

OTAY WATER DISTRICT
ENGINEERING, OPERATIONS & WATER RESOURCES COMMITTEE MEETING
and
SPECIAL MEETING OF THE BOARD OF DIRECTORS
2554 SWEETWATER SPRINGS BOULEVARD
SPRING VALLEY, CALIFORNIA
Board Room

TUESDAY
April 21, 2015
11:30 A.M.

This is a District Committee meeting. This meeting is being posted as a special meeting in order to comply with the Brown Act (Government Code Section §54954.2) in the event that a quorum of the Board is present. Items will be deliberated, however, no formal board actions will be taken at this meeting. The committee makes recommendations to the full board for its consideration and formal action.

AGENDA

1. ROLL CALL
2. PUBLIC PARTICIPATION – OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE BOARD ON ANY SUBJECT MATTER WITHIN THE BOARD'S JURISDICTION BUT NOT AN ITEM ON TODAY'S AGENDA

DISCUSSION ITEMS

3. ADOPT RESOLUTION NO. 4289, FIXING TERMS AND CONDITIONS FOR THE ANNEXATION OF CERTAIN REAL PROPERTIES OWNED BY SBBT LCRE V, LLC, APNs: 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; AND 644-090-03-00 INTO THE OTAY WATER DISTRICT IMPROVEMENT DISTRICT NOS. 22 AND 27 (MARTIN) [5 min]
4. AWARD A PROFESSIONAL AS-NEEDED CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES CONTRACT TO ALYSON CONSULTING (ALYSON) IN AN AMOUNT NOT-TO-EXCEED \$350,000 FOR A PERIOD OF TWO (2) FISCAL YEARS, FY 2016 AND FY 2017 (ENDING JUNE 30, 2017) (MARTIN) [5 min]
5. AWARD A PROFESSIONAL AS-NEEDED TRAFFIC ENGINEERING SERVICES CONTRACT TO RICK ENGINEERING COMPANY IN AN AMOUNT NOT-TO-EXCEED \$175,000 FOR A PERIOD OF THREE (3) FISCAL YEARS, FY 2016 THROUGH FY 2018 (ENDING JUNE 30, 2018) (CAMERON) [5 min]
6. SAN DIEGO COUNTY WATER AUTHORITY UPDATE (WATTON) [10 minutes]

7. ADJOURNMENT

BOARD MEMBERS ATTENDING:

Gary Croucher, Chair
Tim Smith

All items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Board.

The Agenda, and any attachments containing written information, are available at the District's website at www.otaywater.gov. Written changes to any items to be considered at the open meeting, or to any attachments, will be posted on the District's website. Copies of the Agenda and all attachments are also available through the District Secretary by contacting her at (619) 670-2280.

If you have any disability that would require accommodation in order to enable you to participate in this meeting, please call the District Secretary at 670-2280 at least 24 hours prior to the meeting.

Certification of Posting

I certify that on April 17, 2015 I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Otay Water District, said time being at least 24 hours in advance of the meeting of the Board of Directors (Government Code Section §54954.2).

Executed at Spring Valley, California on April 17, 2015.

/s/ Susan Cruz, District Secretary

AGENDA ITEM 3



STAFF REPORT

TYPE MEETING: Regular Board

MEETING DATE: May 6, 2015

SUBMITTED BY: Dan Martin
Engineering Manager

PROJECT: Various DIV. NOS. 1&2

APPROVED BY: Rod Posada, Chief of Engineering
 German Alvarez, Assistant General Manager
 Mark Watton, General Manager

SUBJECT: Otay Ranch Village 3, Village 8 East, and Village 10 Annexation Request into Improvement Districts 22 and 27 (APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00)

GENERAL MANAGER'S RECOMMENDATION:

Adopt Resolution No. 4289, fixing terms and conditions for the annexation of certain real properties owned by the SBBT LCRE V, LLC, APNs: 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00 into the Otay Water District Improvement District Nos. 22 and 27 (see Exhibit A for locations).

COMMITTEE ACTION:

See Attachment A.

PURPOSE:

The purpose of the proposed annexation is to provide water service to parcels owned by SBBT LCRE V, LLC. (APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20,21-00; and 644-090-03-00).

ANALYSIS:

A letter and petition have been submitted by the owner, SBBT LCRE V, LLC, for the annexation of APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00

into Improvement District Nos. 22 and 27 for water service. The total acreage to be annexed is 1,766.37 acres. The properties are within the sphere of influence of Otay Water District and will be part of Improvement Districts 22 and 27 after the Board of Directors approve this request. Village 3 is located east of Otay Valley Road and north of Brown Field Airport. Village 8 East is located south of Rock Mountain Road and west of CA-125. Village 10 is located east of CA-125 and south of Hunte Parkway. All properties are located in the City of Chula Vista in the County of San Diego.

The annexation of the Otay Ranch Village 3, Village 8 East, and Village 10 parcels will create two island parcels inside Improvement Districts 22 and 27 (see Exhibit A). Assessor Parcel Number 644-020-10-00 is owned by Otay Landfill Inc. and is currently being used as a landfill. This parcel has an area of 250.59 acres. The second island parcel consists of seven parcels, see table below.

Parcel	Acres	Owner	Current use
644-060-17-00	24.86	Florida Rock Industries, Inc	Vacant Land
644-060-20-00	212.15	Brista Acquisitions, LLC	Rock Quarry
644-060-21-00	3.36	Brista Acquisitions, LLC	Vacant Land
644-060-22-00	5.68	Brista Acquisitions, LLC	Vacant Land
644-060-23-00	0.45	Brista Acquisitions, LLC	Vacant Land
644-060-24-00	166.06	Otay Valley Quarry, LLC	Vacant Land
645-030-02-00	.25	General Telephone Co. of CA	Vacant Land

FISCAL IMPACT: Joseph Beachem, Chief Financial Officer

The property owners will pay the District's Annexation processing fee of \$763.83, which is subject to annual adjustment in accordance with the District Code of Ordinances. At the time a water meter is purchased, the owners will pay the then current meter and capacity fees based on water meter size and annexation fees as established in the attached Resolution. The owner will continue to pay availability fees based on the current acres of 1,766.37, until such time that the property is subdivided at which time the fees will be based on \$10 per parcel or \$30 per acre.

STRATEGIC GOAL:

Provide water service to meet increasing customer needs.

LEGAL IMPACT:

No legal impact.

DM/RP:jf

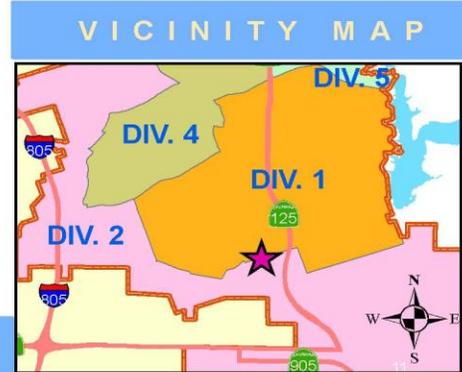
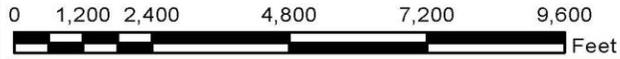
F:\Public-S\Annexation Requests\2015\Village 3, Village 8 East, Village 10\Staff Report\BD 05 06 15 - Annexation V3, 8E, 10\STAFF REPORT
Otay Ranch Village 3 Village 8 East Village 10 Annexation 5-6-15_rev1.Doc

Attachments: Exhibit A - Location Map
Attachment A - Committee Action
Attachment B - Resolution

