

EXHIBIT A
Project Property

EXHIBIT A
PROJECT PROPERTY

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS FILE NO. 123488 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 0°28'33" WEST, 1074.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Annexation Application Schedule

Exhibit B: Nakano Annexation Application Overview

Milestone	Sequence	Entity
Resolution of Support for Reorganization	Approved as part of Chula Vista City Council Actions	City of Chula Vista
Resolution of Application for Reorganization	Approved as part of San Diego City Council Actions	City of San Diego
Reorganization Application (preparation in process)	In process, completed application form and all required final components to be compiled 30 Days from San Diego City Council Hearing for submission to LAFCO	City of San Diego
Copy of City resolution approving pre-zoning and general plan land-use designations (application component)	Approved as part of San Diego City Council Actions	City of San Diego
Plan for Providing Services (application component)	Approved as part of San Diego City Council Actions	City of San Diego
Completed campaign contribution disclosure form and evaluation checklist for disclosure of political expenditures (pages 7 and 8 of application)	Completed as part of LAFCO application, by or before, 30 Days from San Diego City Council Hearing for submission to LAFCO	City of San Diego
Property-owner consent form for inclusion of property (page 9 of LAFCO application)	Completed as part of LAFCO application, by or before, 30 Days from San Diego City Council Hearing for submission to LAFCO	Tri Pointe Homes
Completed subject agency supplemental information form from each subject agency that will gain or lose territory as a result of the proposed jurisdictional boundary change (pages 10-12 of LAFCO application)	Completed as part of LAFCO application, by or before, 30 Days from San Diego City Council Hearing for submission to LAFCO	City of San Diego City of Chula Vista Otay Water District
LAFCO and gives notice to each affected local agency, the county committee on school district organization, and each school superintendent whose school district overlies the affected territory and gives notice to the county assessor and county auditor	After receiving the application	LAFCO
LAFCO Executive Officer determines whether the application is complete	Within 30 days of receipt of application	LAFCO

If application is complete, the Executive Officer issues certificate of filing	No sooner than 20 days after the issuance of mailed notice	LAFCO
LAFCO sets a Commission hearing date for the application	Date of the hearing must be within 90 days after issuance of certificate of filing.	LAFCO
LAFCO provides notice of hearing to affected agencies by first class mail	At least 21 days prior to hearing	LAFCO
LAFCO Executive Officer issues report	At least 5 days prior to hearing	LAFCO
LAFCO hearing on the application	Date of the hearing must be within 90 days after issuance of certificate of filing	LAFCO
Waiver of Protest Hearing	At or immediately following hearing	LAFCO
Commission adopts a resolution making determinations approving, approving with conditions, or disapproving the application	Within 35 days after the hearing	LAFCO
Certificate of Completion of Reorganization	Following the satisfaction of any conditions of approval required to be completed prior to the filing of the certificate of completion	LAFCO
Recordation of Certificate of Completion with County Recorder's Office	Following issuance of Certificate of Completion. The date of recordation of the Certificate of Completion serves as the effective date	LAFCO
Filing with State Board of Equalization	Following issuance and recordation of Certificate of Completion	LAFCO
Effective Date	Upon the date of recordation of the Certificate of Completion with the Recorder's Office of the County of San Diego, which the Parties desire to occur as soon after LAFCO Approval of the Reorganization as is reasonably possible	LAFCO

Exhibit B: Nakano Annexation Application Schedule

Milestone	Deadline	Responsible Entity
Landowner Consent Form	30 days from Effective Date	Tri Pointe Homes
Resolution of Application of Reorganization	30 days from Effective Date	San Diego
Resolution of Support of Application	10 days from Effective Date	Chula Vista
Application of Reorganization	30 days from approval of Resolution of Application of Reorg	San Diego
Plan for Providing Services	30 days from approval of Resolution of Application of Reorg	San Diego
Notice of LAFCO Hearing	21 days prior to hearing date	LAFCO
Hearing	As soon as reasonably possible	LAFCO
Waiver of Protest Hearing	At or immediately following hearing	LAFCO (Requires 100% landowner consent and concurrence from affected agencies)
Certificate of Completion of Reorganization (Requires recordation with County Recorder's Office and filing with State Board of Equalization)	As soon as reasonably possible	Issuance – LAFCO Recordation – San Diego
Effective Date	Upon the date of recordation of the Certificate of Completion with the Recorder's Office of the County of San Diego, which the Parties desire to occur as soon after LAFCO Approval of the Reorganization as is reasonably possible	LAFCO

EXHIBIT C
Resolution of Application for the Reorganization

[Attached behind this page]

EXHIBIT C

RESOLUTION NUMBER _____

DATE OF FINAL PASSAGE _____

RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF SAN DIEGO INITIATE PROCEEDINGS THE DETACHMENT OF THE PROPOSED NAKANO RESIDENTIAL DEVELOPMENT PROJECT (PROJECT NO. _____) FROM THE CITY OF CHULA VISTA AND OTAY WATER DISTRICT SPHERE OF INFLUENCE AND FOR THE ANNEXATION OF THE PROJECT SITE INTO THE JURISDICTIONAL BOUNDARIES OF THE CITY OF SAN DIEGO

WHEREAS, Tri Pointe Homes IE-SD, Inc, Owner/Permittee, (Tri Pointe Homes) filed an application to obtain approvals from the City of Chula Vista for a residential development known as the Nakano project, located in proximity to Dennery Road and Ocean View Parkway, abutting the City of San Diego, and as further described in Exhibit A attached hereto; and

WHEREAS, the Nakano project proposes the development of a multifamily residential project, with up to 221 units, including 22 affordable units, private open space amenity areas, and connecting trails to the Otay Valley Regional Park; and

WHEREAS, the City of Chula Vista proposes to detach the project site from the City of Chula Vista's territory and Otay Water District service district sphere of influence, and annex it into the City of San Diego's territory; and

WHEREAS, representatives of the City of San Diego, City of Chula Vista and Tri Pointe Homes have negotiated an agreement, for the independent review and approval of public agency decision-makers, identifying the rights and duties of said parties that would

facilitate orderly development of the Nakano project described herein (Annexation Agreement); and

WHEREAS, the Annexation Agreement outlines the process to detach approximately 23.8 acres of the Nakano project site from the City of Chula Vista and Otay Water District, and annex the property into the jurisdictional boundaries of the City of San Diego;

WHEREAS, on _____, the City Council of the City of Chula Vista, as Lead Agency under the California Environmental Quality Act (Pub. Res. §§ 21000 *et seq.*) (CEQA), certified Environmental Impact Report (Project No. _____/SCH 2022060260) (EIR) that was prepared in accordance with CEQA and the CEQA Guidelines (14 C.C.R. §§ 15000 *et seq.*), adopted CEQA Findings and a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program; and

WHEREAS, the City of Chula Vista is, or will be, considering a Resolution of Support for the Application Requesting the Local Agency Formation Commission to Take Proceedings for the Nakano Development Project Reorganization; and

WHEREAS, through this resolution, the City of San Diego desires to: (i) detach the Nakano project site, the boundaries of which are described in Exhibit A attached hereto, from the City of Chula Vista and Otay Water District; and (ii) annex said Nakano project site into the jurisdictional boundaries of the City of San Diego (the Reorganization);

WHEREAS, on _____, the Planning Commission of the City of San Diego considered Tri Pointe Homes's request for a resolution for the Application

Requesting The Local Agency Formation Commission Of The County Of San Diego Initiate Proceedings The Detachment Of The Proposed Nakano Residential Development Project (Project No. _____) From The City Of Chula Vista And Otay Water District Sphere of Influence And For The Annexation Of The Project Site Into The Jurisdictional Boundaries Of The City Of San Diego and recommended approval; and

WHEREAS, the plan for providing services prepared in accordance with the requirement of Government Code section 56653 is attached hereto as Exhibit B (Plan for Services) and as further explained in Section ____ of the Resolution; and

WHEREAS, the Local Agency Formation Commission of the County of San Diego (LAFCO), is the state-mandated regulatory agency established by the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Govt. Code §§ 56000 *et seq.*) (Act) to review and approve proposed jurisdictional boundary changes, including annexations and detachments of certain real property to and/or from cities and special districts principally to discourage urban sprawl and to encourage the orderly and efficient provision of services; and

WHEREAS, the Reorganization is consistent with the legislative intent of the Act in that it will provide for orderly development of the Nakano project site and for more efficient services to the future inhabitants of the Nakano project site through the City of San Diego as shown in the Plan for Services; and

WHEREAS, Government Code section 56375(a)(7) provides that LAFCO require, as a condition to annexation, that a city prezone the area to be annexed, or, alternatively, to present evidence satisfactory to LAFCO that the existing development entitlements related to the area are vested and consistent with the city's General Plan; and

WHEREAS, this Resolution and the Annexation Agreement provide evidence that the Project entitlements are vested and consistent with the City of San Diego's General Plan in accordance with the terms of the Annexation Agreement; and

WHEREAS, through the Annexation Agreement, the City of San Diego agrees to provide full faith and credit to the vested rights of Tri Pointe upon the same terms and conditions as the City of Chula Vista; and

WHEREAS, the Nakano property site subject to the Reorganization is uninhabited,

NOW THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the recitals above are hereby incorporated by reference.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, this proposal is made, and it is requested that proceedings be taken, pursuant to the Act.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, this proposal is a reorganization and consists of the following changes of organization: (list all boundary changes here). A map of the affected territory is set forth in Exhibit A, attached hereto and by reference incorporated herein.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, this application, Resolution and Annexation Agreement are intended to comply with the requirements of Government Code section 56375(a)(7) as recited above.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, the proposal is not consistent with the Sphere of Influence of the City of San Diego.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, consent is hereby given to the waiver of conducting authority proceedings.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that it finds approval of this resolution to be consistent with the applicable land use plans because this Nakano project site is adjacent to the City of San Diego's Ocean View Hills development, is easily accessible for purposes of the provision of services and utilities and, therefore, would be served by City of San Diego services and utilities regardless of annexation.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, after considering the evidence presented in the public hearing, that the City of San Diego hereby requests LAFCO to initiate proceedings for the Reorganization as supported by the following findings and on the terms and conditions below. Capitalized terms not otherwise defined in this Resolution shall have the meaning given to them in the Annexation Agreement.

1. Effective Date of Reorganization. In accordance with Government Code section 57202(a), the effective date of the Reorganization shall be upon the date of recordation of the Certificate of Completion with the Recorder's Office of the County of San Diego, which the Parties desire to occur as soon after LAFCO Approval of the Reorganization as is reasonably possible ("Reorganization Effective Date").
2. Processing of and Services to the Nakano Development Project Before and After the Reorganization Effective Date.

- a. *Role of the City of San Diego.* Prior to Reorganization, the City of San Diego shall process any and all approvals necessary or related to the Reorganization, including, but not limited to, the San Diego Project Entitlements (as defined in the Annexation Agreement). The City San Diego shall also take such actions that it would otherwise take regarding the Project after the Reorganization, including issuance of Certificates of Occupancy and recordation of a final map. The City of San Diego shall provide necessary municipal services to the Project Property after the Reorganization.
- b. *Role of the City of Chula Vista.* Prior to the Reorganization, the City of Chula Vista shall process, permit and inspect the Project in accordance with the Chula Vista Project Entitlements (as defined in the Annexation Agreement), and take such actions that it would otherwise take regarding the Project during and until the Reorganization.
- c. *Tri Pointe Homes's Obligation; Property Maintenance.* Tri Pointe Homes shall make reasonable efforts to process the Chula Vista Project Entitlements (as defined in the Annexation Agreement) with the City of Chula Vista to completion. Tri Pointe Homes shall make reasonable efforts to process the San Diego Project Entitlements (as defined in the Annexation Agreement) with the City of San Diego to completion. At all times, Tri Pointe Homes shall maintain the Project Property in good condition and in compliance with reasonable maintenance standards

sufficient to keep the Project Property free from fire hazards, visible defects, deterioration, dirt and debris.

3. Distribution of Processing Fees, Mitigation Fees, Credits, Open Space and Other Revenue from the Project and the Project Property.

- a. *General Intent of the Parties.* The Parties intend that the Party that provides a particular service to the Project or the Project Property, or that will bear the impact for which a fee is imposed, should receive the fees or revenue associated with that service or impact. The Parties desire that this general intent guide the resolution of any future disputes about which Party should receive a fee or revenue associated with the Project on the Project Property, unless otherwise expressly provided in Section 3(g) of this Resolution. It is also the intent of the Parties to comply with Government Code sections 66000 - 66025 and not to duplicate fees charged to Tri Pointe Homes.
- b. *Annexation Agreement/Revenue Sharing Agreement.* The Parties intend the Annexation Agreement to fulfill LAFCO requirements for a Revenue Sharing Agreement among the Parties. To the extent not already addressed in the Annexation Agreement, any further LAFCO-required revenue sharing shall be governed by the Tax Sharing Agreement, as mutually agreed upon by the City of Chula Vista and the City of San Diego, allocating the municipal share of property taxes and fee related revenue. The City of San Diego shall submit any further LAFCO-required revenue sharing agreement to LAFCO in accordance with legal requirements.

- c. *Fiscal Impact Analysis.* The Parties have caused the preparation of a Fiscal Impact Analysis, attached to the Annexation Agreement as Exhibit F, which identifies both the current and anticipated taxes, fees, assessments and other revenue associated with the Project and the Project Property and the anticipated costs for the provision of various municipal services to the Project and the Project Property. The Parties intend to use the Fiscal Impact Analysis as a guide to help the Parties to: (a) properly allocate the revenue from the Project or Project Property to the Party that provides the service or bears the impact for which the revenue is provided, in accordance with the general intent of Section 3(a) of this Resolution; (b) to assist in the calculation of the annual operating deficiency, if any; (c) to avoid duplication of fees; and (d) to help satisfy any LAFCO-related information requirements.
- d. *Distribution of Revenue and Other Items.* The Parties have attempted to identify the known taxes, fees, assessments, credits, dedications and other revenue generated from the Project or the Project Property in Exhibit G of the Annexation Agreement, and for each such item, the Parties have designated the Party entitled to receive the item.
- e. *Payment of Fees by Tri Pointe Homes.* Prior to the issuance by the City of Chula Vista and/or the City of San Diego of any permits for the Project, Tri Pointe Homes must pay the fees, assessments or other amount related to the permits and required to be paid to the Party entitled to receive the fee, assessment or payment in accordance with applicable conditions of

approval, regulations and agreements. If the payment is due to the City of San Diego, Tri Pointe Homes shall make such payment directly to the City of San Diego. If the payment is due to the City of Chula Vista, Tri Pointe Homes must make the payment directly to the City of Chula Vista. Tri Pointe Homes agrees to use reasonable efforts to ensure that all required fees are paid to the Party designated to receive such payment prior to permit issuance. If a permit is issued prior to the payment of all required fees, Tri Pointe Homes is still obligated to pay the required fee to the designated Party.

- f. *Payment of Local Share of Property Taxes.* Tri Pointe Homes or other landowners within the Project Property shall satisfy their duty to pay tax revenue to the Parties identified in Exhibit G to the Annexation Agreement through payment of applicable property taxes to the County of San Diego Assessor's Office through the Assessor's Office's proscribed means. If the City of San Diego receives the local government share of property taxes for the Project Property after the Reorganization Effective Date, then the City San Diego shall transfer such property taxes to the Parties identified in Exhibit G of the Annexation Agreement in accordance with the percentage of time during the annual assessment period that services were required to be provided by such Parties pursuant to the Annexation Agreement.
- g. *Undesignated Government Revenue.* In the event that government revenue is generated from the Project or the Project Property that are not identified,

in whole or in part, in the Annexation Agreement, such revenue shall be distributed in a manner consistent with the Tax Sharing Agreement, as mutually agreed upon by the City of Chula Vista and the City of San Diego, and the general intent expressed in Section 3(a) above.

- h. *Municipal Services Cost Neutrality.* The provision of municipal services to the Project or Project Property is intended be on a cost neutral basis to the City of San Diego. The Parties agree such cost neutrality is satisfied because they have caused the preparation of a Fiscal Impact Report that concludes that the City of San Diego's cost of services will be equal to or less than the revenue the City of San Diego anticipates it will receive from the Project. Accordingly, the Parties shall implement the requirements of the Annexation Agreement.
- i. *Housing Credits and Inclusionary Affordable Housing Fees.* San Diego shall be entitled to receive credit towards its share of the regional housing needs allocation for the number of qualifying units, if any, in the Project. In addition, San Diego shall be entitled to receive any and all inclusionary housing fees associated with the Project as may be established by the Project Entitlements (as defined in the Annexation Agreement) or the jurisdiction's rules and regulations. The anticipated amount based on the current fee and estimated square footage of the homes is identified in Exhibit G of the Annexation Agreement. For the avoidance of doubt, Chula Vista shall not collect inclusionary housing fees or condition Tri Pointe Homes to construct affordable housing units on-site or off-site.

4. Provision of Municipal Services to the Project Property.

- a. *Water and Sewer.* Upon the Reorganization Effective Date, the City of San Diego shall provide water and sewer services to the Project Property. Tri Pointe Homes shall construct or cause the construction of all on-site public improvements and off-site public improvements necessary to connect to the City of San Diego's water and sewer services as required by the Project Entitlements and the City of San Diego's standards and approved material requirements adopted by the City of San Diego, City of San Diego's rules and regulations, and the Contract to Make, Install and Complete Water and/or Sewer Facilities, to be entered into by Tri Pointe Homes and the City of San Diego prior to commencement of construction, all of which are incorporated by reference. All water and sewer facilities shall be inspected and tested in accordance with the standards adopted by the City of San Diego. Tri Pointe Homes shall pay sewer and water capacity fees and other applicable fees, to the City of San Diego in accordance and compliance with fee schedules in effect at the time of payment by Tri Pointe Homes to the City of San Diego, as identified in Exhibit G of the attached Annexation Agreement. The City of San Diego shall recover all of its other expenses not associated with the sewer and water capacity fee through monthly water and sewer rates charged to users in accordance with rules and regulations applicable to the City of San Diego. Upon the Reorganization Effective Date, the City of San Diego shall provide water and sewer services to the Project Property at the same

level of service and upon the same terms and conditions as provided to other properties within the City of San Diego's service area and assess such users monthly water and sewer rates in accordance the rules and regulations applicable to the City of San Diego.

- b. *Fire & Life Safety.* Upon the Reorganization Effective Date, the City of San Diego shall provide or cause to be provided primary fire and life safety services to the Project Property and the City of Chula Vista shall provide or cause to be provided supplemental fire and life safety services pursuant to the terms of the any applicable automatic and mutual aid agreement(s), as currently existing or as may be amended, between the City of San Diego and the City of Chula Vista (“Mutual Aid Agreement”). The City of San Diego shall provide law enforcement services to the Project Property at the same level of service and upon the same terms and conditions as provided other areas of the City of San Diego.
- c. *Law Enforcement Services.* Upon the Reorganization Effective Date, the City of San Diego shall provide or cause to be provided primary law enforcement services to the Project Property. The City of San Diego shall provide law enforcement services to the Project Property at the same level of service and upon the same terms and conditions as provided other areas of the City of San Diego.
- d. *Other Municipal Services.* Upon the Reorganization Effective Date, the City of San Diego shall provide or cause to be provided such other municipal services to the Project Property, other than the processing of the

Chula Vista Project Entitlements (as defined by the Annexation Agreement) to be provided by the City of Chula Vista under the Annexation Agreement, as are typically provided to residential developments in the City of San Diego.

5. Full Faith and Credit Given to Right to Develop the Project in Accordance with the Project Entitlements.

- a. *Full Faith and Credit of Development Rights.* The Parties agree that Tri Pointe Homes shall have the right to develop the Project in accordance with the Project Entitlements, and the City of San Diego agrees to give full faith and credit to the Project Entitlements on the terms and conditions as issued by the City of Chula Vista. To the extent the Project Entitlements provide Tri Pointe Homes with vested rights to develop the Project in accordance with the Project Entitlements, the City of San Diego agrees to give full faith and credit to those vested rights on the same terms and conditions as the City of Chula Vista. The full faith and credit created by the Annexation Agreement is not intended to either expand or contract Tri Pointe Homes's right to develop the Project in accordance with the Project Entitlements. The full faith and credit created herein is intended to provide Tri Pointe Homes with the assurance that the City of San Diego will honor Tri Pointe Homes's vested development rights in the same manner and under the same conditions as San Diego.
- b. *Post-Project Entitlements Approval Actions by Tri Pointe Homes.* After the City of Chula Vista's approval of the discretionary Project

Entitlements, but before the Reorganization Effective Date, and with payment of processing fees, Tri Pointe Homes may process and complete all requirements necessary for a final map and process the applications for the ministerial Project Entitlements.

c. *Development of Project Property after Full Project Build-Out.* Any development of the Project Property occurring after full Project Build-out that is not governed by the Project Entitlements shall conform to the then existing requirements of the City of San Diego. The City of San Diego shall treat any existing development that occurred in accordance with the Project Entitlements as legal non-conforming, except to the extent that compliance with the City of San Diego requirements would not unreasonably interfere with such existing development and would be consistent with the requirements imposed by the City of San Diego on existing development outside the Project Property.

i. **The City of San Diego: Reserved Authority; Changes in Federal or State Law.** The City of San Diego shall retain the same rights as possessed by the City of Chula Vista to apply land use or building requirements that may conflict with the Project Entitlements in the same manner and on the same conditions as the City of Chula Vista, including: (a) the reasonable determination that compliance with the Project Entitlements would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety; or (b) as necessary to comply with state or federal law

or mandates. The action chosen to implement this reserved authority shall be of the minimum scope, effect, and duration necessary to accommodate the health and safety issue or higher law.

