$ (235,257)	\$ 80,000	\$ -
Records Management System	\$ (199,222)	\$ -	\$ 199,222	\$ -	\$ -
Program Administration	\$ (1,470,269)	\$ -	\$ 15,404	\$ (15,404)	\$ (1,454,865)
Civic Center Expansion	\$ 17,955,434	\$ -	\$ (273,030)	\$ (80,000)	\$ 17,682,404
<b>TOTAL</b>	<b>\$ 16,227,539</b>	<b>\$ (95,404)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,227,539</b>

*\*Available fund balance numbers represent an estimate only. Final fund balances will be identified following completion of the City's annual financial audit.*

Appendix 3.A – Development Forecast Through Build Out

CITY OF CHULA VISTA GROWTH FORECAST

Future Development Forecast Through Build Out						
Area Name	Single Family Detached DU (A)	Single Family Attached DU (B)	Multi-Family Attached DU (C)	Total Residential DU's (D)	Commercial (Acres) (E)	Business Park Industrial (Acres) (F)
<b>Western Territories</b>						
Bayfront	0	0	1,000	1,000	140.49	0.00
Northwest	117	0	7,655	7,772	3.75	10.82
Southwest	63	0	3,804	3,867	73.68	83.75
<b>Western Territory Subtotal:</b>	<b>180</b>	<b>0</b>	<b>12,459</b>	<b>12,639</b>	<b>217.92</b>	<b>94.57</b>
<b>Eastern Territories</b>						
Sweetwater/Bonita	4	0	0	4	0.00	0.00
<b>EASTLAKE</b>						
Eastlake Business Center	0	0	0	0	0.00	81.17
Eastlake Village Center (North)	0	0	0	0	15.25	0.00
Eastlake Greens Landswap	52	135	419	606	4.49	0.00
Eastlake III Woods	89	0	0	89	0.00	0.00
Eastlake III Vistas	150	106	526	782	12.40	0.00
<b>Eastlake Subtotal:</b>	<b>291</b>	<b>241</b>	<b>945</b>	<b>1,477</b>	<b>32</b>	<b>81</b>
<b>OTAY RANCH</b>						
<b>Otay Valley Parcel</b>						
Village 1 West	1	0	0	1	0.00	0.00
Village 5	0	0	24	24	0.00	0.00
Village 2	709	0	1,801	2,510	18.70	87.90
Village 3	0	0	0	0	0.00	176.50
Village 4	453	0	0	453	0.00	0.00
Village 6	56	0	680	736	6.70	0.00
Village 7	977	0	448	1,425	7.20	0.00
Village 8	565	0	1,017	1,582	4.00	200.00
Village 11	554	0	1,005	1,559	10.00	0.00
Village 12 (Eastern Urban Center)	0	0	3,313	3,313	75.90	0.00
Village 12 (Freeway Commercial)	0	0	0	0	113.20	0.00
<b>Otay Valley Parcel Subtotal:</b>	<b>3,315</b>	<b>0</b>	<b>8,288</b>	<b>11,603</b>	<b>235.70</b>	<b>464.40</b>
<b>Proctor Valley Parcel</b>						
Village 13 (Birch Patric Estates)	128	0	0	128	0.00	0.00
<b>Proctor Valley Parcel Subtotal:</b>	<b>128</b>	<b>0</b>	<b>0</b>	<b>128</b>	<b>0.00</b>	<b>0.00</b>
<b>Otay Ranch Subtotal:</b>	<b>3,443</b>	<b>0</b>	<b>8,288</b>	<b>11,731</b>	<b>235.70</b>	<b>464.40</b>
Rancho Del Rey I	3	0	0	3	0.00	0.00
Rancho Del Rey II	17	0	0	17	0.00	0.00
San Miguel Ranch	284	177	129	590	13.90	0.00
Salt Creek Ranch (Rolling Hills Ranch)	492	0	116	608	0.00	0.00
Sunbow II	0	0	0	0	0.00	45.99
East Terr. CV Remain Balance	0	0	112	112	18.76	195.38
Bella Lago	140	0	0	140	0.00	0.00
<b>Eastern Territories Total:</b>	<b>4,674</b>	<b>418</b>	<b>9,590</b>	<b>14,682</b>	<b>300.50</b>	<b>786.94</b>
<b>CITYWIDE TOTAL</b>	<b>4,854</b>	<b>418</b>	<b>22,049</b>	<b>27,321</b>	<b>518</b>	<b>882</b>

Note:

\* Land Use acres and residential units based on LUI data, GP, GDP, SPA, and Tentative Map.



Appendix 3.B – Development Forecast – Increment 1

CITY OF CHULA VISTA GROWTH FORECAST

Area Name	Phasing From 2006 to 2010						
	Single Family Detached DU (A)	Single Family Attached DU (B)	Multi-Family Attached DU (C)	Total Residential DU's (D)	Commercial (Acres) (E)	Business Park Industrial (Acres) (F)	
	<b>Western Territories</b>						
	Bayfront	0	0	200	200	23.41	0.00
Northwest	87	0	313	400	0.62	1.80	
Southwest	47	0	353	400	12.28	13.96	
<b>Western Territory Subtotal:</b>	<b>133</b>	<b>0</b>	<b>867</b>	<b>1,000</b>	<b>36.31</b>	<b>15.76</b>	
<b>Eastern Territories</b>							
Sweetwater/Bonita	4	0	0	4	0.00	0.00	
<b>EASTLAKE</b>							
Eastlake Business Center	0	0	0	0	0.00	13.53	
Eastlake Village Center (North)	0	0	0	0	5.08	0.00	
Eastlake Greens Landswap	52	135	419	606	4.49	0.00	
Eastlake III Woods	89	0	0	89	0.00	0.00	
Eastlake III Vistas	150	106	526	782	2.07	0.00	
<b>Eastlake Subtotal:</b>	<b>291</b>	<b>241</b>	<b>945</b>	<b>1,477</b>	<b>12</b>	<b>14</b>	
<b>OTAY RANCH</b>							
<b>Otay Valley Parcel</b>							
Village 1 West	1	0	0	1	0.00	0.00	
Village 5	0	0	24	24	0.00	0.00	
Village 2	500	0	1,200	1,700	16.80	0.00	
Village 3	0	0	0	0	0.00	24.30	
Village 4	72	0	0	72	0.00	0.00	
Village 6	56	0	680	736	6.70	0.00	
Village 7	941	0	448	1,389	0.00	0.00	
Village 8	90	0	97	187	0.67	0.00	
Village 11	554	0	1,005	1,559	1.67	0.00	
Village 12 (Eastern Urban Center)	0	0	660	660	0.00	0.00	
Village 12 (Freeway Commercial)	0	0	0	0	86.00	0.00	
<b>Otay Valley Parcel Subtotal:</b>	<b>2,214</b>	<b>0</b>	<b>4,114</b>	<b>6,328</b>	<b>111.84</b>	<b>24.30</b>	
<b>Proctor Valley Parcel</b>							
Village 13 (Birch Patric Estates)	0	0	0	0	0.00	0.00	
<b>Proctor Valley Parcel Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	
<b>Otay Ranch Subtotal:</b>	<b>2,214</b>	<b>0</b>	<b>4,114</b>	<b>6,328</b>	<b>111.84</b>	<b>24.30</b>	
Rancho Del Rey I	3	0	0	3	0.00	0.00	
Rancho Del Rey II	17	0	0	17	0.00	0.00	
San Miguel Ranch	284	177	129	590	2.32	0.00	
Salt Creek Ranch (Rolling Hills Ranch)	492	0	116	608	0.00	0.00	
Sunbow II	0	0	0	0	0.00	7.66	
East Terr. CV Remain Balance	0	0	104	104	18.76	32.57	
Bella Lago	0	0	0	0	0.00	0.00	
<b>Eastern Territories Total:</b>	<b>3,305</b>	<b>418</b>	<b>5,408</b>	<b>9,131</b>	<b>144.56</b>	<b>78.06</b>	
<b>CITYWIDE TOTAL</b>	<b>3,438</b>	<b>418</b>	<b>6,275</b>	<b>10,131</b>	<b>181</b>	<b>94</b>	

Note:

\* Land Use acres and residential units based on LUI data, GP, GDP, SPA, and Tentative Map.