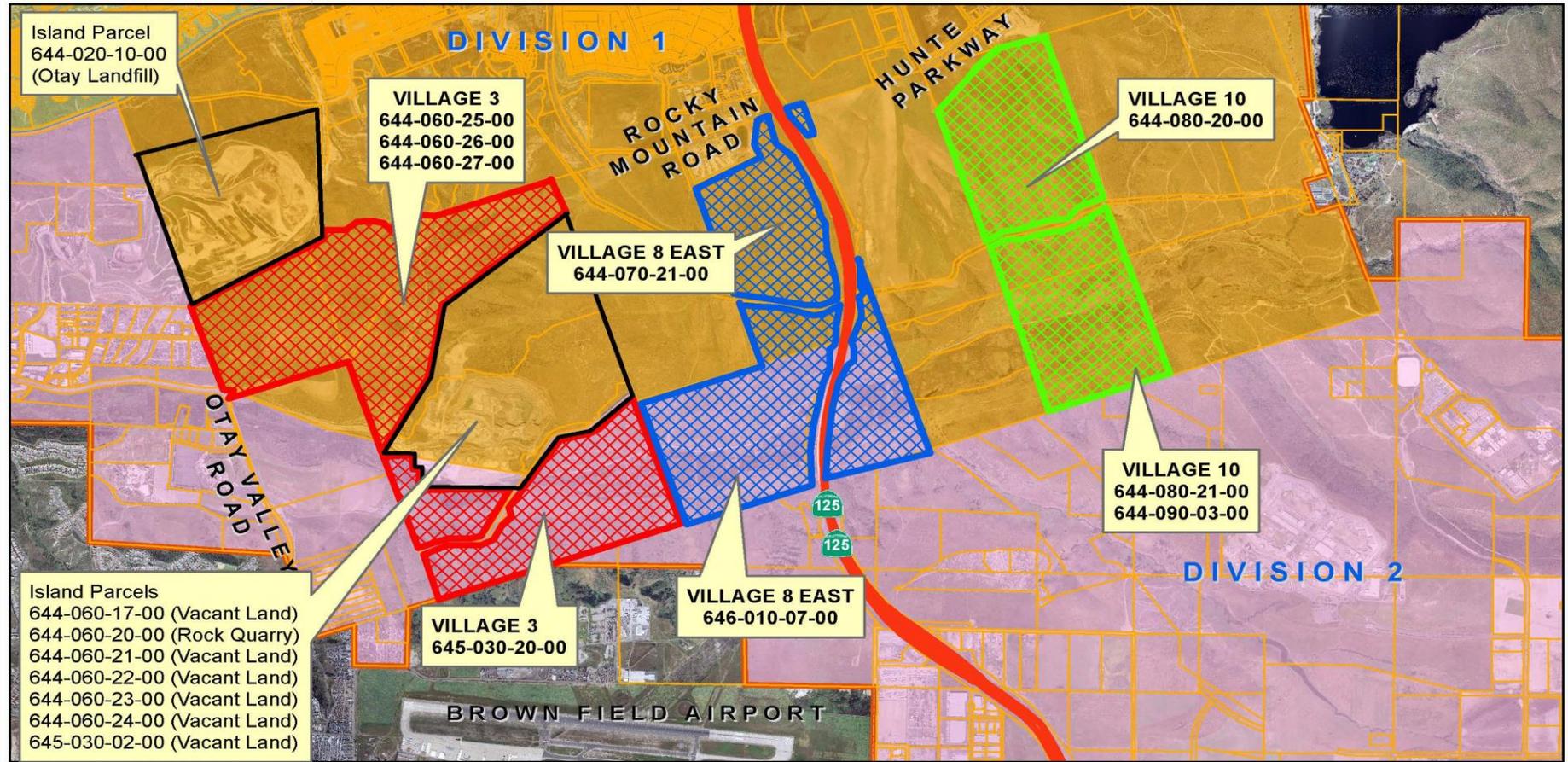


PROJECT#: D0871-090213
APN: Various
ACRES: 1,766.37 AC
OWNER: SSBT LCRE V, LLC

EXHIBIT A Village 3, Village 8 EAST & Village 10 Annexation



LOCATION MAP





ATTACHMENT A

SUBJECT/PROJECT:	Otay Ranch Village 3, Village 8 East, and Village 10 Annexation Request into Improvement Districts 22 and 27 (APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; 644-090-03-00)
Various	

COMMITTEE ACTION:

The Engineering, Operations, and Water Resources Committee (Committee) reviewed this item at a Committee Meeting held on April 21, 2015. The Committee supported Staff's recommendation.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for board approval. This report will be sent to the Board as a committee approved item, or modified to reflect any discussion or changes as directed from the Committee prior to presentation to the full Board.

RESOLUTION NO. 4289

A RESOLUTION OF THE BOARD OF DIRECTORS OF OTAY WATER DISTRICT APPROVING THE ANNEXATION TO OTAY WATER DISTRICT IMPROVEMENT DISTRICT NOS. 22/27 OF THOSE LANDS DESCRIBED AS "OTAY RANCH VILLAGE 3, VILLAGE 8 EAST AND VILLAGE 10 WATER ANNEXATION REQUEST INTO IMPROVEMENT DISTRICTS (IDs) 22 AND 27" (APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00) (FILE NO. ENG70-10-143/DIVISIONS 1 AND 2)

WHEREAS, a letter and petition have been submitted by SBBT LCRE V, LLC, c/o Q. SOPHIE YANG, the owner and party that has an interest in the land described in Exhibit "A," attached hereto, for annexation of said land to Otay Water District Improvement District Nos. 22/27 pursuant to California Water Code Section 72670 et seq.; and

WHEREAS, pursuant to Section 72680.1 of said Water Code, the Board of Directors may proceed and act thereon without notice and hearing.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE OTAY WATER DISTRICT FINDS, RESOLVES, ORDERS AND DETERMINES as follows:

1. A depiction of the area proposed to be annexed, and the boundaries of IDs 22/27 following the annexation, is set forth on a map in Exhibit "B" filed with the Secretary of the District, which map shall govern for all details as to the area proposed to be annexed.

2. The purpose of the proposed annexation is to make water service available to the area to be annexed, which availability constitutes a benefit to said area.

3. The Board finds and determines that the area proposed to be annexed to IDs 22/27 will be benefited by such annexation

and that the property currently within IDs 22/27 will also be benefited and not injured by such annexation because after the annexation a larger tax base will be available to finance the water facilities and improvements of IDs 22/27.

4. The Board of Directors hereby declares that the annexation of said property is subject to the owners complying with the following terms and conditions:

(a) The petitioner for said annexation shall pay to Otay Water District the following:

- (1) The annexation processing fee at the time of application;
- (2) State Board of Equalization filing fees in the amount of \$5,000;
- (3) The water annexation fees at the time of connection to the Otay Water District water system;
- (4) Yearly assessment fees will be collected through the County Tax Assessor's office in the amount of \$10 or \$30 for APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00;
- (5) In the event that water service is to be provided, Petitioners shall pay all applicable water meter fees per Equipment Dwelling Unit (EDU) at the time the meter is purchased; and

(6) Payment by the owner of APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00 of all other applicable local or state agency fees or charges.

(b) The property to be annexed shall be subject to taxation after annexation thereof for the purposes of the improvement district, including the payment of principal and interest on bonds and other obligations of the improvement district, authorized and outstanding at the time of annexation, the same as if the annexed property had always been a part of the improvement district.

5. The Board hereby declares the property described in Exhibit "A" shall be considered annexed to IDs 22/27 upon passage of this resolution.

6. The Board of Directors further finds and determines that there are no exchanges of property tax revenues to be made pursuant to California Revenue and Taxation Code Section 95 et seq., as a result of such annexation.

7. The annexation of APNs 644-060-25, 26, 27-00; 645-030-20-00; 644-070-21-00; 646-010-07-00; 644-080-20, 21-00; and 644-090-03-00 to the District's Improvement Districts 22/27 is hereby designated as the "OTAY RANCH VILLAGE 3, VILLAGE 8 EAST AND VILLAGE 10 WATER ANNEXATION".

8. Pursuant to Section 57202(a) of the Government Code, the effective date of the OTAY RANCH VILLAGE 3, VILLAGE 8 EAST

AND VILLAGE 10 WATER ANNEXATION shall be the date this Resolution is adopted by the Board of Directors of the Otay Water District.

9. The General Manager of the District and the Secretary of the District, or their respective designees, are hereby ordered to take all actions required to complete this annexation.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Otay Water District at a regular meeting held this 6th day of May, 2015.

President

ATTEST:

District Secretary

EXHIBIT A – LEGAL DESCRIPTION

VILLAGE 3

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, BEING PORTIONS OF LOTS 33, 34, 35, 36, 37, 38, 39, 42 AND 43 OF MAP NO. 862, SITUATED IN THE OTAY RANCHO, CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOW:

PARCEL "A"

BEGINNING AT THE NORTHEAST CORNER OF LOT 33, ALSO BEING THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (1) SOUTH 18°39'05" EAST, 725.29 FEET;

THENCE, (2) SOUTH 49°33'43" WEST, 3300.28 FEET;

THENCE, (3) SOUTH 10°47'43" WEST, 1662.34 FEET;

THENCE, (4) SOUTH 27°56'57" WEST, 1927.41 FEET;

THENCE, (5) NORTH 18°37'59" WEST, 2139.53 FEET;

THENCE, (6) SOUTH 71°58'20" WEST, 2576.37 FEET TO THE BEGINNING OF A 95.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE TO WHICH BEARS SOUTH 86°23'52" WEST,

THENCE, (7) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 108°21'29" AN ARC DISTANCE OF 179.66 FEET;

THENCE, (8) SOUTH 75°14'39" EAST, 45.61 FEET;

THENCE, (9) NORTH 14°45'21" EAST, 62.00 FEET;

THENCE, (10) NORTH 75°14'39" WEST, 179.58 FEET TO THE BEGINNING OF A 157.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE, (11) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'45" AN ARC DISTANCE OF 136.18 FEET;

THENCE, (12) NORTH 18°37'09" WEST, 49.45 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (13) NORTH 18°37'09" WEST, 1918.86 FEET;

THENCE LEAVING THE EXISTING DISTRICT BOUNDARY, (14) NORTH 60°02'08" EAST, 3064.28 FEET;

THENCE, (15) NORTH 02°20'50" WEST, 186.71 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (16) NORTH 83°25'04" EAST, 432.57 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (17) NORTH 78°24'41" EAST, 125.67 FEET;
THENCE, (18) NORTH 60°06'49" EAST, 301.89 FEET;
THENCE, (19) SOUTH 86°43'00" EAST, 313.96 FEET;
THENCE, (20) SOUTH 57°29'21" EAST, 245.28 FEET;
THENCE, (21) NORTH 71°57'57" EAST, 188.28 FEET;
THENCE, (22) NORTH 40°13'20" EAST, 358.46 FEET;
THENCE, (23) SOUTH 84°54'08" EAST, 480.07 FEET;
THENCE, (24) NORTH 71°57'57" EAST, 2640.32 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINING, 436.03 ACRES, MORE OR LESS.