6. Additional Terms and Conditions.

- a. *Agreed to by Parties.* The Parties may agree to include additional terms and conditions as part of the Application for Reorganization to be submitted by the City of San Diego to LAFCO during the LAFCO process through an Annexation Agreement Operating Memorandum.
- b. *Imposed by LAFCO.* The Parties acknowledge that LAFCO may impose additional terms and conditions on the Reorganization beyond those set forth in this Resolution. The Parties shall reasonably consider such terms and conditions and support them unless any such LAFCO imposed term or condition is in fundamental conflict with the terms and conditions of this Resolution.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, the initiation of proceedings for the Reorganization is an action contemplated and analyzed in the EIR for the Project in compliance with CEQA. The EIR analyzes the environmental impacts that would result from the Project. The analysis discusses the potential impacts to Land Use, Landform Alteration/Visual Quality/Neighborhood Character, Air Quality/Odor, Biological resources, Historical resources, Human Health/Public Safety/Hazardous materials, Hydrology/Water Quality, Geology and Soils, Greenhouse Gases, Noise, Paleontological Resources, Transportation/Circulation, Public Facilities and Services, Public Utilities, and Energy Use/Conservation. The analysis concludes that

the Project would result in significant, but mitigable direct impacts associated with [INSERT IMPACTS]. Implementation of the Mitigation Monitoring and Reporting Program would reduce these environmental effects to below a level of significance. Findings of Fact and Statement of Overriding Considerations have been adopted by the City of Chula Vista as Lead Agency for the Project. Findings of Fact pertain to:

1) Findings Regarding Significant Impacts that can be Mitigated to below a Level of Significance; 2) Findings Regarding Mitigation Measures which are the Responsibility of Another Agency; 3) Findings Regarding Infeasible Mitigation Measures; 4) Findings Regarding Alternatives Considered and rejected; and 5) Findings Regarding Alternatives Considered in the EIR. The Statement of Overriding Considerations pertain to: [INSERT OVERRIDING CONSIDERATIONS].

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that it finds through its review of the EIR and other materials in the Administrative Record, the Council evaluated: (a) the present and planned land uses for the project site; (b) the present and the future need for urban services and facilities; (c) the fiscal impact of the reorganization; (d) whether the reorganization promotes an orderly and logical revision of the City's boundaries; (e) the ability of the City of San Diego, City of Chula Vista and the Otay Water District to provide urban level services; (f) whether the organization would induce residential growth; (g) whether the proposal would provide for affordable housing; (h) whether the proposal would provide for open space; (i) the effect of reorganization on social and economic interests; and (j) the level of support on the part of affected property owners and area residents.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that it finds the level of support from the property owners and area residents in the mostly uninhabited area is adequate; and

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that it finds the annexation contributes to the social and economic interests and benefits and propose an orderly and logical revision of the City of San Diego boundaries because it facilities that Nakano Project, which will provide affordable housing, and provides more efficient services to the project in exchange for applicable development fees and government revenues generated by construction and operation of the residential development.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that this Resolution of Application is hereby approved and adopted by the City of San Diego. The Local Agency Formation Commission of San Diego County is hereby requested to process the Reorganization in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and in accordance with this Resolution. As a Responsible Agency, pursuant to CEQA Guidelines section 15096, the Council of the city of San Diego has considered and approved the certified EIR, Findings of Fact and Statement of Overriding Considerations for the Project.

APPROVED: [INSERT NAME], City Attorney:

By: _____

[INSERT NAME]

Deputy City Attorney

EXHIBIT D
Application for Reorganization

[Attached behind this page]

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The **following information must be submitted** when filing a change of organization or reorganization proposal with the San Diego Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

- 1. **Completed CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION.**
- 2. (a) A **certified resolution of application** from an affected city or district; **or**
(b) A **landowner or registered voter petition** making application to San Diego LAFCO (available from LAFCO or <http://www.sdlafco.org/forms/petition.pdf>).
- 3. A **metes-and-bounds legal description of the proposal territory perimeter** for the proposed boundary change(s), a **reproducible parcel/plat map**, and a **vicinity map**. For information about mapping requirements, refer to: http://www.sdlafco.org/forms/legal_description.pdf, and contact the County Assessor's Mapping Division at 619/531-5588. The Thomas Brother's Guide may be used for the vicinity map.
- 4. **Environmental documentation** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only:
 - (a) INITIAL STUDY: Submit completed form (available from LAFCO) if no environmental review has been conducted;
 - (b) CATEGORICAL EXEMPTION: Submit document if an agency has certified that the project qualifies for a categorical exemption from CEQA;
 - (c) NEGATIVE DECLARATION (ND): Submit document with certifying resolution and Initial Study*;
 - (d) ENVIRONMENTAL IMPACT REPORT (EIR): Submit 15 copies of the Final EIR and certifying resolution, plus one copy of the EIR Appendix*.

* For an ND or EIR, a copy of the receipt for the fee paid to the California Department of Fish and Game must be submitted.
- 5. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
- 6. **JURISDICTIONAL CONFLICTS:** If the response to question number 6 on page 3 is "Yes", complete and sign the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf.
- 7. **Completed CAMPAIGN CONTRIBUTION DISCLOSURE FORM AND EVALUATION CHECKLIST for DISCLOSURE OF POLITICAL EXPENDITURES** (pages 7 and 8 of application).
- 8. **PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY** (page 9 of application).
- 9. Completed **SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM** (pages 10-12 of application) from **each** subject agency.
- 10. **LAFCO processing fees.** The San Diego LAFCO FEE SCHEDULE is available at <http://www.sdlafco.org/document/feeschedule.pdf>, or contact LAFCO staff.

SAN DIEGO LOCAL AGENCY FORMATION COMMISSION
9335 Hazard Way · Suite 200 · San Diego, CA 92123
(858) 614-7755 · www.sdlafco.org

CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

The information in this application is used by LAFCO staff to evaluate proposals for changes of government organization. Please respond to **all** items in this form, indicating "NA" when an item does **not** apply.

SUBJECT AGENCY(IES) (City or Special District)	PROPOSED CHANGE OF ORGANIZATION/ACTION (Annexation, detachment, sphere amendment, etc.)
1. <u>City of Chula Vista</u>	1. <u>Detachment, sphere amendment</u>
2. <u>Otay Water District</u>	2. <u>Detachment, sphere amendment</u>
3. <u>City of San Diego</u>	3. <u>Annexation, sphere amendment</u>
4. _____	4. _____

As part of this application, the City of San Diego or the _____ District, _____ (the applicant), and/or the Tri Pointe Homes (real party in interest): subject landowner and/or registered voter agrees to defend, indemnify, hold harmless, and release the San Diego LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any or all of them, the purpose of which is to attack, set aside, void, or annul San Diego LAFCO's review, approval or denial of this application or adoption of or refusal to adopt the environmental document which accompanies it or any other action San Diego LAFCO takes with respect to this application. This defense and indemnification obligation shall include, but not be limited to, attorneys' fees, expert witness fees and other costs of defense, damages, costs, and expenses, including attorney fees payable to another party. Applicant and/or real party in interest agree that San Diego LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest and that San Diego LAFCO's taking such action does not limit the obligations to indemnify and reimburse San Diego LAFCO's defense costs. This defense and indemnification obligation shall apply whether or not there is concurrent passive or active negligence on the part of the San Diego LAFCO, its agents, officers, attorneys, or employee. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. San Diego LAFCO's acceptance of this application is sufficient to make this agreement a binding, bilateral contract between us.

I acknowledge that annexation to the city of San Diego or the _____ district may result in the imposition of taxes, fees and assessments **existing within the (city or district)** on the effective date of annexation. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those **existing taxes, fees and assessments**.

Agreed:

Signature: _____ Date: 03/01/2024

Print/Type Name: Elyse Lowe

Address: City of San Diego Development Services

City Operations Building, 1222 First Avenue, San Diego, CA, 92101 Telephone: (619) 446-5423

Property Address: Located on the north side of Dennery Road between Regatta Lane and Golden Sky Way

Cross Street(s): Bound by I-805 (west), Otay River (north), Riveredge Apartments (east) Kaiser Permanente (south)

Assessor Parcel Number(s): 624-071-0200 Acres: 23.8

Indicate below if anyone, in addition to the person signing this application, is to receive notices of these proceedings.

Name: Mike Taylor, Division President, Tri Pointe Homes

Address: 13520 Evening Creek Drive North, Suite 300 San Diego, CA 92128

Telephone: (858)-794-2500

A. PROPOSAL DESCRIPTION/JUSTIFICATION

1. Explain in detail why the proposal is necessary **at this time** (e.g., condition of an approved tentative map, an existing structure requires new services, etc.). _____

The Nakano Project does not have direct access to Chula Vista utilities, services, and facilities, and, will therefore need to be annexed into and served by San Diego.

2. Describe the use of **developed** property within the proposal territory, including details about existing structures. Describe anticipated development of **vacant** property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur. _____

The site is currently vacant undeveloped land. Proposed development

would include 215 dwelling units (221 max) consisting of 61 detached condominiums, 84 duplexes, and 70 multi-family units.

Development would include roadway improvements to allow for ingress and egress, as well as several mini parks and trail connections to the Otay Valley Regional Park. Grading is intended to begin in mid- 2025 with first home closings in 2026.

3. Describe the topography and physical features of the proposal territory, as well as its general location in relation to communities, major freeways/highways, roads, etc. _____

Located on the northside of Dennerly Ranch Road between Regatta Lane and San Star Way to the east of the parcel is the River Edge Terrace apartments, to the south the Kaiser Permanente

Medical Center and to the southeast is Dennerly Road. The site is east of Interstate 805 and currently vacant undeveloped land.

The topography of the site is sloping from south to north with hillside slopes on the southern boundary.

4. How many residents live within the proposal territory? 0
5. How many of these residents are registered voters? N/A
6. Are there any jurisdictional issues associated with the LAFCO proposal or pending LAFCO action?

NO YES (If yes, please complete the Policy L-107 form at http://www.sdlafco.org/forms/Legislative_Policy_L_107.pdf)

B. LAND USE INFORMATION

GENERAL PLAN AND ZONING:

If the proposal territory is **not** within an incorporated city, San Diego County General Plan and zoning information may be obtained by calling (858) 565-5981 or toll-free (888) 267-8770 with the Assessor Parcel Number(s) of the subject property. If the proposal territory is within a city, please call the appropriate city's planning department for General Plan and zoning information.

1. COUNTY:

(a) The territory is within the NA community plan.

(b) The County General Plan or community plan designation and allowed density: NA

(c) Current County zoning and allowed density: NA

2. CITY:

(a) The territory is within the general plan area for the City of Chula Vista

(b) The City General Plan land use designation and allowed density: Project site designated
as Specific Plan – Residential Medium to allow residential development at a density range of 6.1 to 11 dwelling units per acre

(c) Current City zoning and allowed density: Project site designated as Specific Plan – Residential Medium
to allow residential development at a density range of 6.1 to 11 dwelling units per acre

(d) Current City rezoning and allowed density: Project site designated as Specific Plan – Residential Medium
to allow residential development at a density range of 6.1 to 11 dwelling units per acre

3. Indicate below **all** permits or approvals that will be needed by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date.

Type of Approval or Permit	File No.	Approval Date	Is Resolution Attached?
Tentative Subdivision Map	TBD		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Tentative Parcel Map			<input type="checkbox"/> YES <input type="checkbox"/> NO
Major Use Permit			<input type="checkbox"/> YES <input type="checkbox"/> NO
City/County General Plan Amendment	TBD		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
City Rezoning	TBD		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
County Rezone			<input type="checkbox"/> YES <input type="checkbox"/> NO
(Other)			<input type="checkbox"/> YES <input type="checkbox"/> NO

4. Describe the land uses surrounding the proposal territory (e.g., residential, commercial, agricultural, industrial, open space, etc.).

North: Agriculture (SD County) East: RM-2-4 (City of San Diego)

South: CC-1-3 (City of San Diego) West: AR-1-1 (City of San Diego)

5. Indicate with a if any portion of the proposal territory contains the following:

- | | |
|--|---|
| <input type="checkbox"/> Agricultural land uses | <input type="checkbox"/> Agricultural Preserve |
| <input type="checkbox"/> Open Space Easement | <input checked="" type="checkbox"/> Slopes greater than 25% |
| <input type="checkbox"/> Sewer moratorium area | <input type="checkbox"/> Coastal Permit Zone |
| <input type="checkbox"/> Unusual features such as: _____ | |

6. For city annexation proposals: Is any part of the proposal territory under a Williamson Act contract? If yes, please contact the LAFCO office for special instructions regarding petition/resolution of application requirements. YES NO

C. PUBLIC SERVICES INFORMATION

SEWER SERVICE:

1. (a) Is the proposal territory within a district or city that provides public sewer service? YES NO
- (b) **If yes**, which agency? City of Chula Vista and the Otay Water District
2. (a) Is a developed parcel in need of annexation due to failed septic system? YES NO
- (b) **If yes**, include a copy of any letters from the San Diego County Department of Environmental Health or private septic-system company.
- (c) **If no**, is annexation for sewer service part of this application? YES NO
3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? City of San Diego - Otay Valley Trunk Sewer
4. (a) Has the agency that will be providing service issued a letter of sewer availability? YES NO
- (b) **If yes**, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
5. (a) Will the agency be prepared to furnish sewer service upon annexation? YES NO
- (b) **If no**, please explain: _____
- _____

WATER SERVICE:

1. (a) Is the proposal territory within a district or city that provides public water service? YES NO
- (b) **If yes**, which agency? Otay Water District
2. Is a well or other on-site water system currently used on the property? YES NO
3. Is an on-site system proposed to be used when the property is developed? YES NO
4. (a) Is annexation for water service part of this application? YES NO
- (b) **If yes**, which district or city would serve the territory if this jurisdictional change is approved? City of San Diego
- (c) Will the agency that will be providing service be prepared to furnish water service upon annexation? YES NO
5. (a) Has the agency that will be providing service issued a letter of water availability? YES NO
- (b) **If yes**, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

FIRE PROTECTION SERVICES: NOTE: Complete the following section **only** if annexation to a fire protection service provider is proposed—or if the current fire protection service provider is proposed to change.

1. (a) Is the proposal territory **currently** within an agency that provides fire protection? YES NO

(b) **If yes**, provide name and address/location of current fire service provider

The project is currently within the City of Chula Vista, but does not have access to Chula Vista emergency services.

It does not have direct access to Chula Vista utilities, services, and facilities. It's adjacent to City of San Diego Otay Mesa Community Plan area.

(c) Provide estimated response times to the proposal territory:

priority _____ minutes; non-priority _____ minutes See section 4.0 of Plan for Services

2. Is annexation for fire protection service part of this application? YES NO

3. Which city or district would serve the proposal territory if this jurisdictional change is approved?

City of San Diego

(a) Location/address of the proposed fire service provider: _____

Currently, San Diego Fire Station No. 6 is the closest station to the project site and would provide the primary response in a fire or medical emergency

(b) Estimated response times to the proposal territory:

Priority _____ minutes; non-priority _____ minutes See section 4.0 of Plan for Services

POLICE PROTECTION SERVICES: NOTE: Complete the following section **only** if the police protection provider is proposed to change.

1. Which police agency **currently** serves the proposal territory?

The project is currently within the City of Chula Vista, but does not have access to Chula Vista emergency services.

(a) Location/address of nearest police station: See section 4.0 of Plan for Services

(b) Estimated response times to the proposal territory: priority _____ minutes; non-priority _____ minutes

See section 4.0 of Plan for Services

2. Which police agency would serve the proposal territory if this jurisdictional change is approved?

City of San Diego

(a) Location/address of nearest police station: See section 4.0 of Plan for Services

(b) Estimated response times to the proposal territory:

Priority _____ minutes; non-priority _____ minutes See section 4.0 of Plan for Services

CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

LAFCOs are subject to the campaign disclosure provisions detailed in Government Code Section 84308, and the Regulations of the Fair Political Practices Commission (FPPC), Section 18438.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to San Diego LAFCO with your application.

1. No LAFCO commissioner shall accept, solicit, or direct a contribution of more than \$250 from any party¹ or agent² while a change of organization proceeding is pending, and for three months subsequent to the date a final decision is rendered by LAFCO. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a LAFCO proceeding shall disclose on the record of the proceeding any contribution of more than \$250 made to any commissioner by the party, or agent, during the preceding 12 months. No party to a LAFCO proceeding, or agent, shall make a contribution to a commissioner during the proceeding and for three months following the date a final decision is rendered by LAFCO.

3. Prior to rendering a decision on a LAFCO proceeding, any commissioner who received contribution of more than \$250 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, that commissioner shall be permitted to participate in the proceeding.

¹ "Party" is defined as any person who files an application for, or is the subject of, a proceeding.

² "Agent" is defined as a person who represents a party in connection with a proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closed corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether a campaign contribution of more than \$250 has been made by you or your agent to a commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current LAFCO commissioners are available at <http://www.sdlafco.org/document/CommRoster.pdf>. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact San Diego LAFCO at 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

(a) Proposed change(s) of organization: _____
City of Chula Vista and Otay Water District Detachment, Sphere Amendment
City of San Diego, Annexation, Sphere Amendment

(b) Name and address of any party, or agent, who has contributed more than \$250 to any commissioner within the preceding 12 months:

- 1. N/A, Applicant is a municipality, City of San Diego
No contributions have been made.
- 2. N/A

(c) Date and amount of contribution:
Date N/A Amount \$ N/A
Date N/A Amount \$ N/A

(d) Name of commissioner to whom contribution was made:
1. N/A
2. N/A

(e) I certify that the above information is provided to the best of my knowledge.

Printed Name Elyse Lowe
Signature _____
Date 03/01/2024 Phone 619) 446-5423

To be completed by LAFCO:

Proposal:
Ref. No.

DISCLOSURE OF POLITICAL EXPENDITURES

Effective January 1, 2008, expenditures for political purposes, which are related to a change of organization or reorganization proposal that will be or has been submitted to LAFCO, are subject to the reporting and disclosure requirements of the Political Reform Act of 1974 and the Cortese-Knox-Hertzberg Act of 2000.

Please carefully read the following information to determine if reporting and disclosure provisions apply to you.

- Any person or combination of persons who, for political purposes, directly or indirectly contributes \$1,000 or more, or expend \$1,000 or more in support of, or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, shall disclose and report to the Commission to the same extent and subject to the same requirements of the Political Reform Act of 1974 (Government Code Section 81000 et seq.) as provided for local initiative measures, and Section 56700.1 of the Cortese-Knox-Hertzberg Act of 2000.
- Pursuant to Government Code Section 57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or in support of, or in opposition to, the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements of the Political Reform Act of 1974, (Government Code section 81000 et seq.). Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of the report must also be filed with the Executive Officer of San Diego LAFCO.
- A roster of current San Diego LAFCO commissioners is available from the LAFCO office: 9335 Hazard Way, Suite 200, San Diego, CA 92123, (858) 614-7755, or from <http://www.sdlafco.org/document/CommRoster.pdf>

EVALUATION CHECKLIST FOR DISCLOSURE OF POLITICAL EXPENDITURES

The following checklist is provided to assist you in determining if the requirements of Government Code Sections 81000 et seq. apply to you. For further assistance contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772 or at <http://www.fppc.ca.gov>.

1. Have you directly or indirectly made a contribution or expenditure of \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

Yes

No

Date of contribution N/A Amount \$ N/A

Name/Ref. No. of LAFCO proposal _____

Pending from LAFCO

Date proposal submitted to LAFCO Pending

2. Have you, in combination with other person(s), directly or indirectly contributed or expended \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCO?

Yes

No

Date of contribution N/A Amount \$ N/A

Name/Ref. No. of LAFCO proposal Pending from LAFCO

Date proposal submitted to LAFCO Pending

3. If you have filed a report in accordance with FPPC requirements, has a copy of the report been filed with San Diego LAFCO?

Yes N/A

No N/A

PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY

Note: Processing of jurisdictional boundary change proposals, which involve **uninhabited**¹ territory, can be expedited by approximately 60 days if all affected landowners consent to the proposal. If you wish to take advantage of this option, please return the completed PROPERTY-OWNER CONSENT FORM FOR INCLUSION OF PROPERTY to San Diego LAFCO with your application for a jurisdictional boundary change. If consenting signatures of **100%** of the affected property owners are affixed and LAFCO does not receive any opposition from subject agencies, the Commission may consider the proposal without public notice, public hearing and/or an election.


