REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO		CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) n/a
TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): DSD - Facilities Financing	DATE: 08/21/2012
SUBJECT: Torrey Highlands Public Facilities Financing Plan and Facilities Benefit Assessment – Fiscal Year 2013.		
PRIMARY CONTACT (NAME, PHONE): Charlette Strong Williams,619-533-3683 MS#606F	SECONDARY CONTACT (NAME, PHONE): John Tracanna, 619-533-3682 MS#606F	

COMPLETE FOR ACCOUNTING PURPOSES

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00
FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:		APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis		ORIG DEPT.	Broughton, Kelly	8/23/2012
Financial Management		CFO		
Comptroller		DEPUTY CHIEF		
Liaison Office		COO		
		CITY ATTORNEY	Mendoza, Hilda	
		COUNCIL PRESIDENTS OFFICE		

PREPARATION OF:	☒ RESOLUTIONS	☐ ORDINANCE(S)	☐ AGREEMENT(S)	☐ DEED(S)

First Council Date

1) Approve the Torrey Highlands Public Facilities Financing Plan (PFFP) for Fiscal Year 2013

2) Authorize the Chief Financial Officer to modify individual Capital Improvement Program project budgets to reflect the Financing Plan; and 3) Adopt a Resolution of Intention to designate an area of benefit for a Facilities Benefit Assessment (FBA) in the Torrey Highlands Community Planning Area Second Council Date: 1) Adopt a Resolution of Designation for the FBA in Torrey Highlands 2) Approve the setting of Development Impact Fees (DIF) consistent with the FBA; and 3) Establish an interest bearing fund for Torrey Highlands DIF	
STAFF RECOMMENDATIONS: Approve the requested actions	
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	1
COMMUNITY AREA(S):	Torrey Highlands
ENVIRONMENTAL IMPACT:	The amendments to the Financing Plan are covered by EIR 93-0152. The development of any of the items listed in the Financing Plan would be subject to environmental and permit review at the appropriate time, in accordance with CEQA Guidelines Section 15004.
CITY CLERK INSTRUCTIONS:	Send copies of the resolution to Charlette Strong Williams MS 606F

COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO

DATE: 08/21/2012
ORIGINATING DEPARTMENT: DSD - Facilities Financing
SUBJECT: Torrey Highlands Public Facilities Financing Plan and Facilities Benefit Assessment – Fiscal Year 2013.
COUNCIL DISTRICT(S): 1
CONTACT/PHONE NUMBER: Charlette Strong Williams/619-533-3683 MS#606F

DESCRIPTIVE SUMMARY OF ITEM:
Requesting approval of an update to the Torrey Highlands Public Facilities Financing Plan for Fiscal Year 2013, which sets Facilities Benefit Assessment (FBA) and Development Impact Fees (DIF) for the community and ensures continued funding for community infrastructure.
STAFF RECOMMENDATION:
Approve the requested actions
EXECUTIVE SUMMARY OF ITEM BACKGROUND:
The Torrey Highlands Public Facilities Financing Plan (PFFP) and Facilities Benefit Assessment (FBA) were approved by Council and became effective on June 2, 2009 by Resolution R-304935. This Public Facilities Financing Plan (Attachment 1) revises and updates that plan, and will serve as the basis for the Capital Improvement Program (CIP) as it pertains to programming FBA funds in Torrey Highlands over the next eight years.

The Public Facilities Financing Plan details the public facilities that will be needed through the ultimate development of the Torrey Highlands area and for the projected population at full community development, which is presently estimated to be the year 2020. The remaining facilities are in the Transportation, Library, and Park and Recreation categories. Due to low density in Torrey Highlands, many of the facilities will be shared with adjacent subareas as identified in the respective project pages. The objective of the FBA is to ensure that sufficient funds will be available to construct identified facilities as the community develops. The Fiscal Year 2013 Financing Plan Update proposes a fee decrease of 26%, due to changes in timing and phasing of the community's development and facilities, as well as an update to the Transportation Phasing Plan (TPP).

Development Impact Fees (DIF) are collected to mitigate the impact of additional development on properties that have either already paid FBAs and/or that have never been assessed. DIF, equal to current FBA are appropriate for such development. Therefore, it is recommended that the above proposed FY 2013 assessments also be adopted as DIF for Torrey Highlands (Attachment 2).

FISCAL CONSIDERATIONS:
Designation of an Area of Benefit Adoption will continue to provide a funding source for the public facilities identified in the Torrey Highlands Public Facilities Financing Plan.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):

Does not apply

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):
This item will be heard at LU&H on October 17, 2012.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:
On October 3, 2012 the Rancho Peñasquitos Planning Board voted (15 in favor with 2 recusals) to approve the FY2013 Public Facilities Financing Plan.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:
All property owners with remaining new development are listed on the Torrey Highlands Public Facilities Financing Plan – Fiscal year 2013 Assessment Roll beginning on page 145. These property owners will be mailed a notice of the hearing and a copy of this document. The owners will have liens placed on their property and will be required to pay Facilities Benefit Assessments at the time of building permit issuance when developing their property. Any redevelopment that increases the intensity of existing uses may be subject to an impact fee.

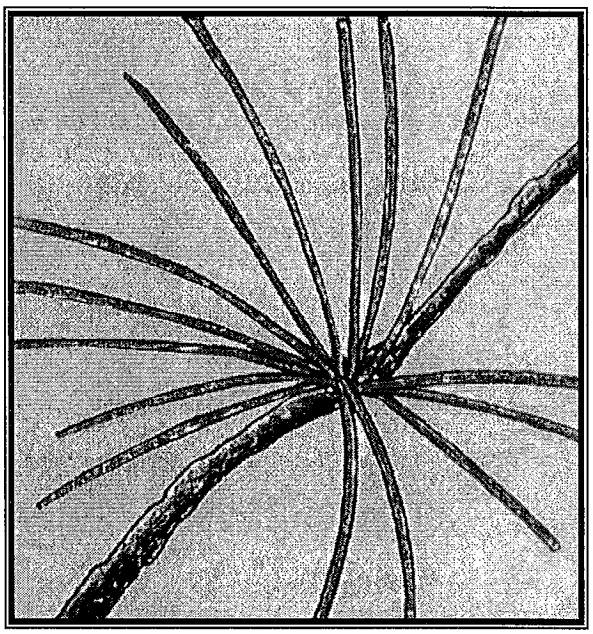
Broughton, Kelly
Originating Department

_____
Deputy Chief/Chief Operating Officer

ATTACHMENT 1

TORREY HIGHLANDS

Public Facilities Financing Plan
and Facilities Benefit Assessment
Fiscal Year 2013
DRAFT



THE CITY OF SAN DIEGO

Development Services Department
Facilities Financing

October 2012

Insert Resolution here.

Mayor

Jerry Sanders

City Council

Sherri Lightner, Council District 1
Kevin Faulconer, President Pro Tem, Council District 2
Todd Gloria, Council District 3
Tony Young, Council President, Council District 4
Carl DeMaio, Council District 5
Lorie Zaps, Council District 6
Marti Emerald, Council District 7
David Alvarez, Council District 8

City Attorney

Jan I Goldsmith, City Attorney
Hilda Mendoza, Deputy City Attorney

Development Services Department

Kelly Broughton, Director
Tom Tomlinson, Facilities Financing Manager
John E Tracanna, Supervising Project Manager
Charlette Strong Williams, Project Manager
Leon McDonald, Principal Engineering Aide
M Elena Molina, Word Processing Operator

Torrey Highlands Community

Two members have been added to the Rancho Peñasquitos planning board to represent the Torrey Highlands Community.

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This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Planning Department, Facilities Financing Section, at (619) 533-3670.

Introduction

Authority

This **financing plan** implements the improvement requirements set forth in the Torrey Highlands Subarea Plan, which was originally approved by the City Council on August 5, 1996, by Resolution R-287749.

Update to Financing Plan

On May 26, 2009, by Resolution R-304935, the City Council adopted the Fiscal Year 2010 Torrey Highlands Public Facilities Financing Plan. This report is an update of the Financing Plan for Torrey Highlands.

Scope of Report

The Fiscal Year 2013 Torrey Highlands Financing Plan identifies the public facilities that will be needed over the next seven years in Torrey Highlands, during which the ultimate build out of the subarea is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Torrey Highlands, as required by City Ordinance O-15318. The FBA is established to provide public facilities which will benefit the Torrey Highlands subarea.

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Facilities Benefit Assessment

FBA Procedure

City Ordinance No. O-15318 (FBA Ordinance) was adopted by the City Council on August 25, 1980, to establish the procedure for implementing a Facilities Benefit Assessment (FBA). Additionally, the FBA is established, increased, imposed, and collected in accordance with the California Government Code section 66000 *et seq*. The FBA provides funding for public facilities projects that serve a designated area, also known as the **area of benefit**, which is comprised of lands that received special benefits from the construction, acquisition, and improvement of those public facilities projects. The dollar amount of the assessment is based upon the collective cost of each public facility, and is equitably distributed over the area of benefit in the Torrey Highlands planning area. For more information on the area of benefit, see Area of Benefit and Projected Land Use beginning on page 5.

Methodology of the FBA

The methodology of the FBA is as follows:

1) The FBA **Assessment Numerical List** (Assessment Lists) is prepared for where each remaining, unimproved parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of the property. Refer to Facilities Benefit Assessment Listing description beginning on page 145 for more information on the Assessment Numerical List.

2) Liens are placed on the undeveloped or under-developed portions of the assessed parcels and final map properties within the area of benefit. The liens are filed without a specific assessment amount since the owner or developer is responsible to pay only the assessment that applies to the type and amount of development that actually occurs.

3) At the time of building permit issuance, the owner of the parcel being developed is assessed a fee that is determined by the type and size of the development permitted in accordance with the FBA assessment schedule that is in effect at the time the building permit is issued. Owners/developers are not permitted to pay liens in advance of development. FBA fees are paid directly to the Development Services Department at the time of building permit issuance.

4) Fees are collected, placed into a City interest bearing revenue account, and used within the area of benefit solely for those capital improvements and administrative costs identified in the Torrey Highlands Public Facilities Financing Plan.

Timing and Cost of Facilities

The public facilities projects to be financed by the Torrey Highlands FBA funds are shown in Table 9, beginning on page 28.
Included in the table are:

- Project title
- Fiscal year in which construction of the project is expected
- Estimated project costs
- Funding sources

Project categories include transportation improvements; water and sewer lines; neighborhood parks and recreation; fire; and libraries. Detailed descriptions of the projects, which are listed in Table 9, can be found on the project sheets beginning on page 33. The FBA also pays for the administrative costs associated with the development, implementation, and operation of the FBA program.

Expenditures

The following are three types of expenditures that may be applied against the FBA fund:

1) **Direct payments** for facility costs, including administration of the FBA funds;
2) **Credits** to developers for facilities provided in accordance with San Diego Municipal Code (SDMC) section 61.2213 of the FBA Ordinance; and
3) **Cash reimbursement** to developers for providing facilities exceeding the cost of their FBA obligation pursuant to an approved reimbursement agreement.

Therefore, whether a developer or the FBA funds provide a facility, direct payments, credits, or cash reimbursements are all treated as an expense to the FBA funds.

Areas of Benefit and Projected Land Uses

Area of Benefit

The City Council initiates proceedings for the designation of an area of benefit by adopting a Resolution of Intention. The undeveloped land areas that are within the subarea boundary of Torrey Highlands are known as the area of benefit. A Facilities Benefit Assessment is applied to the residential, non-residential, and various other land use combinations of undeveloped property. Figure 1 on page 7 shows the subarea boundary and locations of the Torrey Highlands Facilities Benefit Assessment area of benefit.

The location and extent of the area of benefit is determined by referencing the County Assessor parcel maps, current tentative subdivision maps, and from information supplied by affected property owners. This information, along with land use designation and assessment payment history, provides the data for the Inventory of Land Uses, Table 1, shown on page 6.

Projected Land Use

Residential

The anticipated residential development for Torrey Highlands is estimated at 2,692 dwelling units. A list of the types and amount of planned residential development can be found in Table 1.

Non-residential

The anticipated non-residential development for Torrey Highlands, estimated to be 103.77 acres, consists of commercial, mixed-use, employment center, and institutional. The non-residential development acreage forecast has been reduced by 3.65 acres. This is due to a reduction in the planned employment center acres resulting from right of way acquisition of 6.46 acres for SR-56, an increase in the commercial and institutional acres of 1.72 to 36.22 acres and 1.09 to 18.02 acres, respectively. A complete list of the types and amount of planned non-residential development can be found in Table 1.

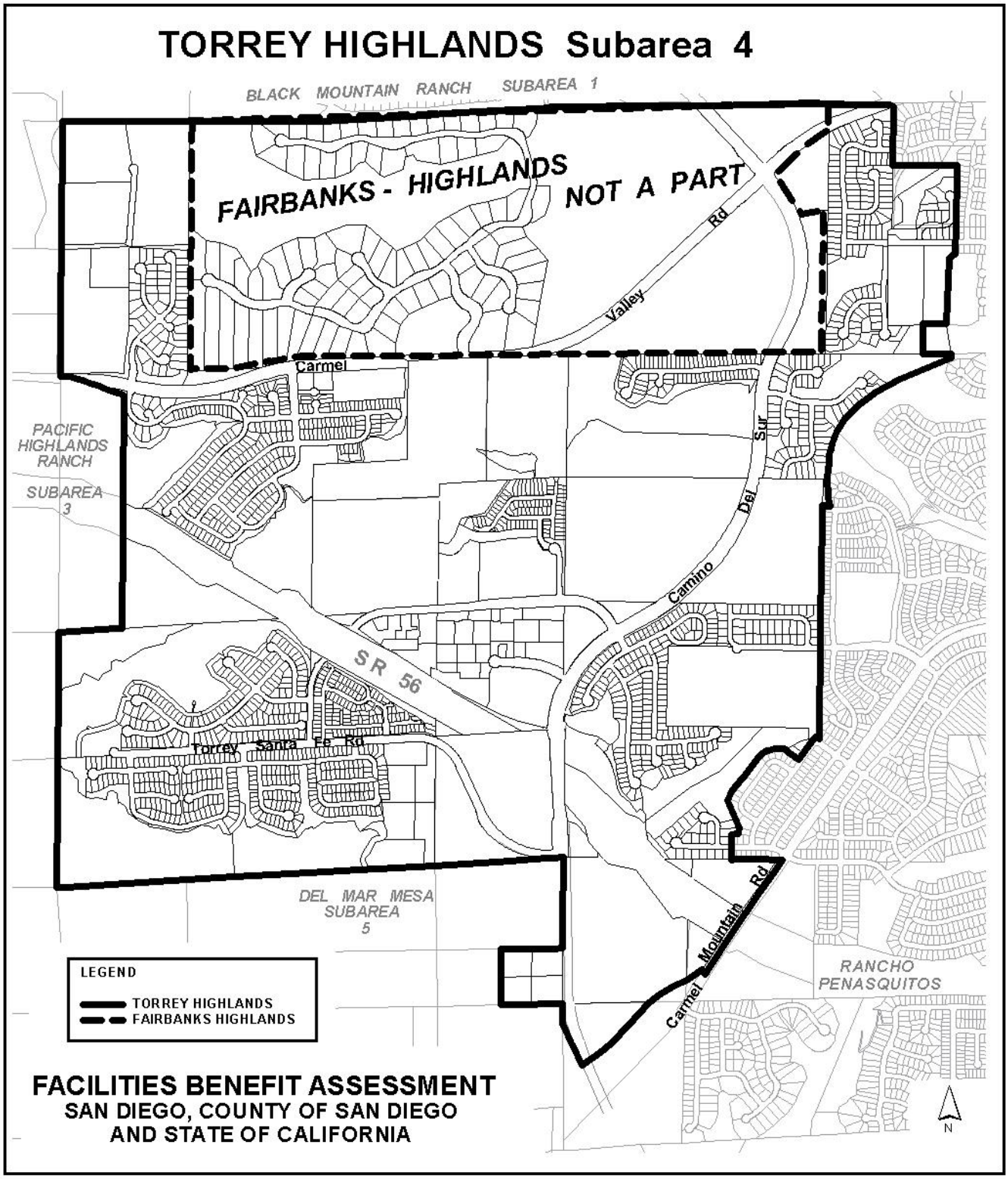
FBA fees are expected to be paid on a per-acre basis for non-residential properties. In the event a landowner desires to proceed with development of a portion of the landowner's property based on a phased development program, which is subject to a lien for the total amount of FBA as provided in SDMC section 61.2210, the landowner may obtain building permits for the development phase after paying a portion of the FBA and making provision for payment of the remainder of the FBA to the satisfaction of the Mayor. Payment of the FBA is made at the time building permits are issued.

Table 1 Inventory of Land Uses

As of June 30, 2012

Land Use	Actual	To Go	Total
Single-Family Residential Units	1,610	119	1729
Multi-Family Residential Units	721	242	963
Local Mixed Use Acres	9.60	0	9.60
Commercial Acres	1.72	34.50	36.22
Employment Center Acres	15.86	20.83	36.69
Limited Commercial Acres	3.24	0	3.24
Institutional Acres	6.93	11.09	18.02

Figure 1 Area of Benefit



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Assessments

Assessment Methodology – EDU Ratios

An **Equivalent Dwelling Unit** or **EDU** ratio has been established for the purpose of spreading the cost of public facilities between the different land use classifications. Equivalent Dwelling Unit ratios have been calculated for each category of facility to be constructed under the FBA because the relationship between land use and the degree of benefit from different public facilities can vary substantially. The single-family dwelling unit (SFDU) is the foundation for all other EDU ratios. Other land use classifications are assigned an EDU ratio per dwelling unit or acre, proportionate to the respective benefit.

Table 2 provides the EDU ratios used to prepare the Torrey Highlands Facilities Benefit Assessment.

Table 2 EDU Ratios

CATEGORY	SFDU	MFDU	LMXU	CO	CL	ECTC	INST
TRANSPORTATON	1.0	0.7	11.175	2.5	8.4	2.5	7.5
PARKS	1.0	0.7	0	0	0	0	0
FIRE	1.0	0.7	6	6	6	9	9
LIBRARY	1.0	0.7	0	0	0	0	0
WATER/SEWER	1.0	0.7	12.5	12.5	12.5	12.5	17.9

SFDU – Single Family Dwelling Unit
MFDU – Multi-family Dwelling Unit
LMXU – Local Mixed Use Acre
CO – Commercial Acre
CL – Limited Commercial Acre
ECTC – Employment Center Acre
INST – Institutional Acre

Assessment Numerical List Description

For each undeveloped map portion or parcel in the Area of Benefit, the Assessment Numerical List includes:

- Parcel number
- Name and address of the owner (according to the County Assessor's records)

- Number of dwelling units or non-residential acres to be developed (according to the highest and "best use" scenario)
- Assessment amount for each parcel.

Identification numbers in the Assessment List may be non-sequential as a result of some parcels having been omitted after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to the County Assessor's records at the time the Assessment List is prepared, as shown on the last equalized Assessment List, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (SDMC section 61.2205). The current Assessment Listing begins on page 147 of this plan. A legend, or key, for understanding the Assessment Listing is included.

A **Resolution of Designation**, when adopted by the City Council, imposes the Facilities Benefit Assessment in the form of a lien that is placed upon the undeveloped or under-developed portions of the County Assessor parcels and final map properties within the areas of benefit. The assessments are based upon the type and size of forecasted land use of the highest and "best use" scenario.

The maps, plats, and summary of the Assessment List, all of which define the areas of benefit, will be delivered to the County Recorder for official recording once the updated Public Facilities Financing Plan is approved by the City Council. Collection of the FBA is to occur at the time of building permit issuance at the Development Services Department.

Determination of Assessment Rates

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the areas of benefit. The amount of the Facilities Benefit Assessment (FBA) is determined by using the following information:

- Development schedule (in dwelling units and acres)
- Composite EDU ratios for each land use designation
- Schedule of facility expenditures (in FY 2013 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 3% (applied to the fund balance).
- Annual inflation rate of 4% (to determine the future costs of facilities that will be constructed).
- At the end of each fiscal year (June 30th), unpaid assessments are increased by the inflation factor.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits

against an assessment for expenditures related to providing facilities in lieu of paying a Facilities Benefit Assessment. An approved reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

An **assessment rate** is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 3 lists the FY 2013 Facilities Benefit Assessment base deposit rate for Torrey Highlands.

Table 3 FY 2013 Assessment Rates for Torrey Highlands

LAND USE	ASSESSMENT per UNIT/ACRE in FY 2013
SINGLE FAMILY UNITS	$95,277
MULTI-FAMILY UNITS	$66,696
LOCAL MIXED USE ACRES	$768,888
COMMERCIAL ACRES	$574,522
LIMITED COMMERCIAL ACRES	$170,546
EMPLOYMENT CENTER ACRES	$512,467
INSTITUTIONAL ACRES	$142,916

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In FY 2013, the rate reflects a 26% decrease due to a revised development schedule, reduced cost escalator, and a revised construction schedule. An **inflation factor** is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1 through June 30). The automatic increase provision is effective only until such time as the next annual adjustment is authorized by the City Council. Thereafter, the subsequent Council-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the Area of Benefit. The Torrey Highlands FBA Schedule in Table 4, page 12, shows the projected rate of assessment for each category of land use during each year of community development. For example, the assessment for a single-family dwelling unit developed during FY 2013 is $95,277. For the

same period, each multi-family unit is to be assessed $66,696. The commercial assessment is $574,522 per acre, the limited commercial assessment $170,546 per acre, the employment center assessment $512,467 per acre, the local mixed use $768,888 per acre, while each institutional acre is $142,916.

Table 4 Facilities Benefit Assessment Schedule

FISCAL YEAR	$/ SFDU	$/ MFDU	$/ LMXU	$/ CO	$/ CL	$/ ECTC	$/ INST
2013a*	$128,753	$90,130	$1,039,037	$776,381	$230,468	$692,523	$193,130
2013b*	$95,277	$66,696	$768,888	$574,522	$170,546	$512,467	$142,916
2014	$99,088	$69,364	$799,640	$597,501	$177,368	$532,964	$148,632
2015	$103,052	$72,139	$831,630	$621,404	$184,463	$554,285	$154,578
2016	$107,174	$75,024	$864,894	$646,259	$191,841	$576,456	$160,761
2017	$111,461	$78,025	$899,490	$672,110	$199,515	$599,515	$167,192
2018	$115,919	$81,146	$935,466	$698,992	$207,495	$623,493	$173,879
2019	$120,556	$84,392	$972,887	$726,953	$215,795	$648,434	$180,834
2020	$125,378	$87,768	$1,011,800	$756,029	$224,427	$674,370	$188,067

*2013a – Current rates detailed in FY2010 Public Facilities Financing Plan.
2013b - New rates applicable upon effective date of FY2013 PFFP update.

Cash Flow Analysis

The Torrey Highlands Cash Flow (Table 7), page 15, presents an analysis of the Torrey Highlands FBA. For each fiscal year during the development of the community, the cash flows show the difference between anticipated FBA revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 3% annual return.

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the Los Angeles/San Diego Construction Cost Index and the Consumer Price Index for San Diego is shown in Tables 5 and 6 on page 13.

Since needed facilities are directly related to the community's growth rate, construction schedules of facilities are contingent upon the actual development Within the community. Therefore, any slowdown in community development will require a modification to facility schedules and a new cash flow will be prepared.

Table 5 Los Angeles/San Diego Construction Cost Index

As reported by *Engineering News Record (March to March)*

YEAR	CCI	% CHANGE/YEAR
2000	7056	3.28%
2001	7073	0.24%
2002	7440	5.19%
2003	7572	1.77%
2004	7735	2.15%
2005	8234	6.45%
2006	8552	3.87%
2007	8873	3.75%
2008	9200	3.68%
2009	9799	6.51%
2010	9770	-0.03%
2011	10,035	2.72%
2012	10,284	2.48%

Table 6 San Diego Consumer Price Index

(June to June)

YEAR	CPI	% CHANGE/YEAR
2000	179.8	4.72%
2001	190.1	5.73%
2002	195.7	2.95%
2003	203.8	4.14%
2004	211.4	3.73%
2005	218.3	3.26%
2006	226.7	3.85%
2007	231.9	2.29%
2008	242.4	4.56%
2009	240.9	-0.60%
2010	244.2	1.39%
2011	252.5	3.4%
2012	256.6	1.66%

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Table 7 Torrey Highlands Cashflow

FY	SFDU	MFDU	LMXU	CO	CLAC	INSTAC	ECTAC	$/SFDU	$/MFDU	$/LMXUAC	$/CAC	$/CLAC	$/INSTAC	$/ECTAC	INPUT $ PLUS INTEREST	PLANNED CIP $ EXPENSES	NET BALANCE	FY
PRIOR	1,610	721	9.6	1.72	3.24	6.93	15.86										$23,819,577	**PRIOR**
2013a	12	0	0	0	0	0	0	$128,753	$90,130	$1,039,037	$776,381	$230,468	$193,130	$692,523	$2,288,159	$0	$26,107,736	**2013a**
2013b	42	0	0	0	0	0	0	$95,277	$66,696	$768,888	$574,522	$170,546	$142,916	$512,467	$4,488,293	$19,554,976	$11,041,053	**2013b**
2014	14	0	0	0	0	0	20.83	$99,088	$69,364	$799,640	$597,501	$177,368	$148,632	$532,964	$12,853,698	$10,414,845	$13,479,906	**2014**
2015	23	242	0	0	0	0	0	$103,052	$72,139	$831,630	$621,404	$184,463	$154,578	$554,285	$20,264,588	$17,872,899	$15,871,595	**2015**
2016	23	0	0	34.5	0	0	0	$107,174	$75,024	$864,894	$646,259	$191,841	$160,761	$576,456	$25,407,191	$13,658,661	$27,620,125	**2016**
2017	2	0	0	0	0	11.09	0	$111,461	$78,025	$899,490	$672,110	$199,515	$167,192	$599,515	$2,940,950	$140,383	$30,420,692	**2017**
2018	3	0	0	0	0	0	0	$115,919	$81,146	$935,466	$698,992	$207,495	$173,879	$623,493	$1,243,086	$1,956,828	$29,706,950	**2018**
2019	0	0	0	0	0	0	0	$120,556	$84,392	$972,887	$726,953	$215,795	$180,834	$648,434	$895,615	$151,838	$30,450,727	**2019**
2020	0	0	0	0	0	0	0	$125,378	$87,768	$1,011,800	$756,029	$224,427	$188,067	$674,370	$563,914	$23,763,978	$7,250,663	**2020**
TO GO	119	242	0	34.5	0	11.09	20.83											
TOTAL	**1,729**	**963**	**9.60**	**36.22**	**3.24**	**18.02**	**36.69**								**$70,945,495**	**$87,514,409**	**$7,250,663**	**TOTAL**

*2013a – Current rates detailed in FY2010 Public Facilities Financing Plan.
2013b - New rates applicable upon effective date of this FY2013 PFFP update.

Note:

1) FY 2013 rates reflect a 26% decrease due to a revised development schedule, reduced cost escalator, and a revised construction schedule.
2) Values are rounded to the nearest dollar.
3) Annual inflation rate is 4% into perpetuity.
4) Annual interest rate is 3% into perpetuity.

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Public Facilities Financing Plan

Purpose

The **Public Facilities Financing Plan** is prepared to ensure that all owners of undeveloped property will pay their fair share of the funding required to finance the community's needed public facilities. The financing plan applies to all property owners seeking to develop property, even if the subject property has an approved tentative or final map detailing its development. The Public Facilities Financing Plan includes the following:

- Development forecast and analysis
- Capital Improvement Program
- Fee schedule for a Facilities Benefit Assessment.

This report will update the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for the development that is planned to occur in the planning subarea known as Torrey Highlands.

Transportation Phasing Plan

Torrey Highlands is being developed in conjunction with an adopted Transportation Phasing Plan. The Transportation Phasing Plan, shown in the Appendix beginning on page 133, provides a complete list of the required transportation projects. For a more detailed description of the scope of work, estimated timing as to when construction will occur, and anticipated sources of funding for each of the projects in the Transportation Phasing Plan, refer to the Capital Improvement Project sheets beginning on page 33. The Transportation Phasing Plan limits the issuance of building permits in Torrey Highlands until the listed transportation improvements have been constructed. The limitations of the Transportation Phasing Plan are established in the form of threshold conditions which must be met before development in Torrey Highlands is allowed to continue. The Transportation Phasing Plan was amended with the FY2010 Financing Plan update to allow residential development, at the start of phase four, in areas which are served by existing streets. FBA Project Numbers T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A, and T-3.2B, which are all located south of SR-56, are not required to be built or assured in order to obtain building permits. The Transportation Phasing Plan was further amended in FY2013 to allow for future development of SFS (Santa Fe Summit) II and III Commercial Office space to apply for building permits; however, no certificate(s) of occupancy may be issued for the last 300,000sf of Commercial Office Space until project No. T-9, Torrey Meadows (formerly Street "B") Overcrossing is assured to the satisfaction of the City Engineer.