Appendix 3.C – Development Forecast - Increment 2

CITY OF CHULA VISTA GROWTH FORECAST

Area Name	Phasing From 2011 to 2020					
	Single Family Detached	Single Family Attached	Multi-Family Attached	Total Residential DU's	Commercial (Acres)	Business Park Industrial (Acres)
	DU	DU	DU			
	(A)	(B)	(C)	(D)	(E)	(F)
<b>Western Territories</b>						
Bayfront	0	0	500	500	58.54	0.00
Northwest	31	0	1,971	2,001	1.56	4.51
Southwest	16	0	1,985	2,001	30.70	34.90
<b>Western Territories Subtotal:</b>	<b>47</b>	<b>0</b>	<b>4,456</b>	<b>4,503</b>	<b>90.81</b>	<b>39.41</b>
<b>Eastern Territories</b>						
Sweetwater / Bonita	0	0	0	0	0.00	0.00
<b>EASTLAKE</b>						
Eastlake Business Center	0	0	0	0	0.00	33.82
Eastlake Village Center (North)	0	0	0	0	10.17	0.00
Eastlake Greens Landswap	0	0	0	0	0.00	0.00
Eastlake III Woods	0	0	0	0	0.00	0.00
Eastlake III Vistas	0	0	0	0	10.33	0.00
<b>Eastlake Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20.50</b>	<b>33.82</b>
<b>OTAY RANCH</b>						
<b>Otay Valley Parcel</b>						
Village 1 West	0	0	0	0	0.00	0.00
Village 5	0	0	0	0	0.00	0.00
Village 2	209	0	601	810	1.90	0.00
Village 3	0	0	0	0	0.00	60.75
Village 4	381	0	0	381	0.00	0.00
Village 6	0	0	0	0	0.00	0.00
Village 7	36	0	0	36	7.20	0.00
Village 8	475	0	920	1,395	3.33	116.66
Village 11	0	0	0	0	8.33	0.00
Village 12 (Eastern Urban Center)	0	0	2,653	2,653	29.40	0.00
Village 12 (Freeway Commercial)	0	0	0	0	27.20	0.00
<b>Otay Valley Parcel Subtotal:</b>	<b>1,101</b>	<b>0</b>	<b>4,174</b>	<b>5,275</b>	<b>77.36</b>	<b>177.41</b>
<b>Proctor Valley Parcel</b>						
Village 13 (Birch Patric Estates)	128	0	0	128	0.00	0.00
<b>Proctor Valley Parcel Subtotal:</b>	<b>128</b>	<b>0</b>	<b>0</b>	<b>128</b>	<b>0.00</b>	<b>0.00</b>
<b>Otay Ranch Subtotal:</b>	<b>1,229</b>	<b>0</b>	<b>4,174</b>	<b>5,403</b>	<b>77.36</b>	<b>177.41</b>
Rancho Del Rey I	0	0	0	0	0.00	0.00
Rancho Del Rey II	0	0	0	0	0.00	0.00
San Miguel Ranch	0	0	0	0	11.58	0.00
Salt Creek Ranch (Rolling Hills Ranch)	0	0	0	0	0.00	0.00
Sunbow II	0	0	0	0	0.00	19.17
East Terr. CV Remain Balance	0	0	8	8	0.00	81.40
Bella Lago	140	0	0	140	0.00	0.00
<b>Eastern Territories Total:</b>	<b>1,369</b>	<b>0</b>	<b>4,182</b>	<b>5,551</b>	<b>109.44</b>	<b>311.80</b>
<b>CITYWIDE TOTAL</b>	<b>1,416</b>	<b>0</b>	<b>8,638</b>	<b>10,054</b>	<b>200</b>	<b>351</b>

Note:

\* Land Use acres and residential units based on LUI data, GP, GDP, SPA, and Tentative Map.

CITY OF CHULA VISTA GROWTH FORECAST

Area Name	Phasing From 2021 to 2030					
	Single Family Detached	Single Family Attached	Multi-Family Attached	Total Residential	Commercial	Business Park
	DU	DU	DU	DU's	(Acres)	Industrial
	(A)	(B)	(C)	(D)	(E)	(F)
<b>Western Territories</b>						
Bayfront	0	0	300	300	58.54	0.00
Northwest	0	0	4,000	4,000	1.56	4.51
Southwest	0	0	1,465	1,465	30.70	34.90
<b>Western Territories Subtotal:</b>	<b>0</b>	<b>0</b>	<b>5,765</b>	<b>5,765</b>	<b>90.81</b>	<b>39.40</b>
<b>Eastern Territories</b>						
Sweetwater / Bonita	0	0	0	0	0.00	0.00
<b>EASTLAKE</b>						
Eastlake Business Center	0	0	0	0	0.00	33.82
Eastlake Village Center (North)	0	0	0	0	0.00	0.00
Eastlake Greens Landswap	0	0	0	0	0.00	0.00
Eastlake III Woods	0	0	0	0	0.00	0.00
Eastlake III Vistas	0	0	0	0	0.00	0.00
<b>Eastlake Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>33.82</b>
<b>OTAY RANCH</b>						
<b>Otay Valley Parcel</b>						
Village 1 West	0	0	0	0	0.00	0.00
Village 5	0	0	0	0	0.00	0.00
Village 2	0	0	0	0	0.00	87.90
Village 3	0	0	0	0	0.00	91.45
Village 4	0	0	0	0	0.00	0.00
Village 6	0	0	0	0	0.00	0.00
Village 7	0	0	0	0	0.00	0.00
Village 8	0	0	0	0	0.00	83.34
Village 11	0	0	0	0	0.00	0.00
Village 12 (Eastern Urban Center)	0	0	0	0	46.50	0.00
Village 12 (Freeway Commercial)	0	0	0	0	0.00	0.00
<b>Otay Valley Parcel Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46.50</b>	<b>262.69</b>
<b>Proctor Valley Parcel</b>						
Village 13 (Birch Patric Estates)	0	0	0	0	0.00	0.00
<b>Proctor Valley Parcel Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>Otay Ranch Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46.50</b>	<b>262.69</b>
Rancho Del Rey I	0	0	0	0	0.00	0.00
Rancho Del Rey II	0	0	0	0	0.00	0.00
San Miguel Ranch	0	0	0	0	0.00	0.00
Salt Creek Ranch (Rolling Hills Ranch)	0	0	0	0	0.00	0.00
Sunbow II	0	0	0	0	0.00	19.17
East Terr. CV Remain Balance	0	0	0	0	0.00	81.40
Bella Lago	0	0	0	0	0.00	0.00
<b>Eastern Territories Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46.50</b>	<b>397.08</b>
<b>CITYWIDE TOTAL</b>	<b>0</b>	<b>0</b>	<b>5,765</b>	<b>5,765</b>	<b>137</b>	<b>436</b>

Note:

\* Land Use acres and residential units based on LUI data, GP, GDP, SPA, and Tentative Map.

CITY OF CHULA VISTA GROWTH FORECAST

Area Name	Phasing From 2031 to Buildout					
	Single Family Detached	Single Family Attached	Multi-Family Attached	Total Residential DU's	Commercial (Acres)	Business Park Industrial (Acres)
	DU	DU	DU			
	(A)	(B)	(C)	(D)	(E)	(F)
<b>Western Territories</b>						
Bayfront	0	0	0	0	0.00	0.00
Northwest	0	0	1,371	1,371	0.00	0.00
Southwest	0	0	0	0	0.00	0.00
<b>Western Territories Subtotal:</b>	<b>0</b>	<b>0</b>	<b>1,371</b>	<b>1,371</b>	<b>0.00</b>	<b>0.00</b>
<b>Eastern Territories</b>						
Sweetwater / Bonita	0	0	0	0	0.00	0.00
<b>EASTLAKE</b>						
Eastlake Business Center	0	0	0	0	0.00	0.00
Eastlake Village Center (North)	0	0	0	0	0.00	0.00
Eastlake Greens Landswap	0	0	0	0	0.00	0.00
Eastlake III Woods	0	0	0	0	0.00	0.00
Eastlake III Vistas	0	0	0	0	0.00	0.00
<b>Eastlake Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>OTAY RANCH</b>						
<b>Otay Valley Parcel</b>						
Village 1 West	0	0	0	0	0.00	0.00
Village 5	0	0	0	0	0.00	0.00
Village 2	0	0	0	0	0.00	0.00
Village 3	0	0	0	0	0.00	0.00
Village 4	0	0	0	0	0.00	0.00
Village 6	0	0	0	0	0.00	0.00
Village 7	0	0	0	0	0.00	0.00
Village 8	0	0	0	0	0.00	0.00
Village 11	0	0	0	0	0.00	0.00
Village 12 (Eastern Urban Center)	0	0	0	0	0.00	0.00
Village 12 (Freeway Commercial)	0	0	0	0	0.00	0.00
<b>Otay Valley Parcel Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>Proctor Valley Parcel</b>						
Village 13 (Birch Patric Estates)	0	0	0	0	0.00	0.00
<b>Proctor Valley Parcel Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>Otay Ranch Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
Rancho Del Rey I	0	0	0	0	0.00	0.00
Rancho Del Rey II	0	0	0	0	0.00	0.00
San Miguel Ranch	0	0	0	0	0.00	0.00
Salt Creek Ranch (Rolling Hills Ranch)	0	0	0	0	0.00	0.00
Sunbow II	0	0	0	0	0.00	0.00
East Terr. CV Remain Balance	0	0	0	0	0.00	0.00
Bella Lago	0	0	0	0	0.00	0.00
<b>Eastern Territories Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>
<b>CITYWIDE TOTAL</b>	<b>0</b>	<b>0</b>	<b>1,371</b>	<b>1,371</b>	<b>0</b>	<b>0</b>

Note:

\* Land Use acres and residential units based on LUI data, GP, GDP, SPA, and Tentative Map.