PARCEL "B"

BEGINNING AT THE NORTHEAST CORNER OF LOT 33, ALSO BEING THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (25) SOUTH 18°39'05" EAST, 5280.03 FEET TO THE TRUE POINT OF BEGINNING, ALSO BEING THE NORTHEAST CORNER OF LOT 35;

THENCE, (26) SOUTH 18°39'29" EAST, 2945.12 FEET;

THENCE, (27) SOUTH 71°22'56" WEST, 2831.05 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (28) SOUTH 71°22'56" WEST, 2452.61 FEET;

THENCE LEAVING THE EXISTING DISTRICT BOUNDARY, (29) NORTH 18°37'59" WEST, 3499.98 FEET;

THENCE, (30) SOUTH 80°14'04" EAST, 600.89 FEET;

THENCE, (31) SOUTH 00°00'00" WEST, 280.40 FEET;

THENCE, (32) NORTH 90°00'00" EAST, 225.00 FEET;

THENCE, (33) SOUTH 00°00'00" WEST, 444.00 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (34) NORTH 90°00'00" EAST, 2010.44 FEET;

THENCE, (35) NORTH 30°05'08" EAST, 272.69 FEET;

THENCE, (36) NORTH 32°38'34" EAST, 983.31 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE, (37) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°38'09" AN ARC DISTANCE OF 171.39 FEET;

THENCE, (38) NORTH 77°16'43" EAST, 503.98 FEET TO THE BEGINNING OF A 380.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE, (39) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°49'01" AN ARC DISTANCE OF 197.75 FEET;

THENCE, (40) NORTH 47°27'41" EAST, 1010.73 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE, (41) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°41'22" AN ARC DISTANCE OF 90.96 FEET;

THENCE, (42) NORTH 71°09'03" EAST, 27.82 FEET;

THENCE, (43) SOUTH 18°39'05" EAST, 119.28 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 33, ALSO BEING THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (25) SOUTH 18°39'05" EAST, 5280.03 FEET TO THE NORTHEAST CORNER OF LOT 35;

THENCE, (26) SOUTH 18°39'29" EAST, 2945.12 FEET;

THENCE, (27) SOUTH 71°22'56" WEST, 2831.05 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (28) SOUTH 71°22'56" WEST, 2452.61 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE LEAVING THE EXISTING DISTRICT BOUNDARY, (44) NORTH 18°37'59" WEST, 1113.25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, (45) NORTH 18°37'59" WEST, 100.02 FEET;

THENCE, (46) NORTH 72°23'33" EAST, 690.84 FEET TO THE BEGINNING OF A 306.48 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE, (47) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°30'00" AN ARC DISTANCE OF 77.56 FEET;

THENCE, (48) NORTH 86°53'33" EAST, 491.40 FEET TO THE BEGINNING OF A 266.48 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE, (49) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°01'41" AN ARC DISTANCE OF 279.19 FEET;

THENCE, (50) NORTH 26°51'52" EAST, 227.28 FEET;

THENCE, (51) NORTH 30°05'08" EAST, 858.20 FEET;

THENCE, (52) NORTH 90°00'00" EAST, 115.57 FEET;

THENCE, (53) SOUTH 30°05'08" WEST, 581.88 FEET;

THENCE, (54) SOUTH 59°54'52" EAST, 60.00 FEET;

THENCE, (55) SOUTH 30°05'08" WEST, 160.00 FEET;

THENCE, (56) SOUTH 80°03'19" WEST, 78.36 FEET;

THENCE, (57) SOUTH 30°05'08" WEST, 121.05 FEET;

THENCE, (58) SOUTH 26°51'52" WEST, 224.47 FEET TO THE BEGINNING OF A 366.48 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY

THENCE, (59) SOUTHWESTERLY ALONG THE ARC OF SAID, CURVE THROUGH A CENTRAL ANGLE OF 60°01'41" AN ARC DISTANCE OF 383.96 FEET;

THENCE, (60) SOUTH 86°53'33" WEST, 491.40 FEET TO THE BEGINNING OF A 206.48 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE, (61) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°30'00" AN ARC DISTANCE OF 52.25 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (62) SOUTH 72°23'33" WEST, 689.05 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL "B" CONTAINING, 296.46 ACRES, MORE OR LESS.

PARCEL "A" CONTAINING 436.03 ACRES, PARCEL "B" CONTAINING 296.46 ACRES. TOTAL COMPUTED ACREAGE CONTAINING 732.49 ACRES, MORE OR LESS.

DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



DOUGLAS B. STROUP

3/24/15

P.L.S. 8553

HUNSAKER & ASSOCIATES SAN DIEGO, INC.



EXHIBIT A – LEGAL DESCRIPTION

VILLAGE 8 EAST

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, BEING PORTIONS OF LOTS 23, 24 AND 25, AND ALL OF LOT 26 OF MAP NO. 862, SITUATED IN THE OTAY RANCHO, CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, ALSO BEING THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (1) SOUTH 18°40'35" EAST, 8171.36 FEET;

THENCE, (2) SOUTH 71°22'56" WEST, 5283.51 FEET;

THENCE, (3) NORTH 18°39'29" WEST, 2945.12 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (4) NORTH 71°58'17" EAST, 2641.65 FEET;

THENCE, (5) NORTH 18°40'05" WEST, 4197.38 FEET;

THENCE, (6) NORTH 62°10'49" EAST, 1153.82 FEET TO THE BEGINNING OF A 6500.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE, (7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°43'27" AN ARC DISTANCE OF 309.05 FEET;

THENCE, (8) NORTH 20°05'27" WEST, 175.23 FEET;

THENCE, (9) NORTH 68°06'31" EAST, 26.62 FEET TO THE BEGINNING OF A 590.55 FOOT RADIUS NON-TANGENT CURVE, CONCAVE EASTERLY, A RADIAL LINE TO WHICH BEARS SOUTH 67°55'01" WEST,

THENCE, (10) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°19'04" AN ARC DISTANCE OF 333.10 FEET;

THENCE, (11) NORTH 10°14'05" EAST, 389.66;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (12) NORTH 71°57'57" EAST, 912.01 FEET; TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE CERTAIN PARCELS OF LAND GRANTED TO THE STATE OF CALIFORNIA PER DEED RECORDED JUNE 21, 2006 AS DOCUMENT NO. 2006-0437364, AND TO THE CITY OF SAN DIEGO PER DEED RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, ALSO BEING A POINT ON THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, (13) SOUTH 71°57'57" WEST, 22.33 FEET ALONG THE EXISTING BOUNDARY;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (14) SOUTH 71°57'57" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION;

THENCE, (15) SOUTH 27°33'10" EAST, 300.99 FEET;

THENCE, (16) SOUTH 32°25'24" EAST, 200.66 FEET;

THENCE, (17) SOUTH 36°48'48" EAST, 103.07 FEET;

THENCE, (18) SOUTH 18°40'35" EAST, 2975.14 FEET;

THENCE, (19) SOUTH 07°59'39" EAST, 62.59 FEET;

THENCE, (20) SOUTH 11°40'53" EAST, 80.36 FEET;

THENCE, (21) SOUTH 16°27'16" EAST, 81.65 FEET;

THENCE, (22) SOUTH 20°31'45" EAST, 85.66 FEET;

THENCE, (23) SOUTH 20°53'25" EAST, 99.43 FEET;

THENCE, (24) SOUTH 04°19'35" WEST, 96.86 FEET;

THENCE, (25) SOUTH 06°03'54" WEST, 226.83 FEET;

THENCE, (26) SOUTH 79°30'28" EAST, 93.20 FEET;

THENCE, (27) SOUTH 02°23'12" EAST, 62.05 FEET;

THENCE, (28) SOUTH 01°33'20" WEST, 4.39 FEET;

THENCE, (29) NORTH 79°53'28" EAST, 89.26 FEET;

THENCE, (30) SOUTH 18°40'35" EAST, 101.13 FEET;

THENCE, (31) SOUTH 79°53'28" WEST, 126.70 FEET;

THENCE, (32) SOUTH 06°36'18" WEST, 16.91 FEET;

THENCE, (33) SOUTH 45°00'17" WEST, 100.80 FEET;

THENCE, (34) SOUTH 01°23'44" WEST, 254.14 FEET;

THENCE, (35) SOUTH 11°22'17" WEST, 98.82 FEET;

THENCE, (36) SOUTH 13°44'59" WEST, 93.60 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (37) SOUTH 31°07'16" WEST, 92.60 FEET;

THENCE, (38) SOUTH 16°38'48" WEST, 74.80 FEET;

THENCE, (39) SOUTH 08°41'59" WEST, 84.09 FEET;

THENCE, (40) SOUTH 17°25'18" WEST, 91.60 FEET;

THENCE, (41) SOUTH 25°51'16" WEST, 85.46 FEET;

THENCE, (42) SOUTH 01°52'49" WEST, 296.08 FEET;

THENCE, (43) SOUTH 12°15'52" EAST, 114.59 FEET;

THENCE, (44) SOUTH 03°15'45" WEST, 104.75 FEET TO THE BEGINNING OF A 208.85 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, A RADIAL LINE TO WHICH BEARS SOUTH 77°41'31" EAST;

THENCE, (45) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°00'20" AN ARC DISTANCE OF 277.05 FEET;

THENCE, (46) SOUTH 16°12'01" WEST, 516.13 FEET TO THE BEGINNING OF A 5124.33 FOOT RADIUS CURVE, CONCAVE EASTERLY;

THENCE, (47) SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°16'44" AN ARC DISTANCE OF 2081.99 FEET;

THENCE, (48) SOUTH 71°22'56" WEST, 269.10 FEET TO THE BEGINNING OF A 5388.36 FOOT RADIUS NON-TANGENT CURVE, CONCAVE EASTERLY, A RADIAL LINE TO WHICH BEARS SOUTH 82°34'31" WEST;

THENCE, (49) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°50'02" AN ARC DISTANCE OF 2241.46 FEET;

THENCE, (50) NORTH 16°21'17" EAST, 514.20 FEET;

THENCE, (51) NORTH 17°02'23" WEST, 144.58 FEET;

THENCE, (52) NORTH 12°54'18" EAST, 185.91 FEET;

THENCE, (53) NORTH 48°37'43" EAST, 24.40 FEET;

THENCE, (54) NORTH 46°00'30" EAST, 70.43 FEET;

THENCE, (55) NORTH 56°36'30" EAST, 23.20 FEET;

THENCE, (56) NORTH 07°07'55" EAST, 34.21 FEET;

THENCE, (57) NORTH 07°23'01" EAST, 669.55 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (58) NORTH 21°25'33" EAST, 151.67 FEET;

THENCE, (59) NORTH 08°31'16" WEST, 94.21 FEET;

THENCE, (60) SOUTH 71°41'28" WEST, 372.54 FEET TO THE BEGINNING OF A 366.48 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE, (61) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°32'56" AN ARC DISTANCE OF 176.21 FEET;

THENCE, (62) NORTH 80°45'36" WEST, 1642.06 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (63) NORTH 18°40'05" WEST, 113.16 FEET;