Development Forecast and Analysis

The development projection for Torrey Highlands is based upon the best estimates of the existing property owners, their land use consultants, and City staff. Certain economic factors could adversely affect these development

projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving the transportation thresholds could slow or halt the development rate of Torrey Highlands. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of Torrey Highlands will take place over a five-year period.

The projected schedule of development for Torrey Highlands is presented in Table 8 below. In this table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year. Therefore, the number of units or acres developed in 2013 refers to those for which permits were issued, with fees paid, between July 1, 2012, and June 30, 2013.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in the rate of community development will require a modification of the schedule for providing needed public facilities. In addition, the City may amend this Public Facilities Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

Table 8 Torrey Highlands Development Schedule

FISCAL YEAR	SFDU	MFDU	LMXU	CO	CL	ECTC	INSTAC
PRIOR*	1610	721	9.60	1.72	3.24	15.86	6.93
2013a	12	0	0	0	0	0	0
2013b	42	0	0	0	0	0	
2014	14	0	0	0	0	20.83	0
2015	23	242	0	0	0	0	0
2016	23	0	0	34.5	0	0	0
2017	2	0	0	0	0	0	11.09
2018	3	0	0	0	0	0	0
2019	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0
TOTAL	**1729**	**963**	**9.60**	**36.22**	**3.24**	**36.69**	**18.02**
ACTUAL:	**1610**	**721**	**9.60**	**1.72**	**3.24**	**15.86**	**6.93**
TO GO:	**119**	**242**	**.00**	**34.50**	**.00**	**20.83**	**11.09**

* 93 single family units developed in Fairbanks Highlands are within the Torrey Highlands subarea but are not within the FBA area of benefit.

** Development figures shown for development beyond FY 2012 are based upon estimates.

Residential

The anticipated residential development for Torrey Highlands is estimated at 2,692 dwelling units. A list of the types and amount of planned residential development can be found in Table 1 on page 6.

Non-residential

The anticipated non-residential development for Torrey Highlands, estimated to be 103.77 acres, consists of commercial, mixed-use, employment center, and institutional. The non-residential development forecast was reduced in a previous plan update by 7.61 acres to reflect a reduction in the planned employment center acres due to right of way acquisition for SR-56. A list of the types and amount of planned non-residential development can be found in Table 1 on page 6.

Capital Improvement Program

Future Public Facility Needs

In order to better serve the Torrey Highlands subarea, public facilities are needed in a number of project categories. Those categories include:

- Transportation
- Parks and Recreation
- Fire
- Library
- Sewer/Water Lines (Utilities)

Project locations are depicted in Figure 2 on page 31. They are summarized in Table 9 beginning on page 28. The anticipated project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 33. The anticipated timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets. Refer to Table 8 on page 18 for the current development schedule anticipated for the community.

Construction schedules of facilities are contingent upon actual development within the community because needed facilities are directly related to the community's growth rate. Therefore, any slowdown in community development will require a modification to the schedule by which needed facilities are planned. In addition, the City may amend this Public Facilities Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

Fee Schedule for Facilities Benefit Assessments

Annual Review

The SDMC section 61.2212 of the FBA Ordinance provides for an annual adjustment of Facilities Benefit Assessments. The annual review may reflect changes to any of the following:

- Rate and amount of planned development
- Actual or estimated cost of public facilities projects
- The public facilities projects
- Inflation rates
- Interest rates
- Comparative analysis of City approved discretionary permits.

Updated Project Costs

This update includes an analysis, by each of the sponsoring City departments, of the project costs for each public facility project. The costs estimates shown in this update have been revised and consider the following:

- LEED "Silver Level" standards
- Impact of inflation
- Competitive bids on similar projects
- Modifications, if any, to the overall scope of the project.

Fee Schedule

The Torrey Highlands FBA Schedule in Table 4, page 12, shows the projected rate of assessment for each category of land use during each year of community development. For example, the assessment for a single-family dwelling unit developed during FY 2013 is $95,277. For the same period and each multi-family unit is to be assessed $66,696. The commercial assessment is $574,522 per acre, the limited commercial assessment $170,546 per acre, the employment center assessment $512,467 per acre, the local mixed use $768,888 per acre, while each institutional acre is $142,916.

Financing Strategy

The General Plan calls for impacts of new development to be mitigated through appropriate fees identified in the Public Facilities Financing Plans. Those impacts include impacts to public facilities and services, including the water supply and distribution system, sanitary sewer system, drainage facilities, fire protection, schools, streets, parks, and open space. According to Council Policy 600-28 such improvements are to be furnished and financed by the developer. As such, the developers will provide a majority of the needed public facilities for Torrey Highlands as a part of the subdivision process. Public facility projects that benefit a population larger than the local/adjacent development may be financed by using the following alternative methods:

Facilities Benefit Assessment (FBA)

This method of financing fairly and equitably spreads costs while following the procedures of San Diego Municipal Code Chapter 6, Article 1, Division 22, and California Government Code section 66000 *et seq*. A Facilities Benefit Assessment results in a lien being levied on each parcel of property located within the Areas of Benefit. The liens ensure that assessments will be collected on each parcel as development occurs and will be renewed annually with each update to the Financing Plan. The liens will be released following payment of the FBA.

For the current approved schedule of Facilities Benefit Assessments by fiscal year, refer to Table 4 on page 12.

Development Impact Fee (DIF)

Within urbanized communities, which are near full community development, Development Impact Fees (DIF) are established, increased, imposed, and collected in accordance with California Government Code section 66000 *et seq*. to ensure each development pays its proportionate share of funding needed for the public facilities projects and services necessary to serve new development. Consistent with previous Council direction, Development Impact Fees equal to current FBA assessments, are appropriate for all properties in all FBA communities that have never been assessed or otherwise agreed to pay Facilities Benefit Assessments. At the time of building permit issuance, the owner of the parcel being developed shall be required to pay a DIF that is determined by the type and size of the development permitted in accordance with the DIF schedule in effect at the time the building permit is issued.

Assessment Districts

Special assessment district financing, such as the Municipal Improvement Acts of 1913/1915, may be used as a supplementary or alternative method of financing facilities such as streets, sidewalks, sewers, water lines, storm drains, and lighting facilities. Assessment districts are beneficial in that they provide all of the funding needed for a particular public facility project in advance of the projected development activity. However, assessment districts also create a long-term encumbrance of the benefiting property and require that the funds be repaid over an extended period of time. Assessment districts also require the approval of a majority of the property owners in order to establish the district.

Community Facility District (CFD)

State legislation, such as the **Mello-Roos Act of 1982**, has been enacted to provide a method of financing public facilities in new and developing areas. A Mello-Roos is also known as a **Community Facility District (CFD)**. The formation of such Community Facility Districts may be initiated by owner/developer petition. Mello-Roos districts also require approval by a two-thirds majority of the property owners in order to establish the district, as clarified by Council Policy 800-3.

Developer Construction

New development either constructs required facilities as a condition of subdivision or provides funds for its fair share of the costs of such facilities, with construction being performed by the City. Typically, these funds are collected through the Facilities Benefit Assessment Program or through the Development Impact Fee program.

As an alternative to the Facilities Benefit Assessment or Development Impact Fee Programs it may be feasible for developers to construct one or more of the needed public facilities in a turnkey basis. Under this arrangement, developers typically are compensated, either by cash or credit against Facilities Benefit Assessments due, for the work performed pursuant to the conditions in a Council approved reimbursement agreement (Council Policy 800-12).

Reimbursement Financing for Water and Sewer Facilities

This method of financing is outlined in Council Policy 400-7. It is commonly used when the first developer/sub-divider in an area is required to construct the necessary water and sewer facilities for an entire developing area. These agreements are approved by the City Council. Reimbursement to the first developer/sub-divider can occur over a period of time as long as 20 years or until all of the subsequently developed lands have participated in the reimbursement, whichever occurs first.

State/Federal Funding

Certain public facilities may be determined to benefit a regional area that is larger than the community planning area. Such projects may be appropriately funded by either the State, Federal Government, or by a combination of the two. The first phase of State Route 56 (project T-1.1), for example, has been shown in this financing plan as having State funding.

Cost Reimbursement District (CRD)

Occasionally, a developer/sub-divider is directed to construct public improvements that are more than that which is required to support its individual property/development. A **Cost Reimbursement District (CRD)** provides a mechanism by which the developer/sub-divider may be reimbursed by benefiting development which proceeds within 20 years of formation of the CRD. Reimbursement is secured by a lien on the benefiting properties with the lien due and payable only upon recordation of a final map or issuance of a building permit, whichever occurs first.

Development Agreement

This method permits a developer to enter into an agreement with the City of San Diego where certain rights of development are extended to the developer in exchange for certain extraordinary benefits given to the City.

General Assumptions and Conditions

In connection with the application of the above methods of financing, the following general assumptions and conditions will be applied:

1. Except for those projects that are identified as FBA funded, developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval. These projects include but are not limited to traffic signals (except as noted), local roads, and the dedication or preservation of Open Space located within the proposed development(s). A Mello-Roos 1913/1915 Act, or other type of reimbursement district, however, may fund such projects if the project(s) and applicant(s) qualify for this type of project financing.

2. Commercial, industrial, and institutional land will be assessed FBAs for infrastructure (including transportation), fire, and utility facilities. However, developers of commercial, industrial and institutional land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Torrey Highlands subarea. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, their fair share can be evaluated at that time.

3. Annual reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and assessments shall be evaluated for all portions of the program.

4. The developer, or permittee, shall pay the FBA as a condition of obtaining building permits.

5. A developer, or group of developers, may propose to build or improve an FBA funded facility that is identified in the Capital Improvements Program. Upon City Council approval, the developer(s) may enter into an agreement to provide the facility in lieu of, or as credit against the payment of FBA fees, provided that adequate funds are available in the FBA fund. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project. Should the approved, final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed from the FBA fund for the difference, subject to the approved reimbursement agreement and the availability of funds. If two developers are entitled to cash reimbursement during the same fiscal year, then the first agreement to be approved by the City Council shall take precedence over subsequent agreements approved by the City Council.

6. As FBA assessments are collected, they shall be placed in City funds that provide interest earnings for the benefit of Torrey Highlands.

7. The Development Schedule shown in Table 8, page 18, is an estimated schedule based on the latest information available at the time this financing plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Torrey Highlands.

8. Most public facilities identified in the financing plan are either "population based" or "transportation based". The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project would actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections, coupled with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year in which to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update to the financing plan. In addition, the City may amend this Public Facilities Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

9. In many cases, roadways located within Torrey Highlands will be the responsibility of the developer/sub-divider and are not reflected in the FBA calculations.

10. It has been assumed that a large majority of the cost necessary to construct SR-56 will be provided from funds other than the FBA, e.g. TRANSNET, State or Federal (ISTEA) Highway funds, and/or toll road funds, etc. The main exception to this is the State Route 56/Camino Del Sur Interchange, which is mostly FBA funded.

11. For projects that require land acquisition in this financing plan, property value estimates assume that the property is graded, in finished pad condition, and "ready to accept" for the project for which it is intended (i.e. the value of raw land plus the cost of improvements/environmental mitigation.). The actual price paid for land within Torrey Highlands will be based upon either a price established through direct negotiations between the affected owner(s) and relevant public agency or by fair market value, as determined by an appraisal that will be prepared in accordance with standard City policy.

12. It has been assumed that all costs for open space acquisition will be provided from funds other than the FBA, i.e. subdivision requirement, off-site mitigation for a particular project, etc.

13. FBA fees shall be paid by all categories of private development, including affordable housing projects.

Developer Advance

It is anticipated that a number of the projects, which have been identified as being FBA-funded, are to be constructed by developers in Torrey Highlands. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are sufficient FBA funds available to provide either cash reimbursement or credit against the developer's obligation to pay FBA fees. In other words, the "need" for the project may occur before there are FBA funds available to cover the cost of the project. The project sheets indicate the fiscal year in which it is anticipated that funds will be available to reimburse or when the developer would take credits against their obligation to pay FBA fees. Subject to the availability of funds, the year(s) in which reimbursement or credit for the developer advance occurs may be accelerated to the fiscal year in which the developer advance is extended.

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Table 9 Torrey Highlands Public Facilities Projects

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST FY 2013	DEV/SUBD (FY 2013)	FBA-TH (FY 2013)	OTHER (FY 2013)
		TRANSPORTATION PROJECTS:					
34	T-1.1	SR-56 (Construct a 4-lane Freeway)	COMPLETED	$222,890,298	$24,317,848	$0	$198,572,450
36	T-1.2A	STATE ROUTE 56 - DEBT SERVICE	COMPLETED	$2,517,690	$0	$431,673	$2,086,017
38	T-1.2B	STATE ROUTE 56 - EXPANSION TO 6 LANES (FROM I-5 TO I-15)	2017	$152,000,000	$0	$8,796,000	$143,204,000
40	T-1.3	SR-56/CAMINO DEL SUR INTERCHANGE	2003-2019	$37,532,963	$457,140	$37,075,823	$0
42	T-2.1	CAMINO DEL SUR (Two Lanes, Northerly of SR-56)	COMPLETED	$10,970,644	$0	$10,970,644	$0
44	T-2.2	CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56)	2004-2014	$6,714,157	$0	$2,400,000	$4,314,157
46	T-2.3	PARK-N-RIDE	2018	$1,488,370	$0	$1,488,370	$0
48	T-2.4	CAMINO DEL SUR (Two Lanes, Carmel Valley Road to San Dieguito Road)	COMPLETED	$18,491,541	$3,013,652	$0	$15,477,889
50	T-3.1A	CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)	2000-2015	$6,940,000	$3,538,000	$351,000	$3,051,000
52	T-3.1B	CAMINO DEL SUR (Two Lanes, Torrey Santa Fe to Carmel Mountain Road)	2015	$5,170,000	$0	$5,170,000	$0
54	T-3.2A	CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)	2015	$3,685,000	$0	$3,685,000	$0
56	T-3.2B	CAMINO DEL SUR (Expand to Four Lanes, Torrey Santa Fe to Carmel Mountain Road)	2015	$1,090,000	$0	$1,090,000	$0
58	T-4.1	CARMEL VALLEY ROAD (Two Lanes: Via Albertura to Camino Del Sur)	COMPLETED	$4,714,821	$3,400,000	$0	$1,314,821
60	T-4.2	CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road)	COMPLETED	$7,571,733	$1,132,340	$0	$6,439,393
62	T-4.3	CARMEL VALLEY ROAD (Widen to Four Lanes: Via Albertura to Camino Del Sur)	2003-2014	$15,223,324	$0	$15,223,324	$0
64	T-4.4	CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road)	2008-2013	$5,835,276	$607,348	$1,774,058	$3,453,870
66	T-4.5	CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch)	2004-2017	$7,085,000	$0	$0	$7,085,000

Table 9 Torrey Highlands Public Facilities Projects

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST FY 2013	DEV/SUBD (FY 2013)	FBA-TH (FY 2013)	OTHER (FY 2013)
68	T-4.6	CARMEL VALLEY ROAD -- Easterly Extension	COMPLETED	$4,233,176	$0	$0	$4,233,176
70	T-5.1	CARMEL MOUNTAIN ROAD OVERCROSSING -- Two Additional Lanes	2011-2015	$5,000,000	$0	$5,000,000	$0
72	T-5.2	CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary)	1998-2015	$7,200,000	$1,800,000	$5,400,000	$0
74	T-6	DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5)	2002-2016	$480,000	$160,000	$160,000	$160,000
76	T-7	BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road)	COMPLETED	$2,505,389	$374,677	$0	$2,130,712
78	T-8	SAN DIEGUITO ROAD (Two Lanes)	COMPLETED	$4,160,892	$466,925	$0	$3,693,967
80	T-9	TORREY MEADOWS DRIVE (STREET "B") OVERCROSSING	2013	$9,115,000	$612,666	$8,502,334	$0
82	T-10	PEDESTRIAN BRIDGE OVER CAMINO DEL SUR	2020	$0	$0	$0	$0
84	T-11	SR-56 BIKE INTERCHANGES	2005-2017	$12,000,000	$0	$295,900	$11,704,100
86	T-12	EXTENSION OF RIGHT TURN LANE ON SOUTHBOUND EL CAMINO REAL	2013	$293,188	$293,188	$293,188	$0
88	T-13	THIRD WESTBOUND LANE ON WESTBOUND STATE ROUTE 56	2010	$0	$0	$0	$0
90	T-14	SR-56 COMMUNITY BICYCLE CONNECTORS	2020-2023	$340,000	$0	$220,000	$120,000
92	T-15	I-5 @ CARMEL VALLEY ROAD: NB CONNECTORS	2020	$11,419,298	$0	$1,482,000	$9,937,298
.		**TOTAL TRANSPORTATION PROJECTS:**		**$566,667,761**	**$40,173,784**	**$109,809,315**	**$416,977,850**
		PARK PROJECTS:					
94	P-1	NEIGHBORHOOD PARK NO. 1 (SOUTH)	2003-2013	$3,596,122	$0	$3,596,122	$0
96	P-2	TORREY DEL MAR NEIGHBORHOOD PARK	COMPLETED	$9,233,322	$0	$9,233,322	$0
98	P-3	COMMUNITY PARK (Black Mountain Ranch)	2002-2016	$19,043,993	$0	$1,258,784	$17,785,209
100	P-4	COMMUNITY PARK-RECREATION BUILDING	2020	$8,025,200	$0	$350,000	$7,675,200
102	P-5	COMMUNITY PARK-SWIMMING POOL	2020	$6,737,330	$0	$1,684,800	$5,052,530
104	P-6	TORREY HIGHLANDS TRAIL SYSTEM	2003-2013	$1,778,192	$0	$1,778,192	$0
		TOTAL PARK PROJECTS:		**$48,414,159**	**$0**	**$17,901,220**	**$30,512,939**

Table 9 Torrey Highlands Public Facilities Projects

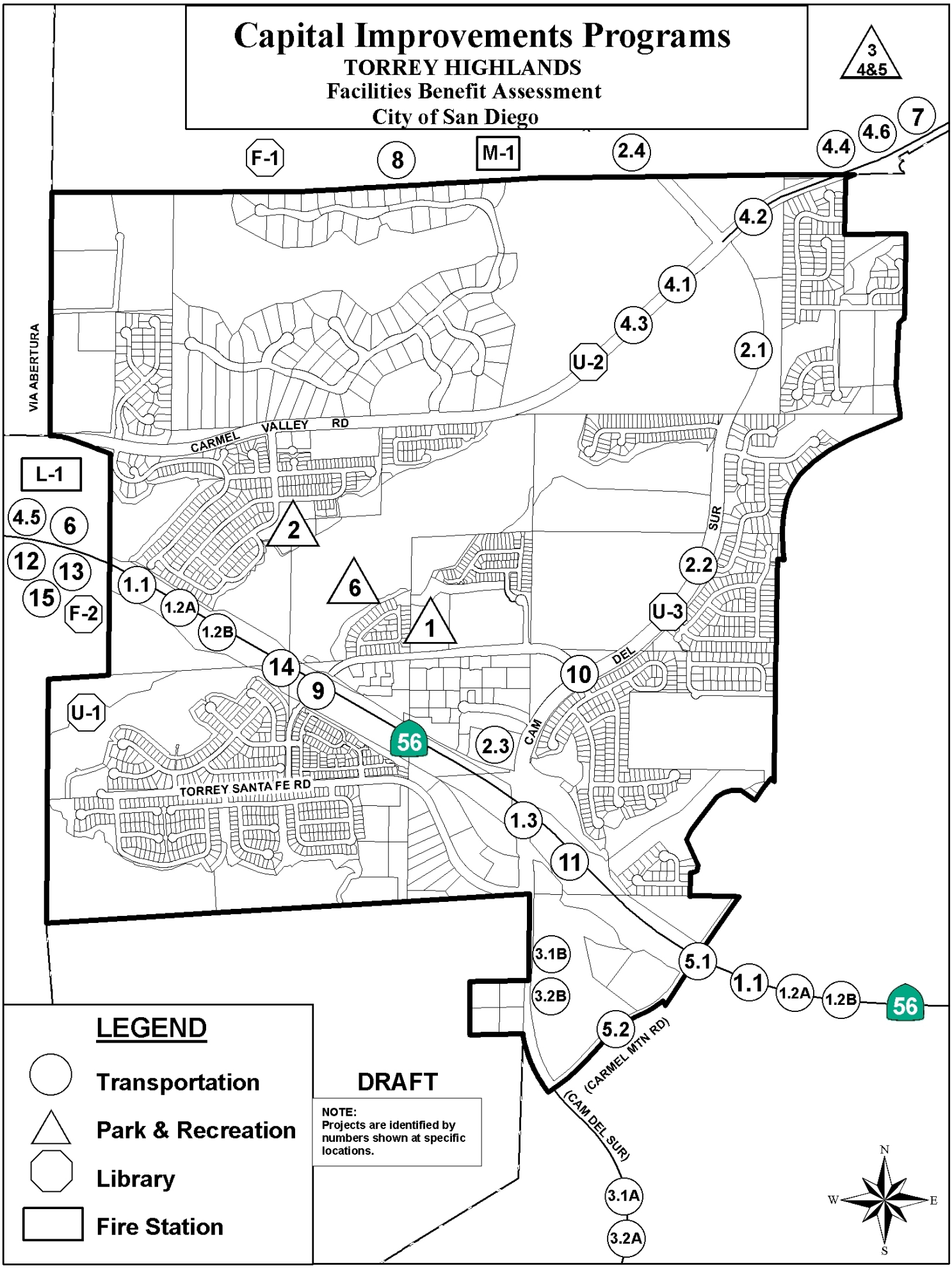
PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST FY 2013	DEV/SUBD (FY 2013)	FBA-TH (FY 2013)	OTHER (FY 2013)
		FIRE PROTECTION PROJECTS:					
108	F-1	FIRE STATION 46 (Located in Black Mountain Ranch)	COMPLETED	$4,095,470	$0	$2,242,999	$1,852,471
110	F-2	FIRE STATION 47 (Located in Pacific Highlands Ranch)	COMPLETED	$9,159,992	$0	$855,500	$8,304,492
		TOTAL FIRE PROTECTION PROJECTS:		**$13,255,462**	**$0**	**$3,098,499**	**$10,156,963**
		LIBRARY PROJECTS:					
114	L-1	BRANCH LIBRARY	2015	$19,324,000	$0	$3,656,000	$15,668,000
		TOTAL LIBRARY PROJECTS:		**$19,324,000**	**$0**	**$3,656,000**	**$15,668,000**
		WATER UTILITY PROJECTS:					
118	U-1	CARMEL VALLEY TRUNK SEWER REPLACEMENT/UPSIZING	2002-2012	$11,117,000	$0	$2,578,000	$8,539,000
120	U-2	DEL MAR HEIGHTS PIPELINE RELOCATION	COMPLETED	$3,726,316	$0	$3,726,316	$0
122	U-3	NEW 16" WATER MAINS	2001-2015	$1,765,000	$0	$1,765,000	$0
		TOTAL WATER UTILITIES PROJECTS:		**$16,608,316**	**$0**	**$8,069,316**	**$8,539,000**
		MISCELLANEOUS PROJECTS:					
126	M-1	WILDLIFE RESCUE CENTER	2014	$0	$0	$0	$0
		TOTAL MISCELLANEOUS PROJECTS:		**$0**	**$0**	**$0**	**$0**
		TOTAL OF REMAINING PROJECTS		**$466,607,547**	**$10,857,292**	**$142,241,161**	**$265,094,935**
		GRAND TOTALS		**$664,269,697**	**$40,173,784**	**$142,534,349**	**$481,854,752**

Capital Improvements Programs

TORREY HIGHLANDS

Facilities Benefit Assessment

City of San Diego



LEGEND

- Transportation
- Park & Recreation
- Library
- Fire Station

DRAFT

NOTE:
Projects are identified by numbers shown at specific locations.

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TORREY HIGHLANDS FACILITIES

TRANSPORTATION PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 (Construct a 4-lane Freeway)**

PROJECT: **T-1.1**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-SS	**$20,000**	$20,000						
FBA-RP	**$3,778,000**	$3,778,000						
FBA-PHR								
SANDAG	**$37,100,000**	$37,100,000						
PVT CONT	**$10,200,000**	$10,200,000						
DEV/SUBD	**$24,317,848**	$24,317,848						
STATE	**$67,111,000**	$67,111,000						
COUNTY	**$16,400,000**	$16,400,000						
STP	**$49,350,000**	$49,350,000						
OTHER	**$14,613,450**	$14,613,450						
TOTAL	**$222,890,298**	$222,890,298	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-SS								
FBA-RP								
FBA-PHR								
SANDAG								
PVT CONT								
DEV/SUBD								
COUNTY								
STP								
SANDAG								
OTHER								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 (Construct a 4-lane Freeway)**

		PROJECT:	**T-1.1**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-463.0	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE STATE ROUTE 56 FREEWAY BETWEEN THE CARMEL VALLEY AND RANCHO PENASQUITOS COMMUNITIES. A FOUR-LANE FREEWAY WILL BE CONSTRUCTED WITH INTERCHANGES AT BLACK MOUNTAIN ROAD, CAMINO SANTA FE, AND CAMINO DEL SUR. THIS PROJECT WILL PROVIDE THE NECESSARY RIGHT-OF-WAY AND PREPARE THE GRADE FOR THE ULTIMATE SIX-LANE FREEWAY. IN ADDITION, THIS PROJECT PROVIDES FOR THE BIKEPATH THROUGH THE STATE ROUTE 56 CORRIDOR, WITH FUTURE PROJECTS PLANNED FOR THE BIKEPATH INTERCHANGES AT CAMINO SANTA FE AND CAMINO DEL SUR.

JUSTIFICATION:

THIS PROJECT IS NEEDED TO PROVIDE AN EAST-WEST CONNECTION BETWEEN INTERSTATE 5 (CARMEL VALLEY) AND INTERSTATE 15 (RANCHO PEÑASQUITOS).

FUNDING ISSUES:

DEVELOPER FUNDS ARE PROVIDED BY WESTERN PACIFIC, D.R. HORTON, GREYSTONE, MCMILLIN, PARDEE AND BALDWIN.