¹ Territory included within a proposed boundary change that includes less-than 12 registered voters is considered **uninhabited** (Government Code 56045).

The undersigned owners(s) of property hereby consent(s) to inclusion of that property within a proposed change of organization or reorganization consisting of:

(Please list all proposed actions)

Annexation to: 1. City of San Diego
 2. _____
 3. _____

Detachment from: 1. City of Chula Vista
 2. Otay Water District
 3. _____

<u>Date</u>	<u>Signature</u>	<u>Assessor's Parcel Number(s)</u>
1. 03/01/2024		624-071-0200
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

Attach additional sheets if necessary

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

	Elyse Lowe
Signature of agency representative	Print name
City of San Diego, Director, Development Services Department	
Title	Date
(619) 446-5423	03/01/2024
Telephone	Date

A. JURISDICTIONAL INFORMATION:

Name of agency:

City of San Diego

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
If yes, indicate any taxpayer cost: \$ N/A
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
If yes, please provide details of all costs: Maintenance Assessment District
6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: *Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.*

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? _____

Metro Capacity: 255 mgd (~900,000 EDUs)

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? _____

Metro: 175 mgd (~630,000 EDUs)

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)?
Not applicable, the City's WDR states flow only in an average monthly effluent limitation.

(b) What is the agency's peak flow capacity (expressed in million gallons per day)?
Not applicable, the City's WDR states flow only in an average monthly effluent limitation.

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) **If yes**, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: _____

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory?

YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? Equivalent to the ~80 mgd current extra capacity.

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity?

YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory?

YES NO

(b) **If yes**, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

43,438 gpd proposed sewer generation

~80 mgd current extra capacity

(c) **If no**, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district?

YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is 0 feet.

(b) Describe the location of the connection to the agency's existing sewer system:

Existing sewer onsite

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO

(b) **If yes**, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):

116,025 gpd (449.4 mgd City capacity)

(c) **If no**, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): 400 ft offsite 12-inch water line extension in Denny Road YES NO

Cost unknown, will be paid and constructed by developer

3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

4. (a) The distance for connection of the proposal territory to the agency's existing water system is Adjacent _____ feet.

(b) Describe the location of the connection to the agency's existing water system: Adjacent 12-inch water line, additional 12-inch water line will be constructed for redundancy

5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO

(b) **If yes**, describe the conditions and specify any related restrictions:

6. (a) Will the proposal territory utilize reclaimed water? YES NO

(b) **If yes**, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is _____ feet.

(d) Describe the location of the connection to the agency's existing reclaimed water system: _____

- (e) **If no**, has the agency considered availability of reclaimed water to the proposal territory? YES NO

(f) What restrictions prevent use of reclaimed water? Distance to existing pipelines _____

7. Will the proposal territory be annexed to an improvement district? YES NO

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

	Laura Black
Signature of agency representative	Print name
City of Chula Vista, Director, Development Services Department	
Title	Date
619-691-5002	03/01/2024
Telephone	Date

A. JURISDICTIONAL INFORMATION:

Name of agency:

City of Chula Vista

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
If yes, indicate any taxpayer cost: \$ _____
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
If yes, please provide details of all costs: _____

6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: *Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.*

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? Project is annexing out of City of Chula Vista.

Metro Capacity: 255 mgd (~900,000 EDUs)

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? _____

Metro: 175 mgd (~630,000 EDUs)

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)?
Not applicable, the City's WDR states flow only in an average monthly effluent limitation.

(b) What is the agency's peak flow capacity (expressed in million gallons per day)?
Not applicable, the City's WDR states flow only in an average monthly effluent limitation.

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) **If yes**, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: _____

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory? YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? Equivalent to the ~80 mgd current extra capacity.

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity? YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory? YES NO

(b) **If yes**, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

43,438 gpd proposed sewer generation

~80 mgd current extra capacity

(c) **If no**, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: N/A

7. Will the proposal territory be annexed to a sewer improvement district? YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is 0 feet.

(b) Describe the location of the connection to the agency's existing sewer system:

Not applicable, project is connecting to City of San Diego sewer facilities (annexing out of Chula Vista).

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory?

YES NO

(b) **If yes**, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):

Not applicable, Chula Vista is not a direct water purveyor. City of San Diego will provide water service to the project per the City of San Diego Will Serve Letter. Project is annexing out of City of Chula Vista.

(c) **If no**, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees):

YES NO

Not applicable, Chula Vista is not a direct water purveyor. City of San Diego will provide water service to the project per the City of San Diego Will Serve Letter.

3. (a) Has the agency issued a letter of water availability for the proposal territory?

YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

4. (a) The distance for connection of the proposal territory to the agency's existing water system is Not Applicable feet.

(b) Describe the location of the connection to the agency's existing water system:

Not applicable, Chula Vista is not a direct water purveyor. City of San Diego will provide water service to the project per the City of San Diego Will Serve Letter.

5. (a) Is the agency currently under any drought-related conditions and/or restrictions?

YES NO

(b) **If yes**, describe the conditions and specify any related restrictions:

6. (a) Will the proposal territory utilize reclaimed water?

YES NO

(b) **If yes**, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):

(c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is _____ feet.

(d) Describe the location of the connection to the agency's existing reclaimed water system:

(e) **If no**, has the agency considered availability of reclaimed water to the proposal territory?

YES NO


(f) What restrictions prevent use of reclaimed water? Distance to existing pipelines

7. Will the proposal territory be annexed to an improvement district?

YES NO

SUBJECT AGENCY SUPPLEMENTAL INFORMATION FORM

NOTE: A copy of this form must be completed and signed by **each** local agency that will gain or lose territory as a result of the proposed jurisdictional boundary change. Attach additional sheets if necessary.

	Kevin Cameron
Signature of agency representative	Print name
Otay Water District, Engineering Manager	
Title	Date
619-670-2248	09/07/2023
Telephone	Date

A. JURISDICTIONAL INFORMATION:

Name of agency:
Otay Water District

1. Is the proposal territory within the agency's sphere of influence? Yes No
2. Upon annexation, will the proposal territory be included within an assessment district and be subject to assessment for new or extended services? Yes No
3. Does the agency have plans to establish any new assessment district that would include the proposal territory? Yes No
4. Will the proposal territory assume any existing bonded indebtedness? Yes No
If yes, indicate any taxpayer cost: \$ _____
5. Will the proposal territory be subject to any special taxes, benefit charges, or fees? Yes No
If yes, please provide details of all costs: _____

6. Is the agency requesting an exchange of property tax revenues as a result of this proposal? Yes No
7. Is this proposed jurisdictional change subject to a master property tax agreement or master enterprise district resolution? Yes No
8. FOR CITY ANNEXATIONS: Does the proposal territory contain existing commercial development that generates retail sales of ten million dollars or more per year? Yes No
9. FOR CITY ANNEXATIONS: If any part of the proposal territory is under a Williamson Act contract, please contact the LAFCO office for special instructions regarding petition or resolution of application requirements.

EXPEDITED PROPOSAL PROCESSING: Processing of jurisdictional boundary change proposals can be expedited by approximately 60 days if all affected landowners consent to the waiver of protest and termination (conducting authority) proceedings and subject agencies do not oppose the waiver. If you do NOT want to waive these proceedings, then attach a written statement to the subject agency information form containing a signature, date, and declaration of opposition to a waiver of such proceedings.

B. SEWER SERVICE:

1. What is the agency's current wastewater treatment capacity (expressed in million gallons per day and equivalent dwelling units)? _____

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

2. What is the average volume of influent currently being treated by the agency (expressed in million gallons per day and equivalent dwelling units)? _____

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

3. (a) What is the agency's peak flow volume (expressed in million gallons per day)?

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

(b) What is the agency's peak flow capacity (expressed in million gallons per day)?

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

(c) Has the agency exceeded the flow (peak) capacity within the past two years?

(d) **If yes**, please describe the frequency and volume of incidents that exceeded the agency's peak capacity: _____

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

YES NO

4. (a) Has the agency issued a letter of sewer availability for the proposal territory?

YES NO

(b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. (a) How many future equivalent dwelling units have been reserved or committed for proposed projects? Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

(b) Can all projects that have received commitments of sewer availability (e.g., "will serve letters") be accommodated with planned capacity?

YES NO

6. (a) Does the agency have the necessary contractual and/or operational treatment capacity to provide sewer service to the proposal territory?

YES NO

(b) **If yes**, please specify the proposal territory's estimated sewer demand and the agency's available sewer capacity (expressed in million gallons per day and equivalent dwelling units):

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

(c) **If no**, please describe the agency's plans to upgrade capacity to resolve any capacity related issues: _____

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

7. Will the proposal territory be annexed to a sewer improvement district?

YES NO

8. (a) The distance for connection of the proposal territory to the agency's existing sewer system is _____ feet.

(b) Describe the location of the connection to the agency's existing sewer system:

Not applicable, City of San Diego will provide sewer service to the project per the City of San Diego Will Serve Letter.

C. WATER SERVICE:

1. (a) Does the subject agency have adequate water supply and sufficient contractual and/or operational capacity available to serve the proposal territory? YES NO
- (b) **If yes**, describe the proposal territory's estimated water demand and the agency's available water supply and capacity (expressed in acre-feet or million gallons per day):
116,025 gpd, ~25 mgd capacity, no operational main to service planned development
- (c) **If no**, what plans does the agency have to increase its water capacity?

2. Specify any improvements (on and off-site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees): YES NO
No Otay Water District improvements are required, project is annexing out of Otay Water District.
City of San Diego will provide water service to the project per the City of San Diego Will Serve Letter.
3. (a) Has the agency issued a letter of water availability for the proposal territory? YES NO
- (b) **If yes**, please provide a copy of the letter. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)
4. (a) The distance for connection of the proposal territory to the agency's existing water system is _____ feet.
- (b) Describe the location of the connection to the agency's existing water system:
Not applicable, City of San Diego will provide water service to the project per the City of San Diego Will Serve Letter.
5. (a) Is the agency currently under any drought-related conditions and/or restrictions? YES NO
- (b) **If yes**, describe the conditions and specify any related restrictions:

6. (a) Will the proposal territory utilize reclaimed water? YES NO
- (b) **If yes**, describe the proposal territory's reclaimed water use and the agency's available reclaimed water supply and capacity (expressed in acre-feet or million gallons per day):

- (c) The distance for connection of the proposal territory to the agency's existing reclaimed water system is _____ feet.
- (d) Describe the location of the connection to the agency's existing reclaimed water system: _____
- (e) **If no**, has the agency considered availability of reclaimed water to the proposal territory? YES NO
- (f) What restrictions prevent use of reclaimed water? Project is annexing out of Otay Water District
City of San Diego will provide water service to the project per the City of San Diego Will Serve Letter.
7. Will the proposal territory be annexed to an improvement district? YES NO



...Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

October 26, 2023

Project No.: P1438-01000
Activity: 3111

Keene Simonds
Executive Office
San Diego Local Agency Formation Commission
2550 Fifth Avenue, Suite 725
San Diego, CA 92103

Subject: Otay Water District Letter of Support for the Nakano Project Site
Reorganization

Dear Mr. Simonds:

Otay Water District (District) is providing this Letter of Support for the Nakano Project Site Reorganization and Change of Sphere of Influence for the reasons outlined within.

As you are aware, Tri Pointe Homes, IE-SD, Inc. owns 23.8 acres of certain real property located in the undeveloped area of the City of Chula Vista, south of the Otay River, east of Interstate 805, and within the Sphere of Influence for the District. Tri Pointe Homes intends to develop a 221-unit residential project on the Nakano Site. The Nakano Site is adjacent to the jurisdictional boundaries of the City of San Diego, within the Otay Mesa Community Plan area.

The District recommends de-annexing the property from the District's Sphere of Influence by way of the Local Agency Formation Commission. This recommendation is reflected in associated comments provided as early as 2009 and as recent as 2021 as part of the District's review of the Nakano Project submittal. This continues to be the recommended course of action.

Although the Nakano Site is currently within the District's Sphere of Influence, there is no operational District water main to service the planned development. The District's 12-inch main along the eastern project site boundary was abandoned by the District in 2000 and has been out of service for approximately 23 years.

Keene Simonds

Otay Water District Letter of Support for the Nakano Project Site Reorganization

October 26, 2023

Page 2 of 2.

As noted, the District desires to communicate its consent to the amendment and removal of the Nakano Site from the jurisdictional boundaries of the City of Chula Vista and the Otay Water District Sphere of Influence and subsequent annexation into the City of San Diego, which will serve water and sewer for the Nakano project.

In summary, the District supports the City of San Diego Application Requesting the San Diego County Local Agency Formation Commission to Take Proceedings for a Reorganization of the Nakano Development Project Reorganization.

Sincerely,

OTAY WATER DISTRICT



Kevin Cameron, P.E.

Engineering Manager

KC:mlw

Page 1
Mr. Allen Kashani
Senior Project Manager
Tri Pointe Homes
13520 Evening Creek Drive North, Suite 300
San Diego, CA 92128

Dear Mr. Kashani,

Subject: Will Serve Letter –
Location: Northside of Dennery Road between Regatta Lane and Sand Star Way.
Project Name: Nakano
The legal description is attached.

This letter is to confirm that the subject property is within the City of San Diego water and sewer service area.

New water service connections and sewer lateral connections are available as noted below. New connections are permitted in accordance with the required demand.

WATER:

There is an existing 12" PVC (HGL 365) water main in Dennery Road as shown on City improvement drawing 32972-D.

SEWER:

There is an existing 8" PVC sewer main in Dennery Road as shown on City improvement drawing 28875-D. There is an existing 27" PVC sewer main in a sewer easement as shown on City improvement drawing 21305-D. There is an existing 18" PVC sewer main in a sewer main as shown on City improvement drawing 27113-D.

A hydraulic analysis and condition assessment of the existing utilities is required to determine the availability of water service and sewer laterals. These connections are requested based upon required demand/flow of the project. All services are governed by city ordinances and regulations concerning connections, constructions, charges/permit fees and matters pertaining thereto.

Page 2
Mr. Allen Kashani
January 19, 2023

If you have any additional questions or concerns, please contact me at (619) 446-5454.

Sincerely,

A handwritten signature in black ink, appearing to read "GNguyen". The signature is stylized with a large "G" and "N" and a cursive "guyen".

Gary Nguyen
Assistant Engineer - Civil

Enclosure: Legal Description (1)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS [FILE NO. 123488 OFFICIAL RECORDS](#); THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 0°28'33" WEST, 1074.02 FEET TO THE POINT OF BEGINNING.

[APN: 624-071-02-00](#)

EXHIBIT E
Plan for Providing Services
[Attached behind this page]

Plan for Services

Proposed “Nakano” Reorganization
To the City of San Diego
PRJ-No. 1076302
March 2024

Prepared for:

City of San Diego
Environmental Policy & Public Spaces Division
Planning Department

Prepared by:

Leppert Engineering Corporation
5190 Governor Drive, Suite 205
San Diego, CA 92122
Job Number: OM 8.09-12.10

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1.0 Preface

Much of the information contained in this report was already addressed in the following reports prepared for the site: Nakano Specific Plan, prepared by Rick Engineering in November 2022, Fire Protection Plan Nakano, prepared by Dudek in June 2022, Sewer Study for the Nakano project, prepared by Dexter Wilson Engineering on June 21, 2022, Local Mobility Analysis Report, prepared by LOS Engineering on November 2, 2022, Water System Analysis for the Nakano project, prepared by Dexter Wilson Engineering on June 21, 2022 as well as the Environmental Impact Report that was prepared in conjunction with the reorganization application. The discussion of public services was included as part of the comprehensive analysis of the proposed project. The Environmental Impact Report (EIR) is titled Nakano Project, EIR (City of Chula Vista EIR no. EIR 22-0001; SCH No. 202260260) and was prepared for the City of San Diego by Recon. These reports and the EIR mentioned above discussed at length many of the topics required by this report and provided supporting documentation to support the information that is included in this report. Consequently, much of the information included in this report is taken, with permission, directly from the mentioned reports and the EIR.

2.0 Introduction

This Plan for Services is for the 23.8-acre parcel located on the east side of I-805, northwest of Dennery Road and south of the Otay River Valley, to be detached from the City of Chula Vista and the Otay Water District (OWD) and annexed to the City of San Diego. The property is illustrated in Figure 1 on page 4.

As detailed in the Memorandum of Understanding (MOU) between the City of San Diego and the City of Chula Vista, approved on December 7, 2021, both agencies have long considered the property eligible for reorganization of jurisdictional boundaries.

This Plan has been prepared for the City of San Diego for submission to the Local Agency Formation Commission for San Diego County (LAFCO) as part of the reorganization application (Reorganization No. xxxx-xx). A reorganization includes any two or more changes of organizations initiated in a single proposal (i.e. detachment and annexation). The Plan provides the City of San Diego, LAFCO, affected property owners, residents and other interested persons with information regarding existing and proposed local government services for the proposed reorganization. As discussed in Government Code Section 56653, the following information is provided in this report:

- An enumeration and description of the services to be extended to the affected territory.
- The level and range of those services.
- An indication of when those services can feasibly be extended to the affected territory.
- An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- Information with respect to how those services will be financed.

The information provided in this Plan is for informational purposes only and shall not in any way limit the City of San Diego’s jurisdiction to require the provision of additional facilities and services with respect to any land use approvals within the reorganization area.

3.0 Description of Reorganization Area

3.1 Description of Project

The project consists of a reorganization of jurisdiction boundaries and a series of land use plan and zoning amendments which would allow approximately 23.8 acres of land designated as open space and zoned for agriculture (A-8) in the City of Chula Vista to be detached and annexed into the City of San Diego, and designated for future residential uses. The Nakano project is expected to add up to 221 new residential dwelling units. Access to the site would be via a proposed private street (local street classification), which would connect to Dennery Road located offsite to the southeast in the City of San Diego. A detailed description of the proposed project is located in Section 3.0 of the Nakano Program EIR.