THENCE LEAVING THE EXISTING DISTRICT BOUNDARY, (64) SOUTH 80°45'36" EAST, 1695.02 FEET TO THE BEGINNING OF A 266.48 FOOT RADIUS CURVE, CONCAVE NORTHERLY;

THENCE, (65) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°32'56" AN ARC DISTANCE OF 128.13 FEET;

THENCE, (66) NORTH 71°41'28" EAST, 389.79 FEET;

THENCE, (67) NORTH 08°31'16" WEST, 34.90 FEET;

THENCE, (68) NORTH 03°22'36" EAST, 409.30 FEET;

THENCE, (69) NORTH 06°16'18" WEST, 470.79 FEET;

THENCE, (70) NORTH 15°10'34" WEST, 376.40 FEET;

THENCE, (71) NORTH 09°51'12" WEST, 250.40 FEET;

THENCE, (72) NORTH 03°32'38" WEST, 12.23 FEET;

THENCE, (73) NORTH 01°56'51" WEST, 81.47 FEET;

THENCE, (74) NORTH 06°16'59" EAST, 21.48 FEET;

THENCE, (75) NORTH 10°08'21" EAST, 101.43 FEET;

THENCE, (76) NORTH 16°11'16" WEST, 23.17 FEET;

THENCE, (77) NORTH 27°57'54" WEST, 62.26 FEET;

THENCE, (78) NORTH 27°28'31" WEST, 81.51 FEET;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (79) NORTH 24°54'06" WEST, 80.66 FEET;
THENCE, (80) NORTH 24°16'07" WEST, 83.32 FEET;
THENCE, (81) NORTH 26°54'16" WEST, 77.44 FEET;
THENCE, (82) NORTH 23°49'21" WEST, 9.49 FEET;
THENCE, (83) NORTH 21°53'05" WEST, 60.52 FEET;
THENCE, (84) NORTH 32°22'09" WEST, 84.98 FEET;
THENCE, (85) NORTH 33°21'12" WEST, 75.02 FEET;
THENCE, (86) NORTH 28°15'19" WEST, 71.01 FEET;
THENCE, (87) NORTH 18°01'30" WEST, 90.72 FEET;
THENCE, (88) NORTH 06°57'05" WEST, 87.91 FEET;
THENCE, (89) NORTH 11°34'31" WEST, 72.69 FEET;
THENCE, (90) NORTH 09°17'26" WEST, 52.21 FEET;
THENCE, (91) NORTH 29°15'47" WEST, 655.97 FEET;
THENCE, (92) NORTH 37°37'04" WEST, 637.18 FEET;
THENCE, (93) NORTH 27°36'15" WEST, 213.31 FEET;
THENCE, (94) NORTH 20°26'27" WEST, 266.83 FEET;
THENCE, (95) NORTH 71°57'57" EAST, 534.02 FEET TO THE **TRUE POINT OF BEGINNING** OF SAID EXCEPTION.

CONTAINING, 565.35 ACRES, MORE OR LESS.

DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



DOUGLAS B. STROUP

3/24/15
P.L.S. 8553

HUNSAKER & ASSOCIATES SAN DIEGO, INC.



EXHIBIT A – LEGAL DESCRIPTION

VILLAGE 10

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, BEING PORTIONS OF LOTS 13 AND 14, AND ALL OF LOT 15, OF MAP NO. 862, SITUATED IN THE OTAY RANCHO, CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, ALSO BEING THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (1) SOUTH $18^{\circ} 41'55''$ EAST, 8117.61 FEET TO THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE ALONG THE EXISTING DISTRICT BOUNDARY, (2) SOUTH $71^{\circ} 22'56''$ WEST, 841.02 FEET;

THENCE LEAVING THE EXISTING DISTRICT BOUNDARY, (3) SOUTH $71^{\circ} 22'56''$ WEST, 1800.76 FEET;

THENCE, (4) NORTH $18^{\circ} 41'14''$ WEST, 7168.62 FEET;

THENCE, (5) NORTH $46^{\circ} 25'40''$ EAST, 495.29 FEET;

THENCE, (6) NORTH $34^{\circ} 04'54''$ EAST, 732.68 FEET;

THENCE, (7) NORTH $42^{\circ} 51'05''$ EAST, 265.78 FEET;

THENCE, (8) NORTH $50^{\circ} 13'24''$ EAST, 315.59 FEET;

THENCE, (9) NORTH $41^{\circ} 33'34''$ WEST, 72.14 FEET;

THENCE, (10) NORTH $71^{\circ} 57'55''$ EAST, 1107.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND GRANTED TO THE CITY OF SAN DIEGO PER DEED RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113 OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, ALSO BEING A POINT ON THE EXISTING OTAY WATER DISTRICT BOUNDARY;

THENCE, LEAVING THE EXISTING DISTRICT BOUNDARY, (11) SOUTH $18^{\circ} 41'55''$ EAST, 3954.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, (12) SOUTH $18^{\circ} 41'55''$ EAST, 103.04 FEET;

THENCE, (13) SOUTH $85^{\circ} 14'40''$ WEST, 37.52 FEET TO THE BEGINNING OF A 206.48 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE, (14) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ} 00'51''$ AN ARC DISTANCE OF 72.13 FEET;

THENCE, (15) SOUTH $65^{\circ} 13'49''$ WEST, 465.15 FEET TO THE BEGINNING OF A 206.48 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (16) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 00'14" AN ARC DISTANCE OF 36.05 FEET;

THENCE, (17) SOUTH 55° 13'35" WEST, 330.20 FEET TO THE BEGINNING OF A 366.48 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE, (18) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 00'10" AN ARC DISTANCE OF 127.94 FEET;

THENCE, (19) SOUTH 75° 13'45" WEST, 540.16 FEET;

THENCE, (20) SOUTH 79° 16'48" WEST, 605.95 FEET TO THE BEGINNING OF A 149.18 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE, (21) WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 04'19" AN ARC DISTANCE OF 49.66 FEET;

THENCE, (22) SOUTH 60° 12'29" WEST, 410.51 FEET;

THENCE, (23) NORTH 18° 41'14" WEST, 101.91 FEET;

THENCE, (24) NORTH 60° 12'29" EAST, 390.88 FEET TO THE BEGINNING OF A 249.18 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE, (25) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19° 04'19" AN ARC DISTANCE OF 82.94 FEET;

THENCE, (26) NORTH 79° 16'48" EAST, 602.42 FEET;

THENCE, (27) NORTH 75° 13'45" EAST, 536.63 FEET TO THE BEGINNING OF A 266.48 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

THENCE, (28) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20° 00'10" AN ARC DISTANCE OF 93.03 FEET;

THENCE, (29) NORTH 55° 13'35" EAST, 330.20 FEET TO THE BEGINNING OF A 306.48 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE, (30) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 00'14" AN ARC DISTANCE OF 53.51 FEET;

THENCE, (31) NORTH 65° 13'49" EAST, 465.15 FEET TO THE BEGINNING OF A 306.48 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

(CONTINUED)

EXHIBIT "A"

ANNEXATION TO OTAY IMPROVEMENT DISTRICT NO. 22-27

GEOGRAPHIC DESCRIPTION

(CONTINUED)

THENCE, (32) EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 00'51" AN ARC DISTANCE OF 107.06 FEET;

THENCE, (33) NORTH 85° 14'40" EAST, 12.70 FEET TO THE **TRUE POINT OF BEGINNING** OF SAID EXCEPTION.

CONTAINING, 468.53 ACRES, MORE OR LESS.

DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



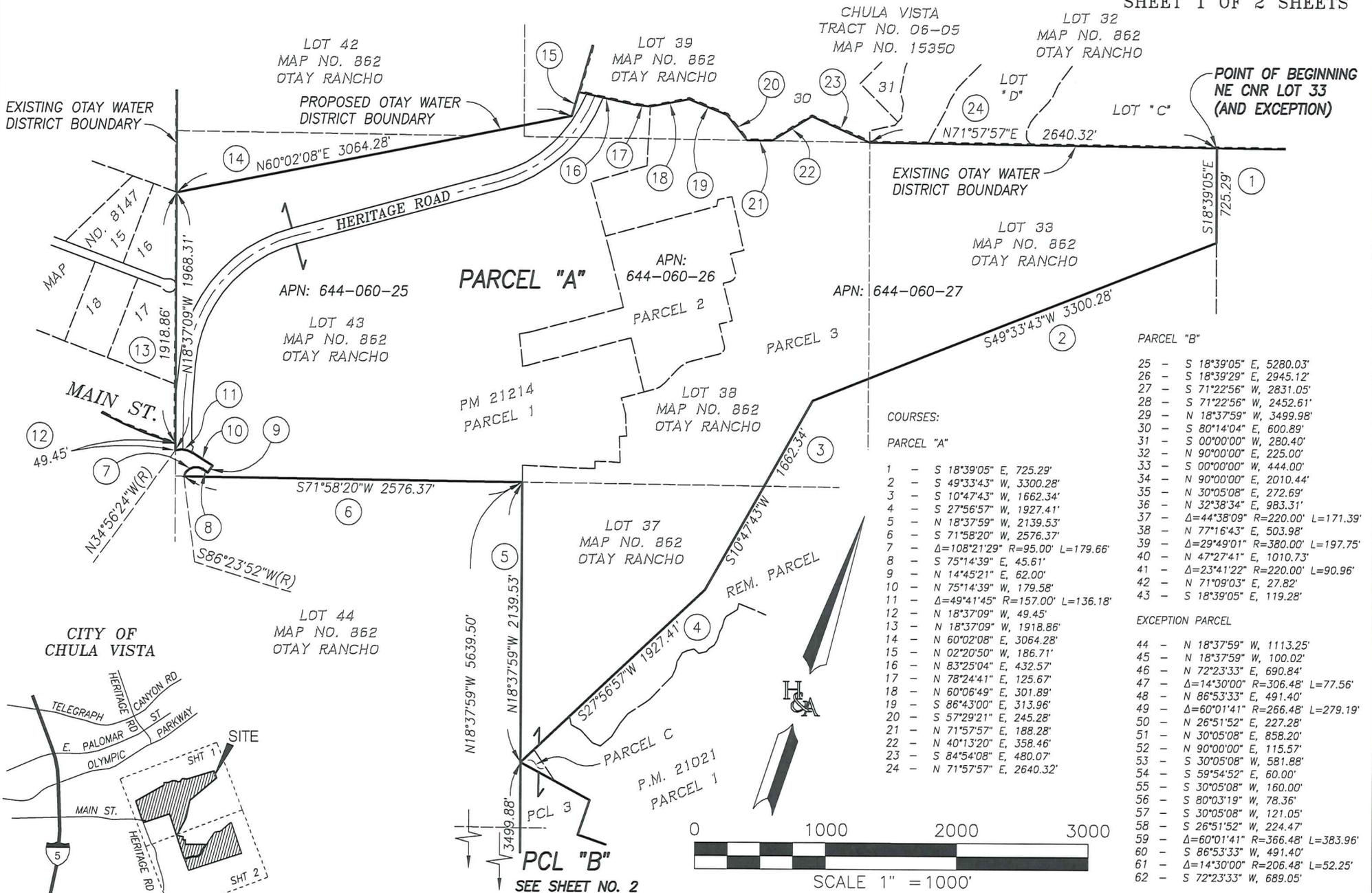
DOUGLAS B. STROUP
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