OTHER FUNDING

STATE ROUTE 56 COOPERATIVE with SANDAG and COUNTY:	$4,221,007
TRANSNET (Commercial Paper)	$3,370,756
TRANSNET (Intermodal Surface Transportation Effeciency Act):	$952,893
TRANSNET BONDS:	$2,400,000
TRANSNET FUNDS:	$1,294,301
PROPOSITION "A" BIKEWAYS:	$226,446
GASTAX:	$600,000
WATER REPLACEMNT:	$1,547,977
TOTAL	**$14,613,450**

NOTES:

THE PRELIMINARY DESIGN FOR THE REMAINING INTERSTATE 5/STATE ROUTE 56 CONNECTOR RAMPS IS BUDGETED UNDER CIP 52-311.0, INTERSTATE 5/STATE ROUTE 56 NORTH FREEWAY CONNECTORS. *REFERENCE:* DEL MAR MESA PFFP PROJECT 43-5A; PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.1. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

CONSTRUCTION WAS COMPLETED IN FY 2005.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 - DEBT SERVICE**

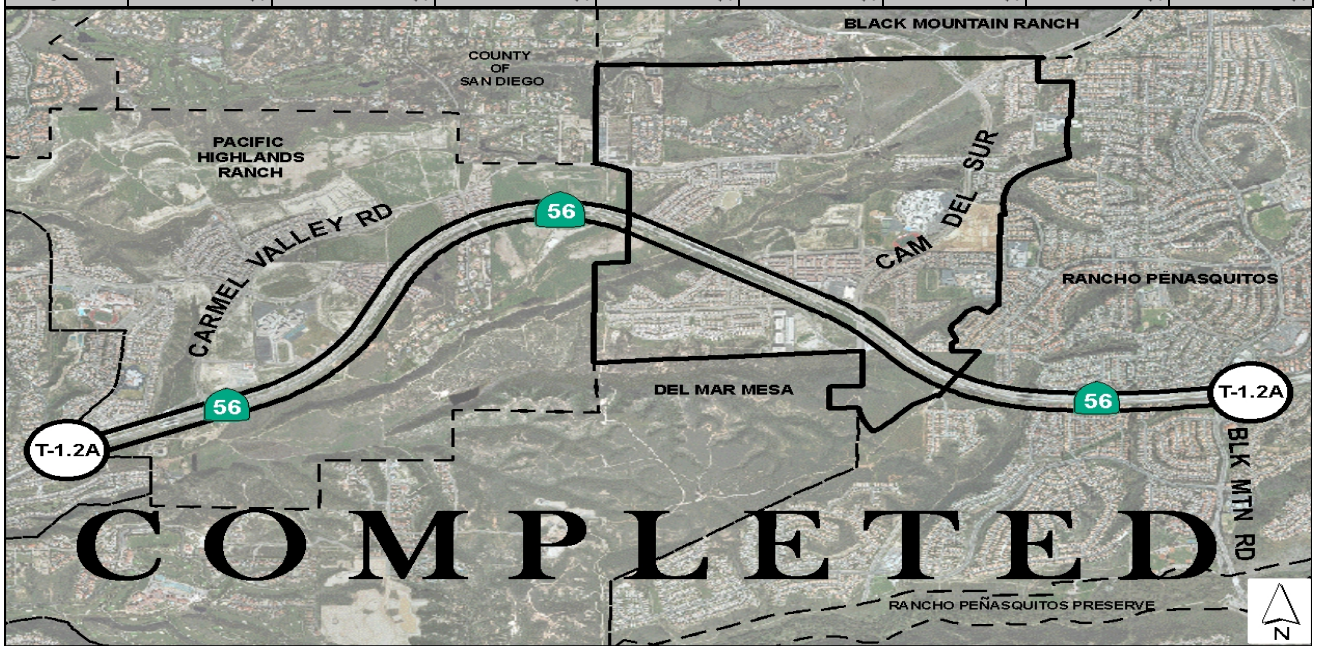
PROJECT: **T-1.2A**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-703.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$431,673**	$431,673						
FBA-BMR	**$569,652**							
FBA-PHR	**$486,365**							
FBA-DMM	**$1,030,000**							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,517,690**	$431,673	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 - DEBT SERVICE**

		PROJECT:	**T-1.2A**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-703.0	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DEBT SERVICE FOR TRANSNET COMMERCIAL PAPER FUNDING ISSUED IN FY 2001 FOR CIP 52-463.0, STATE ROUTE 56-CARMEL VALLEY TO BLACK MOUNTAIN ROAD.

JUSTIFICATION:

FROM FY 2003 THROUGH FY 2006, VARIOUS FBAs WITHIN THE SR-56 CORRIDOR REIMBURSED THE TRANSNET COMMERCIAL PAPER FUNDING UTILIZED IN FY 2001 FOR CIP 52-463.0, INCLUDING INTEREST. THE ALLOCATION OF COST ARE BASED UPON THE TOTAL COST OF PROJECTS T-1.2A AND COMPANION PROJECT T-1.2B AND REPRESENTS EACH SUBAREA'S FAIR SHARE, ABSENT SUFFICIENT FUNDING FROM OTHER SOURCES.

FUNDING ISSUES:

DEBT PAYMENTS FROM THE VARIOUS FACILITIES BENEFIT ASSESSMENT FUNDS WERE SCHEDULED BETWEEN FY 2003 AND FY 2006. THE TORREY HIGHLANDS PAYMENT WAS MADE IN FY 2004.

NOTES:

REFERENCES: BLACK MOUNTAIN RANCH PFFP PROJECT T-54.1; DEL MAR MESA PFFP PROJECT 43-5B; PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.2A. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

REPAYMENT OF FUNDING FROM VARIOUS FBA COMMUNITIES TO TRANSNET WAS COMPLETED IN 2006.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 - EXPANSION TO 6 LANES (FROM I-5 TO I-15)**

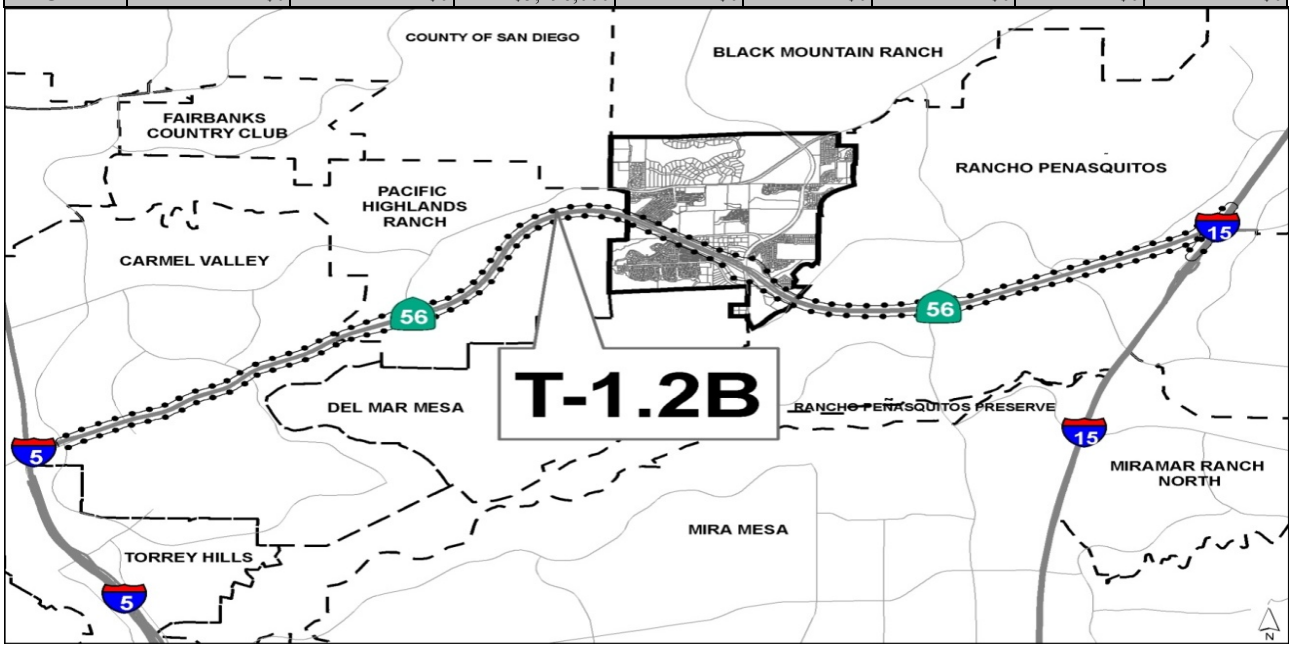
PROJECT: T-1.2B

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$8,796,000**				$500,000	$1,500,000	$1,500,000	
FBA-BMR	**$12,091,000**							
FBA-PHR	**$11,546,000**							
FBA-DMM	**$567,000**							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN	**$119,000,000**							
TOTAL	**$152,000,000**	$0	$0	$0	$500,000	$1,500,000	$1,500,000	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH			$5,296,000					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$5,296,000	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON — TELEPHONE: (619) 533-5120 — EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 - EXPANSION TO 6 LANES (FROM I-5 TO I-15)**

		PROJECT:	**T-1.2B**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

CONVERSION OF THE FOUR-LANE FREEWAY INTO A SIX-LANE FACILITY. HIGH OCCUPANCY VEHICLE LANES CAN BE ACCOMODATED WITHIN THE CENTER MEDIAN AT SOME POINT IN THE FUTURE ONCE REGIONAL FUNDING IS IDENTIFIED. THIS PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AS FUNDING BECOMES AVAILABLE.

JUSTIFICATION:

DUE TO THE REGIONAL SERVICING NATURE OF THIS FREEWAY, IT IS ANTICIPATED THAT FEDERAL, STATE, OR OTHER OUTSIDE FUNDING FOR THIS SEGMENT OF SR-56 WILL BE OBTAINED. IN THE ABSENCE OF THESE OTHER FUNDING SOURCES, DEVELOPMENT WITHIN THE INDIVIDUAL SUBAREAS OF THE NORTH CITY FUTURE URBANIZING AREA MAY BE REQUIRED TO ADVANCE THE COST OF THIS PROJECT. THE FBA PORTION OF THIS PROJECT HAS NOT BEEN INCREASED SINCE FY2007.

FUNDING ISSUES:

THE INDICATED ALLOCATION OF COST REPRESENTS EACH SUBAREA'S FAIR SHARE, ABSENT SUFFICIENT FUNDING FROM OTHER SOURCES. THESE ALLOCATIONS MAY BE REDUCED AS OTHER SOURCES ARE IDENTIFIED.

NOTES:

COST ALLOCATIONS ARE BASED UPON THE TOTAL COST OF PROJECT(S) T-1.2A AND COMPANION PROJECT T-1.2B. *REFERENCE:* BLACK MOUNTAIN RANCH PFFP PROJECT T-54.2; DEL MAR MESA PFFP PROJECT 43-5C; PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.2B. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

THIS PROJECT WILL BE COMPLETED WHEN FUNDING IS AVAILABLE.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56/CAMINO DEL SUR INTERCHANGE**

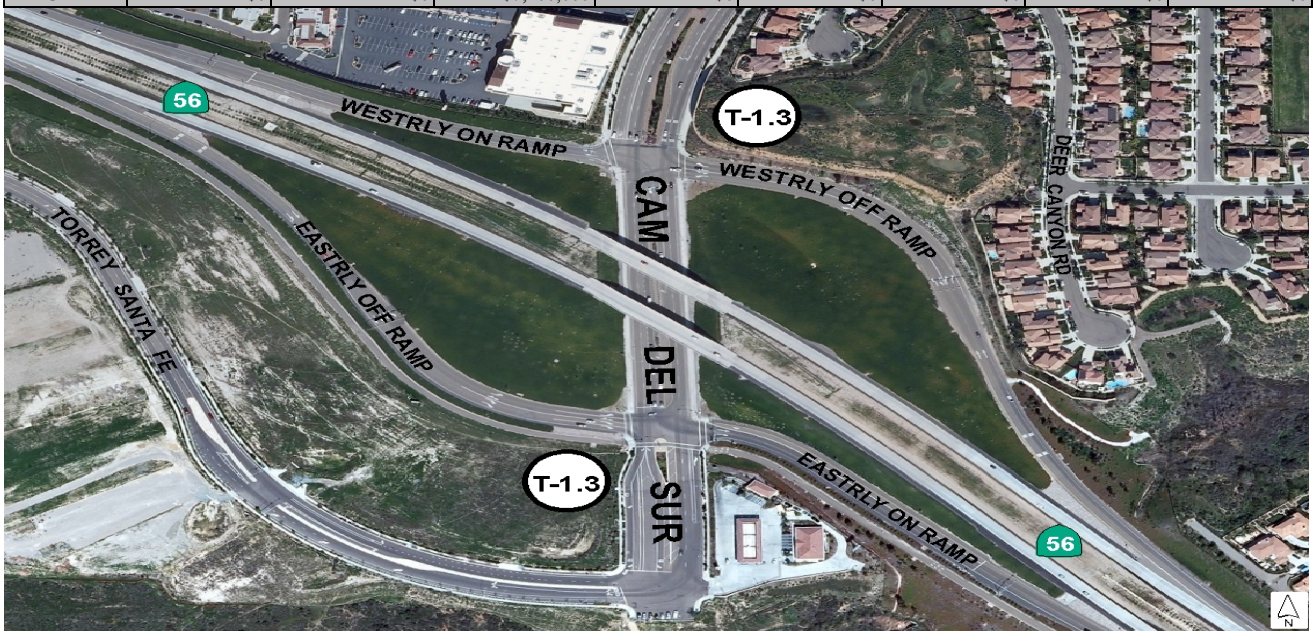
PROJECT: T-1.3

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.4

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$37,075,823**	$29,973,248	$2,575					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$457,140**	$457,140						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$37,532,963**	$30,430,388	$2,575	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH			$7,100,000					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$7,100,000	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56/CAMINO DEL SUR INTERCHANGE**

		PROJECT:	**T-1.3**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-463.4	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A FULL SIX-LANE GRADE SEPARATED (WITH DUAL LEFT TURN LANES) FREEWAY INTERCHANGE AT THE INTERSECTION OF CAMINO DEL SUR AND SR-56. THIS INTERCHANGE WILL BE BUILT IN THREE PHASES: PHASE I -- WESTERLY TWO-LANE EXTENSION OF SR-56 FROM THE WESTERN LIMITS OF THE CITY'S PORTION OF THE SR-56 PROJECT TO THE TWO ON/OFF RAMPS ON THE EAST SIDE OF THE INTERCHANGE, AND PHASE II -- CONSTRUCTION OF THE FREEWAY OVERCROSSING AND WESTERLY ON RAMP AND THE EASTERLY OFF RAMP TO THE FREEWAY. PHASE III -- THE NORTH TO WESTBOUND CLOVERLEAF ON-RAMP AND THE SOUTH TO EASTBOUND CLOVERLEAF ON-RAMP.

JUSTIFICATION:

DUE TO THE REGIONAL SERVICING NATURE OF THIS INTERCHANGE, THE PROJECT WILL BE FUNDED AS PART OF THE FREEWAY IMPROVEMENTS (SEE COMPANION PROJECT T-1.1).

FUNDING ISSUES:

CALTRANS HAS BEEN ASSIGNED THE RESPONSIBILITY TO CONSTRUCT THE WESTERLY EXTENSION OF THE SR-56 AND THE FREEWAY OVERCROSSING OF CAMINO DEL SUR. NEW DEVELOPMENT IS RESPONSIBLE FOR FUNDING THE FREEWAY RAMPS, ACQUISITION OF THE RIGHT-OF-WAY FOR THE INTERCHANGE, AND MITIGATION COSTS FOR THE INTERCHANGE.

NOTES:

PHASE I WAS FUNDED BY DIRECT CONTRIBUTIONS BY DEVELOPERS INTO A SEPARATE FUND. THESE DEVELOPERS RECEIVED CREDITS FOR THESE CASH CONTRIBUTIONS AGAINST THEIR FBA OBLIGATIONS IN LIEU OF PAYING FBA. PHASES II AND III ARE BEING FUNDED DIRECTLY BY THE FBA.

SCHEDULE:

PHASE I - EAST IS COMPLETED; PHASE II - WEST IS COMPLETED; PHASE III - LOOP RAMP WILL BE SCHEDULED FOR DESIGN AND CONSTRUCTION AS FUNDING BECOMES AVAILABLE.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, Northerly of SR-56)**

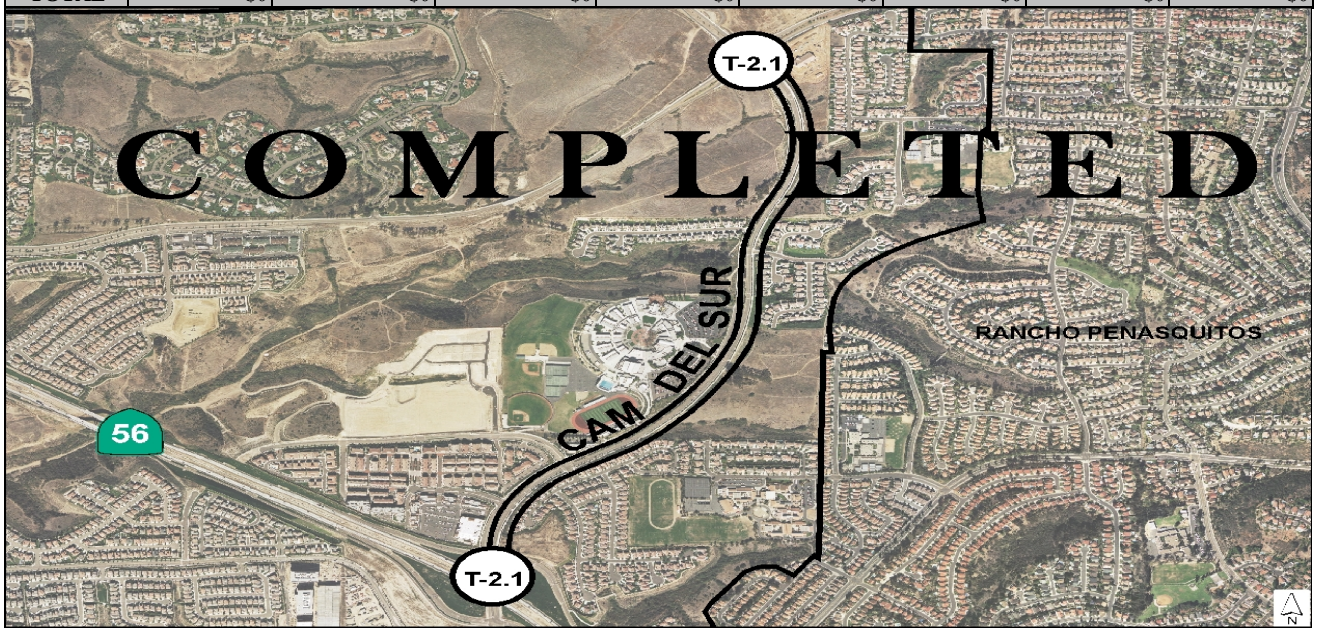
PROJECT: **T-2.1**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-725.0/S-00899

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$10,970,644**	$10,970,644						
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$10,970,644**	$10,970,644	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, Northerly of SR-56)**

		PROJECT:	**T-2.1**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-725.0/S-00899	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN SR-56 AND CARMEL VALLEY ROAD AS A TWO-LANE INTERIM ROADWAY (40' PAVED WIDTH) WITHIN THE RIGHT-OF-WAY FOR A FUTURE SIX-LANE FACILITY. ADDITIONAL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE INTERCHANGE. (SEE COMPANION PROJECT T-2.2)

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THIS PROJECT WAS CONSTRUCTED BY D.R. HORTON/WESTERN PACIFIC HOUSING UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

PROJECT IS REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT WITHIN TORREY HIGHLANDS. REIMBURSEMENT TO DEVELOPERS WHO CONSTRUCT IT OCCURS AS THE RATE OF DEVELOPMENT PERMITS. THE FINAL REIMBURSEMENT TO THE DEVELOPER PER TERMS OF THE REIMBURSEMENT AGREEMENT TOOK PLACE DURING FY2012.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56)**

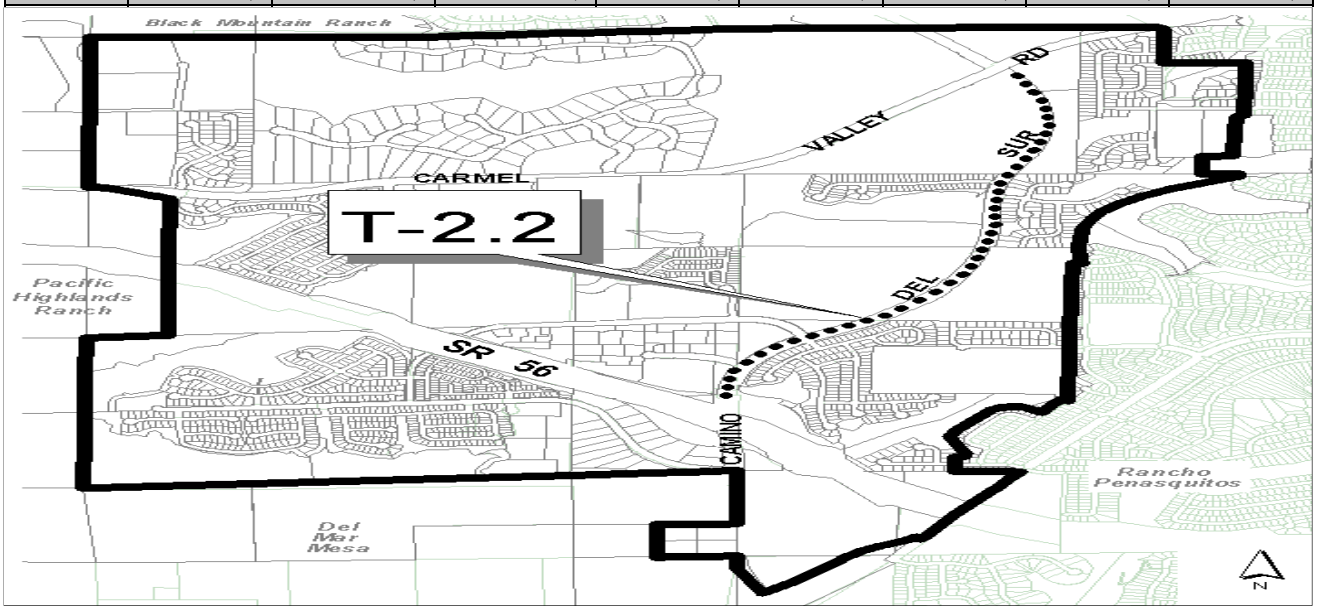
PROJECT: **T-2.2**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 52-725.0/S-00899 — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$2,400,000**	$2,400,000						
FBA-BMR	**$4,314,157**							
FBA-PHR								
FBA-DMM								
DEV. ADV								
CBI								
DEMO								
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	**$6,714,157**	$2,400,000	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
DEV. ADV								
CBI								
DEMO								
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN — TELEPHONE: (619) 533-3097 — EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56)**

		PROJECT:	**T-2.2**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-725.0/S-00899	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT ADDITIONAL TRAVEL LANES FOR CAMINO DEL SUR, COMPLETE WITH MEDIAN IMPROVEMENTS, WITHIN A SIX-LANE RIGHT-OF-WAY. (SEE PROJECT T-2.1)

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

NOTES:

THIS PROJECT ADDRESSES THE INCREMENTAL WIDENING OF THIS 6-LANE MAJOR ROADWAY. THE FIRST PHASE, COMMENSURATE WITH PHASE THREE OF THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN, COVERED THE ADDITION OF TWO TRAVEL LANES. AS PART OF THIS INITIAL PHASE, A TOTAL OF SIX TRAVEL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE CAMINO DEL SUR INTERCHANGE. THE SECOND PHASE WILL COMPLETE THE SIX LANE FACILITY, WHICH MAY NOT BE REQUIRED UNTIL FULL COMMUNITY DEVELOPMENT. *REFERENCE:* BLACK MOUNTAIN RANCH PROJECT #T-14. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

PHASE I WAS COMPLETED IN FY 2003. PHASE II WILL OCCUR COMMENSURATE WITH THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN.

CONTACT: FARAH MAHZARI TELEPHONE: (619) 533-3836 EMAIL: fmahzari@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PARK-N-RIDE**

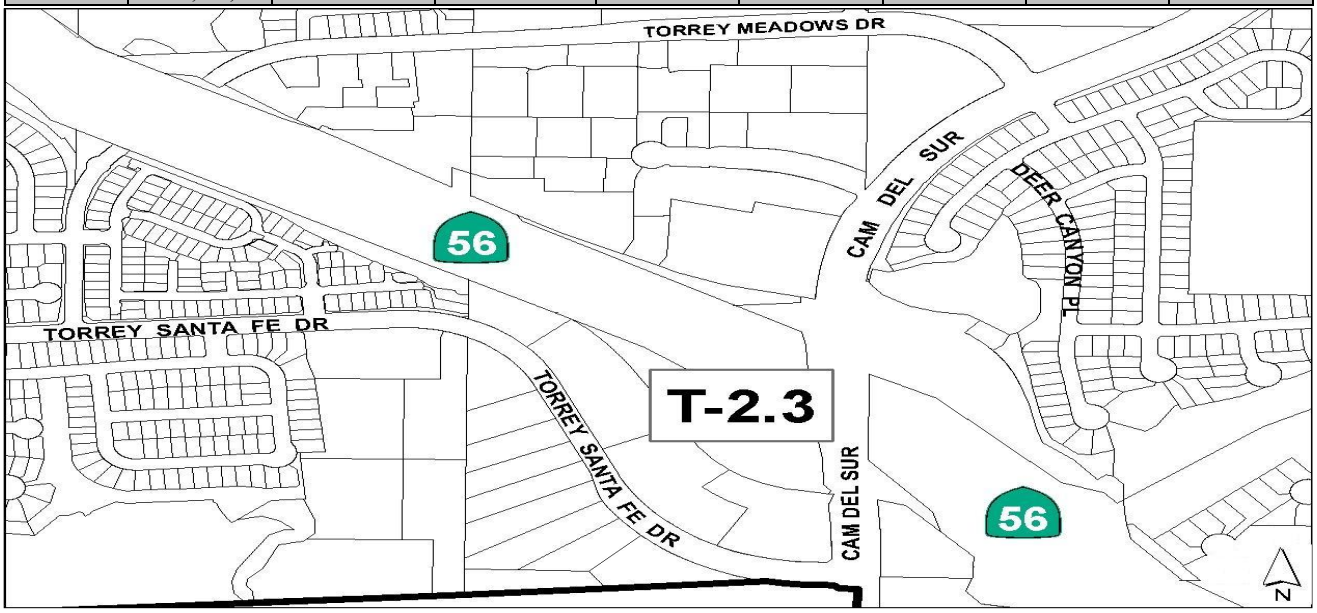
PROJECT: **T-2.3**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,488,370**							
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,488,370**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH	$1,488,370							
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$1,488,370	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PARK-N-RIDE**

		PROJECT:	**T-2.3**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A ONE-ACRE PARK AND RIDE FACILITY TO ACCOMMODATE 100 CARS NEAR THE SR-56/CAMINO DEL SUR INTERCHANGE.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT WILL BE CONSTRUCTED AS FUNDS BECOME AVAILABLE AND AS SCOPE IS FURTHER DEFINED.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, Carmel Valley Road to San Dieguito Road)**

PROJECT: **T-2.4**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 52-403.0 — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR	**$15,477,889**	$15,477,889						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$3,013,652**	$3,013,652						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$18,491,541**	$18,491,541	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: BRAD JOHNSON — TELEPHONE: (619) 533-5120 — EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, Carmel Valley Road to San Dieguito Road)**

		PROJECT:	**T-2.4**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-403.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO DEL SUR FROM THE INTERSECTION OF CARMEL VALLEY ROAD NORTHERLY TO SAN DIEGUITO ROAD IN THE COMMUNITY OF BLACK MOUNTAIN RANCH AS A 2-LANE INTERIM FACILITY.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THIS PROJECT WILL BE ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS AS FULFILLMENT OF TENTATIVE MAP CONDITIONS FOR THEIR RESPECTIVE PROJECTS. REIMBURSEMENT FROM TORREY HIGHLANDS (APPROXIMATELY 17%) WILL BE IN THE FORM OF CREDIT FOR OTHER PUBLIC FACILITIES PROJECTS IN THE FBA.

NOTES:

THE FUTURE WIDENING OF THIS REACH OF CAMINO DEL SUR IS THE OBLIGATION OF THE BLACK MOUNTAIN RANCH FBA. *REFERENCE:* BLACK MOUNTAIN RANCH PFFP PROJECT T-9.