Map Source: DUDEK

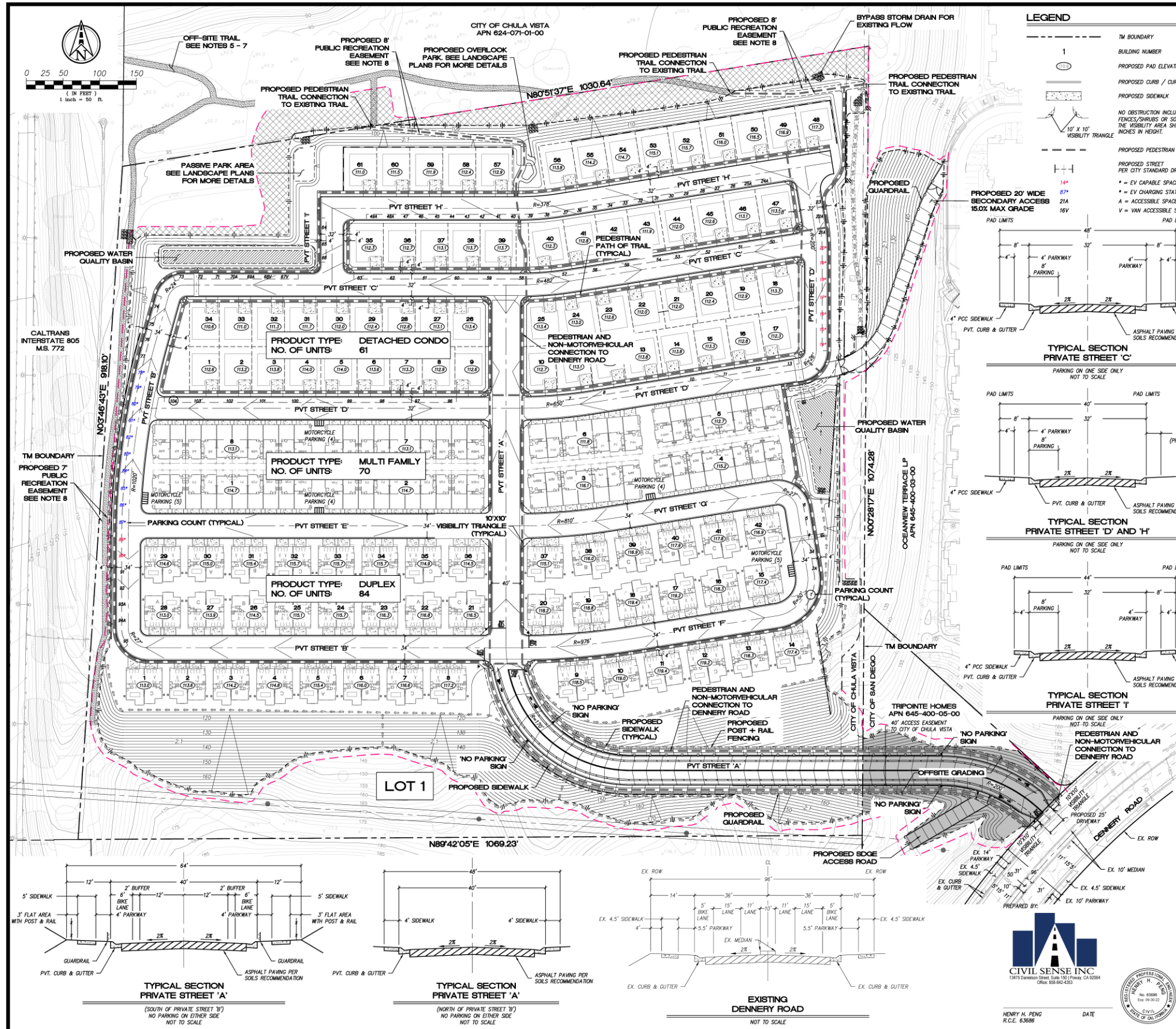


0 Feet 700

RECON

M:\JOBS\3496-1\env\graphics\fig1.ai 04/19/22 fmm

FIGURE 1
Project Location



LEGEND

- 1: TM BOUNDARY
- 2: BUILDING NUMBER
- 3: PROPOSED PAD ELEVATION
- 4: PROPOSED CURB / CURB AND GUTTER
- 5: PROPOSED SIDEWALK
- 6: NO OBSTRUCTION INCLUDING FENCES, SHRUBS OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT.
- 7: PROPOSED PEDESTRIAN PATH OF TRAVEL
- 8: PROPOSED STREET PER CITY STANDARD DRAWINGS
 - * = EV CAPABLE SPACES
 - * = EV CHARGING STATIONS
 - A = ACCESSIBLE SPACES
 - V = VAN ACCESSIBLE SPACES

GENERAL NOTES

- EMRA - ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) SHALL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO UTILITIES, LANDSCAPE, IRRIGATION, AND OTHER MISCELLANEOUS STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY IF DEEMED ALLOWABLE BY THE CITY ENGINEER.
- VISIBILITY AREA - NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- ASPHALT OR CONCRETE TO BE DRIVEN OVER BY TRASH AND RECYCLING TRUCKS PROVIDING SERVICE IS ENGINEERED TO WITHSTAND THE HEIGHT OF MULTIPLE WHEELY TIRPS BY POTENTIALLY FULLY LOADED TRASH TRUCKS.
- AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.
- PUBLIC ORVP TRAILS BOTH ON AND OFF-SITE WILL BE CONSTRUCTED PER THE ORVP TRAIL GUIDELINES.
- FOR OFF-SITE TRAILS AND OFF-SITE REMEDIAL GRADING, A RIGHT-OF-ENTRY PERMIT AND ALL REQUIRED APPROVALS WILL BE COORDINATED WITH THE CITY OF CHULA VISTA.
- CITY ORVP STAFF WILL MAINTAIN ALL TRAILS ON CITY OF CHULA VISTA PROPERTY.
- A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF RECREATIONAL FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO THE GENERAL PUBLIC OVER, UPON, AND ACROSS ALL THAT REAL PROPERTY SITUATED IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION SYSTEMS, EROSION CONTROL, FACILITIES, TRAILS, EQUESTRIAN TRAILS, BIKEWAYS, AND RELINQUISH ANY AND ALL RIGHT TO CONSTRUCT, ERECT, OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING OR COVERED STRUCTURE EXCEPT FOR RECREATIONAL BUILDING AND ASSOCIATED FACILITIES, GRANTING TO THE CITY OF CHULA VISTA THE RIGHT TO PERMIT ANY PUBLIC UTILITY COMPANY TO CONSTRUCT DISTRIBUTION FACILITIES, PROVIDED SUCH FACILITIES ARE CONSTRUCTED UNDERGROUND.
- CCARs WILL INCLUDE PEDESTRIAN AND NON-MOTORVEHICULAR ACCESS PERMITTED THROUGH THE PRIVATE STREETS FROM DENNERY ROAD TO THE OVERLOOK PARK.

TYPICAL SECTION PRIVATE STREET 'C'

PARKING ON ONE SIDE ONLY NOT TO SCALE

TYPICAL SECTION PRIVATE STREET 'B', 'E', 'F', AND 'G'

PARKING ON ONE SIDE ONLY NOT TO SCALE

TYPICAL SECTION PRIVATE STREET 'D' AND 'H'

PARKING ON ONE SIDE ONLY NOT TO SCALE

TYPICAL SECTION PRIVATE STREET 'I'

PARKING ON ONE SIDE ONLY NOT TO SCALE

TYPICAL SECTION PRIVATE STREET 'A'

(SOUTH OF PRIVATE STREET 'B') NO PARKING ON EITHER SIDE NOT TO SCALE

TYPICAL SECTION PRIVATE STREET 'A'

(NORTH OF PRIVATE STREET 'B') NO PARKING ON EITHER SIDE NOT TO SCALE

EXISTING DENNERY ROAD

NOT TO SCALE

PARKING SUMMARY

VEHICLE PARKING	
REQUIRED AUTOMOBILE SPACES	
DUPLICES	Plan 1: 38R 42 2.0/du Plan 2: 38R 58 2.0/du Plan 3: 48R 102 3.0/du
MULTIFAMILY	Plan 1: 28R 18 2.0/du Plan 2: 38R 18 2.0/du Plan 3: 38R 48 2.0/du Plan 4: 48R 84 3.0/du
DETACHED CONDO	Plan 1: 38R 30 2.0/du Plan 2: 48R 63 3.0/du Plan 3: 58R 75 3.0/du
COMMON AREA PARKING	538 80.7
TOTAL:	619 REQUIRED PARKING SPACES
ACCESSIBLE PARKING SUMMARY	
619 x 0.02	= 12 ACCESSIBLE PARKING REQUIRED
12 / 6	= 2 VAN ACCESSIBLE SPACES REQUIRED
TOTAL ACCESSIBLE PARKING SPACES PROVIDED	12 ACCESSIBLE SPACES 2 VAN ACCESSIBLE SPACES 14 TOTAL ACCESSIBLE SPACES
PROVIDED PARKING SUMMARY	
430	GARAGE SPACES
14	ACCESSIBLE SPACES
19	EV AND EV CAPABLE SPACES
122	OFF STREET PARKING
71	ON STREET PARKING
656	TOTAL SPACES PROVIDED
MOTORCYCLE PARKING SUMMARY (PER SDMC 142.05C)	
215 DU x 1	= 21.5 REQUIRED PARKING SPACES
TOTAL MOTORCYCLE PARKING SPACES PROVIDED	22 SPACES
BICYCLE PARKING SUMMARY	
NOT REQUIRED FOR DWELLING UNITS WITH ENCLOSED GARAGES	

NAME: CIVIL SENSE, INC.
 ADDRESS: 13475 DANIELSON STREET, SUITE 150
 POWAY, CA 92128
 PHONE: 858-843-6253

PROJECT ADDRESS:
 NORTHSIDE OF DENNERY RD BETWEEN
 REGATTA LANE AND SAND STAR WAY

PROJECT NAME:
 NAKANO

PREPARED BY: CIVIL SENSE INC.
 13475 Danielson Street, Suite 150 Poway, CA 92128
 Phone: 858-843-6253

REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: 11/04/2022
 REVISION 2: 6/24/2022
 REVISION 1: 2/17/2022

ORIGINAL DATE: 9/15/2021

SHEET TITLE: SITE PLAN
 SHEET 7 OF 20
 DEP # _____

A number of discretionary actions would be required to implement the project as planned. The required discretionary actions are listed below by agency, in the general order the various actions would occur.

City of Chula Vista

- Certify the Nakano Project EIR.
- Amend to the City of Chula Vista General Plan to remove the Open Space (OS) designation and designate the project site as Specific Plan – Residential Medium to allow residential development at a density range of 6.1 to 11 dwelling units per acre.
- Adopt the City of Chula Vista Nakano Specific Plan to establish the land use, intensity, development regulations, design standards, and primary infrastructure components needed to support development of the site.
- Approve a Tentative Map to subdivide the property as a condominium project as defined by Section 4125 of the Civil Code of the State of California and as filed pursuant to the Subdivision Map Act.
- Adopt CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.
- Adopt a Resolution of Support for City of San Diego’s Application to LAFCO consenting to the Reorganization.
- Approve an Annexation Agreement outlining the process by which the Nakano Project would be processed and annexed into San Diego. This is a legislative act to be accomplished by Ordinance with related additional public noticing requirements.

City of San Diego

After approval of the Chula Vista discretionary actions, the City of San Diego could proceed with the following actions, prior to LAFCO approvals:

- Adopt a Prezoning Ordinance delineating the zoning territory not yet incorporated into the City of San Diego as Residential Multiple Unit 1-1 (RM-1-1). The Prezone would be initiated by and receive a recommendation from the Planning Commission. The Prezone Ordinance would require City Council approval and would not be effective until after the effective date of the LAFCO approval of the Nakano Reorganization.
- Amend the City of San Diego General Plan to designate the site Residential.
- Amend the Otay Mesa Community Plan to designate the site as Residential – Low Medium.
- Adopt Site Development Permit (SDP) Findings as required by SDMC Section 126.0505 for the off-site primary and secondary emergency only access roads currently within the City of San Diego.
- Approve Multiple Species Conservation Program Subarea Plan Amendment to include the property within the City of San Diego Subarea Plan, which is solely a City of San Diego administrative amendment.
- Approve a Resolution of Application to LAFCO.
- Approve an Annexation Agreement outlining the process by which the Nakano Project would be processed and annexed into San Diego.
- Approve a City of San Diego sewer easement vacation pursuant to Section 66434(G) of the Subdivision Map Act.

- Adopt an uncodified ordinance allowing site development to proceed after annexation. The uncodified ordinance would ensure project consistency with the Land Development Code and applicable City of San Diego requirements including:
 - SDP Findings as required by SDMC 126.0505 for the project site.
 - Approval of deviations from the SDMC for the RM-1-1 Zone regulation to allow:
 - A 10-foot side yard setback where up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum 5-foot side setback, provided the remaining percentage of the building envelope length observe at least the standard side setback of feet 5 feet or 10 percent of the lot width (100 feet), whichever is greater pursuant to SDMC 131.0443(d)(2)(A).
 - Retaining wall heights outside the required yard of up to 24 feet where the maximum allowed is 12 feet pursuant to SDMC 142.0340(e).
- Wetland Deviation findings based on the Biologically Superior Option in accordance with SDMC Section 143.0150 for the portion of the project site.
- Amend the City of San Diego City Council District Boundary to incorporate the project site into District 8.
- Annex the site into the Ocean View Hills Maintenance Assessment District.

LAFCO

- Approve a City of San Diego, City of Chula Vista and Otay Water District Sphere of Influence Revision.
- Approve a resolution to detach the site from the City of Chula Vista and Otay Water District.
- Remove the site from the City of Chula Vista and annex the site to the City of San Diego.

OWD

- Prior to submittal of a LAFCO application OWD to provide a Resolution or Letter of Support to remove the property from the Otay Water District boundaries and annex the property into the City of San Diego for water services.

SAN DIEGO GAS & ELECTRIC

- Approve SDG&E easement vacations along the northern and eastern property line as shown on the Tentative Map. Easement vacations would be vacated pursuant to Section 66434(G) of the Subdivision Map Act.

3.2 Purpose for Reorganization

Topographically, the annexation of the property to the City of San Diego is a logical extension of City Services due to environmental constraints that would limit the City of Chula Vista's ability to directly service the property. Referring back to Figure 1 on page 4 above, the property is located on the south side of the Otay River Valley and is without adequate access across the river to the property from the improved areas located on the north side of the river in the City of Chula Vista. A bridge or other improvement would need to be constructed in order to cross the river and provide direct access to the City of Chula Vista. Such improvements would impact environmentally sensitive lands. Emergency services would also be most likely to be dispatched by the City of San Diego since their resources are located much closer to the property. Existing Land Use Onsite

The site has historically been used for agriculture (crops), but has been vacant since approximately 2006. The existing A-8 zoning permits agricultural and other related uses. The northern two-thirds of the 23.8 acres site contains former agricultural land, building foundations and dirt roads. Diegan coastal sage scrub and disturbed habitat occur in the southern portion of the site, southern willow scrub and mule fat scrub occur along the drainage in the southeastern quarter of the site, and eucalyptus trees occur along the western perimeter of the site.

Several utilities and their easements exist onsite. A 30-inch reclaimed water line exists along the eastern boundary. An SDG&E above-ground power line also extends along the southern boundary. A 27-inch sewer pipeline extends from the northeast corner in a southwest direction to the former location of buildings onsite, and an existing 18" sewer pipeline along the western site boundary. A 12-inch abandoned water line is located offsite adjacent to the eastern site boundary.

The majority of the site is located on the Otay River terrace and is relatively flat. The southern section of the study area is an uphill slope. Elevations within the proposed development area range from approximately 97 feet above mean sea level (AMSL) in the northern section to approximately 180 feet AMSL in the southern portion. Steep hillsides (i.e., greater than 25 percent and over 50 feet vertical elevation) are located in the southern area of the site.

Surrounding Land Use

As shown on Figure 1 on page 4, surrounding land uses include multi-family homes to the east, medical offices to the south, I-805 to the west and vacant property to the north. The former Shinohara II burn ash site is located to the northeast of the project in the City of Chula Vista along the Otay River. The Shinohara II site was used to dispose of 34,000 cubic yards of lead-contaminated burn ash from the South Bay Municipal Refuse Site, an old burn dump located at the intersection of Palm Avenue and I-805 (California Integrated Waste Management Board 2000). ¹Other properties in the vicinity, including the Davies property directly north of the

¹ Adjacent to or within the proximity of the Nakano site is the Shinohara II burn ash site, which is comprised of APNs 644-042-10-00 and 644-042-02-00. These parcels are owned by a trust and the City of Chula Vista, respectively, and are neither part of the Nakano site nor subject to the contemplated annexation. Ownership of these parcels, and any and all associated responsibilities to/from the proximity of the referenced burn site, including but not limited to site maintenance, inspections, regulatory or financial oversight, shall remain the responsibility of these owners, and not Tri Pointe Homes.

proposed site, also used burn ash for fill. The Otay River is located approximately 340 feet north of the northwestern corner of the site and 570 feet north of the northeastern corner of the site.

3.2.1 Dennergy Ranch Precise Plan

The Dennergy Ranch Precise Plan established the standards, guidelines and procedures for developing approximately 245 acres of land located east of the subject property in the City of San Diego; the project site currently lies immediately adjacent but outside the boundaries of the Precise Plan. The Precise Plan allows for a mix of land uses. The adopted Precise Plan entitled up to 1,329 residential units, a neighborhood park, an elementary school, and 65 acres of open space that includes 50 acres of natural open space.

With the exception of the population-based public facilities, those being parks, libraries, and those recreational facilities located at the community park sites, the infrastructure required to support the development approved with the Dennergy Ranch Precise Plan was sized based on the anticipated development identified in the Precise Plan. This infrastructure would include streets, freeway interchanges, backbone water and sewer facilities, police and local fire facilities.

While the adopted Precise Plan allowed for 1,329 residential units, the actual buildout of the Precise Plan area has resulted in fewer units being constructed. Currently, there are 1,191 units constructed, including the 73 units identified as Las Casitas. Consequently, the total number of residential units in the Precise Plan area is 138 units less than what was originally entitled.

4.0 Discussion of Facility Needs

4.1 Emergency Services

As discussed below, the changes required to serve fire and police protection demand related to the proposed project would be associated with additional staff rather than the expansion of existing facilities or the construction of new ones. In the absence of physical changes in the environment, Sections 15126.2(a) and 15382 of the CEQA Guidelines do not require environmental impacts associated with these two services be addressed in the EIR. However, the following discussion is included to assist LAFCO in evaluating the reorganization application.

4.1.1 Police

Upon annexation into the City of San Diego, the proposed project would be located in the City of San Diego's community of Otay Mesa and would be serviced by the San Diego Police Department. The proposed project would be within Beat 725 of the Police Department's Southern Division. Southern Division provides police services to the following communities: Tijuana River Valley, San Ysidro, Otay Mesa, Border, Egger Highlands, Nestor, Otay Mesa West, Palm City, and Ocean Crest.

Police Operational Requirements

The Police Department currently utilizes a five-level priority dispatch system, which includes priority E (Emergency), One, Two, Three and Four. The calls are prioritized by the phone

dispatcher and routed to the radio operator for dispatch to the field units. The priority system is designed as a guide, allowing the phone dispatcher and the radio dispatcher discretion to raise or lower the call priority as necessary based on the information received. Priority “E” and priority One calls involve serious crimes in progress or those with a potential for injury.

The 2009 average response time for Beat 725 are 6.41 minutes for emergency calls, and 12.74 minutes for priority one calls, 23.61 minutes for priority two calls, 64.38 minutes for priority three calls and 64.43 minutes for priority four calls.

The department’s goal response times are 7 minutes for emergency calls, 14 minutes for priority one calls, 27 minutes for priority two calls, 80 minutes for priority three calls and 90 minutes for priority four calls. The FY 2022 citywide average response time for the same period were 6.7 minutes for emergency calls, 38.1 minutes for priority one calls, 133.3 minutes for priority two calls, 216.6 minutes for priority three calls and 97.6 minutes for priority four calls during that same time period. The department strives to maintain the response time goals as one of various other measures used to assess the level of service to the community.

The current budgeted staffing ratio for police officers to population is 1.45 officers per 1,000 residents based on 2010 estimate residential population of 1,376,173 and a budgeted strength of 1,991 police officers (FY2011). The department goal is to have 1.45 officers per 1,000 residents. The ratio is calculated using the department total to take into account the support and investigative positions within the department. This ratio does not include the significant population increase resulting from employees who commute to work in the community or those visiting.

A new police substation is included in the Otay Mesa Public Facilities Financing Plan (PFFP) Fiscal Year 2014 as Project No. PO-2. The FY 2014 version of the PFFP projected that this police station would be constructed in FY 2044/45. This future project would include a 20,000 square-foot police substation.

The Otay Mesa FBA/DIF fees collected from the Nakano project will be used, in part, to finance this new police substation and to contribute its fair share of the cost of the existing substation for Southern Division.

4.1.2 Fire

The City of San Diego Fire Department provides fire protection and emergency medical services within the City of San Diego and would provide any fire and emergency medical service associated with the proposed project.

Fire Facility Requirements

Currently, San Diego Fire Station No. 6 is the closest station to the project site and would provide the primary response in a fire or medical emergency. [If the subject property was improved without reorganization, it is most likely that the City of San Diego would still be the first responder to any emergency call because of the property’s proximity to the City of San Diego’s facilities.] The subject station is located approximately 1.4 miles from the proposed site. Fire Station No. 6 has a three-person Engine Company per each 24-hour shift. The fire equipment at this station includes a fire engine which is a pumper which usually carries 500 gallons of water, hose, pump and 48 feet of ground ladders.

Fire and emergency medical services are also provided by other agencies within the area. Mutual aid agreements are in place with neighboring fire agencies which typically include interdependencies and are primarily associated with the peripheral edges of each agency's boundary.

Chula Vista Fire Departments Stations No. 9 and No. 5 as well as San Diego Fire Station no. 29 are available to provide secondary response to the Project.

Based on the Nakano Fire Protection Plan, prepared by Dudek in June 2022, the following tables are taken from that report and show Project Emergency Response times for all four fire stations. The response times were calculated by Dudek using the Speed Limit Formula and using the ISO Formula as shown in the tables below:

Emergency Response Analysis using the Speed Limit Formula					
Station	Travel distance to project	Travel time to project	Max. travel distance	Maximum Travel time	Total Response Time
Station 6	1.0 mile	1 min 43 sec	1.4 miles	2 min 24 sec	4 min 24 sec
Station 9	2.6 miles	4 min 28 sec	3.0 miles	5 min 8 sec	7 min 8 sec
Station 29	3.2 miles	5 min 29 sec	3.6 miles	6 min 10 sec	8 min 10 sec
Station 5	3.5 miles	6 min	3.9 miles	6 min 41 sec	8 min 41 sec

Emergency Response Analysis using the ISO Formula					
Station	Travel distance to project	Travel time to project	Max. travel distance	Maximum Travel time	Total Response Time
Station 6	1.0 mile	2 min 21 sec	1.4 miles	3 min 2 sec	5 min 2 sec
Station 9	2.6 miles	5 min 4 sec	3.0 miles	5 min 45 sec	7 min 45 sec
Station 29	3.2 miles	6 min 5 sec	3.6 miles	6 min 46 sec	8 min 46 sec
Station 5	3.5 miles	6 min 36 sec	3.9 miles	7 min 17 sec	9 min 17 sec

All response calculations are based on an average response speed of 35mph, consistent with nationally recognized National Fire Protection Association (NFPA) 1710. Based on these calculations, the Project would meet the City of San Diego response time standards for existing fire stations.

Proposed Fire Station

The adopted Public Facilities Financing Plan for Otay Mesa identifies a new fire station, Fire Station no. 49, to be built in Otay Mesa. This new station, identified as project no. F-2 in the Financing Plan, would relocate Fire Station No. 6 to a site on Ocean View Hills Parkway, just east of the intersection of Playa Del Sol Boulevard. This new station, together with its rolling stock, equipment, and furnishings, is to be fully funded by the DIF/ Facilities Benefit Assessment (FBA) which is imposed on all new development. This new station will be located even closer to the subject property than existing Station No. 6.