3/24/15
P.L.S. 8553



EXHIBIT B – LEGAL MAP

VILLAGE 3



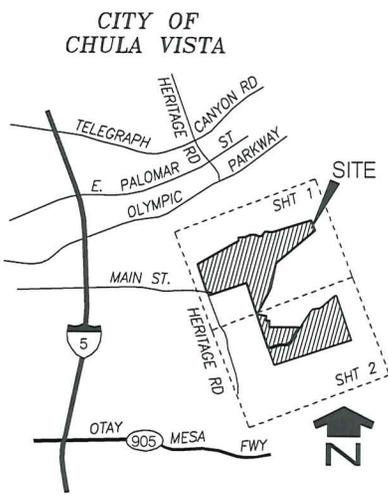
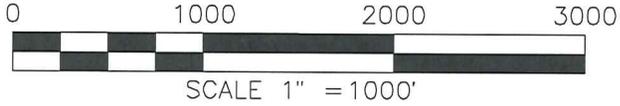
COURSES:

PARCEL "A"

- S 18°39'05" E, 725.29'
- S 49°33'43" W, 3300.28'
- S 10°47'43" W, 1662.34'
- S 27°56'57" W, 1927.41'
- N 18°37'59" W, 2139.53'
- N 71°58'20" W, 2576.37'
- Δ=108°21'29" R=95.00' L=179.66'
- S 75°14'39" E, 45.61'
- N 14°45'21" E, 62.00'
- N 75°14'39" W, 179.58'
- Δ=49°41'45" R=157.00' L=136.18'
- N 18°37'09" W, 49.45'
- N 18°37'09" W, 1918.86'
- N 60°02'08" E, 3064.28'
- N 02°20'50" W, 186.71'
- N 83°25'04" E, 432.57'
- N 78°24'41" E, 125.67'
- N 60°06'49" E, 301.89'
- S 86°43'00" E, 313.96'
- S 57°29'21" E, 245.28'
- N 71°57'57" E, 188.28'
- N 40°13'20" E, 358.46'
- S 84°54'08" E, 480.07'
- N 71°57'57" E, 2640.32'

EXCEPTION PARCEL

- S 18°39'05" E, 5280.03'
- S 18°39'29" E, 2945.12'
- S 71°22'56" W, 2831.05'
- S 71°22'56" W, 2452.61'
- N 18°37'59" W, 3499.98'
- S 80°14'04" E, 600.89'
- S 00°00'00" W, 280.40'
- N 90°00'00" E, 225.00'
- S 00°00'00" W, 444.00'
- N 90°00'00" E, 2010.44'
- N 30°05'08" E, 272.69'
- N 32°38'34" E, 983.31'
- Δ=44°38'09" R=220.00' L=171.39'
- N 77°16'43" E, 503.98'
- Δ=29°49'01" R=380.00' L=197.75'
- N 47°27'41" E, 1010.73'
- Δ=23°41'22" R=220.00' L=90.96'
- N 71°09'03" E, 27.82'
- S 18°39'05" E, 119.28'



— EXISTING OTAY WATER DISTRICT BOUNDARY
 - - - PROPOSED OTAY WATER DISTRICT BOUNDARY
 - - - EXISTING PARCELS

Signature 3/24/15
 DOUGLAS B. STROUP
 EXP. 12/31/16
 L.S. 8553
 LICENSED LAND SURVEYOR
 DOUGLAS B. STROUP
 L.S. 8553
 STATE OF CALIFORNIA

DISCLAIMER:
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ASSESSOR'S PARCEL NUMBERS: 644-060-(25-27), 645-030-20	LAFCO RESOLUTION NO. N/A	ACREAGE 732.49	DATE: 3/13/15	SCALE: 1"=1000'
CITY OF CHULA VISTA TRACT NO. _____		HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING - ENGINEERING - SURVEYING 9707 WAPLES STREET, SAN DIEGO, CA 92121 (858) 558-4500 - FAX (858) 558-1414		
BEING A PORTION OF THE OTAY RANCHO IN THE CITY OF CHULA VISTA, CA IN THE COUNTY OF SAN DIEGO, CA				

SEE SHEET NO. 1

EXISTING OTAY WATER DISTRICT BOUNDARY

N71°57'57"E
2640.32'

POINT OF BEGINNING
NE CNR LOT 33
(AND EXCEPTION)

LOT 33
MAP NO. 862
OTAY RANCHO

APN: 644-060-19

SEE SHEET NO. 1

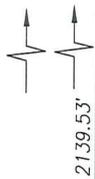
LOT 28
MAP NO. 862
OTAY RANCHO

LOT 44
MAP NO. 862
OTAY RANCHO

PCL "A"

LOT 37
MAP NO. 862
OTAY RANCHO

APN: 644-060-27
PM 21214
PARCEL 3



2139.53'

REM. PCL

LOT 34
MAP NO. 862
OTAY RANCHO

P.M. 21021
PARCEL 1 (APN: 644-060-20)

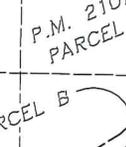
LOT 27
MAP NO. 862
OTAY RANCHO

LOT 45
MAP NO. 862
OTAY RANCHO

N18°37'59"W 5639.50'
3499.88'

PCL "B"

LOT 36
MAP NO. 862
OTAY RANCHO
APN: 645-030-20



TRUE POINT OF BEGINNING (PARCEL "B")
NE CORNER LOT 35

TRUE POINT OF BEGINNING (EXCEPTION)

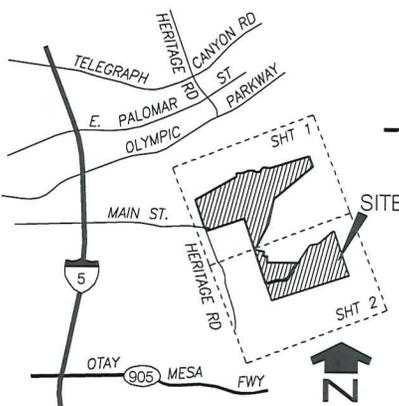
P.M. 20264
PARCEL 2
1894.87'

PARCEL "B"

PM 21214
PARCEL 3

LOT 26
MAP NO. 862
OTAY RANCHO

CITY OF CHULA VISTA



N90°00'00"E 2010.44'
N30°05'08"E 858.20'
N32°38'34"E
S30°05'08"W 121.05'
S26°51'52"W 224.47'

LOT 35
MAP NO. 862
OTAY RANCHO
APN: 645-030-20

LOT 35
MAP NO. 862
OTAY RANCHO
APN: 645-030-20

EXISTING OTAY WATER DISTRICT BOUNDARY

PROPOSED OTAY WATER DISTRICT BOUNDARY

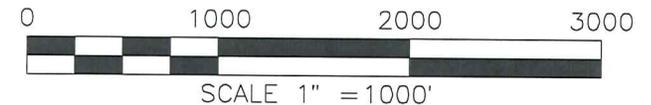
- EXISTING OTAY WATER DISTRICT BOUNDARY
- PROPOSED OTAY WATER DISTRICT BOUNDARY
- - - EXISTING PARCELS



EXISTING RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113 OF DEEDS.