SCHEDULE:

CONSTRUCTION WAS COMPLETED IN FY 2002.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE:

CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)

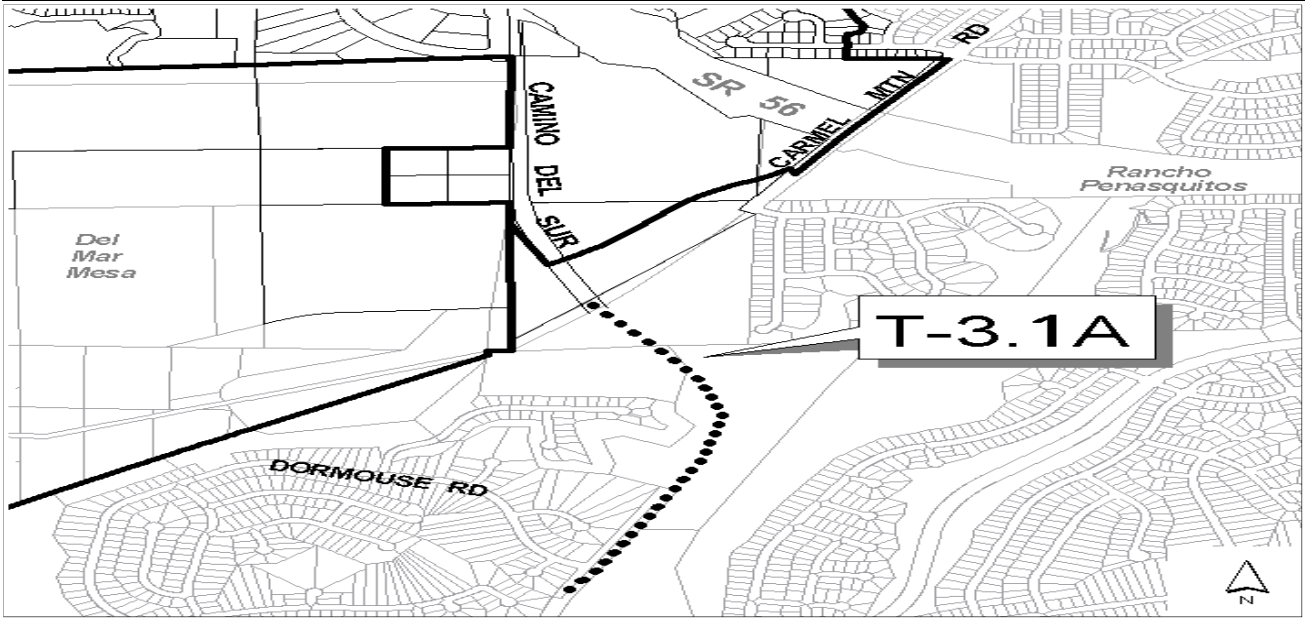
PROJECT: T-3.1A

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 52-653.0/S-00872 — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$351,000**					$351,000		
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP	**$3,051,000**	$1,204,894	$1,846,106					
DEV. ADV								
DEV/SUBD1	**$2,744,800**							
COUNTY								
STATE								
DEV/SUBD2	**$793,200**			$793,200				
UNIDEN								
TOTAL	**$6,940,000**	$1,204,894	$1,846,106	$793,200	$0	$351,000	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD1								
COUNTY								
STATE								
DEV/SUBD2								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON — TELEPHONE: (619) 533-5120 — EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE:

CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)

		PROJECT:	**T-3.1A**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-653.0/S-00872	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN CARMEL MOUNTAIN ROAD AND THE EXISTING NORTHERLY TERMINUS IN RANCHO PENASQUITOS (NORTH OF DORMOUSE) AS A 2-LANE INTERIM ROADWAY WITHIN THE RIGHT-OF-WAY FOR A FUTURE FOUR LANE FACILITY. (SEE COMPANION PROJECT T-3.2A AND RANCHO PENASQUITOS PFFP PROJECT NO. 29-4B)

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THE PROJECT WILL BE FUNDED BY THE RANCHO PENASQUITOS & TORREY HIGHLANDS FBA AND DEVELOPER FUNDS, AS FUNDS BECOME AVAILABLE.

DEV/SUBD1: RHODES CROSSING
DEV/SUBD2: WESTERN PACIFIC HOUSING

NOTES:

PROJECT ENVIRONMENTAL IMPACT REPORT (EIR), CA STATE CLEARINGHOUSE SCH NUMBER: 2001121109, CAMINO DEL SUR; SITE DEVELOPMENT PERMIT NO. 41-0248.

SITE DEVELOPMENT PERMIT (PROCESS 4) AND EIR APPROVED AND CERTIFIED BY THE SAN DIEGO PLANNING COMMISSION ON FEBRUARY 2, 2006.

SCHEDULE:

DESIGN BEGAN IN FY 2000. PROJECT IS REQUIRED IN ORDER TO MOVE FORWARD WITH DEVEVLOPMENT SOUTH OF THE SR-56/CAMINO DEL SUR INTERCHANGE. IT IS ANTICIPATED THAT THE PROJECT WILL BE CONSTRUCTED BY DEVELOPERS PER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, Torrey Santa Fe to Carmel Mountain Road)**

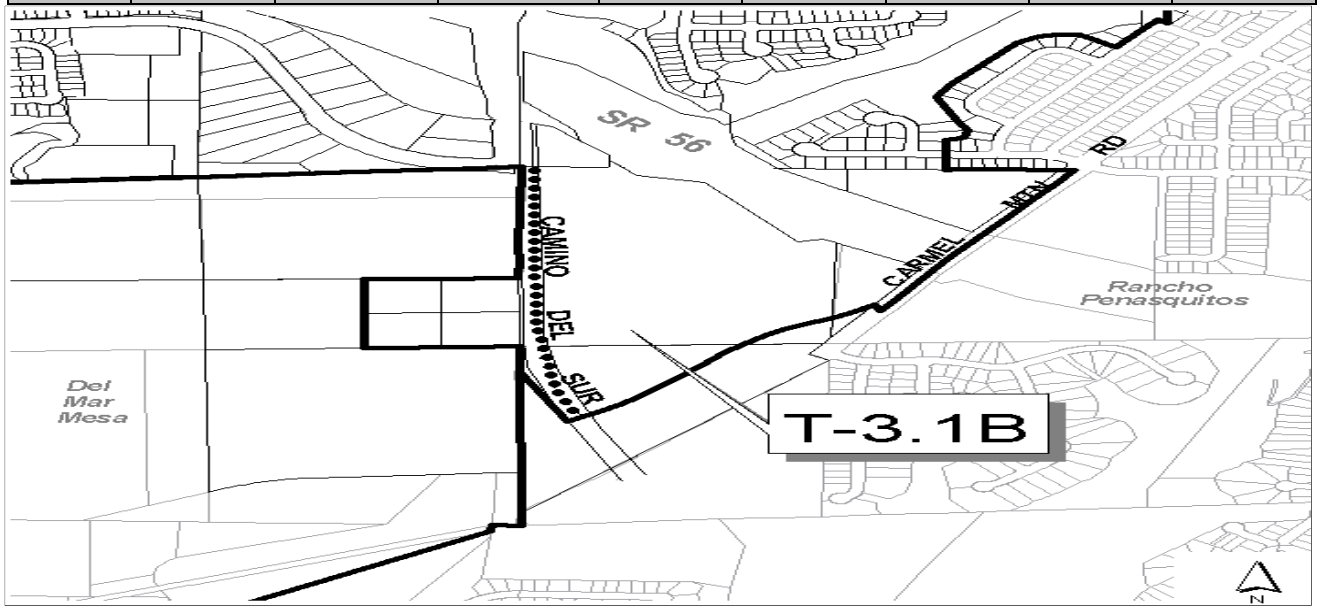
PROJECT: **T-3.1B**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$5,170,000**			$500,000		$2,085,000	$2,585,000	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$5,170,000**	$0	$0	$500,000	$0	$2,085,000	$2,585,000	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON — TELEPHONE: (619) 533-5120 — EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, Torrey Santa Fe to Carmel Mountain Road)**

		PROJECT:	**T-3.1B**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN TORREY SANTA FE AND CARMEL MOUNTAIN ROAD AS AN INTERIM 2-LANE ROADWAY WITHIN THE RIGHT-OF-WAY FOR A FUTURE FOUR LANE FACILITY (SEE COMPANION PROJECT T-3.2B)

JUSTIFICATION:

THIS FACILITIY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THE PROJECT WILL BE FUNDED BY THE TORREY HIGHLANDS FBA AS FUNDS BECOME AVAILABLE.

NOTES:

PROJECT ENVIRONMENTAL IMPACT REPORT (EIR), CA STATE CLEARINGHOUSE SCH NUMBER: 2001121109, CAMINO DEL SUR; SITE DEVELOPMENT PERMIT NO. 41-0248.

SITE DEVELOPMENT PERMIT (PROCESS 4) AND EIR APPROVED AND CERTIFIED BY THE SAN DIEGO PLANNING COMMISSION ON FEBRUARY 2, 2006.

SCHEDULE:

INITIAL ENGINEERING HAS BEEN PERFORMED BY LATTITUDE 33. DESIGN BEGAN IN FY2000. PROJECT IS REQUIRED IN ORDER TO MOVE FORWARD WITH DEVELOPMENT SOUTH OF THE SR-56/CAMINO DEL SUR INTERCHANGE. IT IS ANTICIPATED THAT THE PROJET WILL BE CONSTRUCTED BY DEVELOPERS PER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)**

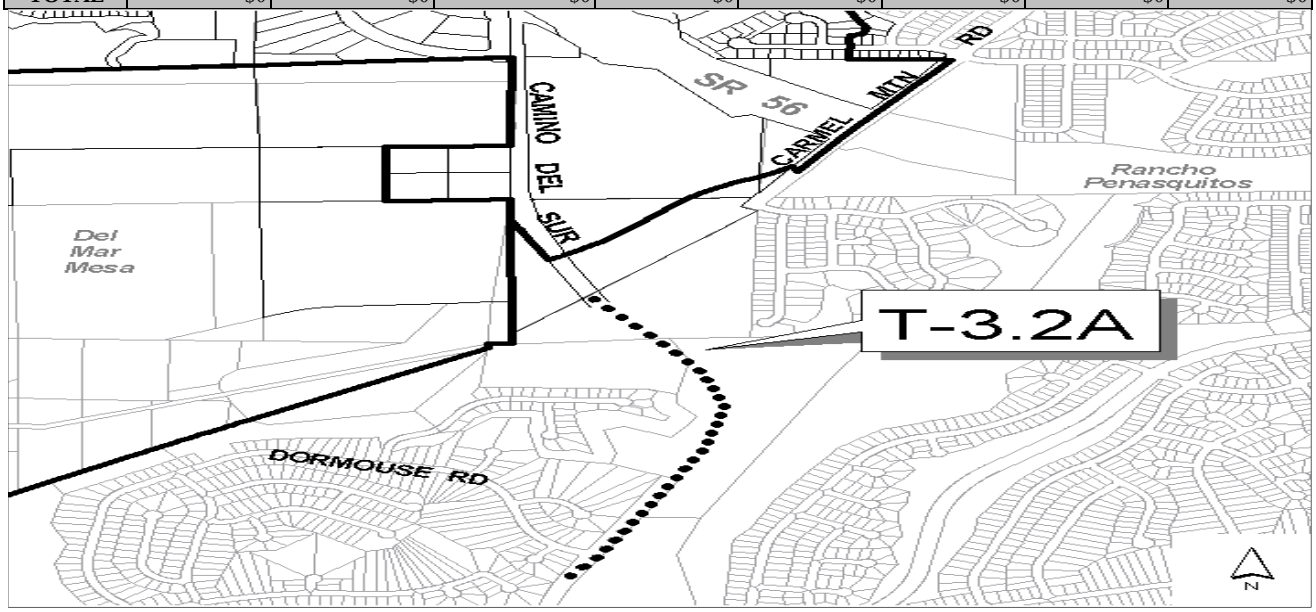
PROJECT: T-3.2A

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-653.0/S-00872

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$3,685,000**					$1,842,500	$1,842,500	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$3,685,000**	$0	$0	$0	$0	$1,842,500	$1,842,500	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)**

		PROJECT:	**T-3.2A**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-653.0/S-00872	COMMUNITY PLAN:	TH

DESCRIPTION:

WIDEN CAMINO DEL SUR WITH TWO ADDITIONAL TRAVEL LANES FROM CARMEL MOUNTAIN ROAD SOUTHERLY TO DORMOUSE ROAD IN RANCHO PENASQUITOS.

A WILDLIFE CROSSING IS INCLUDED IN THE PROJECT.

JUSTIFICATION:

THIS FACILITIY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THE TORREY HIGHLANDS FBA WILL PROVIDE THE FUNDING FOR THIS SECOND PHASE OF THIS PROJECT (SEE COMPANION PROJECT T-3.1A).

TOREY HIGHLANDS' OBLIGATION TO CONTRIBUTE FUNDS TO THE WILDLIFE UNDERCROSSING PORTION OF THIS PROJECT IS CAPPED AT $1,000,000.

NOTES:

PROJECT ENVIRONMENTAL IMPACT REPORT (EIR), CA STATE CLEARINGHOUSE SCH NUMBER: 2001121109, CAMINO DEL SUR; SITE DEVELOPMENT PERMIT NO. 41-0248.

SITE DEVELOPMENT PERMIT (PROCESS 4) AND EIR APPROVED AND CERTIFIED BY THE SAN DIEGO PLANNING COMMISSION ON FEBRUARY 2, 2006.

SCHEDULE:

DESIGN BEGAN IN FY2000. PROJECT IS REQUIRED IN ORDER TO MOVE FORWARD WITH DEVELOPMENT SOUTH OF SR56/CAMINO DEL SUR INTERCHANGE. IT IS ANTICIPATED THAT THE PROJECT WILL BE CONSTRUCTED BY DEVELOPERS PER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Expand to Four Lanes, Torrey Santa Fe to Carmel Mountain Road)**

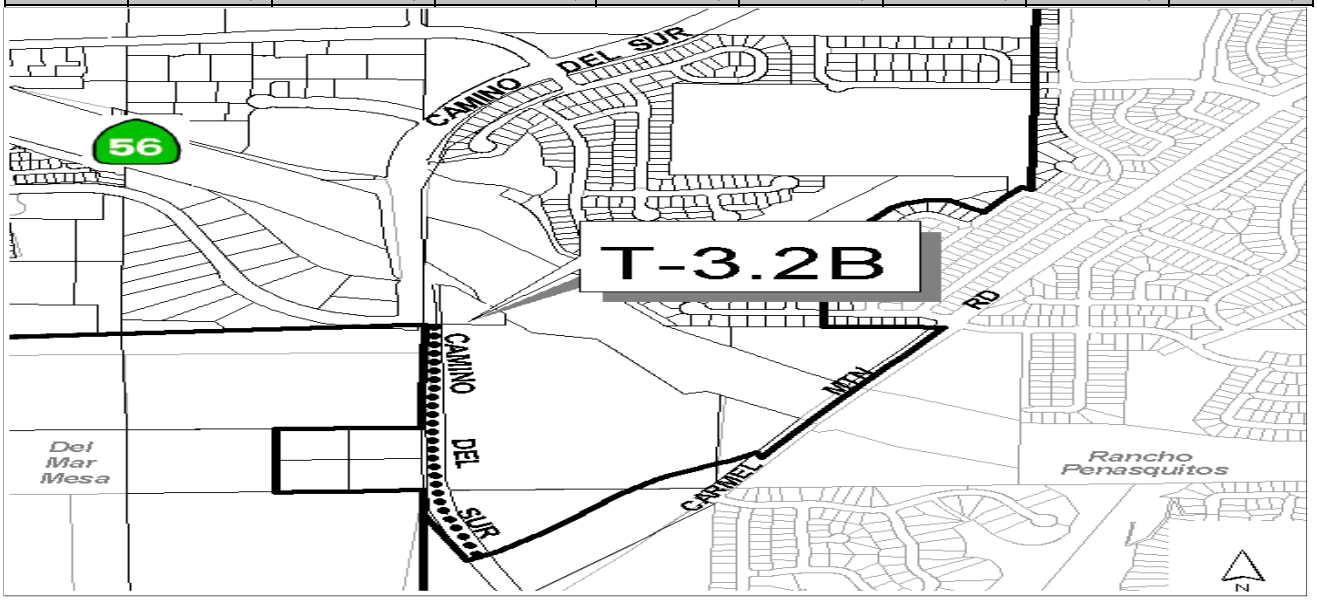
PROJECT: T-3.2B

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,090,000**					$545,000	$545,000	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,090,000**	$0	$0	$0	$0	$545,000	$545,000	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Expand to Four Lanes, Torrey Santa Fe to Carmel Mountain Road)**

		PROJECT:	**T-3.2B**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

WIDEN CAMINO DEL SUR WITH TWO ADDITIONAL TRAVEL LANES FROM TORREY SANTA FE TO CARMEL MOUNTAIN ROAD. A TOTAL OF SIX LANES WILL BE REQUIRED FROM THE FREEWAY OFFRAMPS TO BEYOND STREET A.

JUSTIFICATION:

THIS FACILITIY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

DESIGN BEGAN IN FY2000. PROJECT IS REQUIRED IN ORDER TO MOVE FORWARD WITH DEVELOPMENT SOUTH OF THE SR56/CAMINO DEL SUR INTERCHANGE. IT IS ANTICIPATED THAT THE PROJECT WILL BE CONSTRUCTED BY DEVELOPERS PER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

NOTES:

PROJECT ENVIRONMENTAL IMPACT REPORT (EIR), CA STATE CLEARINGHOUSE SCH NUMBER: 2001121109, CAMINO DEL SUR; SITE DEVELOPMENT PERMIT NO. 41-0248.

SITE DEVELOPMENT PERMIT (PROCESS 4) AND EIR APPROVED AND CERTIFIED BY THE SAN DIEGO PLANNING COMMISSION ON FEBRUARY 2, 2006.

SCHEDULE:

DESIGN BEGAN IN FY2000. PROJECT IS REQUIRED IN ORDER TO MOVE FORWARD WITH DEVELOPMENT SOUTH OF SR56/CAMINO DEL SUR INTERCHANGE. IT IS ANTICIPATED THAT THE PROJECT WILL BE CONSTRUCTED BY DEVELOPERS PER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: BJohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Two Lanes: Via Albertura to Camino Del Sur)**

PROJECT: **T-4.1**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-466.0/S-00854

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR	**$1,314,821**	$1,314,821						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$3,400,000**	$3,400,000						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,714,821**	$4,714,821	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Two Lanes: Via Albertura to Camino Del Sur)**

		PROJECT:	**T-4.1**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-466.0/S-00854	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE INTERSECTION OF VIA ALBERTURA TO THE INTERSECTION OF CAMINO DEL SUR AS A 2-LANE INTERIM FACILITY. (SEE COMPANION PROJECT T-4.2)

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

PROJECT WAS ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS IN FULFILLMENT OF TENTATIVE MAP CONDITIONS. REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS WILL OCCUR IN THE FORM OF CREDIT TOWARD THE COST OF OTHER PUBLIC FACILITIES PROJECTS IN THE NCFUA.

NOTES:

INITIAL TRAFFIC STUDIES INDICATE THAT FOR THE REACH LOCATED WESTERLY OF CAMINO DEL SUR, APPROXIMATELY 77% OF THE NET TRAFFIC AT FULL COMMUNITY DEVELOPMENT WILL BE ATTRIBUTABLE TO TORREY HIGHLANDS. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

COMPLETED.

CONTACT: Larry Van Wey TELEPHONE: (619) 533-3005 EMAIL: Lvanwey@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road)**

PROJECT: **T-4.2**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR	**$6,439,393**	$6,439,393						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$1,132,340**	$1,132,340						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$7,571,733**	$7,571,733	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road)**

		PROJECT:	**T-4.2**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE INTERSECTION OF CAMINO DEL SUR TO THE INTERSECTION OF BLACK MOUNTAIN ROAD IN RANCHO PENASQUITOS AS A 2-LANE INTERIM FACILITY. (SEE COMPANION PROJECT T-4.3)

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

PROJECT WILL BE ADVANCED BY THE BLACK MOUNTAIN RANCH AND FAIRBANKS HIGHLANDS DEVELOPMENTS AS FULFILLMENT OF TENTATIVE MAP CONDITIONS FOR THEIR RESPECTIVE PROJECTS. REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS WILL OCCUR IN THE FORM OF CREDITS TOWARD THE COST OF OTHER PUBLIC PROJECTS IN THE NCFUA.

NOTES:

INITIAL TRAFFIC STUDIES INDICATE THAT FOR THE REACH LOCATED EASTERLY OF CAMINO DEL SUR, APPROXIMATELY 41% OF THE NET TRAFFIC AT FULL COMMUNITY DEVELOPMENT WILL BE ATTRIBUTABLE TO TORREY HIGHLANDS. *REFERENCE:* BLACK MOUNTAIN RANCH PFFP PROJECT T-21.2. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

COMPLETED.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Widen to Four Lanes: Via Albertura to Camino Del Sur)**

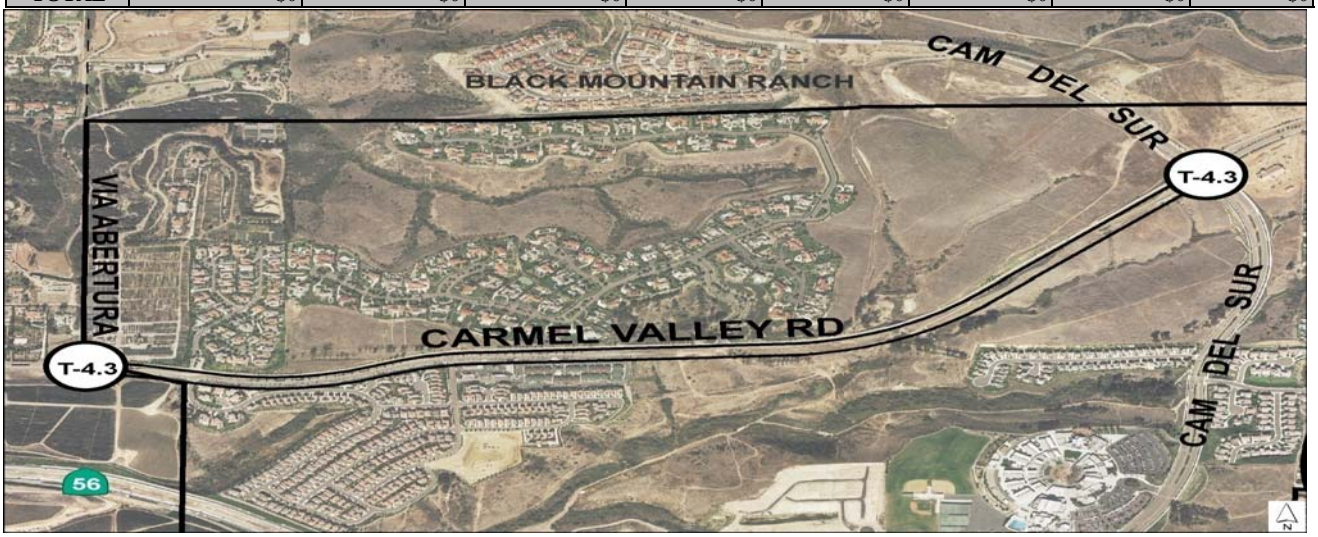
PROJECT: T-4.3

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 52-466.0/S-00854 — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$15,223,324**	$3,768,291	$6,613,159	$2,420,937	$2,420,937			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$15,223,324**	$3,768,291	$6,613,159	$2,420,937	$2,420,937	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN — TELEPHONE: (619) 533-3097 — EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Widen to Four Lanes: Via Albertura to Camino Del Sur)**

PROJECT: T-4.3

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 52-466.0/S-00854 — COMMUNITY PLAN: TH

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES AND RELOCATE THE EXISTING DEL MAR HEIGHTS PIPELINE INTO THE NEW ROAD AND UPSIZE TO 36". WORK TO BE COMPLETED IN THREE INCREMENTS. THE FIRST INCREMENT REQUIRES THE WIDENING ALONG THE FRONTAGE OF TORREY DEL MAR DEVELOPMENT. THE SECOND INCREMENT REQUIRED THE WIDENING ALONG THE FRONTAGE OF FAIRBANKS COUNTRY VILLAS DEVELOPMENTS. THE THIRD COMPLETES THE REMAINDER OF THE WIDENING. TIMING OF EACH INCREMENT OF WIDENING WILL BE BASED ON THE RATE OF DEVELOPMENT IN TORREY HIGHLANDS.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH ARE SHARING IN THE COST OF PROJECTS SERVING BOTH COMMUNITIES. THIS PROJECT IS AMONG THOSE TO BE FUNDED BY TORREY HIGHLANDS, WHILE OTHER PROJECTS WILL BE FUNDED BY BLACK MOUNTAIN RANCH. PHASE II & III OF THIS PROJECT HAS TWO ACTIVE REIMBURSEMENT AGREEMENTS WITH D.R. HORTON/WPH AND DAVIDSON COMMUNITIES ASSOCIATED WITH IT.

NOTES:

REFERENCE : BLACK MOUNTAIN RANCH PROJECT #T-22.1.

SCHEDULE:

THE FIRST PHASE HAS BEEN COMPLETED. THE SECOND PHASE WILL CONSIST OF WIDENING ALONG THE FRONTAGE OF FAIRBANKS COUNTRY VILLAS, VTM#7439, ANTICIPATED TO BE COMPLETED BY DAVIDSON DURING FY 2012. THE THIRD PHASE WILL COMPLETE THE WIDENING INCLUDING THE BRIDGE CROSSING AND IS ANTICIPATED TO BE COMPLETED BY D.R. HORTON DURING FY 2013/2014 DEPENDING ON FUNDING AVAILABILITY.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road)**

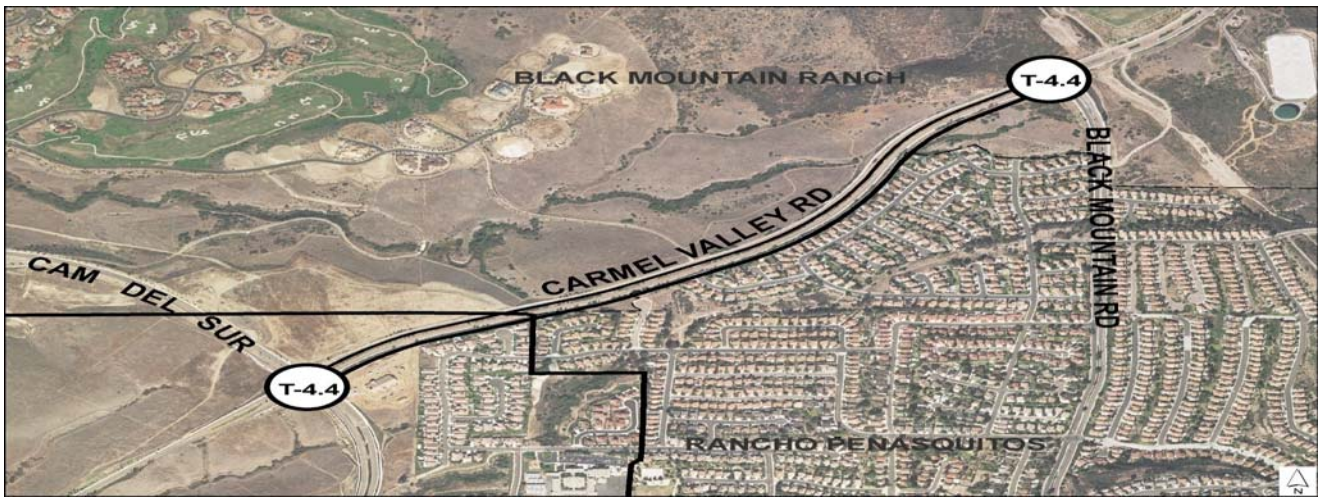
PROJECT: T-4.4

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,774,058**			$1,774,058				
FBA-BMR	**$3,453,870**	$3,453,870						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$607,348**	$607,348						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$5,835,276**	$4,061,218	$0	$1,774,058	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road)**

		PROJECT:	**T-4.4**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES FOR CARMEL VALLEY ROAD. THE FIRST INCREMENT OCCURRED AT EACH END OF THIS REACH TO ACCOMMODATE INTERSECTION REQUIREMENTS. THE SECOND INCREMENT EXTENDS THE WIDENING IN THE MIDDLE PORTION OF THIS ROADWAY TO ACCOMODATE FUTURE TRANSIT USE PER THE COMMUNITY PLAN. TIMING OF EACH INCREMENT OF WIDENING WILL BE BASED ON THE TRANSPORTATION PHASING PLAN.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THE FIRST PHASE WAS FUNDED BY SANTALUZ. THE SECOND PHASE WILL BE FUNDED BY TORREY HIGHLANDS FBA. DEVELOPER/SUBDIVIDER IDENTIFIED FOR THIS PROJECT IS BLACK MOUNTAIN RANCH.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT T-22.2. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITY PUBLIC FACILITIES FINANCING PLAN. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

IT IS ANTICIPATED THAT THE DEVELOPER OF BMR WILL CONSTRUCT THIS PROJECT UNDER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch)**

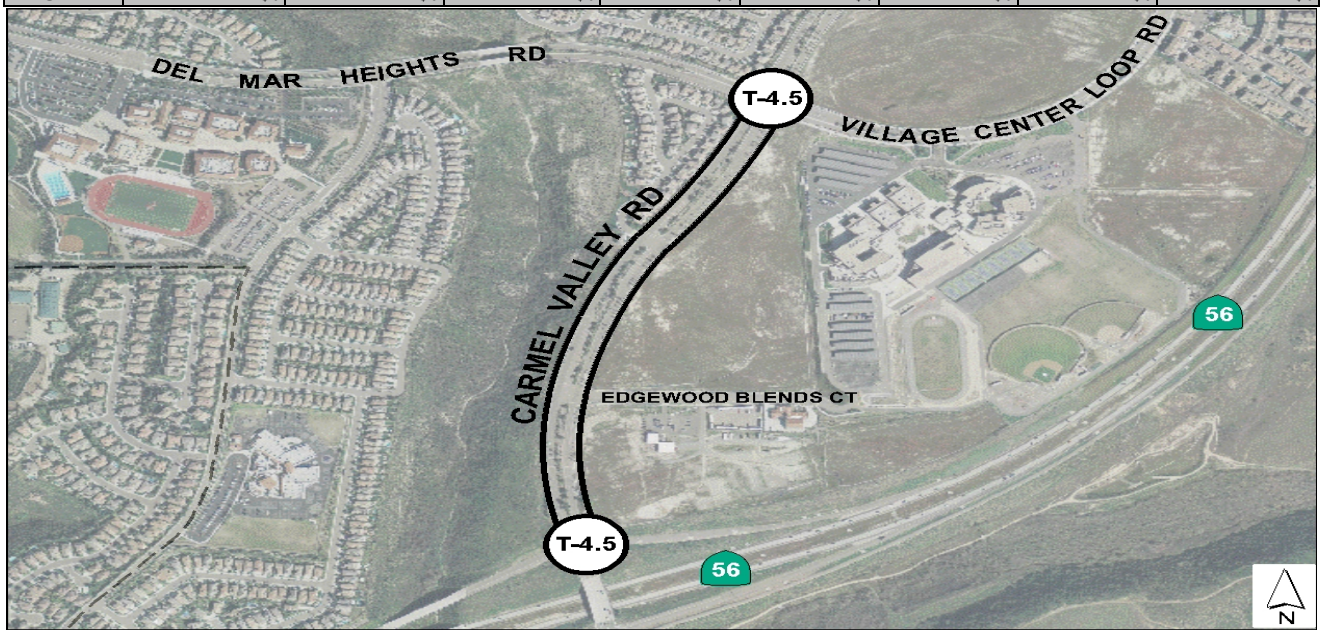
PROJECT: **T-4.5**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR								
FBA-PHR	**$7,085,000**							
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$7,085,000**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch)**

		PROJECT:	**T-4.5**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE CAMINO SANTA FE INTERCHANGE TO DEL MAR HEIGHTS ROAD AS A SIX-LANE FACILITY WITHIN A 146 FOOT RIGHT-OF-WAY TRANSITIONING TO A FOUR LANE FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY (4,000LF). THE EXPANDED RIGHT-OF-WAY WILL PERMIT WIDENING OF UP TO 24 ADDITIONAL FEET FOR A FUTURE TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES SHALL BE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

JUSTIFICATION:

DUE TO ANTICIPATED TRAFFIC VOLUMES ON CARMEL VALLEY ROAD, THE REACH BETWEEN SR-56 AND DEL MAR HEIGHTS ROAD WILL BE CONSTRUCTED AS A SIX-LANE FACILITY.