The proposed project must comply with the following City of San Diego and Fire Department requirements per the Municipal Code and standard City procedures: (1) the Fire Department will approve all project plans, including fire hydrant spacing, emergency vehicle access and circulation/parking accommodations on-site and brush management; (2) access to fire hydrants and fire flows/emergency water supply will be maintained to the satisfaction of the Fire Department in order to respond to a fire emergency during project construction; and (3) the Fire Prevention Bureau will visit the site to determine if the proposed project site plan generally complies with the City fire code.

The proposed project would result in the occurrence of some level of additional calls for service to the City of San Diego Fire Department. The City of San Diego acquired the fire station site from Tri Pointe Homes in 2022. Based on the CIP sheet from the Fiscal Year 2022 Adopted Budget, design is anticipated to begin in FY 2023 contingent upon the identification of funds and construction will be scheduled after design is complete.

This project provides for an approximately 13,000 sf double house fire station and will accommodate 3 apparatus bays and one fire engine and have a training room.

The Otay Mesa FBA/DIF fees collected from the Nakano project will be used, in part, to finance this new Fire Station no. 49 and to contribute its fair share of the cost of constructing existing Fire Station no. 43.

4.2 Transportation/Circulation

A local mobility analysis for the proposed residential use project was prepared by Los Engineering, Inc. on November 2, 2022. The analysis evaluates the proposed project's impact on traffic and circulation. The results and conclusions are summarized herein.

Dennery Road would provide access to and from the project site. Dennery Road is classified as a 4-Lane Collector, between Regatta Lane and Red Fin Lane, located southeast of the project site and provides access to Palm Avenue, a major road, and to I-805. Within the project site, a series of private drives (A through F, and H) is planned to provide internal circulation. Private Drive A would be the main private drive running through the Specific Plan Area and would connect to Dennery Road with right-in/right-out movements. A San Diego Gas and Electric access road is

proposed from Private Drive A, to allow access to San Diego Gas and Electric facilities. Private Drives B through E would branch off of Private Drive A in easterly and westerly directions. Private Drive F would be an east-west roadway that would connect to Private Drives E and H.

Secondary, emergency only, access would be provided via an accessible 20-foot-wide emergency use road located in the northeastern portion of the project site that would enable emergency-only travel to the east through the adjacent residential community in the City of San Diego. The emergency access road would be gated with fire department approved gates that allow entry for fire personnel at all times.

4.2.1 Existing Conditions

Existing Roadway Facilities

The proposed project is located to the northwest of Dennery Road, north of Palm Avenue/Ocean View Hills Parkway and east of I-805. Access to the site would be gained via a new connection with Dennery Road.

Existing Street Segment Operations

Existing street segment operations in the project vicinity are characterized based on an analysis of level of service (LOS). Roadway LOS is a term used to describe operating conditions with respect to criteria including vehicle speeds, travel time, maneuverability and safety. The determination of LOS for individual roadway segments is based on the number of lanes and 24-hour traffic volumes, represented as average daily traffic (ADT). LOS designations range from A to F, with LOS A representing the best-case scenario and LOS F representing the worst-case scenario. Generally, LOS A through C represents free-flowing traffic conditions with little or no delay. LOS D represents limited congestion and some delay that is acceptable to most people. LOS E and F represent significant delays on local streets that are generally unacceptable for urban design purposes.

Palm Avenue

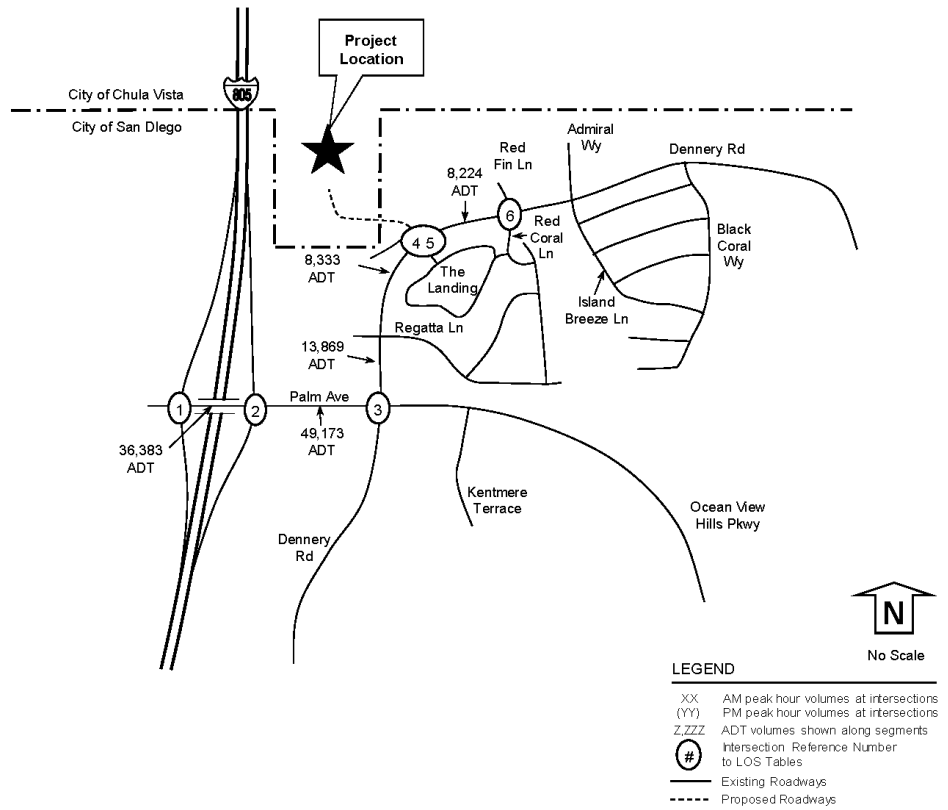
Palm Avenue is located south of the project site and is an east-west roadway that runs from the Pacific Ocean, located approximately 5.5 miles to the west of the site, to its intersection with Dennery Road, where it then turns into Ocean View Hills Parkway. Palm Avenue from I-805 SB ramps to I-805 NB ramps is classified as a 6-Lane Prime in the City of San Diego Otay Mesa-Nestor Community Plan, December 1996. Palm Avenue from I-805 NB ramps to Dennery Road is classified as a 7-Lane Prime in the City of San Diego Otay Mesa Community Plan Update, March 2014. Palm avenue from I-805 SB ramps to I-805 NB ramps is constructed as a four lane undivided roadway with a center double-double yellow striping. There are Class II bike lanes in each direction. On street parking is prohibited on both sides. From I-805 NB ramps to Dennery Road, Palm Avenue is currently constructed as a 7 lane divides roadway. There are Class II bike lanes in each direction and on street parking is prohibited on both sides. A posted speed limited was not observed, however west of the I-805 the posted speed limit is 35 mph. From I-805 NB

ramps to Dennery Road, this roadway currently operates at LOS C. From I-805 SB ramps to I-805 NB ramps, the roadway operates at LOS E.

Dennery Road

Dennery Road traverses generally north-south from its southern terminus at Del Sol Boulevard to the project site, where it turns and continues in a generally east-west direction to Topsail Drive. Dennery Road is classified as a 4-Lane Major between Palm Avenue and Regatta Lane and as a 4-Lane Collector between Regatta Lane and Red Fin Lane/ Red Coral Lane in the Otay Mesa Community Plan Update, March 2014. Dennery Road between Palm Avenue and Red Fin Lane/ Red Coral Lane is constructed as a four-lane divided roadway with Class II bike lanes in each direction. On street parking is prohibited on both sides of the roadway and the posted speed limit is 35mph. Dennery Road currently operates at LOS A between Red Coral Lane and Palm Avenue/Ocean View Hills Parkway.

Figure 6: Existing Volumes



<table border="1"> <tr> <td>Palm Ave</td> <td>610 (813)</td> <td>2 (5)</td> <td>759 (1188)</td> <td>I-805 SB Ramps</td> </tr> <tr> <td>939 (817)</td> <td>→</td> <td>①</td> <td>←</td> <td>356 (444)</td> </tr> <tr> <td>187 (149)</td> <td>↓</td> <td></td> <td>↑</td> <td>273 (394)</td> </tr> </table>	Palm Ave	610 (813)	2 (5)	759 (1188)	I-805 SB Ramps	939 (817)	→	①	←	356 (444)	187 (149)	↓		↑	273 (394)	<table border="1"> <tr> <td>Palm Ave</td> <td>678 (471)</td> <td>→</td> <td>②</td> <td>←</td> <td>1102 (1268)</td> <td>I-805 NB Ramps</td> </tr> <tr> <td>1100 (1514)</td> <td>→</td> <td></td> <td>←</td> <td>512 (740)</td> <td></td> <td></td> </tr> <tr> <td></td> <td>↑</td> <td>91 (130)</td> <td>3 (4)</td> <td>299 (454)</td> <td></td> <td></td> </tr> </table>	Palm Ave	678 (471)	→	②	←	1102 (1268)	I-805 NB Ramps	1100 (1514)	→		←	512 (740)				↑	91 (130)	3 (4)	299 (454)			<table border="1"> <tr> <td>Palm Ave</td> <td>334 (419)</td> <td>80 (57)</td> <td>28 (62)</td> <td>Denny Rd</td> </tr> <tr> <td>574 (553)</td> <td>→</td> <td>③</td> <td>←</td> <td>53 (58)</td> </tr> <tr> <td>458 (304)</td> <td>→</td> <td></td> <td>←</td> <td>515 (651)</td> </tr> <tr> <td>364 (227)</td> <td>↓</td> <td></td> <td>↑</td> <td>200 (182)</td> </tr> <tr> <td></td> <td>↑</td> <td>786 (474)</td> <td>111 (54)</td> <td>236 (223)</td> </tr> </table>	Palm Ave	334 (419)	80 (57)	28 (62)	Denny Rd	574 (553)	→	③	←	53 (58)	458 (304)	→		←	515 (651)	364 (227)	↓		↑	200 (182)		↑	786 (474)	111 (54)	236 (223)	<table border="1"> <tr> <td>Project Driveway</td> <td>0 (0)</td> <td>486 (254)</td> <td>Denny Rd</td> </tr> <tr> <td>0 (0)</td> <td>↓</td> <td>④</td> <td>↑</td> <td>162 (435)</td> </tr> </table>	Project Driveway	0 (0)	486 (254)	Denny Rd	0 (0)	↓	④	↑	162 (435)	<table border="1"> <tr> <td>Denny Rd</td> <td>486 (254)</td> <td>→</td> <td>⑤</td> <td>←</td> <td>30 (11)</td> <td>The Landing Driveway</td> </tr> <tr> <td></td> <td>↑</td> <td>145 (394)</td> <td>17 (41)</td> <td></td> <td></td> <td></td> </tr> </table>	Denny Rd	486 (254)	→	⑤	←	30 (11)	The Landing Driveway		↑	145 (394)	17 (41)				<table border="1"> <tr> <td>Denny Rd</td> <td>70 (38)</td> <td>5 (5)</td> <td>1 (1)</td> <td>Red Fin Ln</td> </tr> <tr> <td>37 (114)</td> <td>→</td> <td>⑥</td> <td>←</td> <td>3 (3)</td> </tr> <tr> <td>75 (217)</td> <td>→</td> <td></td> <td>←</td> <td>246 (127)</td> </tr> <tr> <td>6 (30)</td> <td>↓</td> <td></td> <td>↑</td> <td>1 (5)</td> </tr> <tr> <td></td> <td>↑</td> <td>56 (36)</td> <td>5 (3)</td> <td>1 (4)</td> </tr> </table>	Denny Rd	70 (38)	5 (5)	1 (1)	Red Fin Ln	37 (114)	→	⑥	←	3 (3)	75 (217)	→		←	246 (127)	6 (30)	↓		↑	1 (5)		↑	56 (36)	5 (3)	1 (4)
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Existing Intersection Operations

As required by the City of San Diego, the analysis of peak hour intersection performance was based on 6th Edition Highway Capacity Manual (HCM) operational analysis procedures. Intersection LOS is based on the total estimated seconds of vehicle delay, and is given a designation between A and F, with A representing the least delay and F representing the greatest delay. As described in the LOS Engineering, Inc. 2022 LMA Study, some analyzed intersections operate at LOS D or better during the AM and/or PM peak hour periods, which is considered acceptable. The intersection at Palm Avenue and Dennery Road operates at LOS E during AM and PM peak hours.

Under existing conditions, all but two analyzed intersections and roadway segments operate at LOS D or better. The signalized intersection at Palm Avenue and Dennery Road operates at LOS E and the existing street segment of Palm Avenue between the I-805 SB ramps and NB ramps also operates at LOS E. These conditions are summarized in the Local Mobility Study.

4.2.2 Conditions Following Reorganization

Proposed Condition without Project in opening year 2024

Under proposed conditions in the opening year without the Nakano project, all but three analyzed intersections and roadway segments operate at LOS D or better.

The signalized intersection at Palm Avenue and Dennery Road will operate at LOS E in the morning and at LOS F in the afternoon. The intersections of Palm Avenue and I-805 SB ramps and Palm Avenue at NB ramps will operate at a LOS E in the afternoon and the street segment of Palm Avenue between I-805 SB ramps to NB ramps will operate at LOS E.

Proposed Condition with Project in opening year 2024

Under the proposed condition in the opening year with the project, the project adds more than 50 peak hour turn moves or more than 500 daily trips to the study locations forecasted to operate at LOS E/F; and/or has the potential to exceed the existing turn lane storage capacities at the following locations:

- 1) Intersection of Palm Ave/I-805 SB Ramps:
 - a) Project would add 9PM Westbound lefts under LOS E and exceed existing storage under the Opening Year 2024 plus Project and under Horizon Year 2062 plus Project conditions.
 - b) No improvements are proposed because Caltrans has a circulated Environmental Assessment and a Ready to List (RTL) date of 6/1/2023.
- 2) Intersection of Palm Ave/Dennery Road.
 - a) Project would add 25AM & 109 PM Eastbound lefts under LOS F and exceed failing storage under Opening Year 2024 plus Project and Horizon Year 2062 plus Project conditions.
 - b) Project would add 100AM & 47 PM Southbound rights under LOS F and exceed existing storage under Opening Year 2024 plus Project and Horizon Year 2062 plus Project conditions.
 - c) City criteria states if project adds traffic and causes the 95th percentile queue to exceed storage, then consider lengthening the pocket. The Owner/Permittee proposes to extend

the left turn bay storage by an additional 80 feet to accommodate the forecasted 95th percentile queue. No improvement is proposed for the existing SB single right-turn lane because the total peak hour right turns do not exceed the City's criteria of 800 right turns to consider adding second right turn lane.

- 3) Intersection of Dennery Road/Red Coral Lane/Red Fin Lane:
 - a) Project would add 130PM peak hour EB U-turning vehicles and is forecasted to exceed the left turn storage bay of approximately 190 feet under Horizon Year 2062 plus Project conditions.
 - b) The Owner/Permittee proposes to extend the left turn bay storage by an additional 50 feet to accommodate the forecasted 95th percentile queue
- 4) Segment of Palm Ave between I-805 SB Ramps and I-805 NB Ramps:
 - a) Project adds 932 daily trips (2.5% of the total daily volume) under forecasted LOS E conditions on the existing 4 lane roadway under with Project Opening Year conditions.
 - b) Project adds 932 daily trips (2% of the total daily volume) under forecasted LOS F conditions after the Caltrans bridge widening under with Project Horizon Year conditions.
 - c) A fair share of 2.5% is proposed toward planned Caltrans Palm Avenue bridge widening to a 5 Lane Major configuration anticipated to be completed after year 2024.
 - d) No improvements are proposed because Caltrans has a circulated Environmental Assessment and a Ready to List (RTL) date of 6/1/2023.

In addition to these improvements that will be conditions of the Nakano project, the Otay Mesa FBA/DIF fees collected from the Nakano project will be used, in part, to finance the network of road improvements identified in the Otay Mesa Public Facilities Financing Plan and to contribute its fair share of the cost of constructing the roadway improvements completed to date.

4.3 Public Utilities

The following discussion is based on the Water System Analysis for the Nakano project, prepared by Dexter Wilson Engineering, Inc. on June 21, 2022 and the Sewer Study for the Nakano project, prepared by Dexter Wilson on June 21, 2022.

4.3.1 Water

Existing Conditions

The proposed project site is currently within the OWD.

Physically, the OWD receives potable water from Pipeline Number (No.) 4 of the Second San Diego County Aqueduct and the La Mesa Sweetwater Extension (LMSE). The Otay WD potable water infrastructure consists of five primary operating systems; La Presa, Hillsdale, Regulatory, Central Area, and Otay Mesa Systems. Although the project site is located outside of these service systems, it would most likely be served by the Otay Mesa System.

The Otay Mesa System potable water demand is projected to increase from 35,288 acre-feet per year (afy) in 2005 to 75,108 afy in 2030. According to the Integrated Resource Plan OWD (2007), there is currently sufficient capacity to meet all OWD future demands through purchases of imported water from SDCWA.

As shown on the site plan, a 12-inch water line in the 365 Zone exists in Dennery Road. There is also 42-inch diameter transmission water line located in Dennery Road. However, this 42-inch transmission line is in the 490 Zone.

A 12-inch water line extends along the eastern site boundary that was previously used to transfer water between the City of San Diego 42-inch line and OWD in emergency situations.

Following Reorganization

The City of San Diego would provide potable water service for the site upon annexation.

As described on the Water System Analysis for the Nakano project in the City of Chula Vista, prepared on June 21, 2022 by Dexter Wilson Engineering, Inc., about 400 feet of a new 12 inch 365 Zone public water main will be constructed in Dennery Road from the existing water regulating station that is located at Sand Star Way to the entrance of the Nakano project. This 12 inch main will tie into the existing 12 inch main in Dennery Road, located east of Sand Star Way. The proposed parallel 12 inch water main is necessary because the existing public water system is unable to supply the required fire hydrant flow. With the proposed parallel 12 inch water main, the fire flow requirement for the Nakano project will be satisfied.

Within the Nakano subdivision, a private domestic water system will be constructed that will consist of 8 inch, 6 inch and 4 inch water mains that will tie into the existing 12 inch water main in Dennery Road.

The private fire protection system will consist of a dual 8 inch fire service pipes that will tie into the existing 12inch water main and the new 12 inch water main in Dennery Road.

The Nakano project would not have a significant impact on water supply or facilities for the city of San Diego.

4.3.2 Sewer

Upon annexation into the City of San Diego, the proposed project sewage waste would be conveyed to the Otay Mesa Trunk Sewer, which is operated by the City of San Diego. A sewer line currently extends east to west across the northern portion of the proposed site.

Project Sewer

Existing Conditions

The existing public sewer facilities that are located in the vicinity of the Nakano project include the City of San Diego Otay Valley Trunk Sewer which consists of a 27 inch gravity sewer main and an 18 inch gravity line which are located within the project site.

Proposed Conditions

Based on the sewer study for the Nakano project, prepared by Dexter Wilson Engineering, dated June 21, 2022, upon annexation to the City of San Diego and de-annexation from the City of Chula Vista and the Otay Water District, the proposed onsite 12 inch private sewer system would connect into the City of San Diego 27 inch Otay Valley Trunk Sewer which crosses the Otay River and extends onto the project site. A portion of the existing 18 inch and 27 inch gravity Otay Valley Trunk Sewer will have to be relocated into an easement along the north side of the

project boundary. Wastewater from the site would gravity flow from the proposed 12 inch private sewer to the proposed public sewer.

Based on current METRO regionwide Otay Mesa and Otay Valley sewer analyses, the Otay Valley Trunk Sewer has enough capacity available for the Nakano project to connect.

4.4 Population-based Improvements

4.4.1 Libraries

Library improvements are a “population-based” public improvement. In Otay Mesa, based on the adopted algorithm for public facility financing plans, only residential development is called upon to finance new library improvements. Otay Mesa is currently served by the existing library in the adjacent community of Nestor. Almost \$2,000,000 in FBA funds from Otay Mesa have already been expended to expand this library facility. In addition, the Public Facilities Financing Plan has identified a new library project, project no. L-2, which calls for a new Branch Library for Otay Mesa. This project will be funded entirely by FBA funds collected from new residential development.

Following annexation, the Otay Mesa FBA/DIF fees collected from the Nakano project, will be used, in part, to finance this new branch library and to contribute its fair share of the cost of improvements to the existing library at Nestor.

4.4.2 Park Improvements

Park improvements, like libraries, are also “population-based” public improvements. As such, only residential development is called upon to finance new park improvements. Numerous park improvements are planned for the Otay Mesa community. One such park project is the Dennery Ranch Neighborhood Park, which is included in the Otay Mesa Public Facilities Financing Plan as project no. P-2.

This neighborhood park is currently under design and will be located just east of the Nakano project on Dennery Road.