DOUGLAS B. STROUP
EXP. 12/31/16

L.S. 8553



VICINITY MAP

NOT TO SCALE

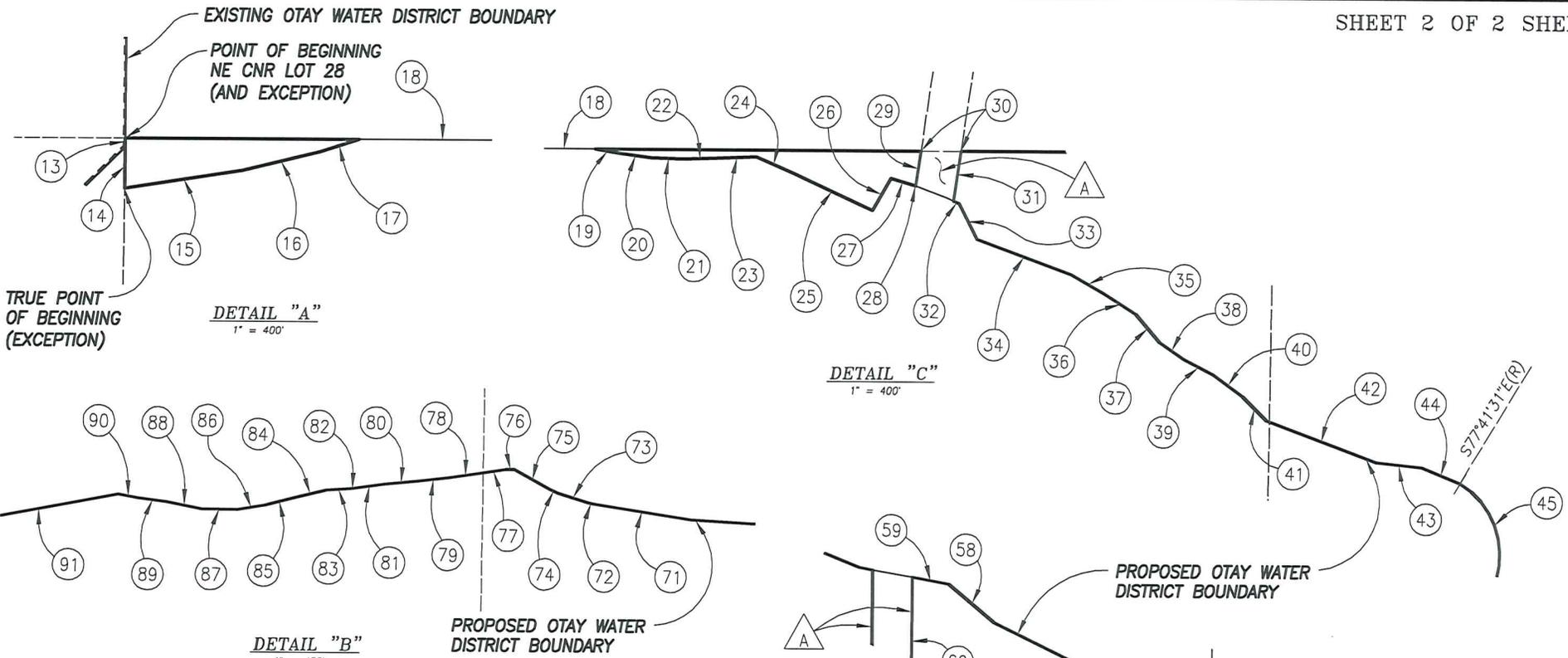
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ASSESSOR'S PARCEL NUMBERS: 644-060-(25-27), 645-030-20	LAFCO RESOLUTION NO. N/A	ACREAGE 732.49	DATE: 3/13/15	SCALE: 1"=1000'
CITY OF CHULA VISTA TRACT NO. _____		HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING - ENGINEERING - SURVEYING 9707 WAPLES STREET, SAN DIEGO, CA 92121 (858) 558-4500 - FAX (858) 558-1414		
BEING A PORTION OF THE OTAY RANCHO IN THE CITY OF CHULA VISTA, CA IN THE COUNTY OF SAN DIEGO, CA				

EXHIBIT B – LEGAL MAP

VILLAGE 8 EAST



TRUE POINT OF BEGINNING (EXCEPTION)

DETAIL "A"
1" = 400'

DETAIL "C"
1" = 400'

DETAIL "B"
1" = 400'

DETAIL "D"
1" = 400'

COURSES:

- 1 - S18°40'35"E 8171.36'
- 2 - S71°22'56"W 5283.51'
- 3 - N18°39'29"W 2945.12'
- 4 - N71°58'17"E 2641.65'
- 5 - N18°40'05"W 4197.38'
- 6 - N62°10'49"E 1153.82'
- 7 - Δ=02°43'27" R=6500.00' L=309.05'
- 8 - N20°05'27"W 175.23'
- 9 - N68°06'31"E 26.62'
- 10 - Δ=32°19'04" R=590.55' L=333.10'
- 11 - N10°14'05"E 389.66'
- 12 - N71°57'57"E 912.01'

EXCEPTION PARCEL CONTINUED:

- 31 - S 79°53'28" W 126.70'
- 32 - S 06°36'18" W 16.91'
- 33 - S 45°00'17" W 100.80'
- 34 - S 01°23'44" W 254.14'
- 35 - S 11°22'17" W 98.82'
- 36 - S 13°44'59" W 93.60'
- 37 - S 31°07'16" W 92.60'
- 38 - S 16°38'48" W 74.80'
- 39 - S 08°41'59" W 84.09'
- 40 - S 17°25'18" W 91.60'
- 41 - S 25°51'16" W, 85.46'
- 42 - S 01°52'49" W, 296.08'
- 43 - S 12°15'52" E, 114.59'
- 44 - S 03°15'45" W, 104.75'
- 45 - Δ=76°00'20" R=208.85 L=277.05'
- 46 - S 16°12'01" W, 516.13'
- 47 - Δ=23°16'44" R=5124.33' L=2081.99'
- 48 - S 71°22'56" W, 269.10'
- 49 - Δ=23°50'02" R=5388.36' L=2241.46'
- 50 - N 16°21'17" E, 514.20'
- 51 - N 17°02'23" W, 144.58'
- 52 - N 12°54'18" E, 185.91'
- 53 - N 48°37'43" E, 24.40'
- 54 - N 46°00'30" E, 70.43'
- 55 - N 56°36'30" E, 23.20'
- 56 - N 07°07'55" E, 34.21'
- 57 - N 07°23'01" E, 669.55'
- 58 - N 21°25'33" E, 151.67'
- 59 - N 08°31'16" W, 94.21'
- 60 - S 71°41'28" W, 372.54'
- 61 - Δ=27°32'56" R=366.48' L=176.21'
- 62 - N 80°45'36" W, 1642.06'
- 63 - N 18°40'05" W, 113.16'
- 64 - S 80°45'36" E, 1695.02'
- 65 - Δ=27°32'56" R=266.48' L=128.13'

EXCEPTION PARCEL CONTINUED:

- 66 - N 71°41'28" E, 389.79'
- 67 - N 08°31'16" W, 34.90'
- 68 - N 03°22'36" E, 409.30'
- 69 - N 06°16'18" W, 470.79'
- 70 - N 15°10'34" W, 376.40'
- 71 - N 09°51'12" W, 250.40'
- 72 - N 03°32'38" W, 12.23'
- 73 - N 01°56'51" W, 81.47'
- 74 - N 06°16'59" E, 21.48'
- 75 - N 10°08'21" E, 101.43'
- 76 - N 16°11'16" W, 23.17'
- 77 - N 27°57'54" W, 62.26'
- 78 - N 27°28'31" W, 81.51'
- 79 - N 24°54'06" W, 80.66'
- 80 - N 24°16'07" W, 83.32'
- 81 - N 26°54'16" W, 77.44'
- 82 - N 23°49'21" W, 9.49'
- 83 - N 21°53'05" W, 60.52'
- 84 - N 32°22'09" W, 84.98'
- 85 - N 33°21'12" W, 75.02'
- 86 - N 28°15'19" W, 71.01'
- 87 - N 18°01'30" W, 90.72'
- 88 - N 06°57'05" W, 87.91'
- 89 - N 11°34'31" W, 72.69'
- 90 - N 09°17'26" W, 52.21'
- 91 - N 29°15'47" W, 655.97'
- 92 - N 37°37'04" W, 637.18'
- 93 - N 27°36'15" W, 213.31'
- 94 - N 20°26'27" W, 266.83'
- 95 - N 71°57'57" E, 534.02'

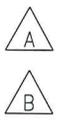
EXCEPTION PARCEL

- 13 - S 71°57'57" W 22.33'
- 14 - S 71°57'57" W 103.89'
- 15 - S 27°33'10" E 300.99'
- 16 - S 32°25'24" E 200.66'
- 17 - S 36°48'48" E 103.07'
- 18 - S 18°40'35" E 2975.14'
- 19 - S 07°59'39" E 62.59'
- 20 - S 11°40'53" E 80.36'
- 21 - S 16°27'16" E 81.65'
- 22 - S 20°31'45" E 85.66'
- 23 - S 20°53'25" E 99.43'
- 24 - S 04°19'35" W 96.86'
- 25 - S 06°03'54" W 226.83'
- 26 - S 79°30'28" E 93.20'
- 27 - S 02°23'12" E 62.05'
- 28 - S 01°33'20" W 4.39'
- 29 - N 79°53'28" E 89.26'
- 30 - S 18°40'35" E 101.13'

DOUGLAS B. STROUP
L.S. 8553
3/24/15
EXP. 12/31/16



- EXISTING OTAY WATER DISTRICT BOUNDARY
- PROPOSED OTAY WATER DISTRICT BOUNDARY
- - - EXISTING PARCELS



EXISTING RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JUNE 24, 1912 IN BOOK 570, PAGE 113, OF DEEDS.

EXISTING RIGHT-OF-WAY GRANTED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED JUNE 21, 2006 AS DOC. NO. 2006-437364 OF O.R.

ASSESSOR'S PARCEL NUMBERS: 644-070-21, 646-010-07	LAFCO RESOLUTION NO. N/A	ACREAGE 565.35	DATE: 3/13/15	SCALE: 1"=400'
CITY OF CHULA VISTA TRACT NO. _____		HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING - ENGINEERING - SURVEYING 9707 WAPLES STREET, SAN DIEGO, CA 92121 (858) 558-4500 - FAX (858) 558-1414		
BEING A PORTION OF THE OTAY RANCHO IN THE CITY OF CHULA VISTA, CA IN THE COUNTY OF SAN DIEGO, CA				

EXHIBIT B – LEGAL MAP

VILLAGE 10

AGENDA ITEM 4



STAFF REPORT

TYPE MEETING:	Regular Board	MEETING DATE:	May 6, 2015
SUBMITTED BY:	Dan Martin Engineering Manager	PROJECT:	VARIOUS DIV.NO. ALL
APPROVED BY:	<input checked="" type="checkbox"/> Rod Posada, Chief, Engineering <input checked="" type="checkbox"/> German Alvarez, Assistant General Manager <input checked="" type="checkbox"/> Mark Watton, General Manager		
SUBJECT:	Award of As-Needed Construction Management and Inspection Services Contract in an amount not-to-exceed \$350,000 for Fiscal Years 2016 and 2017		

GENERAL MANAGER'S RECOMMENDATION:

That the Otay Water District (District) Board of Directors (Board) award a professional As-Needed Construction Management and Inspection Services (CMIS) contract to Alyson Consulting (Alyson) and to authorize the General Manager to execute an agreement with Alyson in an amount not-to-exceed \$350,000 for a period of two (2) fiscal years, FY 2016 and FY 2017 (ending June 30, 2017).