FUNDING ISSUES:

DEVELOPER (PARDEE) WILL ADVANCE FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

REFERENCE: PACIFIC HIGHLANDS RANCH PFFP PROJECT T-4.2. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

PHASE I IS COMPLETED; REIMBURSEMENT FOR PHASE I IS PROGRAMMED IN FY 2009. PHASE II WILL OCCUR AFTER THE 1,900 UNIT CAP HAS BEEN LIFTED.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD -- Easterly Extension**

PROJECT: **T-4.6**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR	**$4,233,176**	$4,233,176						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,233,176**	$4,233,176	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY ROAD -- Easterly Extension**

		PROJECT:	**T-4.6**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT A TWO-LANE LOCAL ROADWAY EASTERLY OF BLACK MOUNTAIN ROAD TO PROVIDE ACCESS TO THE COMMUNITY PARK AND THE WATER RESERVOIR LOCATED IN BLACK MOUNTAIN RANCH.

JUSTIFICATION:

THIS PROJECT IS THE FINANCIAL RESPONSIBILITY OF BLACK MOUNTAIN RANCH, PHASE I, AND WAS CONSTRUCTED TO PROVIDE ACCESS TO THE COMMUNITY PARK AND TO PROPERTIES LOCATED WITHIN BLACK MOUNTAIN RANCH EASTERLY OF BLACK MOUNTAIN ROAD.

FUNDING ISSUES:

NOTES:

FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

COMPLETED

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL MOUNTAIN ROAD OVERCROSSING -- Two Additional Lanes**

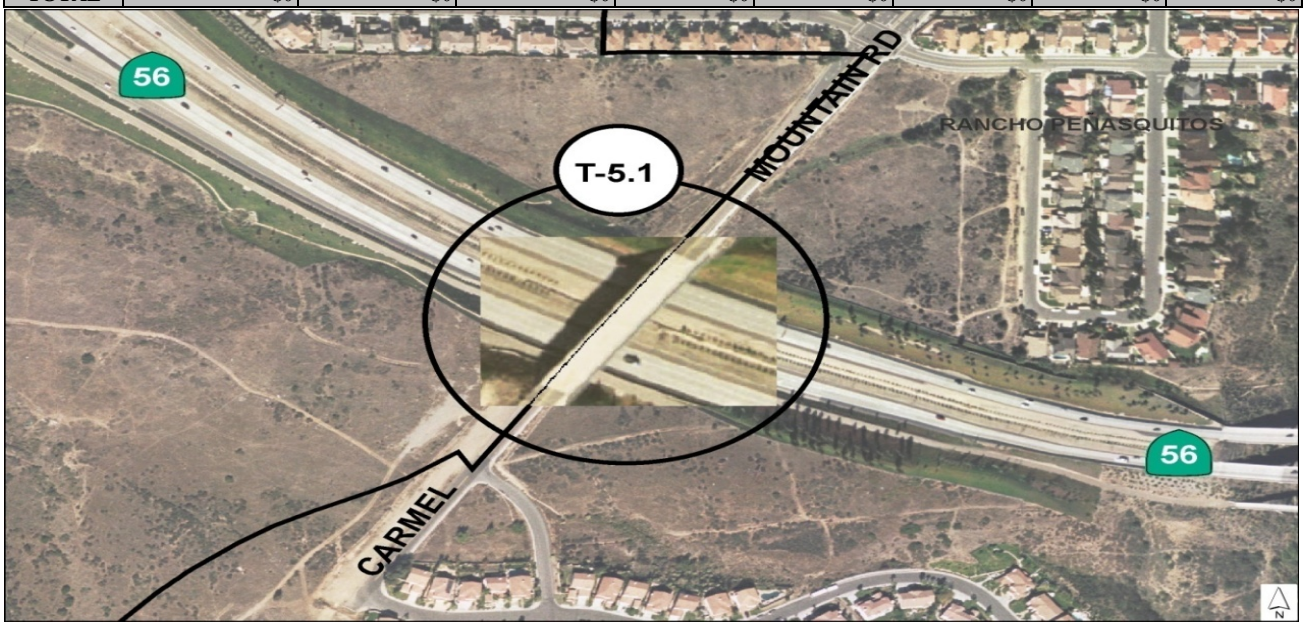
PROJECT: **T-5.1**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$5,000,000**					$2,500,000	$2,500,000	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$5,000,000**	$0	$0	$0	$0	$2,500,000	$2,500,000	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN — TELEPHONE: (619) 533-3097 — EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL MOUNTAIN ROAD OVERCROSSING -- Two Additional Lanes**

		PROJECT:	**T-5.1**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 4-LANE OVERCROSSING OF CARMEL MOUNTAIN ROAD OVER SR-56. THE FIRST PHASE WILL BE A TWO-LANE BRIDGE PROVIDING DEVELOPMENT SOUTH OF SR-56 WITH BOTH INDIRECT ACCESS TO SR-56 AND DIRECT ACCESS TO THE COMMERCIAL AND EMPLOYMENT CENTER SITES IN TORREY HIGHLANDS. THE SECOND PHASE, WIDENING TO A 4-LANE BRIDGE, WILL OCCUR WHEN TRAFFIC FROM OUTSIDE THE COMMUNITY CREATES ADDITIONAL CAPACITY DEMANDS ON THE BRIDGE.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THE FIRST PHASE WAS CONSTRUCTED AS PART OF THE CONSTRUCTION OF SR-56 AS A FOUR-LANE FREEWAY (PROJECT T-1.1). THE SECOND PHASE SHALL BE THE RESPONSIBILITY OF THE FBA WHEN TRAFFIC FROM OUTSIDE THE COMMUNITY CREATES ADDITIONAL DEMAND ON THE BRIDGE CAPACITY.

NOTES:

SCHEDULE:

THE TIMING FOR THE IMPROVEMENTS OF THIS INTERCHANGE SHALL BE PURSUANT TO THE TRANSPORTATION PHASING PLAN.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary)**

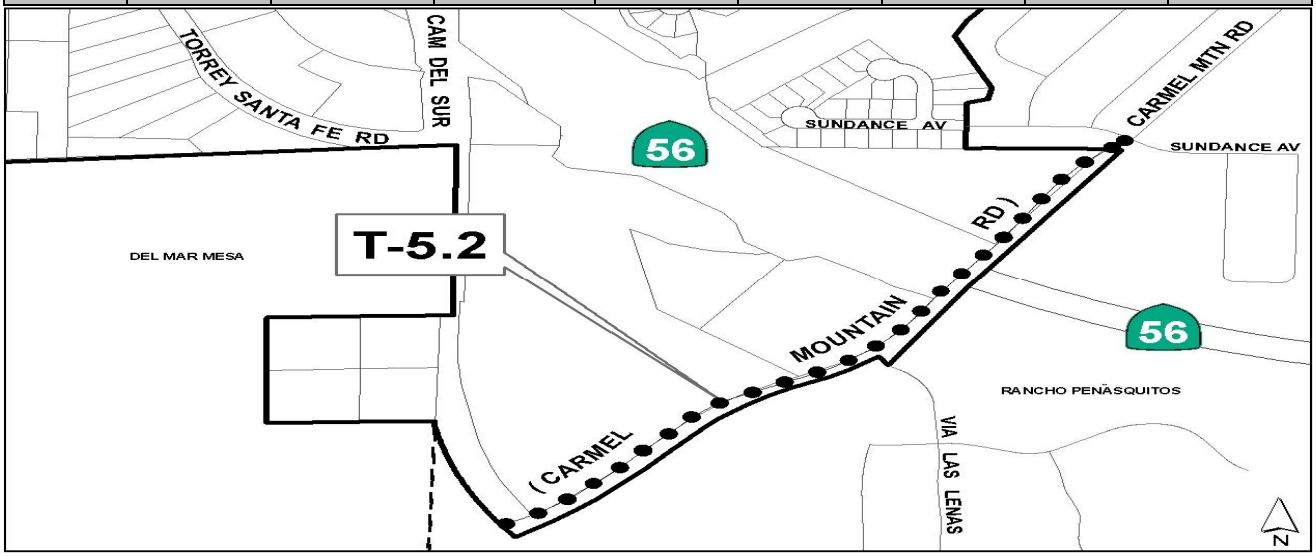
PROJECT: **T-5.2**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$5,400,000**					$2,700,000	$2,700,000	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$1,800,000**	$1,800,000						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$7,200,000**	$1,800,000	$0	$0	$0	$2,700,000	$2,700,000	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary)**

		PROJECT:	**T-5.2**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL MOUNTAIN ROAD AS A FOUR-LANE MAJOR STREET, COMPLETE WITH MEDIAN IMPROVEMENTS FROM CAMINO DEL SUR TO THE EXISTING TERMINUS OF THIS ROADWAY IN RANCHO PENASQUITOS.

JUSTIFICATION:

FUNDING ISSUES:

THE FIRST PHASE WAS COMPLETED BY SUBDIVIDER. THE REMAINDER OF THE ROAD CONNECTING TO CAMINO DEL SUR WILL BE FUNDED BY THE TORREY HIGHLANDS FBA.

NOTES:

PROJECT WILL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE WILL COVER CONSTRUCTION OF THE FIRST TWO TRAVEL LANES. THE SECOND PHASE, WHICH WILL COMPLETE THE FOUR-LANE FACILITY FOR ITS ENTIRE LENGTH, WILL BE REQUIRED IN PHASE FOUR OF THE TRANSPORTATION PHASING PLAN.

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2015.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5)**

PROJECT: **T-6**
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1
CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$160,000**		$160,000					
FBA-BMR								
FBA-PHR	**$160,000**							
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$160,000**							
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$480,000**	$0	$160,000	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5)**

		PROJECT:	**T-6**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT A DEDICATED RIGHT TURN LANE FOR THE TRAFFIC PROCEEDING WESTBOUND ON DEL MAR HEIGHTS ROAD AND TURNING NORTH ONTO INTERSTATE 5 OR FUND STUDIES TO THE SATISFACTION OF THE CITY ENGINEER.

JUSTIFICATION:

THIS PROJECT WILL HELP TO IMPROVE THE CAPACITY OF ROADWAY NETWORK THAT PROVIDES CAPACITY FOR THE DEVELOPMENT OF TORREY HIGHLANDS. THIS PROJECT WILL BE JOINTLY FUNDED WITH PACIFIC HIGHLANDS RANCH AND SUBDIVIDERS IN CARMEL VALLEY, ALL HAVING AN OBLIGATION TO CONSTRUCT THIS PROJECT

FUNDING ISSUES:

TORREY HIGHLANDS WILL REIMBURSE DEVELOPER FOR FAIR-SHARE WHEN FUNDING BECOMES AVAILABLE UNDER THE TERMS OF A FUTURE REIMBURSEMENT AGREEMENT.

NOTES:

REFERENCE: PACIFIC HIGHLANDS RANCH PUBLIC FACILITIES FINANCING PLAN T-2. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

CONSTRUCTION COMPLETE. REIMBURSEMENT IS SCHEDULED FOR AS FUNDS BECOME AVAILABLE AND PREDICATED ON A FUTURE REIMBURSEMENT AGREEMENT.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road)**

PROJECT: **T-7**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR	**$2,130,712**	$2,130,712						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$374,677**	$374,677						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,505,389**	$2,505,389	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road)**

		PROJECT:	**T-7**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT THE EXTENSION OF BLACK MOUNTAIN ROAD FROM THE INTERSECTION OF CARMEL VALLEY ROAD SOUTHERLY TO THE EXISTING TERMINUS OF THIS ROADWAY IN THE COMMUNITY OF RANCHO PENASQUITOS AS A 4-LANE MAJOR STREET, TO THE SATISFACTION OF THE CITY ENGINEER. PROVIDE A TRAFFIC SIGNAL AT INTERSECTION OF BLACK MOUNTAIN ROAD AND CARMEL VALLEY ROAD.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

DEVELOPER ADVANCE WAS PROVIDED BY SANTA LUZ LLC WITH REIMBURSEMENT FROM THE BMR FBA. THE "SUBDIVIDER" PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT T-3. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

PROJECT COMPLETED. REMAINING REIMBURSEMENT IS SCHEDULED FOR FY2012.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SAN DIEGUITO ROAD (Two Lanes)**

PROJECT: **T-8**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR	**$3,693,967**	$3,693,967						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$466,925**	$466,925						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,160,892**	$4,160,892	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SAN DIEGUITO ROAD (Two Lanes)**

		PROJECT:	**T-8**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT THE EXTENSION OF SAN DIEGUITO ROAD FROM THE EXISTING TERMINUS OF THE ROADWAY IN THE COMMUNITY OF FAIRBANKS RANCH TO CAMINO DEL SUR AS A 2-LANE COLLECTOR STREET WITH PROJECTED LEFT TURN LANES. THIS PROJECT ALSO INCLUDES THE INSTALLATION OF A NEW WATER MAIN WITHIN THIS RIGHT-OF-WAY.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

DEVELOPER ADVANCE WAS PROVIDED BY SANTA LUZ WITH REIMBURSEMENT FROM THE FBA. THE WATER MAIN WAS CONSTRUCTED AS A SUBDIVIDER EXPENSE.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT T-1. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

COMPLETED.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY MEADOWS DRIVE (STREET "B") OVERCROSSING**

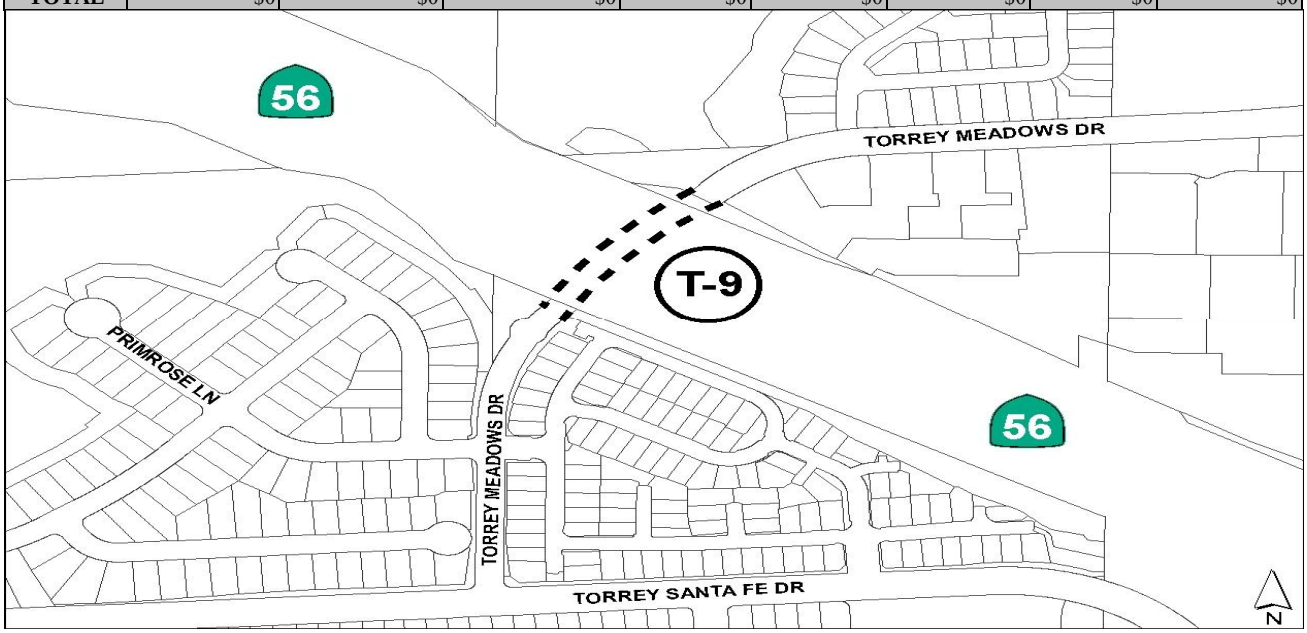
PROJECT: **T-9**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: S-10015 — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$8,502,334**	$28,997	$1,500,000		$6,973,337			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$612,666**							
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$9,115,000**	$28,997	$1,500,000	$0	$6,973,337	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN — TELEPHONE: (619) 533-3097 — EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY MEADOWS DRIVE (STREET "B") OVERCROSSING**

		PROJECT:	**T-9**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	S-10015	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 2-LANE OVERCROSSING OF TORREY MEADOWS DRIVE (STREET "B") OVER SR-56. THIS PROJECT INCLUDES THE BRIDGE APPROACHES ON EACH SIDE OF THE BRIDGE, I.E. APPROXIMATELY 200 LINEAR FEET OF TWO-LANE LOCAL COLLECTOR, TOGETHER WITH ANY RIGHT-OF-WAY NOT PREVIOUSLY ACQUIRED AS PART OF THE SR-56 PROJECT. THIS PROJECT ALSO INCLUDES A 16-INCH WATER MAIN IN THE PROPOSED TORREY MEADOWS DRIVE BRIDGE. ON THE NORTH SIDE OF THE BRIDGE, THE NEW 16-INCH WATER MAIN WILL CONNECT TO THE TWO EXISTING 16-INCH WATER MAINS IN TORREY MEADOWS DRIVE. ON THE SOUTH SIDE OF THE BRIDGE, THE NEW 16-INCH WATER MAIN WILL CONNECT TO THE EXISTING 8-INCH WATER MAIN AND CROSS AT THE INTERSECTION OF TORREY MEADOWS DRIVE AND PRIMROSE LANE.

JUSTIFICATION:

THIS TWO-LANE CONNECTION WILL PROVIDE ACCESS TO THE NEIGHBORHOOD PARK, ELEMENTARY AND HIGH SCHOOLS, AND THE LOCAL MIXED USE ZONE FOR THOSE PROPERTIES SOUTH OF SR-56 AND WILL HELP TO ALLEVIATE TRAFFIC CONGESTION AT THE CAMINO DEL SUR INTERCHANGE. THE 16-INCH WATER MAIN IS NEEDED FOR SYSTEM RELIABILITY AND REDUNDANCY.

FUNDING ISSUES:

THE TORREY SANTA FE DEVELOPMENT CONTRIBUTED A FAIR-SHARE OF THE COST.

NOTES:

SCHEDULE:

DESIGN TO BEGIN IN FY 2012;
CONSTRUCTION IS ANTICIPATED TO START IN FY 2014.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PEDESTRIAN BRIDGE OVER CAMINO DEL SUR**

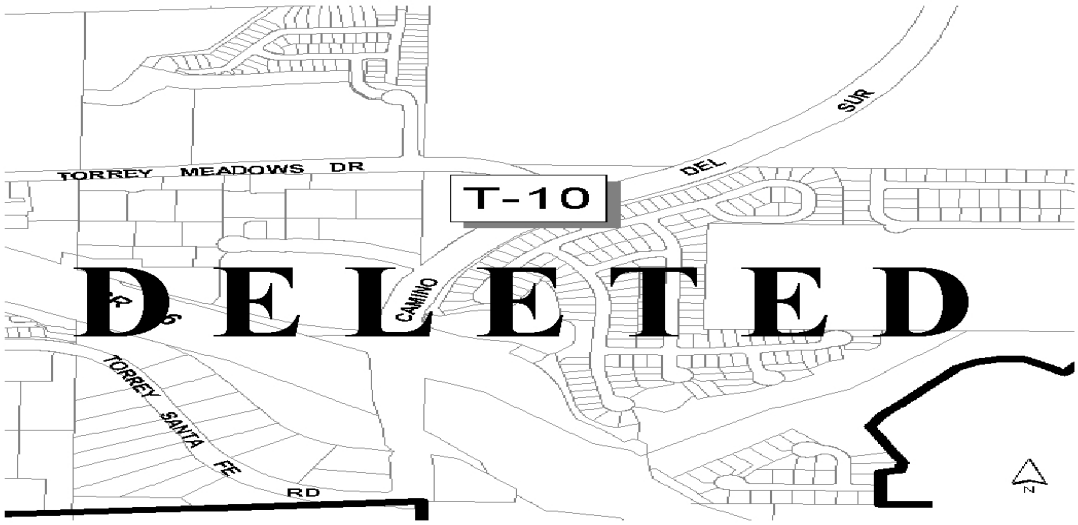
PROJECT: **T-10**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: N/A — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$0**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DONALD PORNAN — TELEPHONE: (619) 533-3097 — EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PEDESTRIAN BRIDGE OVER CAMINO DEL SUR**

		PROJECT:	**T-10**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT A PEDESTRIAN BRIDGE OVER CAMINO DEL SUR TO PROVIDE ACCESS TO THE HIGH SCHOOL, ELEMENTARY SCHOOL, AND NEIGHBHORHOOD PARK,

JUSTIFICATION:

THIS PROJECT WILL PROVIDE SAFE ACCESS TO IMPORTANT COMMUNITY AMENITIES AND WILL HELP TO MINIMIZE TRAFFIC IMPACTS TO CAMINO DEL SUR.

FUNDING ISSUES:

NOTES:

SCHEDULE:

BASED ON DISCUSSIONS HELD WITH CITY STAFF, THE POWAY UNIFIED SCHOOL DISTRICT, AND THE RANCHO PEÑASQUITOS PLANNING BOARD, IT WAS DECIDED THAT THIS PROJECT WAS NOT NEEDED.

CONTACT: DONALD PORNAN TELEPHONE: (619) 533-3097 EMAIL: DPornan@sandiego. gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 BIKE INTERCHANGES**

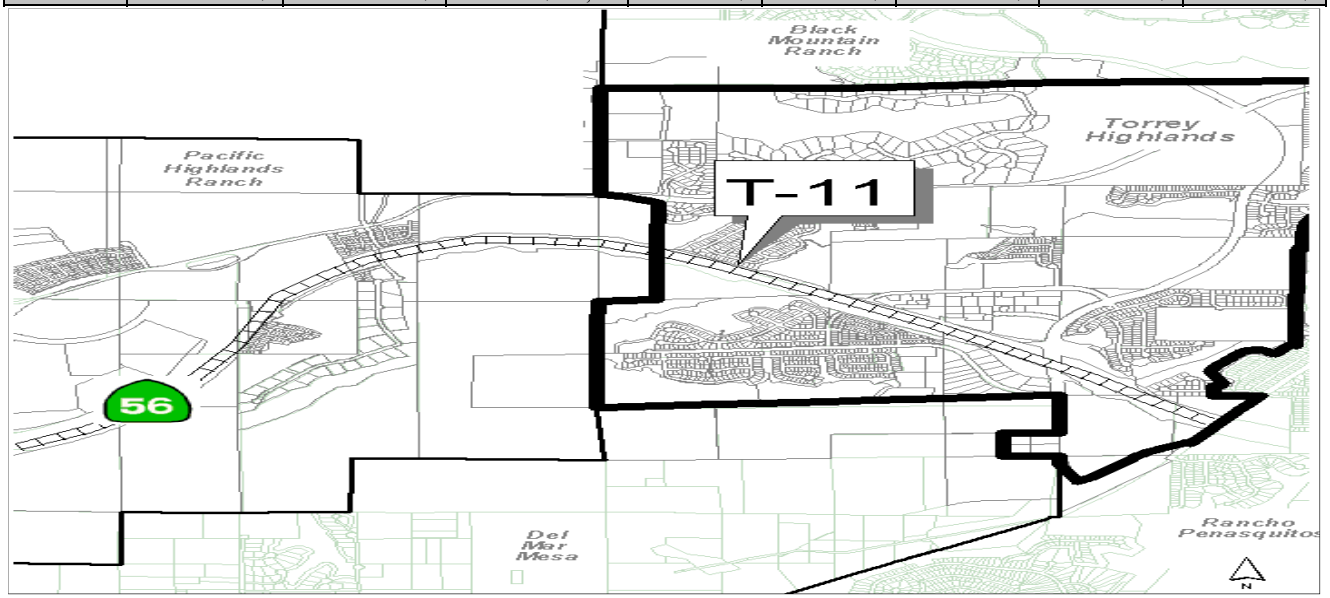
PROJECT: **T-11**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 58-171.0/S-00955

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$295,900**							
FBA-BMR	**$605,168**							
FBA-PHR	**$530,400**							
FBA-DMM	**$72,592**							
FBA-RP	**$1,750,000**							
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG	**$1,200,000**							
UNIDEN	**$7,545,940**							
TOTAL	**$12,000,000**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH			$295,900					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	$0	$0	$295,900	$0	$0	$0	$0	$0



CONTACT: BRAD JACOBSEN TELEPHONE: (619) 533-3045 EMAIL: BJacobsen@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 BIKE INTERCHANGES**

PROJECT: T-11

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 58-171.0/S-00955 — COMMUNITY PLAN: TH

DESCRIPTION:

THIS PROJECT WILL PROVIDE EITHER AT-GRADE OR GRADE-SEPARATED BICYCLE PATH INTERCHANGE FACILITIES ALONG STATE ROUTE 56. A PROJECT STUDY REPORT WILL IDENTIFY THE ACTUAL LOCATIONS AND TYPES OF FACILITIES NEEDED.

JUSTIFICATION:

BICYCLISTS AND PEDESTRIANS TRAVELING THE SR-56 BICYCLE PATH AND NEEDING TO CROSS THROUGH THE INTERCHANGE AREAS WOULD HAVE TO CONTEND WITH HIGH VOLUMES OF CONFLICTING VEHICULAR TRAFFIC. THE BICYCLE PATH FACILITIES TO BE PROPOSED IN THE PROJECT STUDY REPORT WILL EXPEDITE THE MOVEMENTS ALONG THE BICYCLE PATH THROUGH AND CONNECTING TO THE INTERCHANGE AREAS.