To satisfy the population-based park requirements, the Project would pay the Citywide Park Development Impact Fee (CPDIF) to the City of Diego. Based on the residential unit mix of the project, the CPDIF would range from \$13,841 to \$15,379, depending on the square footage of each unit.

The project would emphasize trail connections to the OVRP for both residents and members of the surrounding community. An existing trail connection running along the western side of the project site would be retained and enhanced with decomposed granite surfacing to provide connection to the OVRP trail system. This existing trail would be separated from the development area by a small retaining wall and a composite split rail fence. Within the project site, a sidewalk would parallel the existing trail access adjacent to the private drive. In addition to the north-south trail connection, the project would provide connections to an east-west connection to the OVRP trail system. In addition to the existing western trail access that would remain, the project would provide two additional trail connections to the east-west trail north of the project boundary.

5.0 Conclusion

The proposed reorganization of the Nakano Property can be accomplished without the need to expand any public facilities serving this area of the Otay Mesa Community in the City of San Diego. Approval of the Nakano Reorganization will help to provide additional housing opportunities and support the implementation of the OVRP. All circulation element roadways are existing and have been constructed to their ultimate width requirements. Police and Fire facilities are existing and adequate to provide service to the subject property. While the project itself would not directly lead to the need for new Fire facilities, the project would contribute to the cumulative environmental impact related to fire service. This contribution is considered less than significant since the Nakano project would be required to contribute a fair share contribution toward the DIF/ Facilities Benefit Assessment that would fund the needed fire station improvements.

Water and Sewer mains are also existing and adequate in size to support the proposed project. Population-based public improvements, e.g. parks and libraries, are currently programmed in the Otay Mesa Public Facilities Financing Plan.

EXHIBIT F
Fiscal Impact Analysis

[Attached behind this page]



Memorandum

To: Allen Kashani, TriPointe Homes
From: Peter Piller, Managing Principal
Date: April 2024
Re: Nakano – Executive Summary of Fiscal Impact Analysis

The proposed Nakano project (the “Project”) is a for-sale residential development consisting of 221 units. It is anticipated that the Project entitlements will be processed through the City of Chula Vista. The site is located alongside the 805 freeway at the southern edge of the City of Chula Vista, along the southern side of the Otay River, north of Palm Avenue along Denney Road. At the request of TriPointe Homes, the Project applicant (“Developer”), DPFG prepared a fiscal impact analysis using the City of Chula Vista’s time phased fiscal impact analysis model, dated November 2, 2023 (“City Model”) to estimate the fiscal impact of the Project on the City of Chula Vista (“City”) General Fund over a twenty-year time frame.

For purposes of preparing the most accurate fiscal impact analysis, the model analyzes development of all 221 residential units. The City Model was adjusted to incorporate the following assumptions:

- An increase in the assessed value of residential property due to turnover (resale) was estimated using an annual escalation factor of 3.5% which is consistent with the historical average of several recognized indices, including Case Shiller, California Association of Realtors, Federal Reserve and Zillow. Average turnover (resale) of eight (8) years was assumed for all residential units for the purpose of adjusting the assessed values to calculate property taxes. In addition to typical turnover, in order to reflect similar assessed value increases over the seven-year buildout of the residential portion of the Project, the initial (year 1) home price assumption is increased by 3.5% until the initial year of sale for each unit which is then assumed to be the initial base year value. Over the next 7 years the initial base year value escalates by 2% over the prior year, consistent with California Constitution Article XIII A Section 2(b). In year eight, the initial base year value is reset (second base year value) assuming a reset of the assessed value based on an annual escalation factor of 3.5% for 8 years applied to the initial base year value. This process of resetting the base year value repeats every eight years.
- A total reduction of 50% was used based on the location of nearby commercial centers located in the City of San Diego and the lack of direct access to commercial centers located in the City of Chula Vista. It is common for a fiscal impact analysis to adjust the capture percentage of the off-site sales tax when a project is located near the border of the City being analyzed as it is highly likely that the City will not capture all of the sales tax generated. For this analysis a majority of the commercial needs for the site will be addressed by local retail directly south of the Project which is located in the City of San Diego. Residents of the Project would also have to travel south and then go onto the freeway heading north to access City retail. Because of this we used a conservative 50% capture within the City of Chula Vista. Based on this the estimated sales tax amount generated of \$56,113 has been reduced by 50% to \$28,056.

- An adjustment to the fiscal impact analysis was made to reflect the additional anticipated costs to the Cities public safety category. Based on the location of the Project, if the City was responsible for serving the site, the most likely City fire station for service is Chula Vista Fire Department Station 9. This station is located significantly further away than the San Diego Fire-Rescue Department Station 6 which is located just on the other side of the 805 Freeway. We are also not aware of any current routes to patrol the site as it is undeveloped, and the route would require fire or police responders to leave the City of Chula Vista and enter the City of San Diego before reaching the Project. For these reasons we researched response times and the distance traveled. Per google maps the closest Chula Vista fire station is approximately 8 minutes away from the site with a total estimated travel time outside of the City of Chula Vista to be approximately 3 minutes. In order for the City of Chula Vista to service the site there would be an additional mile that the responders would need to travel outside of Chula Vista in order to reach the Project. This would result in an increase of approximately 33% of the total travel distance being outside of the City of Chula Vista. Because of this increase in travel distance outside the City of Chula Vista we used the same percentage increase in estimated cost. We then rounded the result to nearest 10th digit to derive a 30% increase. This additional burden to meet the required service levels is not reflected in the current City model and so an increase of 30% of the City Model anticipated public safety expenditures was added. Based on this, the estimated public safety budget of \$144,840 has been increased by \$43,452 for a total of \$188,292 to account for additional costs to serve the Project.

The results generated by the City Model, with the adjustments outlined above, indicate that the Project will be a burden and will generate a fiscal surplus for the first year but a deficit for the remaining 18 years resulting in a cumulative deficit over the 20-year projection period the City Model.

Exhibits:

Exhibit A: Nakano Summary of Adjusted Chula Vista Fiscal Impact Analysis Model

Exhibit B: City of Chula Vista Fiscal Impact Analysis Model

Exhibit C: Nakano Site Plan

Exhibit A:
Nakano Summary of Adjusted Chula Vista Fiscal
Impact Analysis Model

Nakano

Summary of Adjustment to CV Fiscal Impact Analysis Model

Total Project Net Revenue (Residential Turnover based on DDPG Turnover Model - Assumes 3.5% Escalation in new Home Pricing)

December 8, 2023

Draft

Year		1	2	3	4	5	6	7	8	9	10
Cumulative Residential AV - Inflated per CV Model		\$78,305,058	\$133,884,619	\$136,562,311	\$139,293,557	\$142,079,428	\$144,921,017	\$147,819,437	\$150,775,826	\$153,791,343	\$156,867,169
Revised Inflation Assuming 8 year Turnover (a)		78,305,058	134,678,934	137,372,513	140,119,963	142,922,362	145,780,810	148,696,426	164,835,265	177,346,438	180,893,366
Difference in Assessed Value		\$0	\$794,316	\$810,202	\$826,406	\$842,934	\$859,793	\$876,989	\$14,059,439	\$23,555,095	\$24,026,197
Total Residential Property Tax Increase Due to City	[1]	\$0	\$1,001	\$1,021	\$1,041	\$1,062	\$1,083	\$1,105	\$17,715	\$29,679	\$30,273
Total Residential Projected Net Revenue Before Turnover Adj.	[2]	\$87,623	\$122,251	\$104,841	\$97,074	\$95,181	\$93,442	\$91,197	\$89,386	\$88,173	\$90,726
Total Residential Projected Net Revenue After Turnover Adj.	= [1] + [2]	\$87,623	\$123,252	\$105,862	\$98,116	\$96,243	\$94,525	\$92,302	\$107,100	\$117,852	\$120,999
Sales Tax Revenue Adjustment	50%	(\$28,056)	(\$47,622)	(\$48,291)	(\$48,981)	(\$49,693)	(\$50,426)	(\$51,182)	(\$51,960)	(\$52,760)	(\$54,343)
Public Safety Expenditure Adjustment	30%	(\$43,452)	(\$81,364)	(\$88,648)	(\$93,063)	(\$95,645)	(\$98,247)	(\$101,064)	(\$103,804)	(\$106,425)	(\$109,159)
Total Projected Net Rev. After Turnover and Sales Tax Adj. (b)		\$16,115	(\$5,734)	(\$31,076)	(\$43,929)	(\$49,095)	(\$54,149)	(\$59,944)	(\$48,663)	(\$41,333)	(\$42,502)
Commercial Projected Net Revenue		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Projected Net Adjusted Revenue		\$16,115	(\$5,734)	(\$31,076)	(\$43,929)	(\$49,095)	(\$54,149)	(\$59,944)	(\$48,663)	(\$41,333)	(\$42,502)
Cumulative Adjusted Net Revenues		\$16,115	\$10,381	(\$20,696)	(\$64,625)	(\$113,719)	(\$167,868)	(\$227,812)	(\$276,475)	(\$317,808)	(\$360,311)

Footnotes:

(a) Assumes 8 year turnover with 2.00% annual escalation and 3.50% escalation when re-assessed.

(b) Analysis assumes 50% of City model Sales tax is captured within the City of Chula Vista due to difficulties of access by Project Residents to City commercial

Draft

Nakano

Summary of Adjustment to CV Fiscal Impact Analysis Model

Total Project Net Revenue (Residential Turnover based on DPFG Turnover Model - Assumes 3.5% Escalation in new Home Pricing)

December 8, 2023

Year		11	12	13	14	15	16	17	18	19	20
Cumulative Residential AV - Inflated per CV Model		\$160,004,513	\$163,204,603	\$166,468,695	\$169,798,069	\$173,194,030	\$176,657,911	\$180,191,069	\$183,794,891	\$187,470,788	\$191,220,204
Revised Inflation Assuming 8 year Turnover (a)		184,511,234	188,201,458	191,965,488	195,804,797	199,720,893	218,682,100	233,531,392	238,202,020	242,966,060	247,825,381
Difference in Assessed Value		\$24,506,721	\$24,996,855	\$25,496,792	\$26,006,728	\$26,526,863	\$42,024,189	\$53,340,323	\$54,407,129	\$55,495,272	\$56,605,177
Total Residential Property Tax Increase Due to City	[1]	\$30,878	\$31,496	\$32,126	\$32,768	\$33,424	\$52,950	\$67,209	\$68,553	\$69,924	\$71,323
Total Residential Projected Net Revenue Before Turnover Adj.	[2]	\$93,366	\$95,615	\$97,729	\$99,895	\$102,082	\$104,289	\$106,534	\$108,805	\$111,058	\$113,358
Total Residential Projected Net Revenue After Turnover Adj.	= [1] + [2]	\$124,244	\$127,111	\$129,855	\$132,664	\$135,506	\$157,240	\$173,742	\$177,358	\$180,982	\$184,681
Sales Tax Revenue Adjustment	50%	(\$55,973)	(\$57,652)	(\$59,382)	(\$61,163)	(\$62,998)	(\$64,888)	(\$66,835)	(\$68,840)	(\$70,905)	(\$73,032)
Public Safety Expenditure Adjustment	30%	(\$111,943)	(\$114,935)	(\$118,056)	(\$121,254)	(\$124,540)	(\$127,916)	(\$131,383)	(\$134,946)	(\$138,608)	(\$142,370)
Total Projected Net Rev. After Turnover and Sales Tax Adj. (b)		(\$43,672)	(\$45,476)	(\$47,584)	(\$49,754)	(\$52,033)	(\$35,564)	(\$24,476)	(\$26,428)	(\$28,532)	(\$30,722)
Commercial Projected Net Revenue		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Project Projected Net Adjusted Revenue		(\$43,672)	(\$45,476)	(\$47,584)	(\$49,754)	(\$52,033)	(\$35,564)	(\$24,476)	(\$26,428)	(\$28,532)	(\$30,722)
Cumulative Adjusted Net Revenues		(\$403,982)	(\$449,459)	(\$497,042)	(\$546,796)	(\$598,829)	(\$634,393)	(\$658,869)	(\$685,297)	(\$713,829)	(\$744,550)

Footnotes:

(a) Assumes 8 year turnover with 2.00% annual escalation and 3.50% escalation when re-assessed.

(b) Analysis assumes 50% of City model Sales tax is captured within the City of Chula Vista due to difficulties of access by Project Residents to City commercial

Nakano
Total Assessed Value After Turnover
December 8, 2023

Draft

Year	Total Single Family Assessed Value After Turnover	Total Multi-Family Assessed Value After Turnover	Total Assessed Value
1	\$ 27,036,000	\$ 51,269,058	\$ 78,305,058
2	47,008,845	87,670,089	134,678,934
3	47,949,022	89,423,491	137,372,513
4	48,908,002	91,211,961	140,119,963
5	49,886,162	93,036,200	142,922,362
6	50,883,886	94,896,924	145,780,810
7	51,901,563	96,794,862	148,696,426
8	57,484,978	107,350,287	164,835,265
9	61,901,672	115,444,766	177,346,438
10	63,139,705	117,753,661	180,893,366
11	64,402,499	120,108,734	184,511,234
12	65,690,549	122,510,909	188,201,458
13	67,004,360	124,961,127	191,965,488
14	68,344,448	127,460,350	195,804,797
15	69,711,337	130,009,557	199,720,893
16	76,273,072	142,409,027	218,682,100
17	81,512,681	152,018,711	233,531,392
18	83,142,935	155,059,085	238,202,020
19	84,805,793	158,160,267	242,966,060
20	86,501,909	161,323,472	247,825,381

Nakano
Assessed Value and Reassessment Year - Breakdown by Absorption Year
 December 8, 2023

Draft

SINGLE FAMILY UNITS

Current Year	Year 5 Units (0 Units)		Year 6 Units (0 Units)		Total SF Assessed Value After Turnover
	Reassessment Year	Final Assessed Value	Reassessment Year	Final Assessed Value	
1		\$ -		\$ -	\$ 27,036,000
2		-		-	47,008,845
3		-		-	47,949,022
4		-		-	48,908,002
5		-		-	49,886,162
6		-		-	50,883,886
7		-		-	51,901,563
8		-		-	57,484,978
9		-		-	61,901,672
10		-		-	63,139,705
11		-		-	64,402,499
12	Assess	-		-	65,690,549
13		-	Assess	-	67,004,360
14		-		-	68,344,448
15		-		-	69,711,337
16		-		-	76,273,072
17		-		-	81,512,681
18		-		-	83,142,935
19		-		-	84,805,793
20	Assess	-		-	86,501,909

MULTIFAMILY UNITS

Current Year	Year 5 Units (0 Units)		Year 6 Units (0 Units)		Total MF Assessed Value After Turnover
	Reassessment Year	Final Assessed Value	Reassessment Year	Final Assessed Value	
1		\$ -		\$ -	\$ 51,269,058
2		-		-	87,670,089
3		-		-	89,423,491
4		-		-	91,211,961
5		-		-	93,036,200
6		-		-	94,896,924
7		-		-	96,794,862
8		-		-	107,350,287
9		-		-	115,444,766
10		-		-	117,753,661
11		-		-	120,108,734
12	Assess	-		-	122,510,909
13		-	Assess	-	124,961,127
14		-		-	127,460,350
15		-		-	130,009,557
16		-		-	142,409,027
17		-		-	152,018,711
18		-		-	155,059,085
19		-		-	158,160,267
20	Assess	-		-	161,323,472

Footnotes:

(a) Turnover calculations based on 3.50% escalation and turnover occurring every 8 years. Assumes 2.00% escalation when no turnover event occurs.

Nakano
Initial Home Value by Year
Assumes 3.50% Annual Appreciation **Draft**
 December 8, 2023

Year	1	2	3	4	5	6	7	8	9	10
Single Family										
SF Unit Absorption	36	25	-	-	-	-	-	-	-	-
SF AV of Single unit	\$ 751,000	\$ 777,285	\$ 804,490	\$ 832,647	\$ 861,790	\$ 891,952	\$ 923,171	\$ 955,482	\$ 988,924	\$ 1,023,536
Multi-Family										
MF Unit Absorption	96	64	-	-	-	-	-	-	-	-
MF AV of Single unit	\$ 534,053	\$ 552,745	\$ 572,091	\$ 592,114	\$ 612,838	\$ 634,287	\$ 656,487	\$ 679,464	\$ 703,245	\$ 727,859

Exhibit B:
City of Chula Vista Fiscal Impact Analysis Model



Population

Year	1	2	3	4	5	6	7
Single Family Residential	101	171	171	171	171	171	171
Multi-Family Residential	269	448	448	448	448	448	448
Total (Per Capita Base)	370	619	619	619	619	619	619
Employment Population	18	31	31	31	31	31	31
Totals	388	650	650	650	650	650	650
Number of Homes							
Single Family Residential	36	61	61	61	61	61	61
Multi-Family Residential	96	160	160	160	160	160	160
Totals	132	221	221	221	221	221	221

General Fund Revenues

Year	1	2	3	4	5	6	7
Tax Revenues							
Property Tax AV	\$ 98,664	\$ 168,695	\$ 172,069	\$ 175,510	\$ 179,020	\$ 182,600	\$ 186,252
Sales and Use Tax Per Capita	56,113	95,243	96,582	97,962	99,386	100,853	102,363
Sales and Use Tax - Project Specific Project Specific	-	-	-	-	-	-	-
Transient Occupancy Tax Per Capita	11,456	19,425	19,474	19,528	19,587	19,651	19,720
Property Tax In-Lieu of VLF Project Specific	68,086	116,648	118,987	121,373	123,808	126,290	128,823
Franchise Fees Per Capita	18,143	30,496	30,624	30,760	30,904	31,056	31,215
Other Taxes Per Capita	8,398	14,331	14,238	14,013	13,840	13,673	13,510
<i>Subtotal Tax Revenues</i>	<i>260,859</i>	<i>444,836</i>	<i>451,973</i>	<i>459,147</i>	<i>466,545</i>	<i>474,123</i>	<i>481,884</i>
Other Revenues Per Capita	4,768	3,398	3,505	3,647	3,592	3,539	3,487
Licenses and Permits Per Capita	2,444	3,593	3,608	3,625	3,570	3,517	3,466
Fines, forfeitures, penalties Per Capita	1,286	2,825	2,837	2,850	2,807	2,766	2,725
Use of Money & Property Per Capita	4,756	7,837	7,716	7,598	7,484	7,373	7,266
Charges for Services No Forecast	-	-	-	-	-	-	-
Intergovernmental Per Capita	1,997	4,869	4,889	4,911	4,837	4,766	4,696
<i>Subtotal Other Revenues</i>	<i>15,250</i>	<i>22,523</i>	<i>22,555</i>	<i>22,631</i>	<i>22,291</i>	<i>21,961</i>	<i>21,641</i>
Total General Fund Revenues	\$ 276,110	\$ 467,359	\$ 474,529	\$ 481,777	\$ 488,835	\$ 496,084	\$ 503,524

General Fund Expenditures

General Government Per Capita	\$ 5,433	\$ 9,408	\$ 9,523	\$ 9,637	\$ 9,769	\$ 9,889	\$ 10,002
Community Development (20%) Per Capita	592	1,025	1,037	1,050	1,064	1,077	1,089
Public Works/Engineering (20%) Per Capita	5,197	9,000	9,110	9,219	9,345	9,460	9,568
PC/EMP Base							
Drainage Management System \$ 26.50	9,966	16,686	16,686	16,686	16,686	16,686	16,686
Building Management System 4.10	1,540	2,579	2,579	2,579	2,579	2,579	2,579
Parks Management System 15.68	5,895	9,870	9,870	9,870	9,870	9,870	9,870
Open Space Management System 6.72	2,527	4,230	4,230	4,230	4,230	4,230	4,230
Fleet Management System 3.73	1,404	2,350	2,350	2,350	2,350	2,350	2,350
Pavement Annual (PMP) 14.18	5,334	8,930	8,930	8,930	8,930	8,930	8,930
General Govt Management System 0.65	246	411	411	411	411	411	411
Urban Forestry Management System 6.72	2,527	4,230	4,230	4,230	4,230	4,230	4,230
\$ 78.28	29,438	49,287	49,287	49,287	49,287	49,287	49,287
Community Services Per Capita	2,987	5,174	5,237	5,299	5,372	5,438	5,500
Public Safety:							
Police Services Project Specific	87,997	171,100	164,954	173,349	178,226	183,147	188,482
Fire Services Project Specific	52,146	91,980	122,306	128,530	132,146	135,795	139,751
Animal Control Services Per Capita	4,697	8,134	8,233	8,332	8,446	8,550	8,647
<i>Total Public Safety</i>	<i>144,840</i>	<i>271,214</i>	<i>295,493</i>	<i>310,211</i>	<i>318,818</i>	<i>327,491</i>	<i>336,881</i>
Total General Fund Expenditures	\$ 188,487	\$ 345,108	\$ 369,687	\$ 384,703	\$ 393,654	\$ 402,642	\$ 412,327

Projected Net Revenues/(Shortfall)	\$87,623	\$122,251	\$104,841	\$97,074	\$95,181	\$93,442	\$91,197
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Population