COMMITTEE ACTION:

Please see Attachment A.

PURPOSE:

To obtain Board authorization for the General Manager to enter into a professional As-Needed CMIS agreement with Alyson in an amount not-to-exceed \$350,000 for two (2) fiscal years, FY 2016 and FY 2017 (ending June 30, 2017).

ANALYSIS:

The District will require the services of a professional CMIS consultant in support of the District's Capital Improvement Program (CIP) projects for two (2) fiscal years, FY 2016 and FY 2017 (ending June 30, 2017).

The District has used an as-needed contract for construction management and inspection over the last two fiscal years. The annual effort of the As-Needed CMIS, used to support the District's CIP from January 2013 through January 2015, averaged hours that equated to less than a full-time employee (FTE) at a rate of 0.4 FTE per year. Use of the As-Needed CMIS will provide the District with the ability to obtain consulting services in a timely and efficient manner. An analysis of the CIP workload for FY 2016 and FY 2017 indicates a similar level of effort will be needed for construction management services.

The District will issue task orders to the consultant for specific projects during the contract period based on a detailed scope of work. The consultant will then prepare a schedule, and fee estimate for each task order assigned under the contract. Upon written task order authorization from the District, the consultant shall then proceed with the project as described in the scope of work.

The anticipated CIP projects that are estimated to require construction management and partial inspection for the duration of this contract are listed below:

CIP	Capital Facilities Project	ESTIMATED COST
P2267	36-Inch Main Pump Outs and Air/Vacuum Ventilation Installations	\$10,000
P2529	711-2 Reservoir Interior/Exterior Coating	\$25,000
P2530	711-1 Reservoir Interior/Exterior Coating	\$30,000
P2537	Operations Yard Property Improvements	\$20,000
P2541	624 Pressure Zone Pressure Reducing Stations	\$15,000
R2110	944-1 Optimization and Pressure Zone Modifications	\$10,000
S2033	Sewer System Rehabilitation Rancho San Diego Phase I	\$75,000
S2024	Campo Road Sewer Replacement	\$145,000
TOTAL:		\$330,000

The CMIS scopes of work for the above projects are estimated from preliminary information and past projects. Therefore, staff

believes that a \$350,000 cap on the As-Needed CMIS contract is adequate, while still providing additional capacity for unforeseen support needs by the District.

This As-Needed CMIS contract does not commit the District to any expenditure until a task order is approved to perform work on a CIP project. The District does not guarantee work to the consultant, nor does the District guarantee that it will expend all of the funds authorized by the contract on professional services.

The District solicited for Construction Management and Inspection Services by placing an advertisement on the Otay Water District's website on January 27, 2015 with various other publications including the San Diego Daily Transcript. Nine (9) firms submitted a Letter of Interest and a Statement of Qualifications. The Request for Proposal (RFP) for As-Needed CMIS was sent to the nine (9) firms resulting in four (4) proposals received by February 27, 2015.

- Alyson Consulting, San Diego, CA
- Dudek & Associates, Inc., Encinitas, CA
- Hill International, Inc., Ontario, CA
- Bureau Veritas North America, Inc., Sacramento, CA

The five (5) firms located in San Diego that chose not to propose are CALTROP Corporation, Hoch Consulting, Kal Krishnan Consulting Services, Inc., Nuera Project Consulting, LLC, and Vali Cooper & Associates, Inc.

In accordance with the District's Policy 21, staff evaluated and scored all written proposals and interviewed the top three (3) firms on March 26, 2015. Alyson received the highest score for their services based on their experience, understanding of the scopes of work, proposed method to accomplish the work, and their composite hourly rate. Alyson was the most qualified consultant with the best overall rating or ranking score. A summary of the complete evaluation is shown in Attachment B.

Alyson submitted the Company Background Questionnaire as required by the RFP and staff did not find any outstanding issues. In addition, staff checked their references and performed an internet search on the company. Staff found the references to be excellent and did not find any outstanding issues with the internet search. Alyson is providing these services to the District under the District's current CMIS contract. Staff found that Alyson's performance under the current contract has been exceptional.

FISCAL IMPACT: Joe Beachem, Chief Financial Officer

The funds for this contract will be expended for a variety of projects, as previously noted above. This contract is for as-needed professional services based on the District's need and schedule, and expenditures will not be made until a task order is approved by the District for the consultant's services on a specific CIP project.

Based on a review of the financial budgets, the Project Manager anticipates that the budgets will be sufficient to support the professional as-needed consulting services required for the CIP projects noted above.

The Finance Department has determined that the funds to cover this contract will be available as budgeted for these projects.

STRATEGIC GOAL:

This Project supports the District's Mission statement, "To provide high value water and wastewater services to the customers of the Otay Water District in a professional, effective, and efficient manner" and the District's Vision, "A District that is innovative in providing water services at affordable rates, with a reputation for outstanding customer service."

LEGAL IMPACT:

None.

General Manager

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DM:mlc

Attachments: Attachment A - Committee Action
Attachment B - Summary of Proposal Rankings



ATTACHMENT A

SUBJECT/PROJECT:	Award of As-Needed Construction Management and Inspection Services Contract in an amount not-to-exceed \$350,000 for Fiscal Years 2016 and 2017
VARIOUS	

COMMITTEE ACTION:

The Engineering, Operations, and Water Resources Committee reviewed this item at a meeting held on April 21, 2015. The Committee supported Staff's recommendation.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for Board approval. This report will be sent to the Board as a Committee approved item, or modified to reflect any discussion or changes as directed from the Committee prior to presentation to the full Board.

**ATTACHMENT B
SUMMARY OF PROPOSAL RANKINGS
As-Needed Construction Management and Inspection Services**

		WRITTEN							ORAL						TOTAL SCORE	REFERENCES	
		Qualifications of Staff	Understanding of Scope, Schedule and Resources	Soundness and Viability of Proposed Project Plan	INDIVIDUAL SUBTOTAL - WRITTEN	AVERAGE SUBTOTAL - WRITTEN	Proposed Rates*	Consultant's Commitment to DBE	AVERAGE TOTAL WRITTEN	Additional Creativity and Insight	Strength of Project Manager	Presentation, Communication Skills	Quality of Response to Questions	INDIVIDUAL TOTAL - ORAL			AVERAGE TOTAL ORAL
MAXIMUM POINTS		30	25	30	85	85	15	Y/N	100	15	15	10	10	50	50	150	Poor/Good/Excellent
Bureau Veritas	<i>Adolfo Segura</i>	24	20	24	68	67	3	Y	70								
	<i>Armando Buelna</i>	24	22	23	69												
	<i>Steve Beppler</i>	21	19	23	63												
	<i>Brandon DiPietro</i>	25	21	24	70												
	<i>Kevin Cameron</i>	24	20	23	67												
										NOT INTERVIEWED							
Hill International	<i>Adolfo Segura</i>	23	21	22	66	70	1	N	71	12	13	8	8	41	39	110	
	<i>Armando Buelna</i>	23	22	25	70					11	10	7	7	35			
	<i>Steve Beppler</i>	25	22	25	72					13	10	8	7	38			
	<i>Brandon DiPietro</i>	26	20	24	70					13	12	8	7	40			
	<i>Kevin Cameron</i>	25	22	24	71					13	12	8	8	41			
Alyson Consulting	<i>Adolfo Segura</i>	28	24	28	80	78	15	Y	93	13	14	9	9	45	45	138	Excellent
	<i>Armando Buelna</i>	28	24	25	77					14	14	8	10	46			
	<i>Steve Beppler</i>	28	24	26	78					13	13	7	8	41			
	<i>Brandon DiPietro</i>	28	24	27	79					15	14	9	9	47			
	<i>Kevin Cameron</i>	26	24	28	78					14	14	8	8	44			
Dudek	<i>Adolfo Segura</i>	26	23	26	75	75	3	Y	78	9	9	7	7	32	36	114	
	<i>Armando Buelna</i>	26	23	26	75					12	12	7	7	38			
	<i>Steve Beppler</i>	27	23	25	75					12	10	6	6	34			
	<i>Brandon DiPietro</i>	27	21	25	73					12	12	7	7	38			
	<i>Kevin Cameron</i>	27	23	27	77					12	12	7	7	38			

RATES SCORING CHART			
Consultant	Rate	Position	Score
Bureau Veritas	\$820		3
Hill International	\$855	highest	1
Alyson Consulting	\$645	lowest	15
Dudek	\$825		3

*The fees were evaluated by comparing rates for six positions. The sum of these six rates are noted on the table to the left.

Note: The Review Panel does not see or consider rates when scoring other categories. Rates are scored by the PM, who is not on the Review Panel.

AGENDA ITEM 5



STAFF REPORT

TYPE MEETING:	Regular Board	MEETING DATE:	May 6, 2015
SUBMITTED BY:	Kevin Cameron Associate Civil Engineer	PROJECT:	VARIOUS DIV. NO. ALL
APPROVED BY:	<input checked="" type="checkbox"/> Rod Posada, Chief, Engineering <input checked="" type="checkbox"/> German Alvarez, Assistant General Manager <input checked="" type="checkbox"/> Mark Watton, General Manager		
SUBJECT:	Award of As-Needed Traffic Engineering Services Contract to Rick Engineering Company in an amount not to exceed \$175,000 for Fiscal Years 2016 through 2018		

GENERAL MANAGER'S RECOMMENDATION:

That the Otay Water District (District) Board of Directors (Board) award a professional As-Needed Traffic Engineering Services contract to Rick Engineering Company (Rick Engineering) and to authorize the General Manager to execute an agreement with Rick Engineering in an amount not-to-exceed \$175,000 for a period of three (3) fiscal years, FY 2016 through FY 2018 (ending June 30, 2018).