FUNDING ISSUES:

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFP PROJECT T-15.2; DEL MAR MESA PFFP PROJECT 43-26; PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.7; RANCHO PEÑASQUITOS PFFP PROJECT 41. IT IS ANTICIPATED THAT TRANSNET BIKE FUNDS WILL BE USED TO FINANCE THE CURRENT FUNDING GAP. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

PROJECT STUDY REPORT COMPLETED BY BOYLE ENGINEERING IN FY 2008 AND ARE AWAITING THE COMMUNITY APPROVAL. ENVIRONMENTAL REVIEW AND DESIGN TO BE COMPLETED IN FY 2010. CONSTRUCTION TO BE COMPLETED AS FUNDS BECOME AVAILABLE.

CONTACT: BRAD JACOBSEN TELEPHONE: (619) 533-3045 EMAIL: Bjacobsen@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **EXTENSION OF RIGHT TURN LANE ON SOUTHBOUND EL CAMINO REAL**

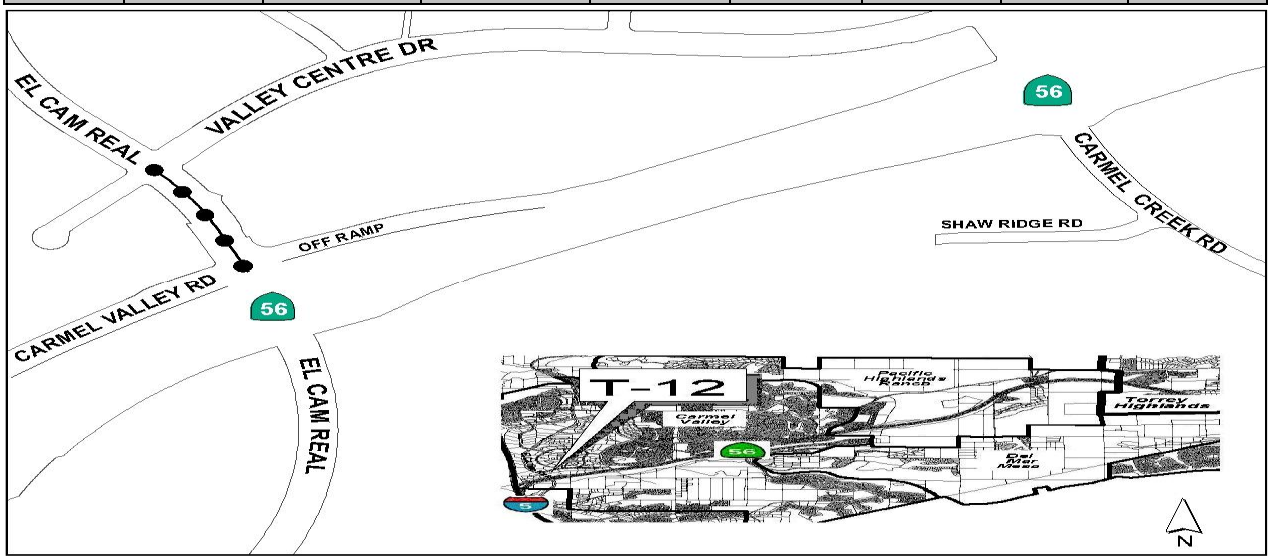
PROJECT: **T-12**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$293,188**							
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$293,188**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **EXTENSION OF RIGHT TURN LANE ON SOUTHBOUND EL CAMINO REAL**

		PROJECT:	**T-12**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

EXTENSION OF THE RIGHT TURN LANE ON SOUTHBOUND EL CAMINO REAL BETWEEN VALLEY CENTRE ROAD AND CARMEL VALLEY ROAD.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO IMPROVE CAPACITY AND ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS AND THE ADDITIONAL TRAFFIC EXPERIENCED FOLLOWING THE COMPLETION OF STATE ROUTE 56 AS A FOUR LANE FREEWAY.

FUNDING ISSUES:

THIS PROJECT IS A TRANSPORTATION PHASING PLAN REQUIREMENT OF BOTH TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH. FUNDING WILL BE PROVIDED BY BLACK MOUNTAIN RANCH. SHOULD THIS FUNDING NOT BE AVAILABLE WHEN NEEDED, TORREY HIGHLANDS WILL PROVIDE FUNDING FOR LATER REIMBURSEMENT. THIS PROJECT HAS AN ACTIVE DIA WITH TRII L.L.C., ASSOCIATED WITH IT.

NOTES:

THE ADDITION OF THIS PROJECT TO THE PLAN IS CONSISTENT WITH THE AMENDMENTS TO THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN. *REFERENCE:* BLACK MOUNTAIN RANCH PFFP PROJECT T-60.

SCHEDULE:

IMPROVEMENTS ARE SCHEDULED FOR FY 2013. THIS PROJECT IS UNDER CONSTRUCTION BY THE FRONTING PROPERTY OWNER.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **THIRD WESTBOUND LANE ON WESTBOUND STATE ROUTE 56**

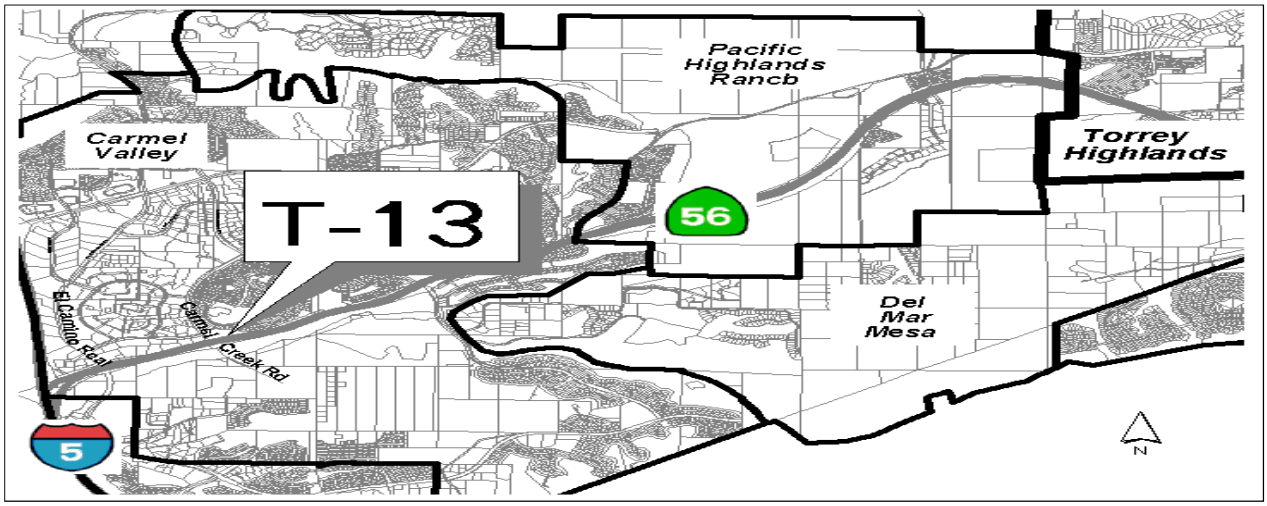
PROJECT: **T-13**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDENT								
TOTAL	**$0**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDENT								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **THIRD WESTBOUND LANE ON WESTBOUND STATE ROUTE 56**

		PROJECT:	**T-13**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT WILL CONNECT THE EXISTING WESTBOUND AUXILIARY LANES BETWEEN THE CARMEL COUNTRY ROAD, CARMEL CREEK ROAD AND EL CAMINO REAL INTERCHANGES TO CREATE A THIRD WESTBOUND LANE TO INTERSTATE 5. A NEW AUXILIARY LANE WILL BE CONSTRUCTED BETWEEN THE CARMEL CREEK ROAD ON-RAMP AND THE EL CAMINO REAL OFF-RAMP, AND THE CARMEL CREEK ROAD ON-RAMP WILL BE REALIGNED.

JUSTIFICATION:

THIS FACILITY WILL IMPROVE CAPACITY BY ALLOWING VEHICLES TO AVOID THE QUEUE IN THE MAIN LANES OF SR-56 AFTER THEY ARE WEST OF THE CARMEL COUNTRY ROAD INTERCHANGE. IT WILL ALSO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

THIS PROJECT IS A TRANSPORTATION PHASING PLAN REQUIREMENT OF BOTH TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH. FUNDING WILL BE PROVIDED BY TORREY HIGHLANDS. SHOULD THIS FUNDING NOT BE AVAILABLE WHEN NEEDED, BLACK MOUNTAIN RANCH WILL PROVIDE FUNDING FOR LATER REIMBURSEMENT.

NOTES:

THIS PROJECT HAS BEEN COMBINED WITH PROJECT #T-1.2B.

SCHEDULE:

PLEASE SEE PROJECT #T-1.2B.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-5120 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 COMMUNITY BICYCLE CONNECTORS**

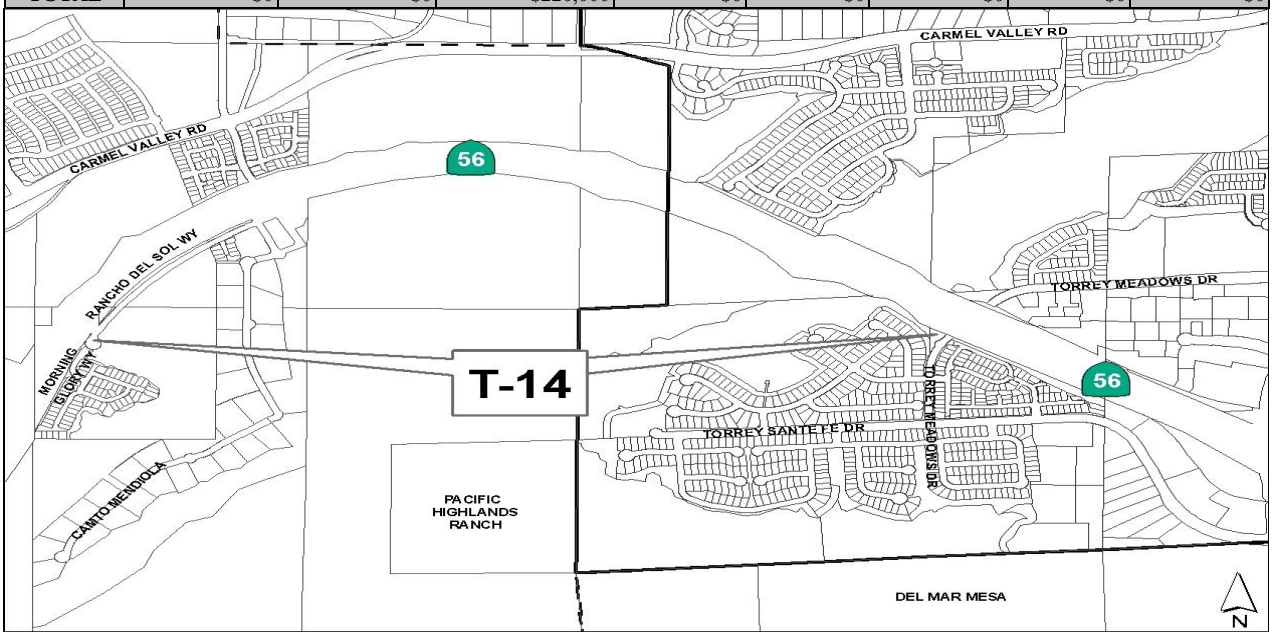
PROJECT: **T-14**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$220,000**	$0						
FBA-BMR								
FBA-PHR	**$120,000**							
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDENT								
TOTAL	**$340,000**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH			$220,000					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDENT								
TOTAL	$0	$0	$220,000	$0	$0	$0	$0	$0



CONTACT: LINDA MARABIAN TELEPHONE: (619) 533-3082 EMAIL: lmarabian@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 COMMUNITY BICYCLE CONNECTORS**

		PROJECT:	**T-14**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT WILL PROVIDE FOR THE CONSTRUCTION OF CLASS I BICYCLE PATHS TO THE SR-56 BICYCLE PATH FROM RANCHO DEL SOL WAY IN PACIFIC HIGHLANDS RANCH AND FROM TORREY MEADOWS DRIVE IN TORREY HIGHLANDS.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLANS, GENERAL PLAN GUIDELINES, AND THE CITY'S BICYCLE MASTER PLAN.

FUNDING ISSUES:

THIS PROJECT IS TO BE FUNDED BY THE FBA IF GRANT FUNDING IS NOT AVAILABLE. PACIFIC HIGHLANDS RANCH WILL FUND THE RAMP AT RANCHO DEL SOL WAY. TORREY HIGHLANDS WIL FUND THE PROJECT AT TORREY MEADOWS DRIVE.

NOTES:

REFERENCE: PACIFIC HIGHLANDS RANCH PLAN PROJECT T-1.8. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

ENVIRONMENTAL, DESIGN AND CONSTRUCTION WILL BE SCHEDULED AS FUNDING BECOMES AVAILABLE.

CONTACT: LINDA MARABIAN TELEPHONE: (619) 533-3082 EMAIL: lmarabian@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **I-5 @ CARMEL VALLEY ROAD: NB CONNECTORS**

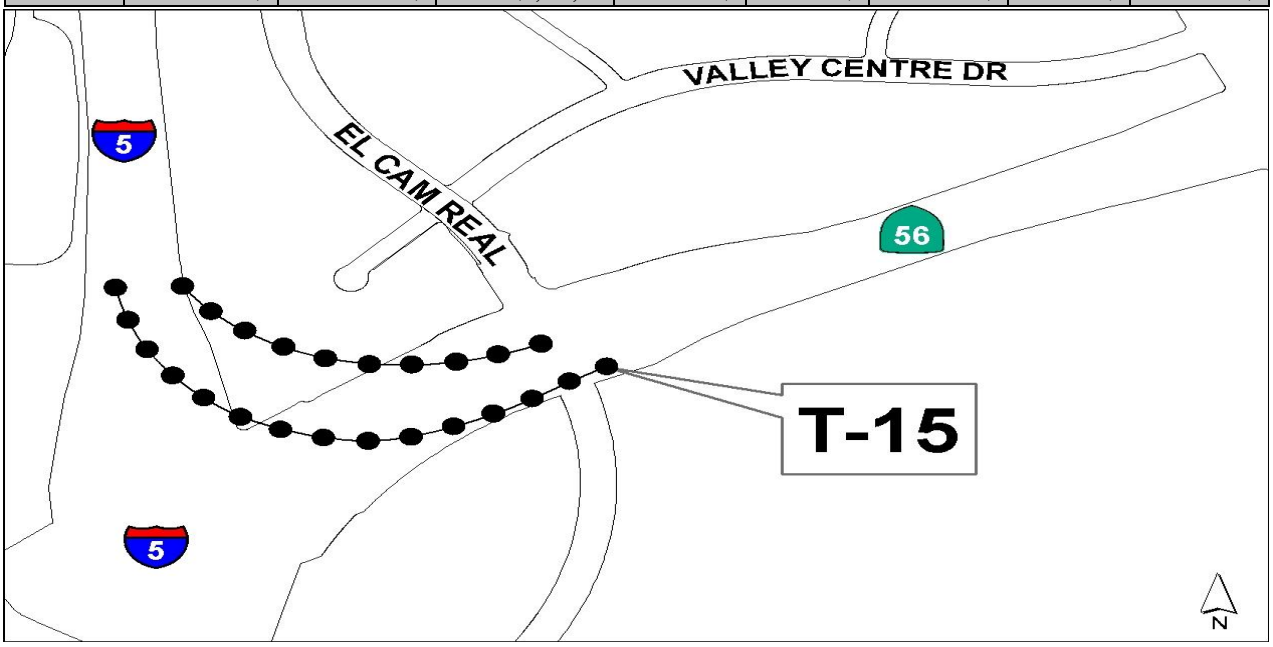
PROJECT: **T-15**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,482,000**	$0	$0	$0	$0	$0	$0	$0
FBA-BMR	**$580,000**							
FBA-PHR	**$7,000,000**							
FBA-DMM								
DEV-ADV								
FD GRANT	**$1,942,000**							
FD GRANT	**$375,298**							
LTF	**$40,000**							
STP								
OTHER								
UNIDENT								
TOTAL	**$11,419,298**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH	$0	$0	$1,482,000					
FBA-BMR								
FBA-PHR								
FBA-DMM								
DEV-ADV								
FD GRANT								
FD GRANT								
LTF								
STP								
OTHER								
UNIDENT								
TOTAL	$0	$0	$1,482,000	$0	$0	$0	$0	$0



CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-3770 EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **I-5 @ CARMEL VALLEY ROAD: NB CONNECTORS**

		PROJECT:	**T-15**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE PREPARATION OF A PROJECT REPORT AND ENVIRONMENTAL DOCUMENT (PR/ED) FOR THE NORTHERLY CONNECTORS OF INTERSTATE 5 AND STATE ROUTE 56 FREEWAYS. ALTERNATIVES UNDER CONSDERATION INCLUDE DIRECT FREEWAY TO FREEWAY CONNECTORS FROM WESTBOUND SR-56 TO NORTHBOUND 1-5 AND SOUTHBOUND 1-5 TO EASTBOUND SR-56; AN AUXILIARY LANE ALTERNATIVE WHICH PROPOSES PROVIDING OPERATIONAL IMPROVEMENTS ON I-5 BETWEEN DEL MAR HEIGHTS ROAD AND CARMEL VALLEY ROAD, ON CARMEL VALLEY ROAD BETWEEN I-5 AND SR-56, AND ON SR-56 WEST OF CARMEL COUNTRY ROAD; OR DIRECT FREEWAY CONNECTORS FROM WESTBOUND SR-56 TO NORTHBOUND I-5 AND THE AUXILIARY LANE IMPROVEMENTS ON SOUTHBOUND 1-5, EASTBOUND ON CARMEL VALLEY ROAD, AND EASTBOUND SR-56.

JUSTIFICATION:

STATE ROUTE 56 OPENED TO TRAFFIC IN JULY 2004 AND PROVIDES AN EAST/WEST CONNECTION BETWEEN INTERSTATES 5 AND 15. THIS INTRODUCES A SIGNIFICANT VOLUME OF TRAFFIC TO THE INTERSTATE 5 CORRIDOR IN CARMEL VALLEY, SOME OF WHICH WILL NEED TO GO TO OR FROM THE NORTH . THIS PROJECT WILL PROVIDE THE IMPROVEMENTS NECESSARY TO MAKE THESE MOVES MOST EFFICIENTLY AND AVOID THE HEAVY USE OF LOCAL STREETS.

FUNDING ISSUES:

DUE TO THE REGIONAL SERVING NATURE OF THIS PROJECT, FUNDING FOR THIS PROJECT HAS COME FROM FEDERAL FUNDS APPROVED BY CONGRESS. IT IS ANTICIPATED THAT ADDITIONAL FEDERAL, STATE, OR OTHER OUTSIDE FUNDING WILL ALSO BE USED FOR THE PROJECT. DEVELOPER WILL ADVANCE OR OTHERWISE ASSURE THIS COMMUNITY'S SHARE OF FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE TORREY HIGHLANDS FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

ON OCTOBER 3, 2012 THE RANCHO PEÑASQUITOS PLANNING BOARD VOTED TO ALLOCATE A MAXIMUM OF $1,482,000 TO THIS PROJECT. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN. SOME FUNDING FROM OTHERS MAY BE PROVIDED AS A "LOCAL MATCH" AS AN INDUCEMENT TO OBTAIN THESE OUTSIDE FUNDS. THESE FUNDS MAY PERMIT PORTIONS OF PHASE II TO BE CONSTRUCTED IN ADVANCE OF RECEIPT OF FUNDS FROM OTHER SOURCES. *REFERENCE:* PACIFIC HIGHLANDS RANCH PLAN PROJECT T-1.5; BLACK MOUNTAIN RANCH T-58.

SCHEDULE:

PREPARATION OF THE PROJECT REPORT AND ENVIRONMENTAL DOCUMENT (PR/ED) BEGAN IN FY 2004 AND IS SCHEDULED TO BE COMPLETED IN FY 2012.

CONTACT: BRAD JOHNSON TELEPHONE: (619) 533-3770 EMAIL: Bjohnson@sandiego.gov

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PARK AND RECREATION PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEIGHBORHOOD PARK NO. 1 (SOUTH)**

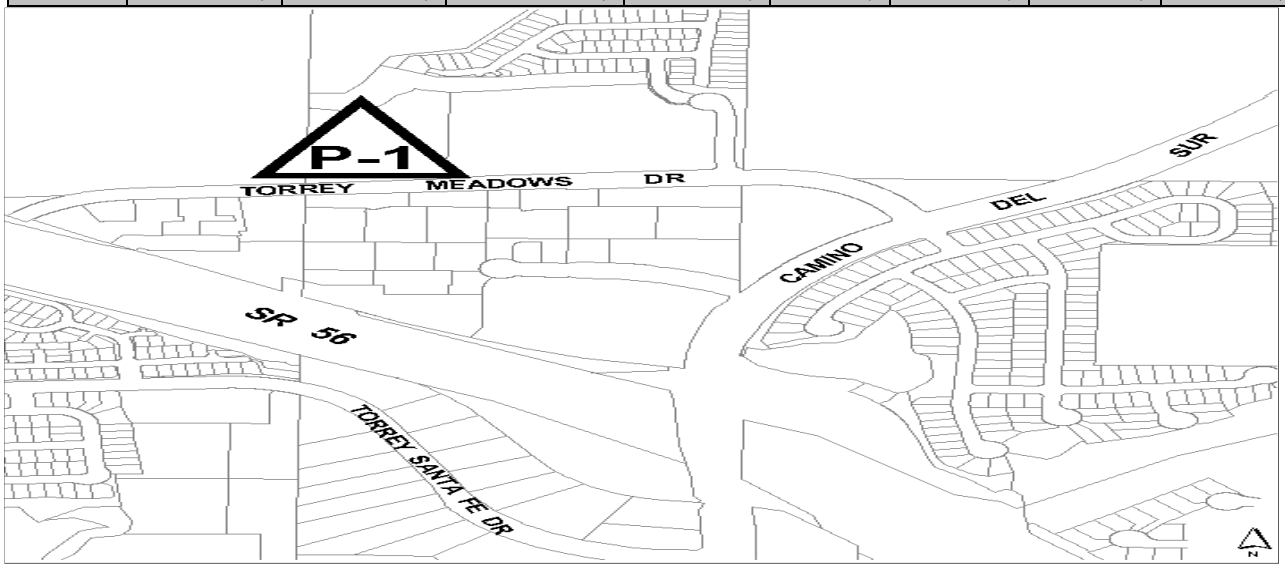
PROJECT: **P-1**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-547.0/S-00651

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$3,596,122**	$3,596,122						
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$3,596,122**	$3,596,122	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEIGHBORHOOD PARK NO. 1 (SOUTH)**

		PROJECT:	**P-1**
DEPARTMENT:	PARK AND RECREATION	COUNCIL DISTRICT:	1
CIP or JO #:	29-547.0/S-00651	COMMUNITY PLAN:	TH

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 5.0 USEABLE ACRE NEIGHBORHOOD PARK ADJACENT TO A PROPOSED ELEMENTARY SCHOOL IN THE SOUTHERN PORTION OF TORREY HIGHLANDS. PROJECT INCLUDES TRAILHEAD AND OVERLOOK, AS WELL AS UTILITIES, COMFORT STATION AND HALF-WIDTH STREET IMPROVEMENTS ADJACENT TO THE PROJECT.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND FACILITIES, AND IMPLEMENTS THE TORREY HIGHLANDS SUBAREA PLAN RECOMMENDATIONS.

FUNDING ISSUES:

SITE ACQUISITION AND PREPARATION IS COMPLETE, AND REIMBURSEMENT HAS BEEN MADE TO DEVELOPER UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. DEVELOPMENT OF THE PARK WILL MOVE FORWARD AS A CITY PROJECT.

NOTES:

SCHEDULE:

LAND ACQUISITION COMPLETED. DESIGN WILL BE SCHEDULED WHEN FUNDS ARE AVAILABLE. CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2012 AND 2013. THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE TORREY HIGHLANDS COMMUNITY.

CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY DEL MAR NEIGHBORHOOD PARK**

PROJECT: **P-2**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-546.0/S-00650

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$6,842,149**	$2,394,744		$4,447,405				
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
PDIF-TH	**$2,391,173**	$2,391,173						
TOTAL	**$9,233,322**	$4,785,917	$0	$4,447,405	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
PDIF-TH								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY DEL MAR NEIGHBORHOOD PARK**

		PROJECT:	**P-2**
DEPARTMENT:	PARK AND RECREATION	COUNCIL DISTRICT:	1
CIP or JO #:	29-546.0/S-00650	COMMUNITY PLAN:	TH

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 5.0 USEABLE ACRE NEIGHBORHOOD PARK LOCATED IN THE NORTHERN PORTION OF TORREY HIGHLANDS. THIS PROJECT INCLUDES THE COST OF HALF-WIDTH STREET IMPROVEMENTS AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND FACILITIES, AND IMPLEMENTS THE TORREY HIGHLANDS SUBAREA PLAN RECOMMENDATIONS.

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT WAS COMPLETED IN FY2010.

CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK (Black Mountain Ranch)**

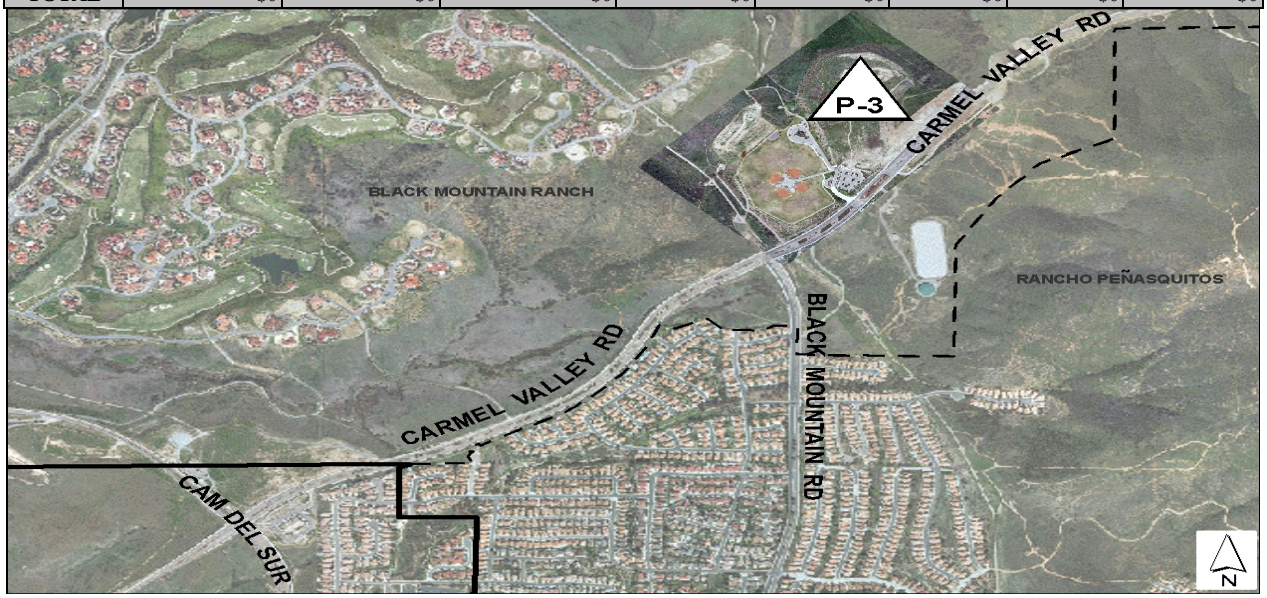
PROJECT: **P-3**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-427.0/S-00639

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,258,784**	$1,258,784						
FBA-BMR	**$17,502,304**	$5,066,304						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV	**$282,905**	$282,905						
DEV/SUBD								
COUNTY								
STATE								
DEV ADV 2								
UNIDEN								
TOTAL	**$19,043,993**	$6,607,993	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
DEV ADV 2								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK (Black Mountain Ranch)**

		PROJECT:	**P-3**
DEPARTMENT:	PARK AND RECREATION	COUNCIL DISTRICT:	1
CIP or JO #:	29-427.0/S-00639	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN AND CONSTRUCTION OF A 30.0 USEABLE ACRE COMMUNITY PARK. PHASE I IMPROVEMENTS ARE COMPLETE, AND INCLUDED ACQUISITION OF THE ENTIRE SITE, AND DEVELOPMENT OF APPROXIMATELY 13 ACRES, INCLUDING ONE LIGHTED AND THREE UNLIGHTED, TURFED, MULTI-PURPOSE SPORTS FIELDS, TWO PARKING AREAS, AND PROVISION OF UTILITIES TO SERVE THE PARK. PHASE II WILL PROVIDE FOR CONSTRUCTION OF THE REMAINING PARK IMPROVEMENTS, INCLUDING THREE SOCCER FIELDS, FOUR BASKETBALL COURTS, TWO COMFORT STATIONS, TWO CHILDREN'S PLAY AREAS, A THIRD PARKING AREA, LIGHTING THE THREE REMAINING MULTI-PURPOSE SPORTS FIELD, AND SECURITY LIGHTING.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND TORREY HIGHLANDS SUBAREA PLAN RECOMMENDATIONS.