Appendix 4.A – Service Demand Factor Calculation

**Police Calls for Service by Land Use**

*Residential*

Dwelling Type	Call Volume (CV) <sup>(1)</sup>	Existing EDUs <sup>(2)</sup>	Existing CV / DU	Future EDUs <sup>(3)</sup>	Projected Future CV	Future SDF <sup>(4)</sup>
Single Family Units	123,906,773	36,084	3,434	4,854	16,667,871	14.96%
Multi-Family Units	103,105,371	27,814	3,707	22,467	83,283,023	74.73%
<b>Total Units</b>	<b>227,012,144</b>	<b>63,898</b>	<b>2,704</b>	<b>27,321</b>	<b>99,950,894</b>	<b>89.69%</b>

*Non-Residential*

Land Use	Call Volume (CV) <sup>(1)</sup>	Existing Acres <sup>(2)</sup>	Existing CV / Acre	Future Acres <sup>(3)</sup>	Projected Future CV	Future SDF <sup>(4)</sup>
Commercial Acres	15,176,274	936	16,214	518	8,405,596	7.54%
Industrial Acres	2,915,398	834	3,496	882	3,081,488	2.77%
<b>Total Acres</b>	<b>18,091,671</b>	<b>1,770</b>	<b>40,860</b>	<b>1,400</b>	<b>11,487,084</b>	<b>10.31%</b>

<b>Citywide Total</b>	<b>245,103,815</b>				<b>111,437,979</b>	<b>100%</b>
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<sup>(1)</sup> Call Volume is reported in seconds. Includes time from call received through cleared on scene.

<sup>(2)</sup> Existing development data is per General Plan Update Fiscal Model.

<sup>(3)</sup> Future development data is per March 2006 PFDIF Update - Development Forecast.

<sup>(4)</sup> SDF - Service Demand Factor

**Fire Calls for Service by Land Use**

*Residential*

Dwelling Type	Calls for Service (CFS) <sup>(1)</sup>	Existing EDUs <sup>(2)</sup>	Existing CFS / DU	Future EDUs <sup>(3)</sup>	Projected Future CFS	Future SDF <sup>(4)</sup>
Single Family Units	3,893	36,084	0.11	4,854	524	21.23%
Multi-Family Units	2,161	27,814	0.08	22,467	1,745	70.75%
<b>Total Units</b>	<b>6,054</b>	<b>63,898</b>	<b>0.08</b>	<b>27,321</b>	<b>2,269</b>	<b>91.98%</b>

*Non-Residential*

Land Use	Calls for Service (CFS) <sup>(1)</sup>	Existing Acres <sup>(2)</sup>	Existing CFS / Acre	Future Acres <sup>(3)</sup>	Projected Future CFS	Future SDF <sup>(4)</sup>
Commercial Acres	267	936	0.29	518	148	5.99%
Industrial Acres	47	834	0.06	882	50	2.03%
<b>Total Acres</b>	<b>314</b>	<b>1,770</b>	<b>0.71</b>	<b>1,400</b>	<b>198</b>	<b>8.02%</b>

<b>Citywide Total</b>	<b>6,368</b>				<b>2,467</b>	<b>100%</b>
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<sup>(1)</sup> Calls for Service include all calls for service responded to by the Fire Department during a one-year period.

<sup>(2)</sup> Existing development data is per General Plan Update Fiscal Model.

<sup>(3)</sup> Future development data is per March 2006 PFDIF Update - Development Forecast.

<sup>(4)</sup> SDF - Service Demand Factor

Appendix 4.A – Service Demand Factor Calculation

**Corporation Yard Service Demand Factors - Using TDIF Trip Factors**

*Residential*

<b>Dwelling Type</b>	<b>Future EDUs <sup>(1)</sup></b>	<b>TDIF Trips per DU</b>	<b>Projected Future Trips</b>	<b>Future SDF <sup>(2)</sup></b>
Single Family Units	4,854	10.00	48,540	12.55%
Multi-Family Units	22,467	8.00	179,733	46.46%
<b>Total Units</b>	<b>27,321</b>		<b>228,273</b>	<b>59.01%</b>

*Non-Residential*

<b>Land Use</b>	<b>Future Acres <sup>(1)</sup></b>	<b>TDIF Trips per Acre</b>	<b>Projected Future Trips</b>	<b>Future SDF <sup>(2)</sup></b>
Commercial Acres	518	170.00	88,060	22.76%
Industrial Acres	882	80.00	70,521	18.23%
<b>Total Acres</b>	<b>1,400</b>		<b>158,581</b>	<b>40.99%</b>

<b>Citywide Total</b>			<b>386,854</b>	<b>100.00%</b>
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<sup>(1)</sup> Future development data is per March 2006 PFDIF Update - Development Forecast.

<sup>(2)</sup> SDF - Service Demand Factor

Appendix 4.B – General Government Service Demand Factor Calculation

**Calculation of General Government Service Demand Factors**

Component	Remaining Obligation	Single Family Units	Multi-Family Units	Commercial Acres	Industrial Acres	Total
Civic Center	\$ 62,754,523					
Police <sup>(1)</sup>	\$ 47,519,209	0.150	35,513,417	0.075	1,314,003	\$ 47,519,209
Corporation Yard <sup>(1)</sup>	\$ 15,222,632	0.125	7,072,466	0.228	2,774,987	\$ 15,222,632
Library <sup>(2)</sup>	\$ 34,375,863	0.178	28,268,382			\$ 34,375,863
Fire <sup>(1)</sup>	\$ 25,292,125	0.212	17,893,997	0.060	513,461	\$ 25,292,125
GIS	\$ -					
Computer Systems	\$ -					
Telecommunications	\$ -					
RMS	\$ -					
Administration	\$ 15,089,359					
Recreation <sup>(2)</sup>	\$ 26,091,907	0.178	4,635,689	0.822	21,456,218	\$ 26,091,907
<b>Program Total</b>	<b>\$ 226,345,618</b>	<b>\$ 25,130,269</b>	<b>\$ 110,204,480</b>	<b>\$ 8,564,535</b>	<b>\$ 4,602,452</b>	<b>\$ 148,501,736</b>
<b>Weighted Service Demand Factor <sup>(3)</sup></b>		<b>0.169</b>	<b>0.742</b>	<b>0.058</b>	<b>0.031</b>	<b>1.000</b>

<sup>(1)</sup> Service Demand Factors calculated using General Plan Update Fiscal Model & current TDIF trip generation factors.

<sup>(2)</sup> Service Demand Factors based upon proportion of single family versus multi-family residential only.

<sup>(3)</sup> General Government Service Demand Factor calculated using weighted average of General Plan Fiscal Model, TDIF, and single family versus multi-family residential proportionality factors.