Year	8	9	10	11	12	13	14	15
Single Family Residential	171	171	171	171	171	171	171	171
Multi-Family Residential	448	448	448	448	448	448	448	448
Total (Per Capita Base)	619	619	619	619	619	619	619	619
Employment Population	31	31	31	31	31	31	31	31
Totals	650	650	650	650	650	650	650	650

Number of Homes

Single Family Residential	61	61	61	61	61	61	61	61
Multi-Family Residential	160	160	160	160	160	160	160	160
Totals	221	221	221	221	221	221	221	221

General Fund Revenues

Year	8	9	10	11	12	13	14	15	
Tax Revenues									
Property Tax	AV	\$ 189,978	\$ 193,777	\$ 197,653	\$ 201,606	\$ 205,638	\$ 209,751	\$ 213,946	\$ 218,224
Sales and Use Tax	Per Capita	103,919	105,520	108,686	111,946	115,305	118,764	122,327	125,997
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	-	-	-	-	-	-	-	-
Transient Occupancy Tax	Per Capita	19,793	19,871	20,468	21,082	21,714	22,365	23,036	23,728
Property Tax In-Lieu of VLF	Project Specific	131,406	134,041	136,728	139,469	142,265	145,117	148,026	150,993
Franchise Fees	Per Capita	31,382	31,556	32,503	33,478	34,482	35,516	36,582	37,679
Other Taxes	Per Capita	13,352	13,199	13,595	14,003	14,423	14,856	15,302	15,761
<i>Subtotal Tax Revenues</i>		489,830	497,965	509,632	521,584	533,827	546,370	559,219	572,382
Other Revenues	Per Capita	3,437	3,389	3,490	3,595	3,703	3,814	3,928	4,046
Licenses and Permits	Per Capita	3,416	3,368	3,469	3,573	3,680	3,790	3,904	4,021
Fines, forfeitures, penalties	Per Capita	2,686	2,648	2,727	2,809	2,894	2,980	3,070	3,162
Use of Money & Property	Per Capita	7,161	7,060	7,272	7,490	7,715	7,946	8,184	8,430
Charges for Services	No Forecast	-	-	-	-	-	-	-	-
Intergovernmental	Per Capita	4,629	4,563	4,700	4,841	4,986	5,136	5,290	5,449
<i>Subtotal Other Revenues</i>		21,330	21,027	21,658	22,308	22,977	23,667	24,377	25,108
Total General Fund Revenues		\$ 511,160	\$ 518,992	\$ 531,290	\$ 543,892	\$ 556,805	\$ 570,036	\$ 583,595	\$ 597,490

General Fund Expenditures

General Government	Per Capita	\$ 10,122	\$ 10,240	\$ 10,482	\$ 10,743	\$ 11,007	\$ 11,279	\$ 11,559	\$ 11,848
Community Development (20%)	Per Capita	1,102	1,115	1,142	1,170	1,199	1,228	1,259	1,290
Public Works/Engineering (20%)	Per Capita	9,683	9,796	10,027	10,277	10,530	10,790	11,058	11,334
	PC/EMP Base								
Drainage Management System	\$ 26.50	16,686	16,686	16,686	16,686	16,686	16,686	16,686	16,686
Building Management System	4.10	2,579	2,579	2,579	2,579	2,579	2,579	2,579	2,579
Parks Management System	15.68	9,870	9,870	9,870	9,870	9,870	9,870	9,870	9,870
Open Space Management System	6.72	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230
Fleet Management System	3.73	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350
Pavement Annual (PMP)	14.18	8,930	8,930	8,930	8,930	8,930	8,930	8,930	8,930
General Govt Management System	0.65	411	411	411	411	411	411	411	411
Urban Forestry Management System	6.72	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230
	\$ 78.28	49,287	49,287	49,287	49,287	49,287	49,287	49,287	49,287
Community Services	Per Capita	5,566	5,631	5,764	5,907	6,053	6,202	6,356	6,515
Public Safety:									
Police Services	Project Specific	193,668	198,509	203,472	208,559	213,773	219,117	224,595	230,210
Fire Services	Project Specific	143,595	147,388	151,329	155,296	159,826	164,653	169,593	174,681
Animal Control Services	Per Capita	8,751	8,853	9,062	9,288	9,516	9,751	9,994	10,243
<i>Total Public Safety</i>		346,014	354,750	363,863	373,143	383,115	393,521	404,181	415,134
Total General Fund Expenditures		\$ 421,774	\$ 430,819	\$ 440,564	\$ 450,526	\$ 461,190	\$ 472,307	\$ 483,700	\$ 495,408

Projected Net Revenues/(Shortfall)	\$89,386	\$88,173	\$90,726	\$93,366	\$95,615	\$97,729	\$99,895	\$102,082
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Population

Year	16	17	18	19	20
Single Family Residential	171	171	171	171	171
Multi-Family Residential	448	448	448	448	448
Total (Per Capita Base)	619	619	619	619	619
Employment Population	31	31	31	31	31
Totals	650	650	650	650	650

Number of Homes

Single Family Residential	61	61	61	61	61
Multi-Family Residential	160	160	160	160	160
Totals	221	221	221	221	221

Year	16	17	18	19	20
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General Fund Revenues

Tax Revenues

Property Tax	AV	\$ 222,589	\$ 227,041	\$ 231,582	\$ 236,213	\$ 240,937
Sales and Use Tax	Per Capita	129,777	133,670	137,680	141,810	146,065
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	-	-	-	-	-
Transient Occupancy Tax	Per Capita	24,439	25,173	25,928	26,706	27,507
Property Tax In-Lieu of VLF	Project Specific	154,020	157,107	160,256	163,467	166,743
Franchise Fees	Per Capita	38,810	39,974	41,173	42,408	43,681
Other Taxes	Per Capita	16,234	16,721	17,222	17,739	18,271
<i>Subtotal Tax Revenues</i>		<i>585,868</i>	<i>599,685</i>	<i>613,840</i>	<i>628,344</i>	<i>643,204</i>
Other Revenues	Per Capita	4,168	4,293	4,421	4,554	4,691
Licenses and Permits	Per Capita	4,142	4,266	4,394	4,526	4,662
Fines, forfeitures, penalties	Per Capita	3,257	3,354	3,455	3,559	3,666
Use of Money & Property	Per Capita	8,683	8,943	9,212	9,488	9,773
Charges for Services	No Forecast	-	-	-	-	-
Intergovernmental	Per Capita	5,612	5,780	5,954	6,132	6,316
<i>Subtotal Other Revenues</i>		<i>25,861</i>	<i>26,637</i>	<i>27,436</i>	<i>28,259</i>	<i>29,107</i>
Total General Fund Revenues		\$ 611,729	\$ 626,322	\$ 641,276	\$ 656,603	\$ 672,311

General Fund Expenditures

General Government	Per Capita	\$ 12,146	\$ 12,448	\$ 12,758	\$ 13,088	\$ 13,420
Community Development (20%)	Per Capita	1,323	1,356	1,389	1,425	1,462
Public Works/Engineering (20%)	Per Capita	11,619	11,908	12,204	12,520	12,838
PC/EMP Base						
Drainage Management System	\$ 26.50	16,686	16,686	16,686	16,686	16,686
Building Management System	4.10	2,579	2,579	2,579	2,579	2,579
Parks Management System	15.68	9,870	9,870	9,870	9,870	9,870
Open Space Management System	6.72	4,230	4,230	4,230	4,230	4,230
Fleet Management System	3.73	2,350	2,350	2,350	2,350	2,350
Pavement Annual (PMP)	14.18	8,930	8,930	8,930	8,930	8,930
General Govt Management System	0.65	411	411	411	411	411
Urban Forestry Management System	6.72	4,230	4,230	4,230	4,230	4,230
	\$ 78.28	49,287	49,287	49,287	49,287	49,287
Community Services	Per Capita	6,679	6,845	7,015	7,197	7,380
Public Safety:						
Police Services	Project Specific	235,965	241,864	247,911	254,109	260,461
Fire Services	Project Specific	179,921	185,319	190,878	196,604	202,503
Animal Control Services	Per Capita	10,501	10,762	11,030	11,315	11,603
<i>Total Public Safety</i>		<i>426,387</i>	<i>437,945</i>	<i>449,819</i>	<i>462,028</i>	<i>474,566</i>
Total General Fund Expenditures		\$ 507,440	\$ 519,788	\$ 532,472	\$ 545,545	\$ 558,953

Projected Net Revenues/(Shortfall)	\$104,289	\$106,534	\$108,805	\$111,058	\$113,358
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Year



Property Tax Analysis

Residential Units

Single Family Residential

Total Cumulative SFR Units	61	36	61	61	61	61	61	61
Total Cumulative Residents	2.80	101	171	171	171	171	171	171
Percentage Complete		59%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$45,811,000	\$27,036,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000

Multi-Family Residential - Attached Townhomes

Total Cumulative MFR Units	160	96	160	160	160	160	160	160
Total Cumulative Residents	2.80	269	448	448	448	448	448	448
Percentage Complete		60%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$85,448,430	\$51,269,058	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430

Total Cumulative Residents

	370	619	619	619	619	619	619	619
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Commercial

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Industrial

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Office

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Hotel

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Constructed Assessed Values

Total Current Period Assessed Value Additions		\$ 78,305,058	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430
Inflation Factor	2.00%	100.00%	102.00%	104.04%	106.12%	108.24%	110.41%	112.62%
Total AV - Inflated		\$78,305,058	\$133,884,619	\$136,562,311	\$139,293,557	\$142,079,428	\$144,921,017	\$147,819,437
Cumulative AV (w/o Prior Years Inflation)		\$78,305,058	\$133,884,619	\$136,562,311	\$139,293,557	\$142,079,428	\$144,921,017	\$147,819,437
Prior Years AV Inflation Factor	2.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Cumulative Residential AV - Inflated

	\$78,305,058	\$133,884,619	\$136,562,311	\$139,293,557	\$142,079,428	\$144,921,017	\$147,819,437
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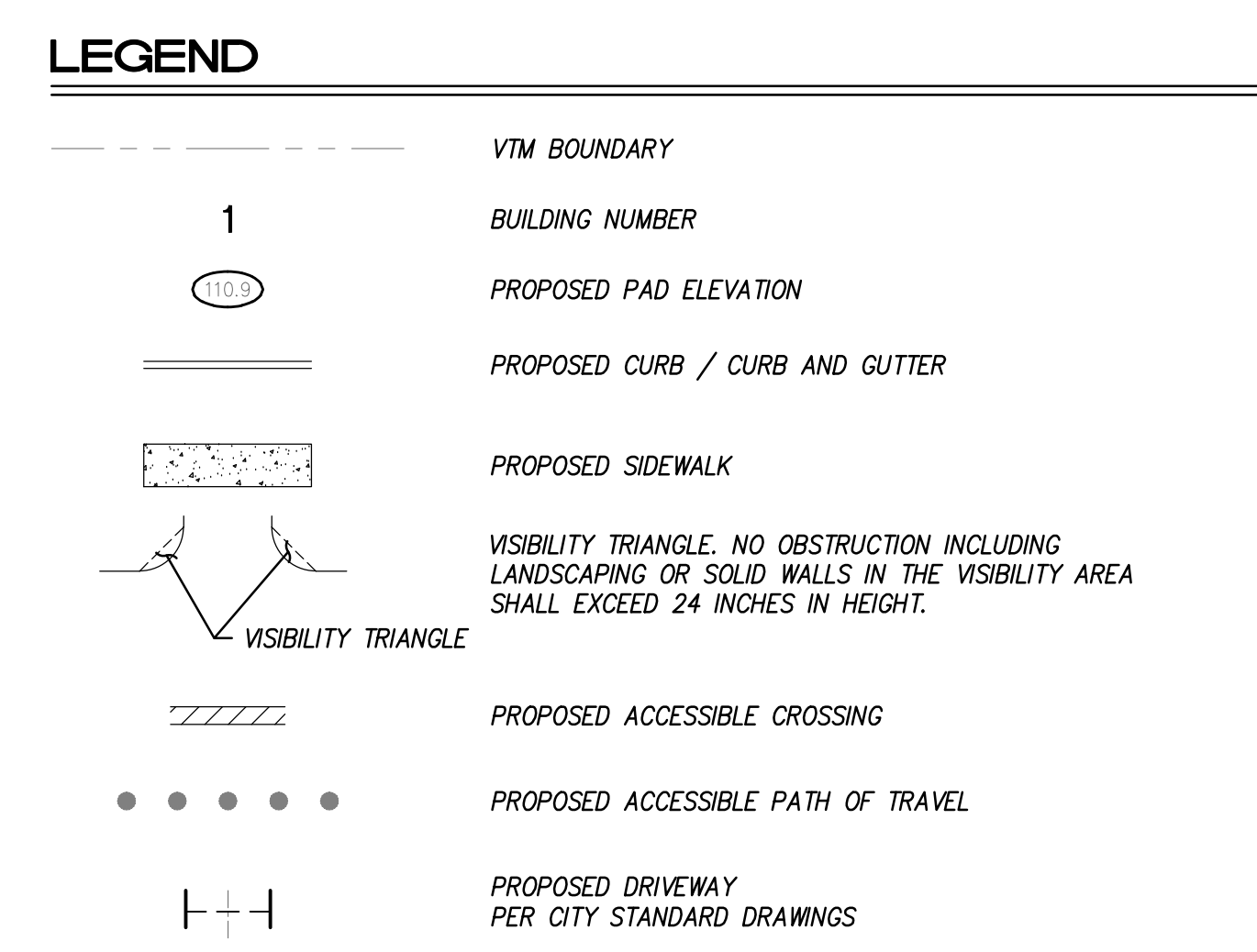
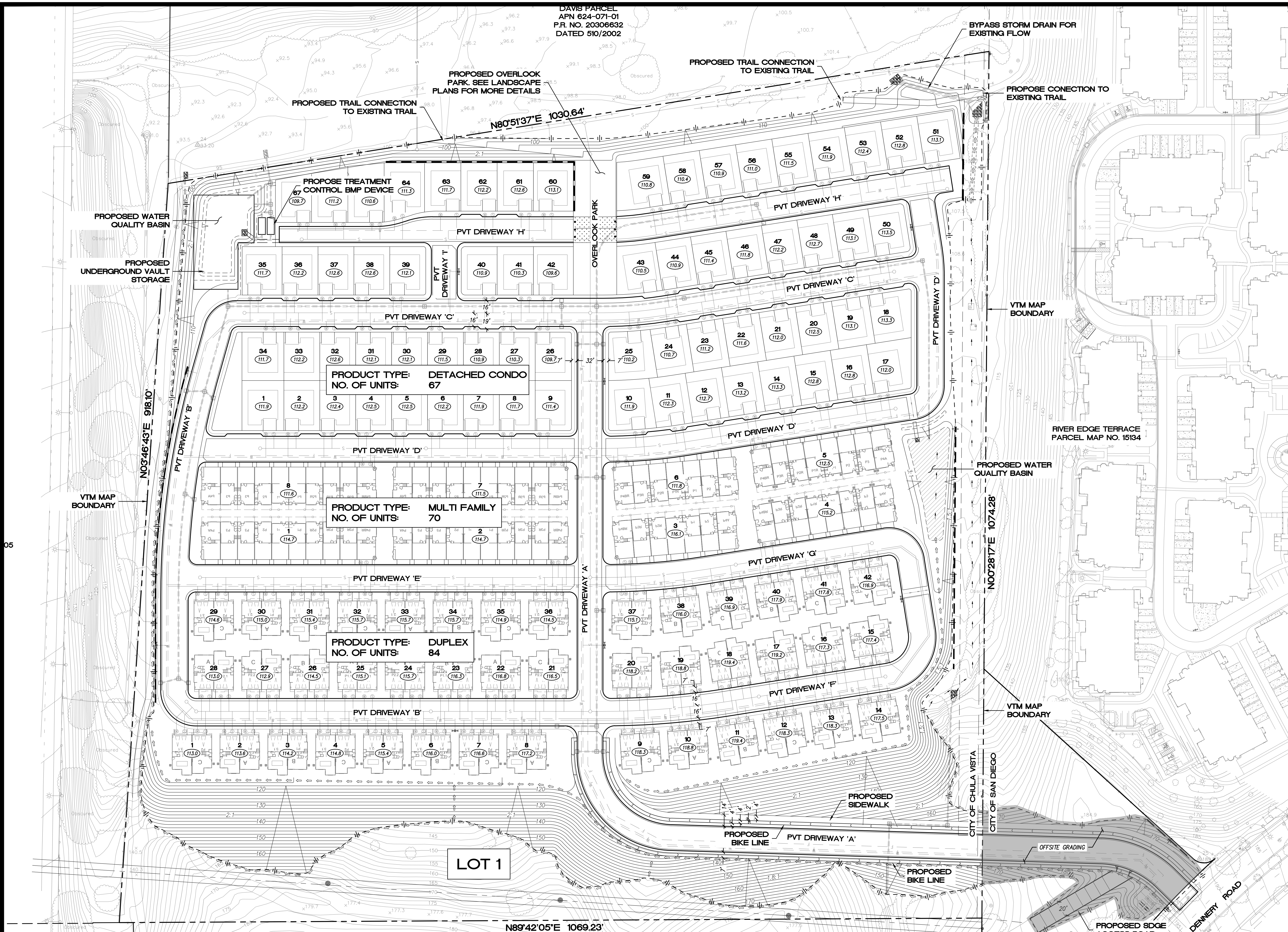
Property Tax Revenue Estimate

Ad-Valorem	1.00%	\$ 783,051	\$ 1,338,846	\$ 1,365,623	\$ 1,392,936	\$ 1,420,794	\$ 1,449,210	\$ 1,478,194
Total AV Tax Due to City	12.60%	\$98,664	\$168,695	\$172,069	\$175,510	\$179,020	\$182,600	\$186,252

Year	8	9	10	11	12	13	14
Property Tax Analysis							
Residential Units							
Single Family Residential							
Total Cumulative SFR Units	61	61	61	61	61	61	61
Total Cumulative Residents	171	171	171	171	171	171	171
Percentage Complete	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000
Multi-Family Residential - Attached Townhomes							
Total Cumulative MFR Units	160	160	160	160	160	160	160
Total Cumulative Residents	448	448	448	448	448	448	448
Percentage Complete	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430
Total Cumulative Residents	619	619	619	619	619	619	619
Commercial							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values							
Total Current Period Assessed Value Additions	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430
Inflation Factor	114.87%	117.17%	119.51%	121.90%	124.34%	126.82%	129.36%
Total AV - Inflated	\$150,775,826	\$153,791,343	\$156,867,169	\$160,004,513	\$163,204,603	\$166,468,695	\$169,798,069
Cumulative AV (w/o Prior Years Inflation)	\$150,775,826	\$153,791,343	\$156,867,169	\$160,004,513	\$163,204,603	\$166,468,695	\$169,798,069
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$150,775,826	\$153,791,343	\$156,867,169	\$160,004,513	\$163,204,603	\$166,468,695	\$169,798,069
Property Tax Revenue Estimate							
Ad-Valorem	\$ 1,507,758	\$ 1,537,913	\$ 1,568,672	\$ 1,600,045	\$ 1,632,046	\$ 1,664,687	\$ 1,697,981
Total AV Tax Due to City	\$189,978	\$193,777	\$197,653	\$201,606	\$205,638	\$209,751	\$213,946