FUNDING ISSUES:

LAND IS BEING PROVIDED IN ADVANCE BY BLACK MOUNTAIN RANCH DEVELOPERS. TORREY HIGHLANDS WILL PROVIDE ITS PRORATA SHARE OF THE COST, WITH THE BALANCE COMING FROM BLACK MOUNTAIN RANCH.

THE PRE-FABRICATED RESTROOM FACILITY PLANNED FOR IN PHASE I IS TO BE FUNDED BY THE TORREY HIGHLANDS FBA.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT P-1. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

DESIGN WAS COMPLETED IN FY 2003. PHASE 1 CONSTRUCTION BEGAN IN FY 2004 AND WAS COMPLETE IN FY 2005. PHASE 2 CONSTRUCTION IS ANTICIPATED IN FY 2016. THIS SCHEDULE IS DEPENDENT ON THE ACTUAL RATE OF DEVELOPMENT IN TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH.

CONTACT: Gus Butt TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-RECREATION BUILDING**

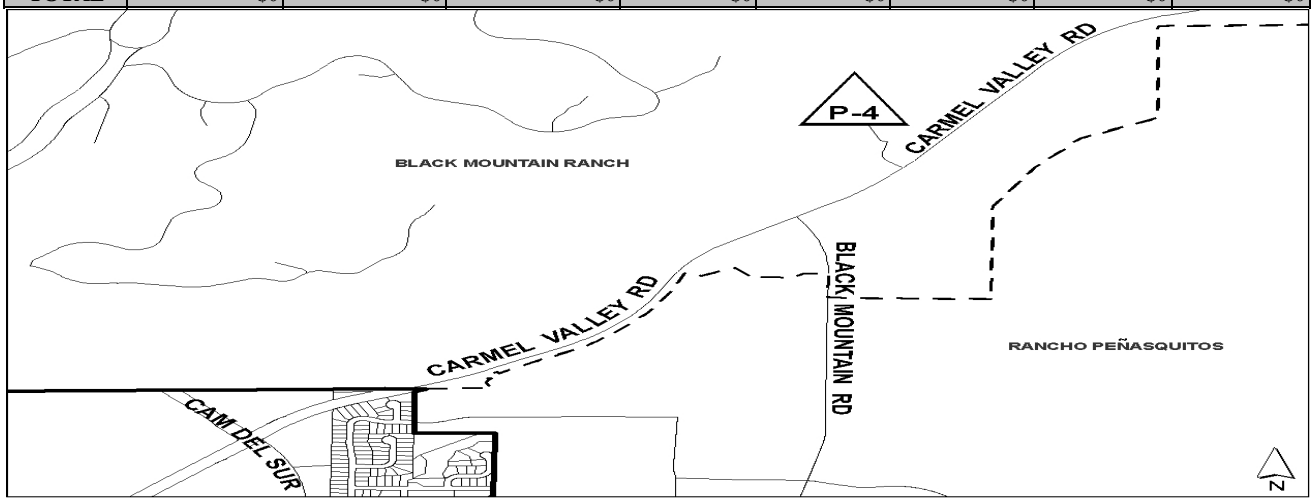
PROJECT: **P-4**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-499.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$350,000**						$350,000	
FBA-BMR	**$7,675,200**							
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$8,025,200**	$0	$0	$0	$0	$0	$350,000	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-RECREATION BUILDING**

		PROJECT:	**P-4**
DEPARTMENT:	PARK AND RECREATION	COUNCIL DISTRICT:	1
CIP or JO #:	29-499.0	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 17,000 SQUARE FOOT RECREATION BUILDING TO BE LOCATED AT BLACK MOUNTAIN RANCH COMMUNITY PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND TORREY HIGHLANDS SUBAREA PLAN RECOMMENDATIONS.

FUNDING ISSUES:

THIS PROJECT WILL PROVIDE FOR TORREY HIGHLANDS' INCREMENTAL SHARE, WITH THE BALANCE COMING FROM BLACK MOUNTAIN RANCH. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT P-2.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN BOTH THE TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH COMMUNITIES.

CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-SWIMMING POOL**

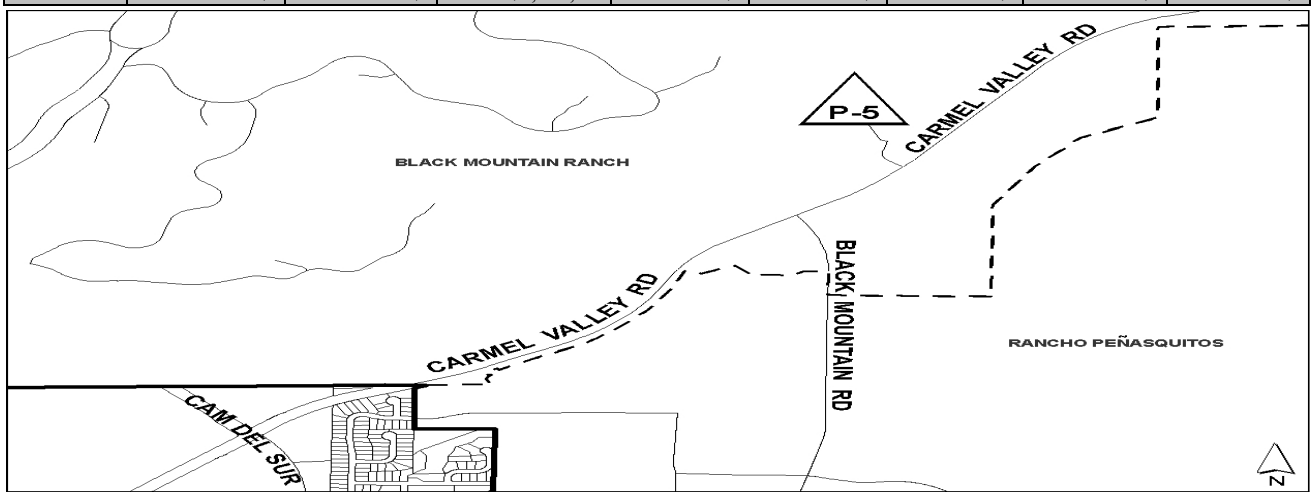
PROJECT: **P-5**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-429.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,684,800**							
FBA-BMR	**$2,448,390**							
FBA-PHR	**$2,348,710**							
FBA-DMM	**$255,430**							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$6,737,330**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH			$1,684,800					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$1,684,800	$0	$0	$0	$0	$0



CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-SWIMMING POOL**

		PROJECT:	**P-5**
DEPARTMENT:	PARK AND RECREATION	COUNCIL DISTRICT:	1
CIP or JO #:	29-429.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A COMMUNITY SWIMMING POOL AND RELATED FACILITIES TO SERVE THE COMMUNITIES OF THE FORMER NORTH CITY FUTURE URBANIZING AREA (NCFUA). THE POOL IS PLANNED TO BE LOCATED IN THE BLACK MOUNTAIN RANCH COMMUNITY PARK.

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S GENERAL PLAN, THIS PROJECT WILL SATISFY POPULATION-BASED PARK GUIDELINES TO SERVE UP TO 50,000 PEOPLE WITHIN A RADIUS OF APPROXIMATELY 6 MILES. THIS PROJECT WILL PROVIDE FOR TORREY HIGHLANDS' INCREMENTAL SHARE OF THE FUNDING OF THIS FACILITY WITH THE BALANCE COMING FROM PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, AND DEL MAR MESA.

FUNDING ISSUES:

NOTES:

REFERENCE: DEL MAR MESA PFFP PROJECT 43-20, BLACK MOUNTAIN RANCH PFFP PROJECT P-3, PACIFIC HIGHLANDS RANCH PFFP PROJECT P-3.3. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE TORREY HIGHLANDS (TH), BLACK MOUNTAIN RANCH (BMR), PACIFIC HIGHLANDS RANCH (PHR), AND DEL MAR MESA (DMM) COMMUNITIES.

CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY HIGHLANDS TRAIL SYSTEM**

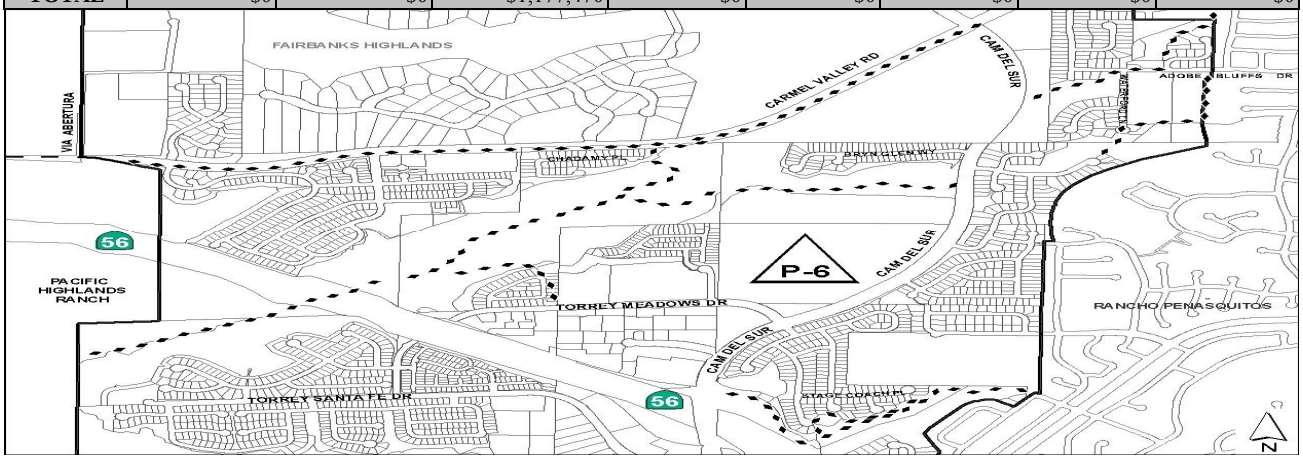
PROJECT: **P-6**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-429.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,778,192**	$600,722						
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,778,192**	$600,722	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH			$1,177,470					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$1,177,470	$0	$0	$0	$0	$0



CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY HIGHLANDS TRAIL SYSTEM**

		PROJECT:	**P-6**
DEPARTMENT:	PARK AND RECREATION	COUNCIL DISTRICT:	1
CIP or JO #:	29-429.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF APPROXIMATLEY 35,000 LINEAL FEET (6.5 MILES) OF BICYCLE, HIKING AND EQUESTRIAN TRAILS TO BE LOCATED THROUGHOUT THE COMMUNITY IN ACCORDANCE WITH THE TORREY HIGHLANDS SUBAREA PLAN. THE SYSTEM WILL CONSIST OF A NETWORK OF PAVED (8,000 L.F.) IMPROVED MULTI-USE (13,000 L.F.) AND UNPAVED (14,000 L.F.) TRAILS, TOGETHER WITH A FOOTBRIDGE IN THE BOTTOM OF MCGONIGLE CANYON.

JUSTIFICATION:

THE SYSTEM OF TRAILS HAS BEEN INCORPORATED AS A CRITICAL COMPONENT OF THE TORREY HIGHLANDS SUBAREA PLAN.

FUNDING ISSUES:

NOTES:

THE TRAILS SYSTEM WILL PROVIDE ACCESS INTO THE MULTIPLE SPECIES CONSERVATION PRESERVE AREA OF MCGONIGLE CANYON, WILL PROVIDE PATHWAYS ALONG THE CAMINO DEL SUR AND CARMEL VALLEY ROAD ALIGNMENTS, AND WILL PROVIDE ACCESS INTO THE RANCHO PEÑASQUITOS COMMUNITY.

SCHEDULE:

FUNDING HAS BEEN PHASED TO COINCIDE WITH THE ACQUISITION AND DEVELOPMENT OF THE RIGHT-OF-WAY AND OPEN SPACE PARCELS IN WHICH THE TRAILS WILL BE LOCATED. COMPLETION OF THIS PROJECT WILL BE CONCURRENT WITH DEVELOPMENT BUILD-OUT.

CONTACT: DEBORAH SHARPE TELEPHONE: (619) 525-8261 EMAIL: DSharpe@sandiego.gov

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FIRE PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **FIRE STATION 46 (Located in Black Mountain Ranch)**

PROJECT: **F-1**

DEPARTMENT: FIRE
CIP or JO #: 33-099.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$2,242,999**	$2,242,999						
FBA-BMR	**$1,852,471**	$1,852,471						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,095,470**	$4,095,470	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: LEA ORIANNE TELEPHONE: (858) 636-4810 EMAIL: LOrianne@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **FIRE STATION 46 (Located in Black Mountain Ranch)**

		PROJECT:	**F-1**
DEPARTMENT:	FIRE	COUNCIL DISTRICT:	1
CIP or JO #:	33-099.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT AN APPROXIMATELY 9,900 SQUARE FOOT FIRE STATION ON A ONE-ACRE SITE IN BLACK MOUNTAIN RANCH TO SERVE DEVELOPMENT IN BOTH BLACK MOUNTAIN RANCH AND TORREY HIGHLANDS. THE STATION WILL HOUSE 10 FIRE PERSONNEL, ONE ENGINE COMPANY AND A LADDER TRUCK.

JUSTIFICATION:

THE DEVELOPERS OF BLACK MOUNTAIN RANCH, PURSUANT TO THEIR DEVELOPMENT AGREEMENT, AGREED TO CONSTRUCT A FIRE STATION COMPLETE WITH FURNISHINGS AND APPARATUS.

FUNDING ISSUES:

FUNDING IS THE JOINT RESPONSIBILITY OF TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH.

NOTES:

REFERENCE : BLACK MOUNTAIN RANCH PFFP PROJECT F-1.

SCHEDULE:

THE FIRE STATION WAS COMPLETED IN 2005 AND OPERATIONAL.

CONTACT: LEA ORIANNE TELEPHONE: (858) 636-4810 EMAIL: LOrianne@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **FIRE STATION 47 (Located in Pacific Highlands Ranch)**

PROJECT: **F-2**
DEPARTMENT: FIRE
COUNCIL DISTRICT: 1
CIP or JO #: 33-105.0
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$855,500**	$855,500						
FBA-BMR								
FBA-PHR	**$7,343,112**	$7,343,112						
FBA-DMM	**$961,380**	$452,434						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$9,159,992**	$8,651,046	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

CONTACT: LEA ORIANNE TELEPHONE: (858) 636-4810 EMAIL: LOrianne@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **FIRE STATION 47 (Located in Pacific Highlands Ranch)**

		PROJECT:	**F-2**
DEPARTMENT:	FIRE	COUNCIL DISTRICT:	1
CIP or JO #:	33-105.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A NEW FIRE STATION WITH ACCOMMODATIONS FOR A WILDLAND FIRE FIGHTING FACILITY ON APPROXIMATELY A 1.00 ACRE SITE AT 6041 EDGEWOOD BEND COURT IN PACIFIC HIGHLANDS RANCH TO SERVE DEVELOPMENT IN PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS. THE PROJECT WILL CONSIST OF AN APPROXIMATE 10,000 SQUARE FOOT FIRE STATION CAPABLE OF HOUSING ONE ENGINE, ONE TRUCK, AND A SPECIALIZED APPARATUS TO FIGHT WILDLAND FIRES.

JUSTIFICATION:

THIS FACILITY WILL PROVIDE SUPPORT TO PACIFIC HIGHLANDS RANCH, DEL MAR MESA (SUBAREA V) AND THE WESTERLY PORTION OF TORREY HIGHLANDS (APPROXIMATELY 599 DWELLING UNITS) AND HAS BEEN LOCATED TO PROVIDE RESPONSE TIMES THAT MEET CITY STANDARDS.

FUNDING ISSUES:

DEVELOPER (PARDEE) WILL ADVANCE FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE FACILITIES BENEFIT ASSESSMENTS UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (80.2%), TORREY HIGHLANDS (9.3%), AND DEL MAR MESA (10.5%) ARE BASED UPON POPULATION AND EMPLOYMENT.

NOTES:

REFERENCE: DEL MAR MESA PFFP PROJECT 43-16; PACIFIC HIGHLANDS RANCH PFFP F-1. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

PROJECT DESIGN WAS COMPLETED IN FY 2005; CONSTRUCTION WAS COMPLETED IN NOVEMBER 2008; REIMBURSEMENT IN FY 2007-2013.

CONTACT: LEA ORIANNE TELEPHONE: (858) 636-4810 EMAIL: LOrianne@sandiego.gov

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LIBRARY PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BRANCH LIBRARY**

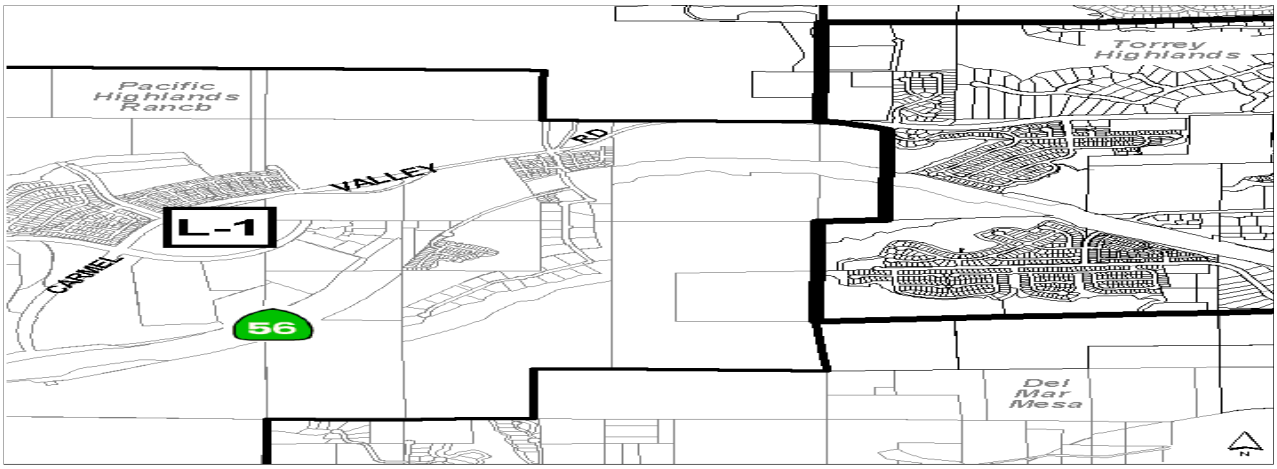
PROJECT: **L-1**

DEPARTMENT: LIBRARY
CIP or JO #: 35-236.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$3,656,000**					$3,656,000		
FBA-BMR	**$7,592,000**							
FBA-PHR	**$7,286,000**							
FBA-DMM	**$790,000**							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$19,324,000**	$0	$0	$0	$0	$3,656,000	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: STEPHANIE GILBERT TELEPHONE: 619 236-5889 EMAIL: SGilbert@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BRANCH LIBRARY**

		PROJECT:	**L-1**
DEPARTMENT:	LIBRARY	COUNCIL DISTRICT:	1
CIP or JO #:	35-236.0	COMMUNITY PLAN:	TH

DESCRIPTION:

CONSTRUCT AN 18,000 SQUARE FOOT BRANCH LIBRARY FACILITY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE THE ENTIRE NORTH CITY FUTURE URBANIZING AREA. THE LIBRARY FACILITY WILL BE LOCATED ADJACENT TO A TWO-ACRE SITE THAT WILL BE UTILIZED FOR CIVIC ACTIVITIES SUCH AS THE TRANSIT CENTER AND A PEDESTRIAN PLAZA.

JUSTIFICATION:

FUNDING ISSUES:

EACH SUBAREA OF THE FORMER NORTH CITY FUTURE URBANIZING AREA WILL CONTRIBUTE A PRORATA SHARE OF PROJECT COSTS BASED ON POPULATION AT FULL COMMUNITY DEVELOPMENT.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT L-1; DEL MAR MESA PFFP PROJECT 43-17; PACIFIC HIGHLANDS RANCH PFFP PROJECT L-1. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE TORREY HIGHLANDS (TH), BLACK MOUNTAIN RANCH (BMR), PACIFIC HIGHLANDS RANCH (PHR), AND DEL MAR MESA (DMM) COMMUNITIES.

CONTACT: STEPHANIE GILBERT TELEPHONE: 619 236-5889 EMAIL: SGilbert@sandiego.gov

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WATER AND SEWER PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY TRUNK SEWER REPLACEMENT/UPSIZING**

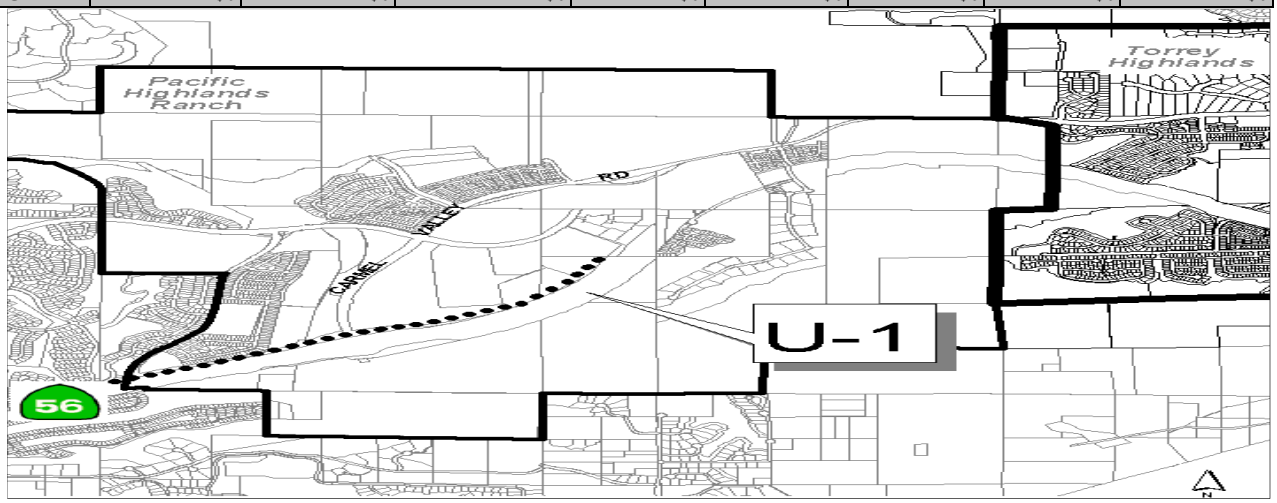
PROJECT: **U-1**

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 46-136.0/S-00325

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$2,578,000**		$1,353,000			$1,225,000		
FBA-BMR	**$2,261,000**	$2,016,337		$244,663				
FBA-PHR	**$1,283,000**		$1,283,000					
FBA-DMM	**$95,000**		$95,000					
FBA-RP								
DEV. ADV								
DEV/SUBD								
CITY-CIP								
STATE								
MWWDCIP	**$4,900,000**							
UNIDEN								
TOTAL	**$11,117,000**	$2,016,337	$2,731,000	$244,663	$0	$1,225,000	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
CITY-CIP								
STATE								
MWWDCIP								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: ALLAN NAVARRO TELEPHONE: (858) 292-6459 EMAIL: Anavarro@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY TRUNK SEWER REPLACEMENT/UPSIZING**

		PROJECT:	**U-1**
DEPARTMENT:	METROPOLITAN WASTEWATER	COUNCIL DISTRICT:	1
CIP or JO #:	46-136.0/S-00325	COMMUNITY PLAN:	TH

DESCRIPTION:

PROVIDE FUNDING FOR THE REPLACEMENT AND UPSIZING OF THIS EXISTING 18" - 27" SEWER LINE IN ORDER TO PROVIDE CAPACITY TO MOST OF THE NORTH CITY FUTURE URBANIZING AREA AND RANCHO PENASQUITOS. THE PROJECT INCLUDES DESIGN, ENVIRONMENTAL MITIGATION, AND PIPELINE CONSTRUCTION, INCLUDING ACCESS ROADS AND RIGHT-OF-WAY, WHERE REQUIRED.

JUSTIFICATION:

WHILE THERE IS CAPACITY AVAILABLE WITHIN THE EXISTING PIPELINE FOR APPROXIMATELY 10 YEARS, THE EXACT CONDITION OF THIS PIPELINE IS NOT FULLY KNOWN AT THIS TIME. THIS PROJECT WILL PROVIDE PRORATA FUNDING FOR FUTURE UPGRADES TO REPLACE THE EXISTING PIPELINE AND PROVIDE FOR ADDITIONAL CAPACITY TO MEET THE ANTICIPATED DEMANDS AT FULL COMMUNITY DEVELOPMENT OF THE ENTIRE NORTH CITY FUTURE URBANIZING AREA.

FUNDING ISSUES:

THE CITY AND VARIOUS DEVELOPERS WITHIN THE NCFUA WILL PROVIDE INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND BE REIMBURSED BY THE FACILITIES BENEFIT ASSESSMENT FUNDS FOR COMMUNITIES IN THE NORTH CITY FUTURE URBANIZING AREA AT SUCH TIME AS THE AVAILABLE CAPACITY IN THE EXISTING TRUNK SEWER HAS BEEN EXCEEDED. REIMBURSEMENT OF INTERIM FUNDING IS ANTICIPATED TO TAKE PLACE DURING FY2012.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT U-1; DEL MAR MESA PFFP 43-23; PACIFIC HIGHLANDS RANCH PFFP PROJECT U-1. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

THE PROJECT WAS CONSTRUCTED BY W.P.H. AND VARIOUS DEVELOPERS WITHIN THE NCFUA. THE SEWER PIPE HAS BEEN COMPLETED AND IS FULLY OPERATIONAL AS OF JANUARY 11, 2008.

CONTACT: ALLAN NAVARRO TELEPHONE: (858) 292-6459 EMAIL: Anavarro@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR HEIGHTS PIPELINE RELOCATION**

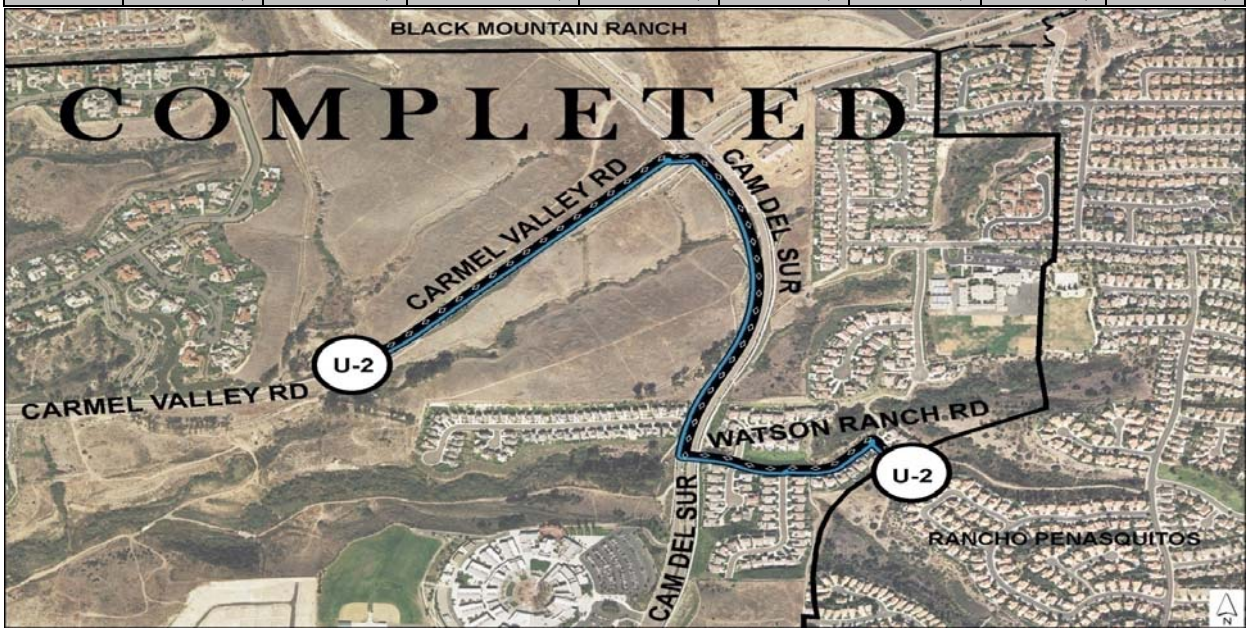
PROJECT: **U-2**

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 70-965.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$3,726,316**	$2,501,316				$1,225,000		
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$3,726,316**	$2,501,316	$0	$0	$0	$1,225,000	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: Chris Gascon TELEPHONE: (619) 533-7417 EMAIL: Cgascon@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR HEIGHTS PIPELINE RELOCATION**

		PROJECT:	**U-2**
DEPARTMENT:	METROPOLITAN WASTEWATER	COUNCIL DISTRICT:	1
CIP or JO #:	70-965.0	COMMUNITY PLAN:	TH

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE RELOCATION AND UPSIZING TO 36-INCH OF APPROXIMATELY 9,000 LF OF THE 30-INCH DEL MAR HEIGHTS PIPELINE LOCATED BENEATH THE CARMEL VALLEY ROAD AND CAMINO DEL SUR RIGHTS-OF-WAY WITHIN TORREY HIGHLANDS.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ALLOW DEVELOPMENT TO OCCUR OVER THE EXISTING ALIGNMENT, TO PROVIDE ADDITIONAL CAPACITY, AND TO FACILITATE ACCESSIBILITY TO THE FACILITY.