Appendix 5 – Development Eliminated from Baseline Calculation

	Land Use Category			Equivalent Dwelling Units		
	Residential DUs	Commercial Acres	Industrial Acres	Residential	Non Residential	Total EDUs
Bonita Long Canyon	(610)			(610)		(610.0)
Bonita Point		(10)		-	(50.00)	(50.0)
Canyon Views	(18)			(18)		(18.0)
Cohen-Daly	(46)			(46)		(46.0)
Eastlake I	(1,817)		(64.7)	(1,817)	(323.50)	(2,140.5)
Ladera Villas	(19)			(19)		(19.0)
Mission Verde	(76)			(76)		(76.0)
Rancho del Rey	(1,066)			(1,066)		(1,066.0)
Sunbow I	(485)			(485)		(485.0)
Terra Nova - Brehm	(29)			(29)		(29.0)
Terra Nova - Woodcrest	(4)			(4)		(4.0)
<b>Total Adjustments</b>	<b>(4,170)</b>	<b>(10)</b>	<b>(64.7)</b>	<b>(4,170)</b>	<b>(373.50)</b>	<b>(4,543.5)</b>

Land Use	DUs by Land Use			EDUs		
	Residential DUs	Commercial Acres	Industrial Acres	Residential	Non Residential	Total
1990 DUs	50,826.00	922.00	630.00	50,826.00	7,760.00	<b>58,586.00</b>
Adjustment	<b>(4,170.00)</b>	<b>(10.00)</b>	<b>(64.70)</b>	<b>(4,170.00)</b>	<b>(373.50)</b>	<b>(4,543.50)</b>
Updated	46,656.00	912.00	565.30	46,656.00	7,386.50	<b>54,042.50</b>



Appendix 6.A – Cash Flow Model Summary

*PFDFIF Program Cash Flow Summary*

	Increment 1 2006 - 2010	Increment 2 2011 - 2020	Increment 3 2021 - 2030	Increment 4 2031 - Buildout	TOTAL
<b>Beginning Cash Balance</b>	<b>\$ 24,427,641</b>	<b>\$ 48,746,993</b>	<b>\$ 6,703,603</b>	<b>\$ 3,596,250</b>	
<b>Revenues</b>					
Single Family Dwelling Units	\$ 32,245,693	\$ 6,057,740	\$ -	\$ -	\$ 38,303,433
Multi-Family Dwelling Units	\$ 61,409,880	\$ 53,210,598	\$ 43,104,796	\$ 10,247,856	\$ 167,973,129
Commercial Acreage	\$ 5,368,669	\$ 4,227,939	\$ 3,457,415	\$ -	\$ 13,054,023
Industrial Acreage	\$ 4,553,959	\$ 1,230,545	\$ 1,230,529	\$ -	\$ 7,015,034
<b>TOTAL REVENUES</b>	<b>\$ 103,578,200</b>	<b>\$ 64,726,822</b>	<b>\$ 47,792,740</b>	<b>\$ 10,247,856</b>	<b>\$ 226,345,619</b>
<b>Expenditures</b>					
Debt Service Payments Subtotal	\$ 23,189,528	\$ 52,595,303	\$ 42,973,874	\$ 13,844,105	\$ 132,602,811
CIP Project Subtotal	\$ 50,930,776	\$ 44,539,298	\$ -	\$ -	\$ 95,470,074
Non CIP Subtotal	\$ 5,138,544	\$ 9,635,612	\$ 7,926,219	\$ -	\$ 22,700,375
<b>TOTAL EXPENDITURES</b>	<b>\$ 79,258,848</b>	<b>\$ 106,770,213</b>	<b>\$ 50,900,093</b>	<b>\$ 13,844,105</b>	<b>\$ 250,773,259</b>
<b>Ending Cash Balance</b>	<b>\$ 48,746,993</b>	<b>\$ 6,703,603</b>	<b>\$ 3,596,250</b>	<b>\$ -</b>	
<b>Anticipated Development</b>					
Single Family EDUS	4,086.33	767.67	-	-	4,854.00
Multi-Family EDUS	8,213.67	7,117.00	5,765.33	1,370.67	22,466.67
Commercial Acres	213.21	167.91	137.31	-	518.42
Industrial Acres	572.25	154.63	154.63	-	881.51

Appendix 6.B – Cash Flow Model Expenditure Detail

PFDFIF Cash Flow - Expenditures Detail

	Increment 1		Increment 2		Increment 3		Increment 4		TOTAL
	2006 - 2010	2011 - 2020	2021 - 2030	2031 - Buildout	Debt Service Payments				
2000 COP A - Corporation Yard	\$ 5,332,038	\$ 8,911,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,243,052
2002 COP - Police Facilities	\$ 8,450,716	\$ 17,059,945	\$ 17,161,188	\$ -	\$ -	\$ -	\$ 3,606,684	\$ -	\$ 46,278,533
2003 Refunding COP - 800 MHZ	\$ 10,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,225
2003 Refunding COP - CAD System	\$ 525,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525,507
2003 Refunding COP - Fiscal System	\$ 15,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,404
Adamo Property Acquisition	\$ 226,953	\$ 181,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 408,286
Civic Center - Phase I	\$ 5,634,925	\$ 13,824,069	\$ 13,824,552	\$ -	\$ -	\$ -	\$ 4,636,602	\$ -	\$ 37,920,147
Civic Center - Phase II	\$ 2,545,638	\$ 9,482,932	\$ 8,978,607	\$ -	\$ -	\$ -	\$ 3,965,286	\$ -	\$ 24,972,462
Civic Center - Phase III	\$ 448,123	\$ 3,136,010	\$ 3,009,528	\$ -	\$ -	\$ -	\$ 1,635,534	\$ -	\$ 8,229,195
<b>Debt Service Payments Subtotal</b>	<b>\$ 23,189,528</b>	<b>\$ 52,595,303</b>	<b>\$ 42,973,874</b>	<b>\$ 13,844,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 132,602,811</b>
<b>Project Expenditures</b>									
<b>Civic Center Expansion</b>									
GG139 Civic Center Expansion - Phase I	\$ 1,734,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,734,303
GG300 Civic Center Expansion - Phase III	\$ 6,951,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,951,434
<b>Police Facility &amp; Equipment</b>									
PS149 New Police Facility	\$ 18,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,404
<b>Corporation Yard Relocation</b>									
GG158L Animal Shelter Loan Interest Earnings	\$ (275,749)	\$ (275,295)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (551,044)
GG171 PW Info Systems - Modernization / Expansion	\$ 44,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,982
<b>Libraries</b>									
LB124 Rancho del Rey Library	\$ 24,732,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,732,060
LBNew1 Eastern Urban Center (EUC) Branch Library	\$ -	\$ 22,199,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,199,922
<b>Fire Suppression System</b>									
GG189 Emergency Operations Center	\$ 8,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,824
PS128 Fire Station #8 - Eastlake Woods	\$ 6,425,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,425,980
PS158 Purchase of Fire Equipment -FS#7 & FS#8	\$ 38,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,408
PS159 Fire Dispatch Center	\$ 239,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239,265
PS162 Purchase of Miscellaneous Fire Equipment	\$ 31,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,179
PSNew1 Fire Station # 9 - Eastern Urban Center (EUC)	\$ -	\$ 7,145,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,145,913

Appendix 6.B – Cash Flow Model Expenditure Detail

<b>Administration</b>									
GG179	General Plan Update	\$	52,754	\$	-	\$	-	\$	52,754
<b>Recreation Facilities</b>									
PR238	Veteran's Park (Sunbow)	\$	2,033,727	\$	-	\$	-	\$	2,033,727
PR262	Parks and Recreation Master Plan	\$	122,550	\$	-	\$	-	\$	122,550
PR265	Community Park & Recreation FF&E	\$	646,071	\$	-	\$	-	\$	646,071
PR270	Monteville Recreation Facility	\$	4,130,131	\$	-	\$	-	\$	4,130,131
PR271	Salt Creek Recreation Facility	\$	3,996,454	\$	-	\$	-	\$	3,996,454
PR283	Otay Ranch Recreation Facility - Village 4	\$	-	\$	7,278,200	\$	-	\$	7,278,200
PR285	Otay Ranch Aquatic Complex - Village 4	\$	-	\$	8,190,558	\$	-	\$	8,190,558
	<b>Projects Subtotal</b>	\$	<b>50,930,776</b>	\$	<b>44,539,298</b>	\$	<b>-</b>	\$	<b>95,470,074</b>
<b>Non Capital Expenditures</b>									
	Personnel Services	\$	3,578,875	\$	5,761,439	\$	4,077,046	\$	13,417,361
	Computer Equipment	\$	63,217	\$	158,042	\$	158,042	\$	379,300
	Automotive Equipment	\$	1,281,318	\$	3,203,295	\$	3,203,295	\$	7,687,909
	Other Capital Equipment	\$	175,134	\$	437,835	\$	437,835	\$	1,050,805
	Supplies & Services	\$	40,000	\$	75,000	\$	50,000	\$	165,000
	<b>Non Capital Subtotal</b>	\$	<b>5,138,544</b>	\$	<b>9,635,612</b>	\$	<b>7,926,219</b>	\$	<b>22,700,375</b>
	<b>TOTAL EXPENDITURES</b>	\$	<b>79,258,848</b>	\$	<b>106,770,213</b>	\$	<b>50,900,093</b>	\$	<b>250,773,259</b>