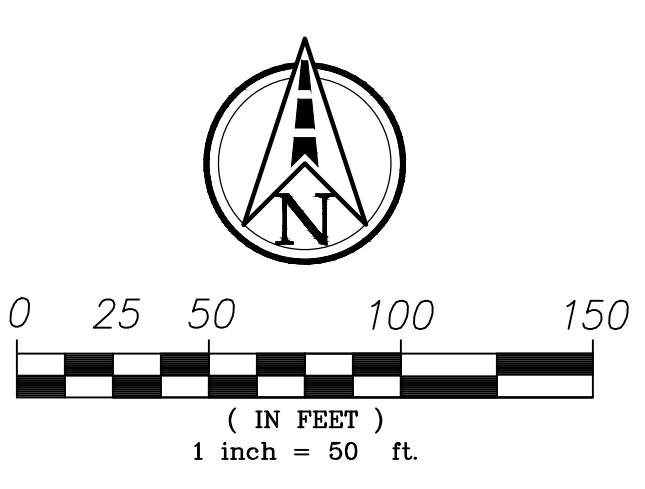
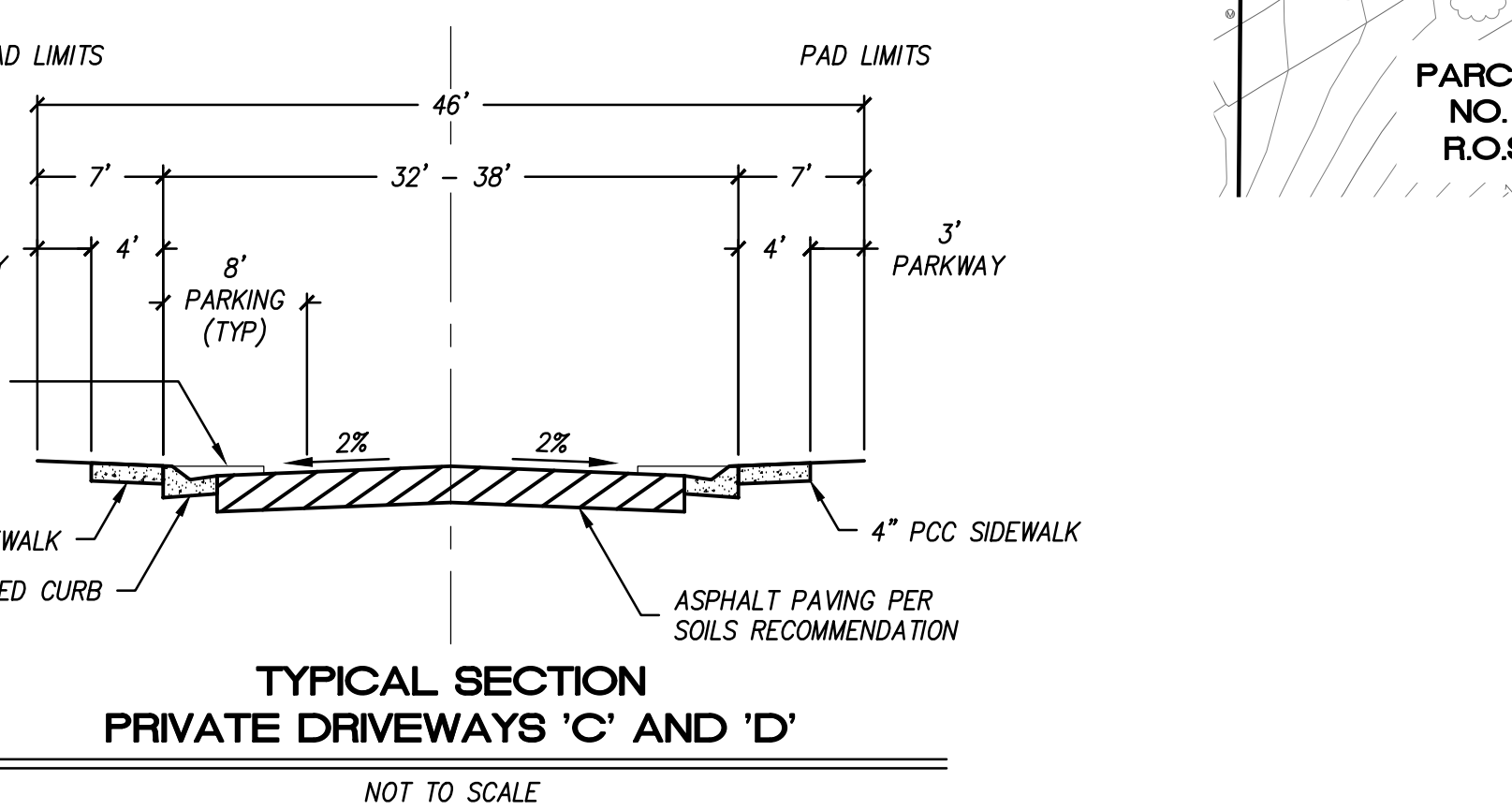
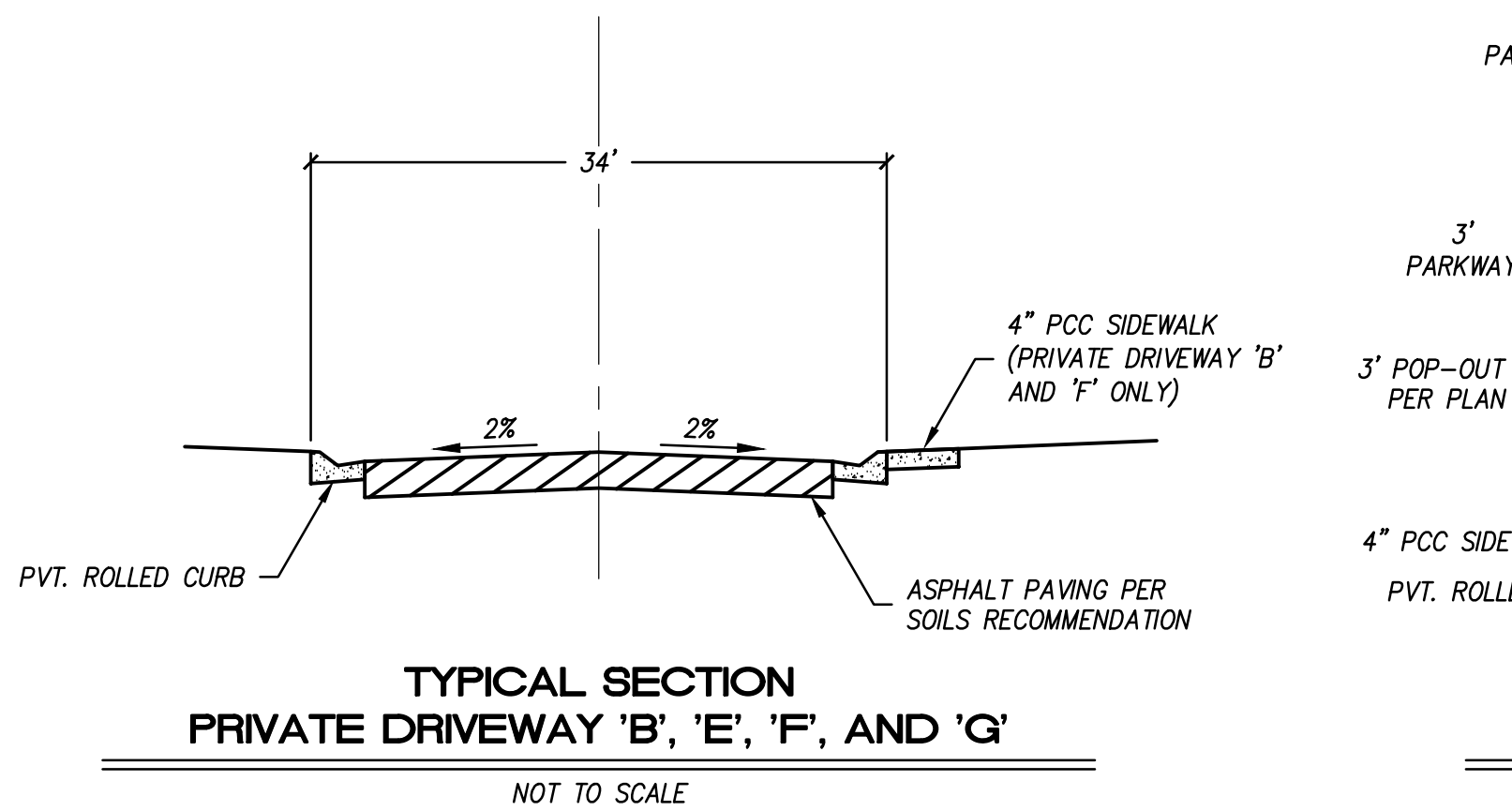
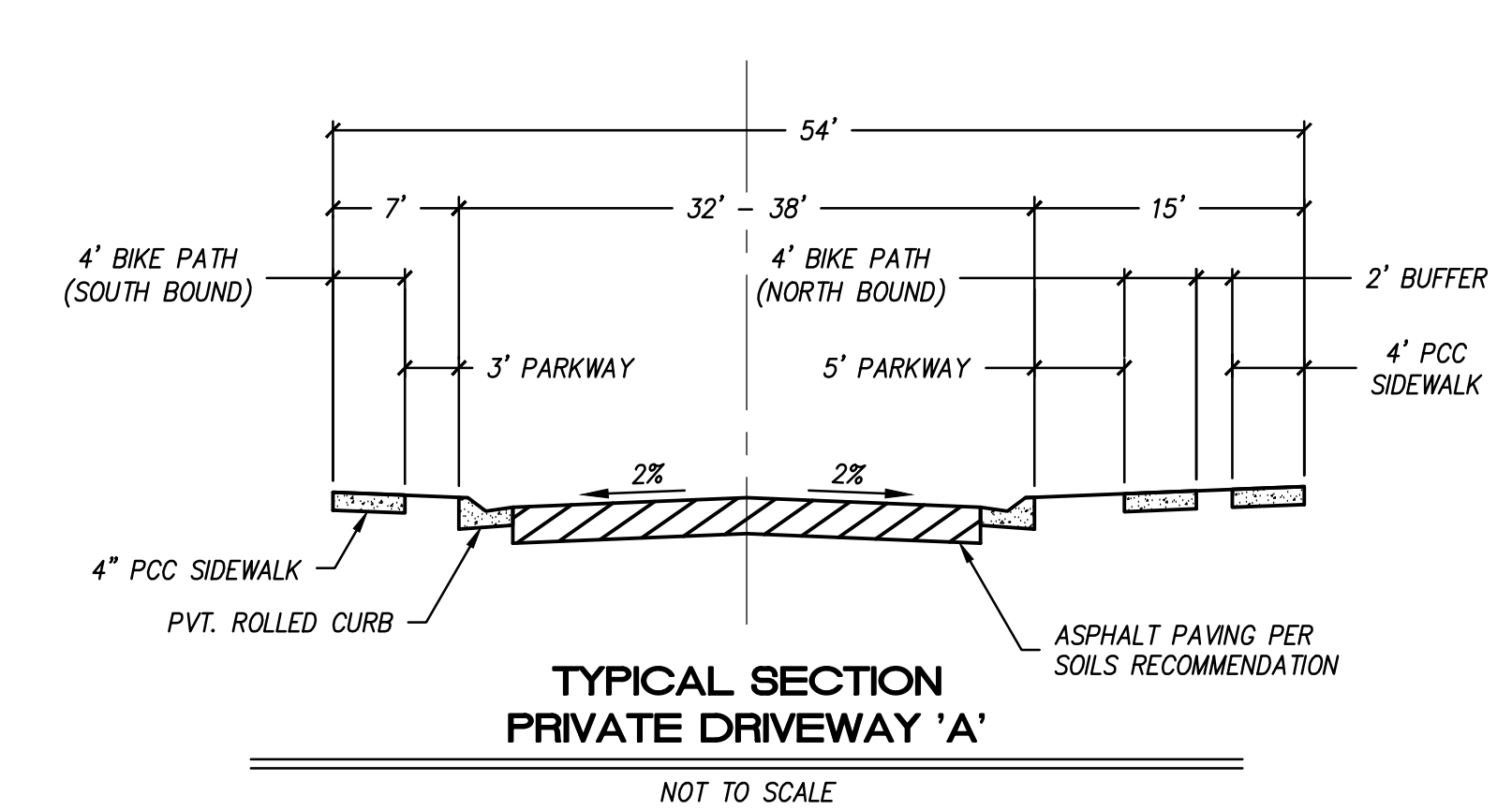
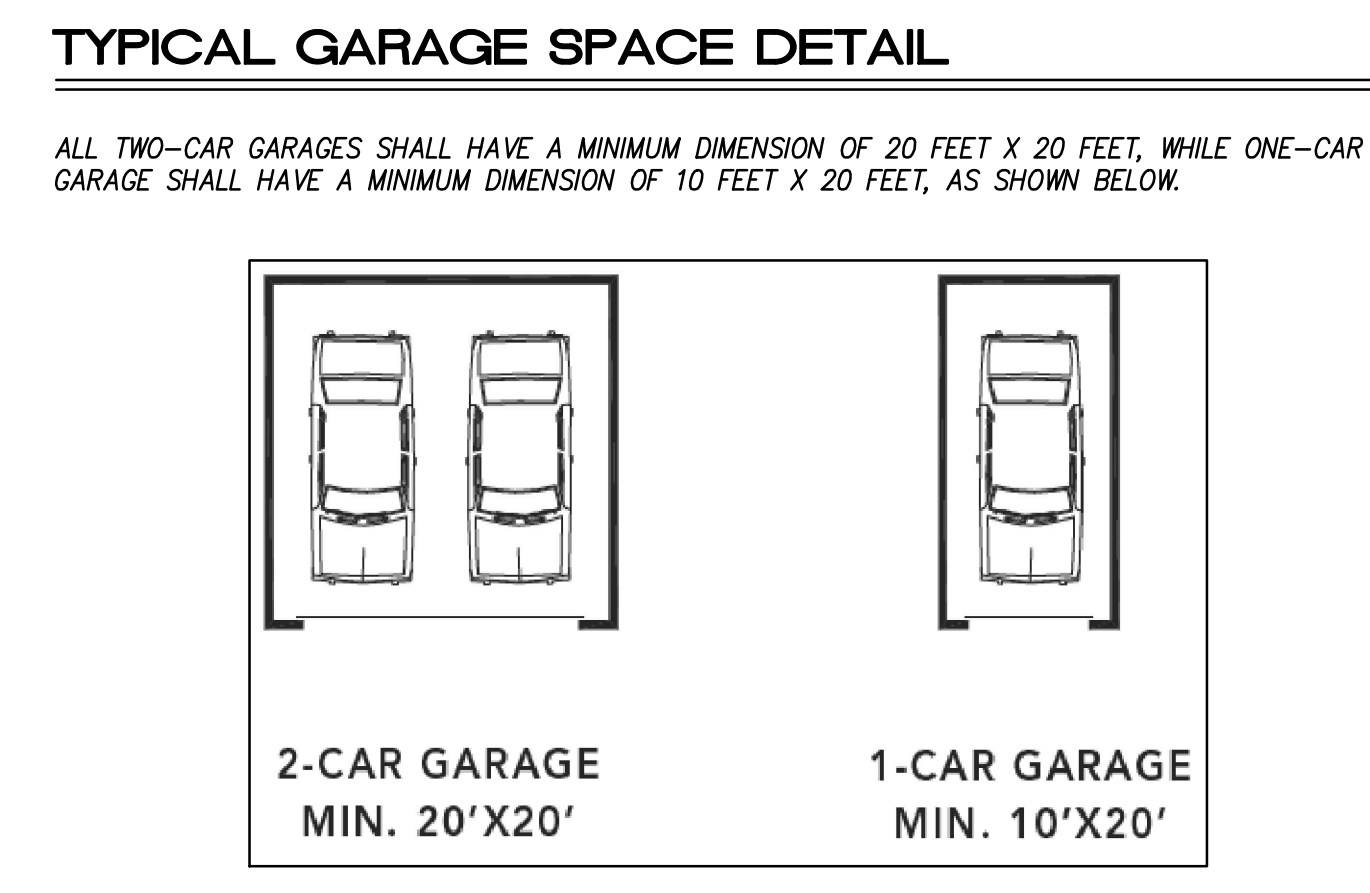
Year	15	16	17	18	19	20
Property Tax Analysis						
Residential Units						
Single Family Residential						
Total Cumulative SFR Units	61	61	61	61	61	61
Total Cumulative Residents	171	171	171	171	171	171
Percentage Complete	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000	\$45,811,000
Multi-Family Residential - Attached Townhomes						
Total Cumulative MFR Units	160	160	160	160	160	160
Total Cumulative Residents	448	448	448	448	448	448
Percentage Complete	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430	\$85,448,430
Total Cumulative Residents	619	619	619	619	619	619
Commercial						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values						
Total Current Period Assessed Value Additions	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430	\$ 131,259,430
Inflation Factor	131.95%	134.59%	137.28%	140.02%	142.82%	145.68%
Total AV - Inflated	\$173,194,030	\$176,657,911	\$180,191,069	\$183,794,891	\$187,470,788	\$191,220,204
Cumulative AV (w/o Prior Years Inflation)	\$173,194,030	\$176,657,911	\$180,191,069	\$183,794,891	\$187,470,788	\$191,220,204
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$173,194,030	\$176,657,911	\$180,191,069	\$183,794,891	\$187,470,788	\$191,220,204
Property Tax Revenue Estimate						
Ad-Valorem	\$ 1,731,940	\$ 1,766,579	\$ 1,801,911	\$ 1,837,949	\$ 1,874,708	\$ 1,912,202
Total AV Tax Due to City	\$218,224	\$222,589	\$227,041	\$231,582	\$236,213	\$240,937

Exhibit C:
Nakano Site Plan and Site Utilization Summary



GENERAL NOTES

1. EMRA - ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) SHALL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO UTILITIES, LANDSCAPE, IRRIGATION, AND OTHER MISCELLANEOUS STRUCTURES WITH IN THE PUBLIC RIGHT-OF-WAY IF DEEMED ALLOWABLE BY THE CITY ENGINEER.
2. VISIBILITY AREA - NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



PREPARED BY: **CIVIL SENSE INC.**
13475 Danielson Street, Suite 150 | Poway, CA 92064
Office: 619-843-4533

HENRY H. PENG
R.C.E. 63686

DATE: _____

PROJECT ADDRESS:
NORTHSIDE OF DENNERY RD BETWEEN
REGATTA LANE AND SAND STAR WAY

PROJECT NAME:
NAKANO

REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: _____

ORIGINAL DATE: 6/10/2021

SHEET TITLE: SITE PLAN

SHEET 6 OF 13

DEP # _____

EXHIBIT G
Distribution of Revenue and Other Items

[Attached behind this page]

Exhibit G
Distribution to City of San Diego
December 5, 2022

Below is a summary of the anticipated fees to be paid by the project as well as the parties involved. Per the City of San Diego, the fees below may be subject to change pending the forthcoming citywide development impact fee program.

Item	Current Rate / Estimated Amount	Party Paying	Party Receiving
FY 2025 DIF Fee	The total current fee of \$3,695,739 based on \$34,219.80 per dwelling unit which is calculated using the City 2023 Fee Calculator assuming a 2.00% yearly markup. Includes 108 Units.	Tri Pointe	City of San Diego
FY 2026 DIF Fee	The total current fee of \$3,734,749 based on \$34,904.19 per dwelling unit which is calculated using the City 2023 Fee Calculator assuming a 2.00% yearly markup. Includes 107 Units.	Tri Pointe	City of San Diego
City of San Diego Water Capacity Fee – Single Family	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is \$185,867 based on 61 Single Family Units at \$3,047 per Unit.	Tri Pointe	City of San Diego
City of San Diego Water Capacity Fee – Duplex	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is	Tri Pointe	City of San Diego

	\$243,151 based on 84 Units at \$2,894.65 per Unit.		
City of San Diego Water Capacity Fee – Multi-Family	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is \$199,462 based on 70 Units at \$2,848.95 per Unit.	Tri Pointe	City of San Diego
San Diego County Water Authority Capacity Fee (2) 3” Meters	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is \$106,000 based on 2 3” Meters at \$53,000 per Meter.	Tri Pointe	San Diego County Water Authority
City of San Diego Sewer Capacity Fee – Single Family	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is \$314,394 based on 61 Units at \$5,154 per Unit.	Tri Pointe	City of San Diego
City of San Diego Sewer Capacity Fee – Duplex	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is \$411,289 based on 84 Units at \$4,896.30 per Unit.	Tri Pointe	City of San Diego
City of San Diego Sewer Capacity Fee – Multi-Family	Fee to be calculated based on rate in place and time of issuance of building permit. The total current anticipated fee is	Tri Pointe	City of San Diego

	\$337,329 based on 70 Units at \$4,818.99 per Unit.		
Inclusionary Housing Fee	Fee of \$20.09 per Sq. Ft. of habitable space to be satisfied by development of on-site affordable housing.	Tri Pointe	City of San Diego
Municipal Share of Property Taxes	Final City of San Diego share of the 1% ad valorem tax is to be determined through the LAFCO process. The current share of the 1% in the tax rate area adjacent to the Property (TRA-01287) is 16.113707%.	Owners of legal lots within the Property	Taxes collected by the County and distributed to the City of San Diego
Property Transfer Fee	Calculated at rate in place at time of transfer. Currently, rate is \$0.55 for every \$1,000 of real estate property sales value.	Owners of legal lots within the Property	Collected by the County and distributed to the City of San Diego
Municipal Share of Property Tax in-lieu of VLF	This payment is based on the increase in assessed valuation. Total tax amount to be determined once Project is completed.	Owners of the legal lots within the Property	Collected by the County and distributed to the City of San Diego

Municipal Share of Sales Tax	1.0% of taxable retail sales in City of San Diego related to Residential Development Project.	Residents of legal lots within Property pay sales tax to merchants in the City of San Diego, who pay the tax to the State, who distributes it to the City of San Diego	City of San Diego
Municipal Share of Gas Tax	Apportioned by State from gasoline tax collections to cities primarily on a per-capita basis.	Consumers of gasoline, some of whom are Residents of legal lots within the Property	City of San Diego
Franchise Fees – Refuse Hauling	Payable in accordance with then current Franchise Agreement.	Payable by franchisee from fees charged to users of waste hauling services within the Property	City of San Diego
Franchise Fees – SDG&E	Payable in accordance with then current Franchise Agreements for natural gas and electricity.	Payable by SDG&E from fees charged to users of electrical service within the Property	City of San Diego
Franchise Fees – Communication Providers	Payable in accordance with State law.	Payable by communication providers from fees charged to users of communication services within the Property	City of San Diego