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT IS COMPLETED. REIMBURSEMENT TO DEVELOPERS IN FY 2003 TO FY 2008.

CONTACT: Chris Gascon TELEPHONE: (619) 533-7417 EMAIL: Cgascon@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEW 16" WATER MAINS**

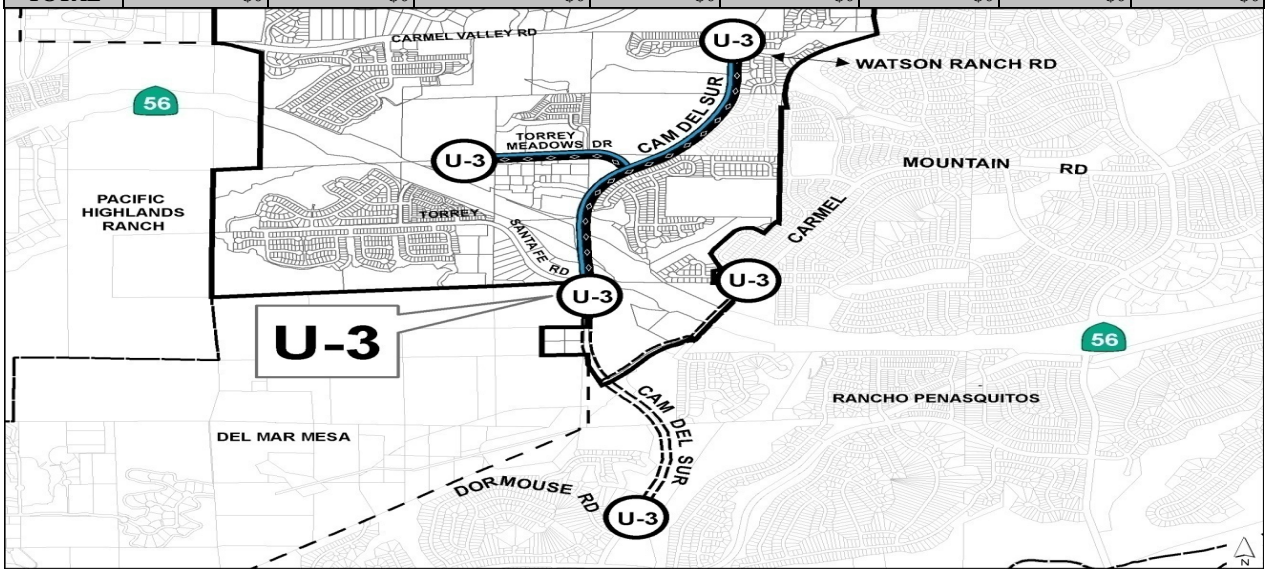
PROJECT: **U-3**

DEPARTMENT: WATER
CIP or JO #: 70-966.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH	**$1,765,000**	$1,765,000						
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,765,000**	$1,765,000	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: Leonard Wilson TELEPHONE: (619) 533-4287 EMAIL: LLWilson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEW 16" WATER MAINS**

		PROJECT:	**U-3**
DEPARTMENT:	WATER	COUNCIL DISTRICT:	1
CIP or JO #:	70-966.0	COMMUNITY PLAN:	TH

DESCRIPTION:

THE PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 16,636LF OF 16-INCH DIAMETER WATER MAINS WITHIN THE CAMINO DEL SUR (WATSON RANCH ROAD TO DORMOUSE) AND ALONG CARMEL MOUNTAIN ROAD FROM CAMINO DEL SUR TO SUNDANCE AVENUE.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO PROVIDE PRIMARY DISTRIBUTION FACILITIES TO SERVE THE COMMUNITY.

FUNDING ISSUES:

NOTES:

WESTERN PACIFIC HOUSING COMPLETED 16 INCH LINE FROM INTERSECTION OF CAMINO DEL SUR/WATSON RANCH ROAD, SOUTH TO TORREY SANTA FE DRIVE AND WEST TO TORREY MEADOW DRIVE. THE PROJECT LIMITS CONSIST OF THE FOLLOWING: WATSON RANCH ROAD TO TORREY SANTA FE ROAD (JUST SOUTH OF SR56 OVERPASS) - 8,983LF (IN SERVICE); CAMINO DEL SUR AND CARMEL MOUNTAIN ROAD(RHODES CROSSING SUBDIVISION) - 4,670LF (UNCOMPLETED); CAMINO DEL SUR (REMAINING SEGMENT BEGINNING FROM TERMINUS OF RHODES CROSSING IMPROVEMENTS, SOUTHERLY TO EXISTING 16" WATER MAIN IN CAMINO DEL SUR NORTH OF DORMOUSE RD.) - 2,983LF.

SCHEDULE:

THE REMAINDER OF THE WATER MAIN IN CAMINO DEL SUR SOUTH TO DORMOUSE AND CARMEL MOUNTAIN ROAD WILL BE COMPLETED AS FUNDS BECOME AVAILABLE.

CONTACT: Leonard Wilson TELEPHONE: (619) 533-4287 EMAIL: LLWilson@sandiego.gov

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MISCELLANEOUS PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **WILDLIFE RESCUE CENTER**

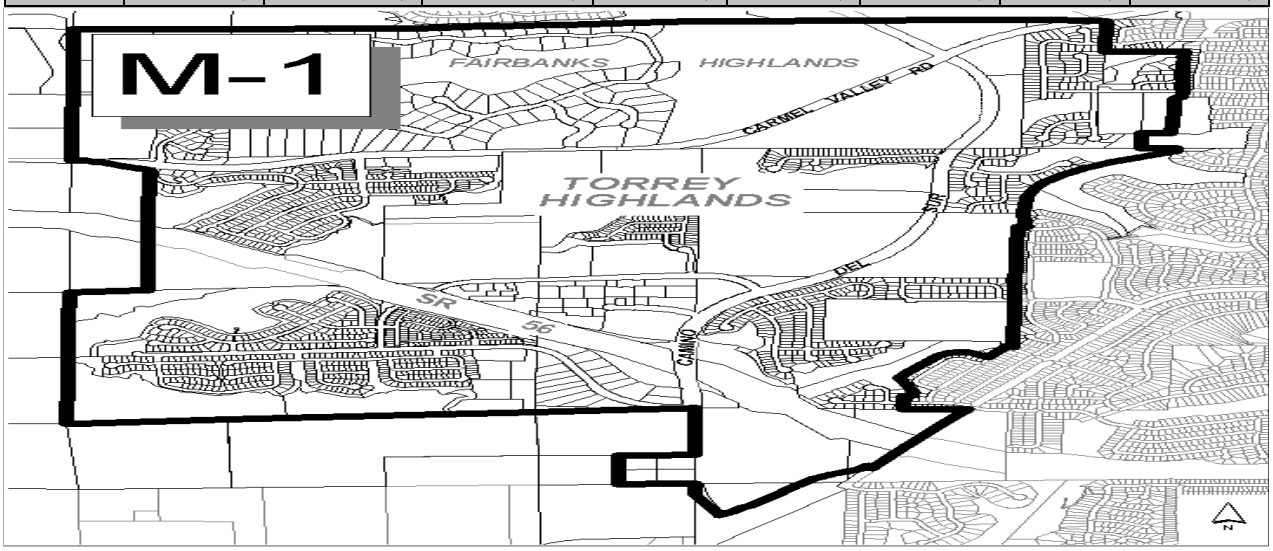
PROJECT: **M-1**

DEPARTMENT: MISCELLANEOUS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
FBA-TH								
FBA-THILL								
FBA-PHR								
FBA-DMM								
FBA-CV (S)								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$0**	$0	$0	$0	$0	$0	$0	$0

SOURCE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY2025-FY2035
FBA-TH								
FBA-THILL								
FBA-PHR								
FBA-DMM								
FBA-CV (S)								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **WILDLIFE RESCUE CENTER**

		PROJECT:	**M-1**
DEPARTMENT:	MISCELLANEOUS	COUNCIL DISTRICT:	1
CIP or JO #:	N/A	COMMUNITY PLAN:	TH

DESCRIPTION:

CONTRIBUTE FUNDING FOR A WILDLIFE RESCUE FACILITY ON A 1.0 ACRE SITE AT A YET UNDETERMINED LOCATION IN THE VICINITY OF THE MSCP PRESERVE. BLACK MOUNTAIN PARK HAS BEEN IDENTIFIED AS ONE POSSIBLE LOCATION FOR THIS FACILITY.

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

THIS PROJECT WILL BE SCHEDULED AS FUNDING BECOMES AVAILABLE AND THE SCOPE IS FURTHER DEFINED.

CONTACT:

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APPENDIX

Transportation Phasing Plan **131**

Residential Development Summary **137**

Non-Residential Development Summary **141**

Facilities Benefit Assessment Numerical Listing **145**

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TRANSPORTATION PHASING PLAN

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TORREY HIGHLANDS TRANPORTATION PHASING PLAN

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASE ONE: Expressway with Interchange-Improvements to be assured to the satisfaction of the City Engineer prior to any development in Torrey Highlands, not to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail)				
1	T-1.1	SR-56 Black Mountain Road to Carmel Country Road: Extended SR-56 as a 4 –lane facility.	Others	Completed
2	T-22.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road	BMR (1e)	Completed
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements.	BMR(1b)	Completed
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR (1e)/ F. H.	Completed
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide stripping, signaling, and widening improvements.	BMR(1b)	Completed
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR(1b)	Completed
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR(1b)	Completed
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling and widening improvements.	T. H. or BMR(1b) if shifted	Completed
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others	Completed
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway.	Others	Completed
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR (1a)	Completed
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.	Completed
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (1/2 of ultimate).	T.H.	Completed
PHASE TWO: In order to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail), the following improvement need to be assured to the satisfaction of the City Engineer.				
21	n/a	I-5 @ SR-56: Dual Freeway.	Others(1c)	Completed
PHASE THREE: In order to exceed 27,000 ADT (12,000 Residential, 15,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer.				
5	T-3.1B	Camino del Sur : SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H.	
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	T.H.	Completed
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H. (1d)	Completed
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur; Improve to 4 lanes.	T.H.	
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others (1c)	Completed
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others (1c)	Completed

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASE FOUR: In order to exceed 36,100 ADT (18,100 Residential, 18,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer.				
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./ Others (1c)	
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./ Others (1c)	
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	T.H.	
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes	T.H.	
30A	n/a	Interim Improvements at El Camino Real & SR-56	City	Completed
30B	T12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM).	BMR (1b)	
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Road.	T.H./Others(1c)	
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes	T.H.	
37	n/a	Carmel Mountain Rd @ I-15: Construct Interchange	Others (1c)	Completed
PHASE FIVE: In order to exceed 57,760 ADT (1f), the following improvements need to be assured to the satisfaction of the City Engineer.				
18	n/a	Via de la Valle: San Andres to El Camino Real East: Improve to 4 lanes	Others (1c)	
20	T-15	I-5 @ Carmel Valley Road: NB Connectors	Others (1c)	Assured 8f
24	n/a	El Camino Real: Half Mile Drive to Via de la Valle: Improve to 4 lane major.	Others (1c)	
25b	T-4.5	Carmel Valley Road (four /six lanes within Pacific Highlands Ranch)	P.H.R.	
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.	T.H./Others (1c)	
28	T-1.2B	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	Others (1c)	Assured 8f
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others (1c)	Completed
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others (1c)	Completed
35	n/a	SR-56: I-5 to I-15: Full Freeway.	Others (1c)	Assured 8f

NOTE: (1) "Responsible Party" shown in above tale is preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

(a) BMR shall provide improvements and seek reimbursement from others as appropriate.
(b) If BMR project does not precede T.H., then T.H. may seek reimbursement.
(c) Funding shall be provided by Transnet/FBA/City/Others as appropriate.
(d) BMR is required to fund a portion of this improvement.
(e) If BMR project does not precede T.H., then T.H. is responsible for improvement.
(f) The ADT beyond 57,760 will be used to complete buildout of the Regional Commercial Center and Church School is not expected before 2010.

BMR =Black Mountain Ranch
T.H. =Torrey Highlands
F.H. =Fairbanks Highlands
P.H.R. =Pacific Highlands Ranch

(2) Those projects listed above that do not include a FBA Project No. are expected to be funded by others outside the Torrey Highlands sub-area.

(3) The transportation improvements listed in each phase must be assured to the satisfaction of the City Engineer before any development permit is authorized (Improvements shall meet one of the following conditions: constructed and open to traffic; bonded; scheduled for construction in the City CIP for the year in which the building permits are requested; programmed for construction in the STIP for the year in which the building permits are requested).

(4) This note intentionally left blank.

(5) At the start of Phase Four (36,100 average daily trips), begin the environmental document and/or the final design for the following roadway improvements: Camino del Sur as a four lane major street from SR-56 to Park Village Road (Projects T-3.1A, T-3.1B, T-3.2A & T-.2B); Carmel Mountain Road as a four lane major street from Sundance Avenue to Camino del Sur (Projects T-5.1 & T-5.2), the extension of the southbound right-turn lane on El Camino Real from Valley Center Drive to Carmel Valley Road (Project T-12).

(6) At the start of Phase Four, for residential units which are served by existing streets, the following FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B), in order to obtain building permits.

(7) For development associated with neighborhood use permit no. 601521 for the Santa Fe Summit II and III project (project no. 131969), Phase Four improvements are not required to be assured in order to apply for building permits; however, no certificate(s) of occupancy may be issued for the last 300,000 square feet of commercial office space under Neighborhood Use Permit No. 601521 until project no. T-9 is assured to the satisfaction of the City Engineer in accordance with the terms of the Reimbursement Agreement for Torrey Meadow Drive (formerly street 'B') overcrossing design work in the Torrey Highlands Community, on file in the office of the City Clerk as Document No. RR-_____.

(8) Before development is authorized in each phase, the transportation improvements listed in the Transportation Phasing Plan column must meet one of the following conditions to the satisfaction of the City Engineer:

a) Improvement must be completed and open to traffic.
b) Improvement must be under contract.
c) Improvement must be bonded.
d) Improvement must be scheduled for construction in the City CIP for the year in which building permits are requested.
e) Improvements must be programmed for construction in the STIP for the year in which building permits are requested.
f) Fair share payment for improvement is made per mitigation required in accordance with the Final Environmental Impact Report for Torrey Highlands Subarea IV.

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RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY
Updated 15 August 2005

Community	Builder	Project	Planned Residential Total	Rate	ADT	Status
Taylor Woodrow						
Fairbanks Highlands (see Note 1)	Taylor Woodrow	Fairbanks Highlands	93	10.00	930	C
Taylor Woodrow					930	
D.R. Horton						
Torrey Del Mar	D.R. Horton	Collins Ranch	52	10.00	520	C
Torrey Del Mar	D.R. Horton	Villamonte	111	10.00	1,110	C
Torrey Del Mar	Johnson Beucler	Valencia	8	10.00	80	C
Torrey Del Mar	Barratt American	Palma Real	83	10.00	830	C
Torrey Del Mar	Cornerstone	Terrazzo	66	10.00	660	C
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts.	112	6.00	672	C
Bryn Glen	Continental	Bryn Glen	65	10.00	650	C
D.R. Horton					4,522	
Greystone Homes						
Barcelona	Greystone Homes	Barone	24	10.00	240	C
Barcelona	Greystone Homes	Garden	84	10.00	840	C
Greystone Torrey Highlands	Greystone Homes	Valonia	67	10.00	670	C
Greystone Torrey Highlands	Greystone Homes	Montea	90	10.00	900	C
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10.00	780	C
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6.00	456	C
Greystone					3,886	
Shea (McMillin)						
Avalon Point	Chelsea	CIC Villas	26	6.00	156	C
Avalon Point	Shea	Avalon Point	142	10.00	1,420	C
Shea (McMillin)					1,576	
Western Pacific Housing						
Torrey Santa Fe	WPH	Cabrera	110	10.00	1,100	C
Torrey Santa Fe	WPH	Cabrera II	40	10.00	400	C
Torrey Santa Fe	WPH	Montellano	112	10.00	1,120	C
Torrey Glenn	WPH	Torrey Glenn	66	10.00	660	C
Shaw Property	WPH	Monaco	84	8.00	672	C
Shaw Property	WPH	San Lorenza	107	10.00	1,070	C
LMXU	WPH	Cortina	144	7.33	1,056	C
LMXU	WPH	Villa Cortina	8	6.00	48	C
LMXU	WPH	Bellarado	123	8.00	984	C
LMXU	WPH/SoCal Housing	Vista Terraza	127	6.00	762	C
Western Pacific Housing					7,872	
Torrey Brook, Inc.						
Torrey Brook I	Torrey Brook I	Villagio Firenze	14	10.00	140	C
Torrey Brook II	Torrey Brook II	Remainder Parcels	2	10.00	20	P-4
Torrey Brook, Inc.					160	
Garden Communities						
Torrey Ranch	Garden Communities	Torrey Ranch	73	10.00	730	P-4
Garden Communities					730	
Del Mar Investment, Inc.						
Fairbanks Country Villas	Del Mar Investment, Inc.	Fairbanks Country Villas	85	10.00	850	P-4
Del Mar Investment, Inc.					850	
Rhodes Family Trust						
Rhodes Crossing	Rhodes Family Trust	Single Family Residential	47	10.00	470	P-4
Multi-Family site	Rhodes Family Trust	Multi-Family Residential	242	6.00	1,452	P-4
Rhodes Family Trust					1,922	
Pardee Homes						
Peñasquitos West	Pardee	Peñasquitos West	108	10.00	1,080	P-4
Peñasquitos West	Pardee	Peñasquitos West	21	6.00	126	P-4
Pardee Homes					1,206	
Collins - Remainder						
A	Collins Family Trust	Residential	1	10.00	10	P-4
B	Collins Family Trust	Residential	2	10.00	20	P-4
Collins Remainder					30	
RESIDENTIAL TOTAL					23,684	

Note 1: The ADT in Fairbanks Highlands are not part of the Torrey Highlands Traffic Phasing Plan (TPP) but are within the TH Cmty Plan boundary.
Status: C = complete. P = TPP phase, e.g., Phase Four

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NON-RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS NON-RESIDENTIAL DEVELOPMENT SUMMARY
Updated 08 June 2006

Developer/Project	Land Use Type	Intensity	Rate Cum.	Units	Trips Cum.	Source of Data	Status
Torrey Del Mar							
Small spec shops & restaurant	Neighborhood Cmcl	7.2	72	KSF	518	TH Summary of FBA Pmts	C
Chevron	Gas Stn w/Food Mart	12	30	VFS	360	TH Summary of FBA Pmts	C
Torrey Del Mar Total					878		
Western Pacific Housing							
Village Center	LMXU	88.925	72	KSF	6,403	TH Summary of FBA Pmts	C
Western Pacific Housing Total					6,403		
Greystone							
Crossroads	LMXU	17.3	36	KSF	623	TH Summary of FBA Pmts	C
Freeway oriented	Gas Stn w/Food Mart	10	120	KSF	1,201	RHL Design Gp Rpt 01/30/03	C
Greystone Total					1,824		
Employment Center							
Kilroy	Employment Ctr STO	480	10	KSF	4,800	PDP 9597/PID 98-0292 Amend (15 Jan 03)	C
Sea Breeze	Employment Ctr STO	413	10	KSF	4,130	KOA Traffic Study, TPP Update May 05	Phase 3/4
Sea Breeze	Employment Ctr MTO	138	log eqn	KSF	2,226	KOA Traffic Study, TPP Update May 05	Phase 3/4
Employment Center Total					11,156		
Rhodes/Grua Trusts							
Rhodes Crossing	Auto Lube	4	40	Bay	160	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Gas Stn w/Food Mart & Wash	12	31	VFS	372	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Self-Storage	273.9	2	KSF	552	Rhodes Crossing VTM-7938/PDP 53203	Phase 4
Rhodes Crossing	Commercial Center	250	NA	KSF	17,515	Rhodes Crossing VTM-7938/PDP 53203	
	Initial Increment			12,541 trips			Phase 4
	Buildout Increment			4,974 trips			Phase 5
Rhodes Family Trust Total					18,599		
Daycare							
Torrey Highlands Daycare	Day Care Center	138	5	Child	690	KOA Traffic Study, TPP Update May 05	Phase 4
Daycare Total					690		
Churches							
Catholic Church	Ltd Com/Institutional	57	5	KSF	285	KOA Traffic Study, TPP Update May 05	Phase 4
Catholic Church School	Ltd Com/Institutional	500	2.1	Student	1,050	KOA Traffic Study, TPP Update May 05	Phase 5
LDS Church (SE Corner Cmno del Sur/Carmel Valley Rd)	Ltd Com/Institutional	16.2	9	KSF	146	KOA Traffic Study, TPP Update May 05	C
Churches Total					1,481		
Retail/Commercial Subtotal:					41,031		
Parks							
Neighborhood Park # 2 (NW)	Park	5.00	50	Acre	250		
Neighborhood Park # 1 (SE)	Park	5.00	50	Acre	250		
Parks Total					500		
PUSD Schools							
Adobe Bluffs Elementary	Elementary School	12.23	60	Acre	734		
Mesa Verde Middle	Junior High School	31.94	40	Acre	1,278		
Westview High School	Senior High School	65.33	50	Acre	3,267		
Future Elementary School	Elementary School	11	60	Acre	660		
Future Middle School	Junior High School	9.65	40	Acre	386		
PUSD Schools Total					6,325		
Parks & Schools Subtotal:					6,825		
Non-Residential Total:					47,856		

Status: C = complete. P = Traffic Phasing Plan phase, e.g., Phase Four

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FACILITIES BENEFIT ASSESSMENT LISTING

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TORREY HIGHLANDS ASSESSMENT ROLL

SF =	SINGLE FAMILY	95,277	ECTC =	512,467	2-Oct-12
MF =	MULTI FAMILY	66,696	INST =	142,916	
LXMU=	LOCAL MIXED USE	768,888	CL =	170,546	
CO =	COMMERCIAL	574,522	OS =	OPEN SPACE	

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. $ AMT	TORREY HIGHLANDS OWNER NAMES
1	306-010-22	FM 13978	LOT S	1	SF	$95,277	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	$285,831	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
3	306-260-34	FM 13978	LOT 327	1	SF	$95,277	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
8	306-020-27	FM 12873	Por. LOT 147	0	0	$0	CITY OF SAN DIEGO
8	306-020-31			0	0	$0	CITY OF SAN DIEGO
12	306-430-57-59	FM 15695	LOTS C,E-F		OS	$0	PARDEE HOMES
12	306-431-54-57	FM 15695	LOTS A,B,D,G		OS	$0	PARDEE HOMES
14	306-250-27			0.51	CO	$293,006	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	$190,554	TORREY BROOKE DEV
22	306-440-01-29	FM 15837	Lots 1-29	29	SF	$2,763,033	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-05-13	FM 15837	Lots 52-60	9	SF	$857,493	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-16	FM 15837	Lot 63	1	SF	$95,277	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-20-21	FM 15837	Lots 66-67	2	SF	$190,554	M R E C DAVIDSON FAIRBANKS L L C
25	306-441-30-44	FM 15837	Lots 77-91	15	SF	$1,429,155	M R E C DAVIDSON FAIRBANKS L L C
26	306-410-74	FM 15695	LOT 74	2.55	OS	$0	TR II LLC
26	306-410-75-82	FM 15695	LOTS F-M		OS	$0	TR II LLC
27	306-411-02	FM 14643	LOT B	10.48	0	$0	POWAY UNIFIED SCHOOL DISTRICT
35	306-050-16			2.77	INST	$395,877	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	$397,306	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	$393,019	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	$398,736	ROMAN CATHOLIC BISHOP OF SD
38	306-420-04			242	MF	$16,140,432	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-05			3.29	CO	$1,890,177	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-06			42	SF	$4,001,634	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-10			31.19	CO	$17,919,341	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
46	306-370-27	FM 14883	LOT B	5.21	ECTC	$2,669,953	GONDOR INVESTMENTS L L C
46	306-370-28	PM 19895	PAR 1	3.06	ECTC	$1,568,149	KILROY REALTY L P
46	306-370-29	PM 19895	PAR 2	2.85	ECTC	$1,460,531	KILROY REALTY L P
46	306-370-30	PM 19895	PAR 3	3.35	ECTC	$1,716,764	KILROY REALTY L P

TORREY HIGHLANDS ASSESSMENT ROLL

SF =	SINGLE FAMILY	95,277	ECTC =	512,467	2-Oct-12
MF =	MULTI FAMILY	66,696	INST =	142,916	
LXMU=	LOCAL MIXED USE	768,888	CL =	170,546	
CO =	COMMERCIAL	574,522	OS =	OPEN SPACE	

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. $ AMT	TORREY HIGHLANDS OWNER NAMES
46	306-370-31	PM 19895	PAR 4	1.2	ECTC	$614,960	KILROY REALTY L P
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	$190,554	FRIENDS OF LOS PENASQUITOS CANYON PRESERVE INC
55	306-370-16	FM 14883	LOT 10	1.1	ECTC	$563,714	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-17	FM 14883	LOT 11	0.99	ECTC	$507,342	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-18	FM 14883	LOT 12	0.96	ECTC	$491,968	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-19	FM 14883	LOT 13	0.98	ECTC	$502,218	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-20	FM 14883	LOT 14	1.07	ECTC	$548,340	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-21	FM 14883	LOT 15	1.39	ECTC	$712,329	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-22	FM 14883	LOT 16	1.42	ECTC	$727,703	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-23	FM 14883	LOT 17	1	ECTC	$512,467	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-24	FM 14883	LOT 18	1.44	ECTC	$737,952	KILROY REALTY FINANCE PARTNERSHIP L P
56	306-011-48	PM14768	PAR 2	1.48	0	$758,451	CITY OF SAN DIEGO
56	306-011-49	PM08133	PAR 2		0		CITY OF SAN DIEGO

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Facilities Benefit Assessment Schedule

FISCAL YEAR	$/ SFDU	$/ MFDU	$/ LMXU	$/ CO	$/ CL	$/ ECTC	$/ INST
2013a	$128,753	$90,130	$1,039,037	$776,381	$230,468	$692,523	$193,130
2013b	$95,277	$66,696	$768,888	$574,522	$170,546	$512,467	$142,916
2014	$99,088	$69,364	$799,640	$597,501	$177,368	$532,964	$148,6325
2015	$103,052	$72,139	$831,630	$621,404	$184,463	$554,285	$154,578
2016	$107,174	$75,024	$864,894	$646,259	$191,841	$576,456	$160,761
2017	$111,461	$78,025	$899,490	$672,110	$199,515	$599,515	$167,192
2018	$115,919	$81,146	$935,466	$698,992	$207,495	$623,493	$173,879
2019	$120,556	$84,392	$972,887	$726,953	$215,795	$648,434	$180,834
2020	$125,378	$87,768	$1,011,800	$756,029	$224,427	$674,370	$188,067

*2013a – Current rates detailed in FY2010 Public Facilities Financing Plan.
2013b - New rates applicable upon effective date of this FY2013 PFFP update.