## Appendix 7 – Proposed PFDIF Ordinance

### **AN ORDINANCE OF THE CITY OF CHULA VISTA, CALIFORNIA, AMENDING CHAPTER 3.50 OF THE CHULA VISTA MUNICIPAL CODE RELATING TO A DEVELOPMENT IMPACT FEE (PFDIF) TO PAY FOR VARIOUS PUBLIC FACILITIES WITHIN THE CITY OF CHULA VISTA'S GENERAL PLAN AREA BOUNDARY**

**WHEREAS**, on June 14<sup>th</sup>, 2005, the City Council of the City of Chula Vista adopted Ordinance No. 3010, increasing the Public Facilities Impact Fee (PFDIF) from \$5,048 to \$5,480 per single family dwelling unit; and

**WHEREAS**, cost estimates for the current list of needed public facilities have been updated; and

**WHEREAS**, PFDIF allocation factors have been recalculated using General Plan Fiscal Impact Model analysis;

**WHEREAS**, the impact fee is solely based upon that portion of the project costs which are attributable to new development; and

**WHEREAS**, the fee increase was developed in conjunction with developers and the Building Industry Association (BIA); and

**WHEREAS**, development is considered to take place in accordance with the Phasing Plan established by the City's Planning Department, which is subject to change depending on actual development phasing;

**NOW, THEREFORE**, the City Council of the City of Chula Vista does ordain as follows:

#### **SECTION 1: Findings**

The City Council finds, after consideration of the evidence presented to it including the "Public Facilities Development Impact Fee Update – March 2006", that certain amendments to Chapter 3.50 of the Chula Vista Municipal Code are necessary in order to assure that there are sufficient funds available to finance the public facilities necessary to serve new development within the City of Chula Vista by the development impact fee; and

The City Council finds, based on the evidence presented at the meeting, the City's General Plan, and the various reports and information received by the City Council in the ordinary course of its business, that the imposition of public facility impact fees on all development within the City of Chula Vista for which building permits have not been issued is necessary in order to protect the public health, safety and welfare and in order to assure effective implementation of the City's General Plan; and

The City Council finds that the amount of the amended fees levied by this ordinance does not exceed the estimated cost of providing the public facilities.

**SECTION 2:** That the existing Ordinance Nos. 2432, 2320, 2554, 2810, 2855 and 2886 are hereby superseded, and Chapter 3.50 of the Chula Vista Municipal Code is amended to read as follows:

#### **3.50.010 General intent.**

The city's general plan land use and public facilities elements require that adequate public facilities be available to accommodate increased population created by new development within the city of Chula Vista.

The city council has determined that new development will create adverse impacts on the city's existing public facilities which must be mitigated by the financing and construction of certain public facilities which are the subject of this chapter. New development contributes to the cumulative burden on these public facilities in direct relationship to the amount of population generated by the development or the gross acreage of the commercial or industrial land in the development.

The city council has determined that a reasonable means of financing the public facilities is to charge a fee on all developments in the city of Chula Vista. Imposition of the public facilities development impact fee on all new development for which building permits have not yet been issued is necessary in order to protect the public safety and welfare, thereby ensuring effective implementation of the city's general plan. (Ord. 2887 § 1, 2002).

### **3.50.020 Definitions.**

For the purposes of this chapter, the following words or phrases shall be construed as defined in this section, unless from the context it appears that a different meaning is intended:

- A. "Building permit" means a permit required by and issued pursuant to the Uniform Building Code, as adopted by reference by this city.
- B. "Developer" means the owner or developer of a development.
- C. "Development permit" means any discretionary permit, entitlement or approval for a development project issued under any zoning or subdivision ordinance of the city.
- D. "Development project" or "development" means any activity described as the following:
  1. Any new residential dwelling unit developed on vacant land;
  2. Any new commercial/office or industrial development constructed on vacant land;
  3. Any expansions to established developments or new developments on nonvacant land in those land use categories listed in subsections (D)(1) and (2) of this section, if the result is a net increase in dwelling units. The fee shall be based solely on this net dwelling unit increase;
  4. Any new or expanding special land use project;
  5. Any special purpose project developed on vacant land or nonvacant land, or expanded within a pre-existing site, if the result is a net increase in dwelling units. The fee shall be based solely on this net dwelling unit increase;
  6. Any other development project not listed above but described in Section 65927 and 65928 of the State Government Code.
- E. "Community purpose facility" means a facility which serves one of the following purposes:
  1. Social service activities, including such services as Boy Scouts and Girl Scouts, Boys and Girls Club, Alcoholics Anonymous and services for the homeless;
  2. Public schools;
  3. Private schools;
  4. Day care;
  5. Senior care and recreation;
  6. Worship, spiritual growth and development.
- F. "Special land use" means any nonresidential, non-commercial/office or nonindustrial development project (e.g., Olympic Training Center, hospitals, utilities), or non-special purpose project.
- G. "Special purpose project" means any for-profit community purpose facility (e.g., day care).
- H. "Engineer report" refers to the April 20, 1993, "development impact fees for public facilities" report.
- I. "Extraordinary project cost increases" means increases resulting from costs that could not have been reasonably foreseen at the time a project budget was established.
- J. "Extraordinary dwelling unit change" means an increase or decrease in the number of remaining planned residential dwelling units or commercial/industrial acres for which building permits have not yet been pulled, which changes the existing total by more than 2,000 dwelling units or 200 commercial/industrial acres. (Ord. 2887 § 1, 2002).

### **3.50.030 Public facilities to be financed by the fee.**

- A. The public facilities ("facilities"), which are the subject matter of the fee, include buildings, equipment and related one-time start-up costs or portions thereof, as detailed in subsection (C) of this section and in the engineer report on file in the office of the city clerk.
- B. The city council may modify or amend this list of facilities by written resolution in order to maintain compliance with the city's general plan or the capital improvement program.
- C. The facilities are as follows:
  1. Civic Center expansion;
  2. Police department facilities and equipment;
  3. Corporation yard relocation/expansion;

4. Library system expansion;
5. Fire suppression system expansion;
- 6.\*\* *Geographic information system expansion;*
- 7.\*\* *Computer system expansion;*
- 8.\*\* *Telecommunication system expansion;*
- 9.\*\* *Records management system expansion;*
10. Major recreation facilities (community centers, gymnasiums, swimming pools). (Ord. 2887 § 1, 2002).

\*\*Facility projects are complete. No future projects will be added.

**3.50.040 Territory to which fee applicable.**

The area of the city of Chula Vista to which the fee herein established shall be applicable shall be the territorial limits of the city of Chula Vista (“territory”), as they may from time to time be amended. (Ord. 2887 § 1, 2002).

**3.50.050 Establishment of fee.**

A development impact fee (“fee”) is hereby established to pay for the facilities within the territory. The fee shall be paid upon the issuance of building permits for each development project within the city of Chula Vista, except that, at the discretion of the city manager, a developer may prepay all or part of civic center expansion fees that would be applicable to the developer’s future development projects. Prepayment would occur at the then current rate; however, the developer has sole responsibility for paying subsequent fee increases resulting from (1) extraordinary project cost increases, or (2) normal annual adjustments in the Consumer Price Index (CPI) or Building Construction Index (BCI), or (3) extraordinary dwelling unit changes. (Ord. 2887 § 1, 2002).