COMMITTEE ACTION:

Please see Attachment A.

PURPOSE:

To obtain Board authorization for the General Manager to enter into a professional As-Needed Traffic Engineering Services agreement with Rick Engineering in an amount not-to-exceed \$175,000 for a period of three (3) fiscal years, FY 2016 through FY 2018 (ending June 30, 2018).

ANALYSIS:

The District will require the services of a professional traffic engineering consultant in support of the District's Capital Improvement Program (CIP) for the next three (3) fiscal years, FY 2016 through FY 2018 (ending June 30, 2018). It is more efficient and cost effective to issue an as-needed contract for traffic engineering services which will provide the District with the ability to obtain consulting services in a timely and efficient manner. This concept has also been used in the past for other disciplines such as engineering design, construction management, electrical, and environmental services.

The District will issue task orders to the consultant for specific projects during the contract period. The consultant will then prepare a detailed scope of work, schedule, and fee estimate for each task order assigned under the contract. Upon written task order authorization from the District, the consultant shall then proceed with the project as described in the scope of work.

The anticipated CIP projects that are estimated to require traffic engineering services for the duration of this contract are listed below:

CIP	DESCRIPTION	ESTIMATED COST
P2083	870-2 Pump Station Replacement	\$10,000
P2267	36-Inch Main Pumpouts and Air/Vacuum Ventilation Installations	\$10,000
P2453	SR-11 Utility Relocations	\$10,000
P2508	Pipeline Cathodic Protection Replacement Program	\$20,000
P2528	30-Inch Potable Water Pipeline Manifold at 624 Reservoirs	\$15,000
P2552	South Barcelona Helix WD and Otay WD Interconnection	\$10,000
P2553	Heritage Road Bridge Replacement and Utility Relocation	\$5,000
S2024	Campo Road Sewer Main Replacement	\$20,000
S2033	Sewer System Various Locations Rehabilitation	\$35,000
TOTAL:		\$135,000

The traffic engineering scopes of work for the above projects are estimated from preliminary information and past projects. Therefore, staff believes that a \$175,000 cap on the As-Needed Traffic Engineering Services contract is adequate, while still providing additional capacity for unforeseen support needs by the District.

This As-Needed Services contract does not commit the District to any expenditure until a task order is approved to perform work on a CIP project. The District does not guarantee work to the consultant, nor does the District guarantee that it will expend all of the funds authorized by the contract for professional services.

The District solicited traffic engineering services by placing an advertisement on the Otay Water District's website on January 14, 2015 and with various other publications including the San Diego Daily Transcript. Eleven (11) firms submitted a letter of interest and a statement of qualifications. The Request for Proposal (RFP) for As-Needed Traffic Engineering Services was sent to all eleven (11) firms resulting in nine (9) proposals received by February 12, 2015.

- Advantec Consulting Engineers, San Diego, CA
- Darnell & Associates, Inc., San Diego, CA
- Dokken Engineering, San Diego, CA
- Lin Consulting, Inc., San Diego, CA
- Linscott Law & Greenspan Engineers, San Diego, CA
- Kimley Horn & Associates, Inc., San Diego, CA
- Nasland Engineering, San Diego, CA
- Rick Engineering Company, San Diego, CA
- STC Traffic, Inc., Carlsbad, CA

The two (2) firms that chose not to propose were KOA Corporation, San Diego, CA and LSA Associates, Carlsbad, CA.

In accordance with the District's Policy 21, staff evaluated and scored all written proposals. Rick Engineering received the highest score for their services based on their experience, understanding of the scope of work, proposed method to accomplish the work, and their composite hourly rate. Rick Engineering was the most qualified consultant with the best overall rating or ranking. A summary of the complete evaluation is shown in Attachment B.

Rick Engineering submitted the Company Background Questionnaire as required by the RFP and staff did not find any significant issues. In addition, staff checked their references and performed an internet search on the company. Staff found the references to be excellent and did not find any outstanding issues with the internet search.

FISCAL IMPACT: Joe Beachem, Chief Financial Officer

The funds for this contract will be expended for a variety of projects, as previously noted above. This contract is for as-needed

professional services based on the District's need and schedule, and expenditures will not be made until a task order is approved by the District for the consultant's services on a specific CIP project.

Based on a review of the financial budgets, the Project Manager anticipates that the budgets will be sufficient to support the professional as-needed consulting services required for the CIP projects noted above.

The Finance Department has determined that the funds to cover this contract will be available as budgeted for these projects.

STRATEGIC GOAL:

This Project supports the District's Mission statement, "To provide high value water and wastewater services to the customers of the Otay Water District in a professional, effective, and efficient manner" and the General Manager's Vision, "A District that is at the forefront in innovations to provide water services at affordable rates, with a reputation for outstanding customer service."

LEGAL IMPACT:

None.

KC/RP:jf

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Attachments: Attachment A - Committee Action
Attachment B - Summary of Proposal Rankings



ATTACHMENT A

SUBJECT/PROJECT: Various	Award of As-Needed Traffic Engineering Services Contract to Rick Engineering Company in an amount not to exceed \$175,000 for Fiscal Years 2016 through 2018
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COMMITTEE ACTION:

The Engineering, Operations, and Water Resources Committee (Committee) reviewed this item at a meeting held on April 21, 2015. The Committee supported Staff's recommendation.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for Board approval. This report will be sent to the Board as a Committee approved item, or modified to reflect any discussion or changes as directed from the Committee prior to presentation to the full Board.



ATTACHMENT B

SUBJECT/PROJECT:	Award of As-Needed Traffic Engineering Services Contract to Rick Engineering Company in an amount not to exceed \$175,000 for Fiscal Years 2016 through 2018
Various	

ATTACHMENT B SUMMARY OF PROPOSAL RANKINGS As-Needed Traffic Engineering Services											
		WRITTEN									
		Qualifications of Team	Responsiveness and Project Understanding	Technical and Management Approach	INDIVIDUAL SUBTOTAL - WRITTEN	AVERAGE SUBTOTAL - WRITTEN	Proposed Rates*	Consultant's Commitment to DBE	TOTAL SCORE	REFERENCES	
MAXIMUM POINTS		30	25	30	85	85	15	Y/N	100	Poor/Good/Excellent	
1	Advantec Consulting Engineers	Ming Zhao	25	23	22	70	69	9	Y	78	
		Brandon DiPietro	26	21	24	71					
		Steve Beppler	21	19	25	65					
		Jeff Marchioro	24	17	25	66					
		Kent Payne	27	21	27	71					
2	Darnell & Associates, Inc.	Ming Zhao	25	23	25	73	71	12	Y	83	
		Brandon DiPietro	26	23	24	73					
		Steve Beppler	24	20	23	67					
		Jeff Marchioro	25	23	26	74					
		Kent Payne	24	19	24	67					
3	Dokken Engineering	Ming Zhao	28	25	26	79	79	8	Y	87	
		Brandon DiPietro	28	24	28	80					
		Steve Beppler	28	24	27	79					
		Jeff Marchioro	28	24	28	80					
		Kent Payne	28	23	28	79					
4	Lin Consulting, Inc.	Ming Zhao	26	24	26	76	72	12	Y	84	
		Brandon DiPietro	25	21	23	69					
		Steve Beppler	24	22	25	71					
		Jeff Marchioro	24	22	24	70					
		Kent Payne	26	23	27	76					
5	Linscott Law & Greenspan Engineers	Ming Zhao	25	22	23	70	68	15	Y	83	
		Brandon DiPietro	25	21	23	69					
		Steve Beppler	22	21	23	66					
		Jeff Marchioro	22	20	24	66					
		Kent Payne	24	23	24	71					
6	Kimley Horn & Associates, Inc.	Ming Zhao	26	23	27	76	76	1	Y	77	
		Brandon DiPietro	27	23	26	76					
		Steve Beppler	28	24	27	79					
		Jeff Marchioro	25	23	25	73					
		Kent Payne	24	23	27	74					
7	Nasland Engineering	Ming Zhao	25	20	25	70	70	11	Y	81	
		Brandon DiPietro	24	20	23	67					
		Steve Beppler	24	22	24	70					
		Jeff Marchioro	24	23	26	73					
		Kent Payne	23	23	25	71					
8	Rick Engineering Company	Ming Zhao	28	24	29	81	77	13	Y	90	Excellent
		Brandon DiPietro	27	22	27	76					
		Steve Beppler	27	22	25	74					
		Jeff Marchioro	27	22	25	74					
		Kent Payne	29	24	27	80					
9	STC Traffic, Inc.	Ming Zhao	26	23	26	75	73	13	Y	86	
		Brandon DiPietro	26	21	24	71					
		Steve Beppler	25	23	24	72					
		Jeff Marchioro	24	23	26	73					
		Kent Payne	27	21	26	74					

RATES SCORING CHART			
Consultant	Rate	Fee Position	Score
1 Advantec Consulting Engineers	\$755		9
2 Darnell & Associates, Inc.	\$650		12
3 Dokken Engineering	\$818		8
4 Lin Consulting, Inc.	\$630		12
5 Linscott Law & Greenspan Engineers	\$525	highest	15
6 Kimley Horn & Associates, Inc.	\$1,075	lowest	1
7 Nasland Engineering	\$670		11
8 Rick Engineering Company	\$585		13
9 STC Traffic, Inc.	\$600		13

*The fees were evaluated by comparing rates for six (6) positions. The sum of these rates are noted in the above table.
 Note: Review Panel does not see or consider rates when scoring other categories. Rates are scored by the PM, who is not on Review Panel.