**3.50.060 Determination of fees by land use category.**

For purposes of this fee, single-family dwelling units shall include single-family detached homes and detached condominiums; multifamily dwelling units shall include attached condominiums, townhouses, duplexes, triplexes, and apartments. Commercial/office and industrial development projects shall be charged on a per acre basis. Development impact fees for single-family, multifamily, commercial and industrial land uses shall be based on the demand for service generated by that land use, for each public facility set forth in CVMC 3.50.030:

Public Facility	Service Demand Generated by Land Use			
	Single-Family Dwelling Unit	Multifamily Dwelling Unit	Commercial Acre	Industrial Acre
Police department facilities and equipment	<u>.4725150</u>	<u>.4125747</u>	<u>.3825075</u>	<u>.0325028</u>
Corporation yard relocation/expansion	<u>.395125</u>	<u>.288465</u>	<u>.225228</u>	<u>.092182</u>
Library system expansion (residential only)	<u>.524178</u>	<u>.476822</u>	.000	.000
Fire suppression system expansion	<u>.380212</u>	<u>.370707</u>	<u>.200060</u>	<u>.050020</u>
Major recreation facilities (residential only)	<u>.524.178</u>	<u>.476.822</u>	.000	.000
General Government				
Civic Center expansion	<u>.357170</u>	<u>.408742</u>	<u>.201057</u>	<u>.034031</u>
<del>Geographic information system expansion</del>	<del>.357</del>	<del>.408</del>	<del>.201</del>	<del>.034</del>
<del>Computer system expansion</del>	<del>.357</del>	<del>.408</del>	<del>.201</del>	<del>.034</del>
<del>Telecommunication system expansion</del>	<del>.357</del>	<del>.408</del>	<del>.201</del>	<del>.034</del>
<del>Records management system expansion</del>	<del>.357</del>	<del>.408</del>	<del>.201</del>	<del>.034</del>
Administration	<u>.357170</u>	<u>.408742</u>	<u>.201057</u>	<u>.034031</u>

The rate for each special land use development project, as defined in CVMC 3.50.020, shall be equivalent to the commercial/office rate per gross acre of land. The Olympic Training Center shall be

equivalent to the industrial rate per gross acre of land. The rate for each special purpose project, as defined in CVMC 3.50.020, shall be equivalent to one-half the commercial/office rate per gross acre of land. The charges shall be those outlined in CVMC 3.50.090(C). The fee multiplied by the total number of dwelling units or acres within a given development project represents a developer's fair share ("fair share") for that development project. (Ord. 2887 § 1, 2002).

**3.50.070 Time to determine amount due.**

The fee for each development shall be calculated at the time of building permit issuance and shall be the amount as indicated at that time, and not when the tentative map or final map were granted or applied for, or when the building permit plan check was conducted, or when application was made for the building permit, except that a developer of a development project providing low- and/or moderate-income housing in accordance with Section III, Objective 1 of the 1991 housing element of the general plan may request authorization to prepay or defer the fee for up to 500 equivalent dwelling units (EDUs) and said request may be approved at the sole discretion of the city manager. In order to facilitate those low- and/or moderate-income projects which are planned for construction through March 24, 2005, the fee for said projects shall be the fee existing as of March 25, 2002. (Ord. 2887 § 1, 2002).

**3.50.080 Purpose and use of fee.**

The fee collected shall be used by the city for the following purposes, in such order and at such time as determined by the city council:

- A. To pay for such of the facilities that the city council determines should be constructed, installed or purchased at that time, or to reimburse the city for facilities funded by the city from other sources.
- B. To reimburse developers who have been required or permitted by CVMC 3.50.140(A) to construct, install or purchase approved facilities listed in CVMC 3.50.030(C), in such amounts as the council deems appropriate.
- C. To repay any and all persons who have, pursuant to prior fee Ordinance Nos. 2320 or 2432, or pursuant to this chapter, advanced or otherwise loaned funds for the construction of a facility identified herein.
- D. To repay the city for administration costs associated with administration of the fee. (Ord. 2887 § 1, 2002).

**3.50.090 Amount of fee.**

- A. The fee shall be the amounts set forth in subsections (B) and (C) of this section. The fee shall be adjusted, starting on October 1, 2005, and on each October 1st thereafter, based on the following two indexes:  
 For the Civic Center expansion, libraries, fire suppression and major recreation facilities: the Engineering News Record, Building Construction Cost Index for the Los Angeles Area.  
 For the police, corporation yard, geographic information systems, computer systems, telecommunications systems, records management and administration components: The U.S. Department of Labor, Bureau of Labor Statistics (San Diego Metropolitan Statistical Area).  
 Adjustments of the fee based upon annual changes to these two indexes shall be automatic and shall not require further action by the city council. The PFDIF may also be reviewed and amended by the city council as necessary based on changes in the type, size, location or cost of the facilities to be financed by the fee; changes in land use designation in the city's general plan; and upon other sound engineering, financing and planning information. Adjustments to the fee resulting from these discretionary reviews may be made by resolution amending this section.
- B. The fee shall have portions which are, according to the engineer report, allocated to a specific facility ("fee components"), which correspond to the costs of the various facilities, plus the administration cost for the fee, ~~which is a percentage of the fee components' cost.~~
- C. The fee shall be the following, depending on the land use:

Land Use	Fee
Residential – Single-family dwellings	\$5,4897,897/DU
Residential – Multifamily dwellings	\$5,1017,460/DU
Commercial/Office	\$21,70724,949/acre

Industrial	\$4,0407,962/acre
Special land use	\$24,94921,707/acre
Olympic Training Center	\$7,962/4,040/acre
Public purpose	Exempt
Nonprofit community purpose facility	Exempt
Special purpose project	\$10,8532,475/acre

(Ord. 3010 § 1, 2005; Ord. 2887 § 1, 2002).

**3.50.100 Development projects exempt from the fee.**

- A. Development projects by public agencies shall be exempt from the provisions of the fee if those projects are designed to provide the public service for which the agency is charged (“public purpose”).
- B. Community purpose facilities which are not operated for profit (“nonprofit community purpose facilities”) are also exempt inasmuch as these institutions provide benefit to the community as a whole, including all land use categories which are the subject matter of the fee. The city council hereby determines that it is appropriate to spread any impact such nonprofit community purpose facilities might have to the other land use categories subject to the fee. In the event that a court determines that the exemption herein extended to community purpose facilities shall for any reason be invalid, the city council hereby allocates the nonprofit community purpose facilities’ fair share to the city of Chula Vista and not to any of the land use categories which are the subject matter of the development impact land use categories.
- C. Development projects which are additions or expansions to existing dwelling units or businesses, except special land use projects, shall be exempt if the addition or expansion does not result in a net increase in dwelling units or commercial/industrial acreage. (Ord. 2887 § 1, 2002).

**3.50.110 Authority for accounting and expenditures.**

- A. Fees Collected Before the Effective Date of the Ordinance Codified in This Chapter.
  - 1. All fees which have accrued shall remain in separate accounts (“accounts”) corresponding to the facilities listed in CVMC 3.50.030, as established by the director of finance, and shall only be expended for the purposes associated with each facility account.
  - 2. The director of finance is authorized to maintain accounts for the various facilities identified in this chapter and to periodically make expenditures from the accounts for the purposes set forth herein.
- B. Funds Collected On or After the Effective Date of the Ordinance Codified in This Chapter.
  - 1. The fees collected shall be deposited into a public facility financing fund (“public facilities development impact fee fund,” or alternatively herein “fund”), which is hereby created and shall be expended only for the purposes set forth in this chapter.
  - 2. The director of finance is authorized to establish a single fund for the various facilities identified in this chapter and to periodically make expenditures from the fund for the purposes set forth herein. (Ord. 2887 § 1, 2002).

**3.50.120 Findings.**

The city council finds that collection of the fee established by this chapter at the time of the building permit issuance is necessary to provide funds for the facilities and to ensure certainty in the capital facilities budgeting for growth impacted public facilities. (Ord. 2887 § 1, 2002).

**3.50.130 Fee additional to other fees and charges.**

This fee is in addition to the requirements imposed by other city laws, policies or regulations relating to the construction or the financing of the construction of public improvements within subdivisions or developments. (Ord. 2887 § 1, 2002).

**3.50.135 Mandatory oversizing of facility – Duty to tender reimbursement offer.**

Whenever a developer of a development project is required as a condition of approval of a development permit to cause a facility or a portion of a facility to be built to accommodate the demands created by the



development project, the city may require the developer to install, purchase or construct the facility according to design specifications approved by the city, that being with such supplemental size or capacity required by the city (“oversized capacity requirement”). If such an oversized capacity requirement is imposed, the city shall offer to reimburse the developer from the fund either in cash or over time, with interest at the fair market value of money, as fees are collected, at the option of the city, for costs incurred by the developer for the design and construction of the facility, not to exceed the estimated cost of that particular facility as included in the calculation and updating of the fee. The city may update the fee calculation as the city deems appropriate prior to making such offer. This duty to offer reimbursement shall be independent of the developer’s obligation to pay the fee. (Ord. 2887 § 1, 2002).

**3.50.140 Developer construction of facilities.**

- A. Whenever a developer of a development project would be required by application of city law or policy as a condition of approval of a development permit to construct or finance a facility, or if a developer proposes to design and construct a portion of a facility in conjunction with the prosecution of a development project within the territory, and follows the procedure for doing same hereinbelow set forth, the city council shall, in the following applicable circumstances, tender only the credit or reimbursement hereinbelow identified for that circumstance:
  - 1. If the cost of the facility, incurred by the developer and acceptable to the city, is less than or equal to that portion of the developer’s fair share related to the fee component for that facility, the city may only give a credit (“developer credit”) against that portion of the developer’s fair share related to the fee component for that facility (“fair share of the fee component”); or
  - 2. If the cost of the facility, incurred by the developer and acceptable to the city, is greater than that portion of the developer’s fair share related to the fee component for that facility, but less than or equal to the developer’s total fair share, the city may give a credit, which credit shall first be applied against that portion of the fair share related to the fee component for that facility, and the excess costs for the facility shall then be applied as credits against such other fee components of the developer’s total fair share as the city manager, in his sole and unfettered discretion, shall determine; or
  - 3. If the cost of the facility, incurred by the developer and acceptable to the city, is greater than the developer’s total fair share, the city may give a credit against the developer’s total fair share as the city manager, in his sole and unfettered discretion, shall determine; and/or the city may tender to the developer a reimbursement agreement to reimburse said developer only from the fund as moneys are available, over time, with interest at the fair market value of money, at the option of the city.
- B. Unless otherwise stated herein, all developer credits shall be calculated on a dollar basis and converted into dwelling units at the time building permits are pulled, based on the then-current fee. (Ord. 2887 § 1, 2002).

**3.50.150 Procedure for issuance of credits or tender of reimbursement offer.**

The city’s extension of credits or tender of a reimbursement offer to a developer pursuant to CVMC 3.50.140 shall be conditioned on the developer complying with the terms and conditions of this section:

- A. Written authorization shall be requested by the developer from the city and issued by the city council by written resolution before developer may incur any costs eligible for reimbursement relating to the facility.
- B. The request for authorization shall contain the information listed in this section and such other information as may from time to time be requested by the city.
- C. If the council grants authorization, it shall be by written agreement with the developer, and on the following conditions among such other conditions as the council may from time to time impose:
  - 1. Developer shall prepare all plans and specifications and submit same for approval by the city;
  - 2. Developer shall secure and dedicate any right-of-way required for the facilities;
  - 3. Developer shall secure all required permits and environmental clearances necessary for construction of the facilities;
  - 4. Developer shall provide performance bonds in a form and amount and with a surety satisfactory to the city (where the developer intends to utilize provisions for immediate credit, the performance bond shall be for 100 percent of the value of the project);

5. Developer shall pay all city fees and costs;
6. The city shall be held harmless and indemnified, and upon tender by the city, defended by the developer for any of the costs and liabilities associated with the construction of the facilities;
7. The city will not be responsible for any of the costs of constructing the facilities. The developer shall advance all necessary funds to construct the facilities;
8. The developer shall secure at least three qualified bids for work to be done. The construction contract shall be granted to the lowest qualified bidder. If qualified, the developer may agree to perform the work at a price equal to or less than the low bid. Any claims for additional payment for extra work or charges during construction shall be justified and shall be documented to the satisfaction of the director of public works;
9. The developer shall provide a detailed cost estimate which itemizes those costs of the construction attributable to the facilities and exclude any work attributable to a specific subdivision project. The estimate is preliminary and subject to final determination by the director of public works upon completion of the facilities;
10. The city may grant partial credit for costs incurred by the developer on the facility upon determination of satisfactory incremental completion of the facility, as approved and certified by the director of public works, in an amount not to exceed 75 percent of the cost of the construction completed to the time the partial credit is granted, thereby retaining 25 percent of such credits until issuance by the city of a notice of completion;
11. When all work has been completed to the satisfaction of the city, the developer shall submit verification of payments made for the construction of the facility to the city. The director of public works shall make the final determination on expenditures which are eligible for credit or reimbursement. (Ord. 2887 § 1, 2002).

#### **3.50.155 Developer transfer of credits.**

A developer who, in accordance with the provisions of CVMC 3.50.140 and 3.50.150, receives credits against future payments of the fee for one or more fee components may transfer those credits as provided herein to another developer.

- A. The developer shall provide the city with written notice of such transfer within 30 days. The notice shall provide the following information:
  1. The name of the developer to whom the credits were transferred;
  2. The dollar value of the transferred credits;
  3. The fee component(s) against which the credits will be applied; and
  4. The projected rate, by fiscal year, that the credits will be applied, until said credits have been fully redeemed.
- B. Credits received by a developer of a low- and/or moderate-income project in accordance with CVMC 3.50.070 can only be transferred to another low- and/or moderate-income development project. (Ord. 2887 § 1, 2002).

#### **3.50.160 Procedure for fee modification or reduction.**

Any developer who, because of the nature or type of uses proposed for a development project, contends that application of this fee is unconstitutional or unrelated to mitigation of the burdens of the development may apply to the city council for a modification or reduction of the fee. The application shall be made in writing and filed with the city clerk not later than 10 days after notice of the public hearing on the development permit application for the project is given, or if no development permit is required, at the time of the filing of the building permit application. The application shall state in detail the factual basis for the claim of modification or reduction. The city council shall make reasonable efforts to consider the application within 60 days after its filing. The decision of the city council shall be final. If a reduction or modification is granted, any change in use within the project shall subject the developer to payment of the fee. The procedure provided by this section is additional to any other procedure authorized by law for protection or challenging this fee. (Ord. 2887 § 1, 2002).

#### **3.50.170 Fund loans.**

- A. Loans by the City. The city may loan funds to the fund to pay for facilities should the fund have insufficient funds to cover the cost of said facility. Said loans, if granted, shall be approved upon the adoption of the annual city budget and shall carry interest rates as set by the city council for

each fiscal year. A schedule for repayment of said loans shall be established at the time they are made and approved by the council, with a maximum term not to exceed the life of the fund.

- B. Developer Loans. A developer may loan funds to the city as outlined in CVMC 3.50.140 and 3.50.150. The city may repay said developer loans with interest, under the terms listed in subsection (A) of this section. (Ord. 2887 § 1, 2002).

**3.50.180 Effective date.**

This chapter shall become effective ~~January 18, 2003~~ October 3, 2006 (Ord. 2887 § 1, 2002).

**SECTION 3: Time limit for protest and judicial action**

Any judicial action or proceeding to attack, review, set aside, void or annul this ordinance shall be brought within the time period as established by Government Code Section 66020 after the effective date of this ordinance.

In accordance with Government Code Section 66020(d)(1), the ninety-day approval period in which parties may protest begins upon the effective date of this ordinance.

**SECTION 4:** This ordinance shall take effect and be in full force sixty (60) days following its second reading and adoption.

## Appendix 8

## STAFF COST DETAIL

PFDIF Component:

*Administration*

### GMOC

Classification	Increment 1 FY 06 - FY 10		Increment 2 FY 11 - FY 15		Increment 3 FY 16 - FY 20		Increment 4 FY 21 - FY 25		Increment 5 FY 26 - FY 30	
	FTE	Cost	FTE	Cost	FTE	Cost	FTE	Cost	FTE	Cost
Miscellaneous City Staff	1.25	\$729,534	1.25	\$729,534	1.25	\$729,534	1.25	\$729,534	1.25	\$729,534
<b>GMOC</b>	<b>1.25</b>	<b>\$729,534</b>	<b>1.25</b>	<b>\$729,534</b>	<b>1.25</b>	<b>\$729,534</b>	<b>1.25</b>	<b>\$729,534</b>	<b>1.25</b>	<b>\$729,534</b>
<b>GMOC Total</b>									<b>\$3,647,669</b>	

### Program Administration

Classification	Increment 1 FY 06 - FY 10		Increment 2 FY 11 - FY 15		Increment 3 FY 16 - FY 20		Increment 4 FY 21 - FY 25		Increment 5 FY 26 - FY 30	
	FTE	Cost	FTE	Cost	FTE	Cost	FTE	Cost	FTE	Cost
Miscellaneous City Staff	0.75	\$864,248	0.75	\$864,248	0.25	\$288,083	0.25	\$288,083	0.25	\$288,083
Senior Engineering Technician	0.25	\$370,038	0.25	\$370,038	0.13	\$185,019	0.13	\$185,019	0.13	\$185,019
Accountant	0.50	\$462,725	0.50	\$462,725	0.13	\$115,681	0.13	\$115,681	0.13	\$115,681
Fiscal Management Analyst	1.00	\$1,152,330	1.00	\$1,152,330	0.75	\$864,248	0.75	\$864,248	0.50	\$576,165
<b>Program Administration</b>	<b>2.50</b>	<b>\$2,849,341</b>	<b>2.50</b>	<b>\$2,849,341</b>	<b>1.25</b>	<b>\$1,453,031</b>	<b>1.25</b>	<b>\$1,453,031</b>	<b>1.00</b>	<b>\$1,164,948</b>
<b>Program Administration Total</b>									<b>\$9,769,691</b>	

<b>Component Total</b>	<b>3.75</b>	<b>\$3,578,875</b>	<b>3.75</b>	<b>\$3,578,875</b>	<b>2.50</b>	<b>\$2,182,564</b>	<b>2.50</b>	<b>\$2,182,564</b>	<b>2.25</b>	<b>\$1,894,482</b>
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<b>Administration Total</b>									<b>\$13,417,361</b>	
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## Appendix 9

## TRANSFER & OTHER REVENUE DETAIL

### Civic Center Expansion

Fiscal Year	Description	Amount	Transfer To / From
FY 93	General Fund reimbursement for Civic Center Master Plan expenditure.	(\$62,250)	General Fund
FY 98	Transfer to Administration Component of PFDIF.	(\$8,373)	PFDIF - Administration
FY 00	Civic Center component reimbursement from General Fund for DIF overcharges, per 1999 Report.	\$65,474	General Fund
FY 05	Reimburse Civic Center Component for project expenditures incurred prior to availability of bond proceeds.	\$6,820,450	Bond Proceeds
FY 05	General Fund reimbursement for Civic Center FF & E expenditures incurred.	(\$1,030,387)	General Fund
<b>Component Total</b>		<b>\$5,784,914</b>	

### Police Facility & Equipment

Fiscal Year	Description	Amount	Transfer To / From
FY 90	Advance from General Fund.	\$294,896	General Fund
FY 91	Rolling Stock Credit.	(\$103,250)	General Fund
FY 91	Repayment of \$294,896 General Fund advance, plus interest.	(\$297,910)	General Fund
FY 94	General Fund reimbursement for eligible expenses incurred in remodel of Police Facilities.	(\$19,182)	General Fund
FY 94	General Fund reimbursement for eligible expenses incurred in remodel of Police Facilities.	(\$1,380,818)	General Fund
FY 95	General Fund reimbursement for eligible expenses incurred in remodel of Police Facilities.	(\$588,217)	General Fund
FY 99	General Fund reimbursement for eligible expenses incurred in remodel of Police Facilities.	(\$10,792)	General Fund
FY 00	General Fund reimbursement for eligible expenses incurred in remodel of Police Facilities.	(\$113,949)	General Fund
FY 00	General Fund reimbursement for pre-1999 start up training costs incurred by the General Fund.	(\$64,492)	General Fund
FY 00	General Fund reimbursement for eligible expenses incurred in remodel of Police Facilities - funds appropriated and used for Fire Station No. 4.	(\$66,985)	General Fund
FY 00	Police Facilities component reimbursement from General Fund for DIF overcharges, per 1999 Report.	\$922	General Fund
FY 04	General Fund reimbursement for patrol vehicles and other equipment purchased for new staff necessitated by development.	(\$447,428)	General Fund
<b>Component Total</b>		<b>(\$2,797,205)</b>	

## Appendix 9

## TRANSFER & OTHER REVENUE DETAIL

### Corporation Yard Relocation

Fiscal Year	Description	Amount	Transfer To / From
FY 91	Rolling Stock Credit.	(\$224,352)	General Fund
FY 92	DIF Credit to General Fund for PFDIF eligible expenditures related to Corporation Yard relocation.	(\$67,627)	General Fund
FY 93	General Fund reimbursement for Corporation Yard Master Plan expenditure.	(\$68,685)	General Fund
FY 00	General Fund 'Site Depreciation Credit', to offset lost facility life associated with the SDG&E site.	(\$189,034)	General Fund
FY 00	Corporation Yard component reimbursement from General Fund for DIF overcharges, per 1999 Report.	\$112,626	General Fund
FY 01	Advance from Trunk Sewer Fund to offset sewer fund's project expenditure obligation.	\$3,083,000	Trunk Sewer Fund
FY 04	General Fund reimbursement for miscellaneous capital equipment expenditures incurred related to Corporation Yard relocation and Animal Shelter site acquisition costs (partial).	(\$120,160)	General Fund
FY 05	General Fund reimbursement for remaining Animal Shelter site acquisition costs.	(\$334,546)	General Fund
FY 05	Reimburse Administration Component for pickup truck purchased for storm drain compliance inspector by Administration Component.	(\$16,023)	PFDIF - Administration

<b>Component Total</b>	<b>\$2,175,199</b>
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### Libraries

Fiscal Year	Description	Amount	Transfer To / From
FY 92	Transfer to Library Construction Fund for South Chula Vista Library - CIP Number LB125.	(\$194,370)	Library Construction Fund - Fund 605
FY 93	Transfer to Library Construction Fund for South Chula Vista Library - CIP Number LB125.	(\$473,860)	Library Construction Fund - Fund 605
FY 93	General Fund reimbursement for Library Master Plan expenditure.	(\$30,900)	General Fund
FY 98	Transfer from Library Construction Fund for South Chula Vista Library - CIP Number LB125.	\$409,554	Library Construction Fund - Fund 605
FY 05	General Fund partial reimbursement for Rancho del Rey Library site acquisition costs.	(\$288,262)	General Fund

<b>Component Total</b>	<b>(\$577,838)</b>
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## Appendix 9

## TRANSFER & OTHER REVENUE DETAIL

### Fire Suppression System

Fiscal Year	Description	Amount	Transfer To / From
FY 90	Transfer from Transportation DIF Fund for proper accounting and classification of revenues.	\$224,589	Transportation DIF
FY 92	Reimbursement from developers.	\$308,552	Other
FY 93	McMillin Fire Station deposit.	\$103,500	General Fund
FY 98	Transfer of funds to offset Eastlake Fire Station start up costs incurred by the General Fund.	(\$293,000)	General Fund
FY 05	General Fund reimbursement for eligible Fire Suppression System expenditures incurred.	(\$475,224)	General Fund

<b>Component Total</b>	<b>(\$131,583)</b>
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### GIS

Fiscal Year	Description	Amount	Transfer To / From
FY 99	Redevelopment Agency reimbursement for eligible expenses incurred.	(\$5,674)	RDA - BF / TC I
FY 99	Redevelopment Agency reimbursement for eligible expenses incurred.	(\$19,693)	RDA - Otay Valley
FY 99	Special Sewer Fund reimbursement for eligible expenses incurred.	(\$63,612)	Special Sewer Fund

<b>Component Total</b>	<b>(\$88,979)</b>
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### Telecommunications

Fiscal Year	Description	Amount	Transfer To / From
FY 93	Advance from Traffic Signal Fund.	\$50,000	Fund 225
FY 00	Telecommunications component reimbursement from General Fund for DIF overcharges, per 1999 Report.	\$44,785	General Fund

<b>Component Total</b>	<b>\$94,785</b>
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## Appendix 9

## TRANSFER & OTHER REVENUE DETAIL

### Administration

Fiscal Year	Description	Amount	Transfer To / From
FY 91	Reimburse General Fund for purchase of microcomputer & software for Principal Management Analyst.	(\$4,765)	General Fund
FY 98	Transfer to Civic Center Component of PFDIF.	\$8,373	PFDIF - Civic Center
FY 99	General Fund reimbursement for eligible expenses incurred.	(\$20,470)	General Fund
FY 00	Administration component reimbursement from General Fund for DIF overcharges, per 1999 Report.	\$26,138	General Fund
FY 05	Reimbursement from Corporation Yard Component for pickup truck purchased for storm drain compliance inspector by Administration Component.	\$16,023	PFDIF - Corporation Yard

<b>Component Total</b>	<b>\$25,300</b>
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### Recreation Facilities

Fiscal Year	Description	Amount	Transfer To / From
FY 03	Transfer of Salt Creek Recreation Facility funds from TDIF fund to PFDIF fund, per Eastlake Agreement and Resolution # 2002-521.	\$1,037,810	Transportation DIF

<b>Component Total</b>	<b>\$1,037,810</b>
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