

COMMITTEE ACTION SHEET

COUNCIL DOCKET OF _____

Supplemental Adoption Consent Unanimous Consent Rules Committee Consultant Review

R -

O -

Pacific Highlands Ranch Public Facilities Financing Plan

Reviewed Initiated By LU&H On 9/19/07 Item No. 1

RECOMMENDATION TO:

Approve

VOTED YEA: Madaffer, Atkins, Young, Hueso

VOTED NAY:

NOT PRESENT:

CITY CLERK: Please reference the following reports on the City Council Docket:

REPORT TO THE CITY COUNCIL NO. 07-145

COUNCIL COMMITTEE CONSULTANT ANALYSIS NO.

OTHER:

[Empty box for other information]

COUNCIL COMMITTEE CONSULTANT

Elyse Lowe

001055



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: October 3, 2007 REPORT NO: 07-151
ATTENTION: Council President and City Council
Docket of October 8, 2007
SUBJECT: Pacific Highlands Ranch Public Facilities Financing Plan
REFERENCE: Pacific Highlands Ranch Public Facilities Financing Plan – FY 2008

REQUESTED ACTION:

1) Approve the FY 2008 Pacific Highlands Ranch Public Facilities Financing Plan; 2) Adopt a Resolution of Intention to designate an area of benefit for a Facilities Benefit Assessment (FBA) in Pacific Highlands Ranch; 3) Adopt a Resolution of Designation for the FBA in Pacific Highlands Ranch; and 4) Approve the setting of Development Impact Fees (DIF) consistent with the FBA in Pacific Highlands Ranch for those developments which have never been assessed or otherwise agreed to pay an FBA.

STAFF RECOMMENDATION:

Approve the Pacific Highlands Ranch Public Facilities Financing Plan, Fiscal Year 2008; rescind the existing Facilities Benefit Assessments and Development Impact Fees and establish new Facilities Benefit Assessment and Development Impact Fees for Pacific Highlands Ranch.

SUMMARY:

Council Policy 600-36 calls for an annual review of all existing Facilities Benefit Assessments. This is the annual review and will serve as the basis for the Capital Improvement Program (CIP) as it pertains to programming FBA funds in Pacific Highlands Ranch (Subarea III) over the next fourteen year period. The most recent review of the Pacific Highlands Ranch Public Facilities Financing Plan and Facilities Benefit Assessment was approved by Council on July 5, 2006, by Resolution R-301608, and then later amended on November 20, 2006 by Resolution R-302097. This Public Facilities Financing Plan and Facilities Benefit Assessment is a revision and update to the Fiscal Year 2006 plan.

The proposed financing plan details the public facilities that will be needed through the ultimate development of Pacific Highlands Ranch and for the projected population at full community development. Pacific Highlands Ranch is an area in the mid stages of development where significant infrastructure construction has occurred. The required facilities include a library, fire station, police station (located in Carmel Valley), a community park and two neighborhood parks, numerous trails, and major transportation facilities. Many of the facilities listed are located in, and/or shared with, neighboring community planning areas as identified in the respective project descriptions. Cost allocations have been made based upon planned development limits.

The revised financing plan for Pacific Highlands Ranch identifies total remaining project needs estimated at \$443,566,180. The funding sources for these projects are broken down as follows:

AMOUNT	FUNDING SOURCE	PERCENTAGE of TOTAL
\$146,646,027	Assessments (FBA)	33.1%
\$2,400,407	Developer/Subdivider	0.5%
\$294,519,746	Other	66.4%

Pacific Highlands Ranch is developing under the limitations of a transportation phasing plan until certain improvements are assured. The transportation phasing plan is included in the appendix of the PFFP. The proposed Public Facilities Financing Plan and Facilities Benefit Assessment includes the prioritization of FBA funding so that all of the projects required by the 1,900 dwelling units associated with phases I and II of the transportation phasing plan are funded with the assessments of those 1,900 dwelling units.

The Del Mar Highlands Estates subdivision continues to have its own assessment category based upon the separate level of benefit it will derive from the various transportation improvements.

The goal of the FBA is to ensure that funds will be available in sufficient amounts to provide community facilities when needed. No change is proposed for the assessments of FY 2008:

LAND USE	CURRENT ASSESSMENT	PROPOSED ASSESSMENT per UNIT/ACRE in FY 2008
SINGLE FAMILY UNITS	\$69,118	\$69,118
MULTI-FAMILY UNITS	\$48,384	\$48,384
DEL MAR HIGHLANDS ESTATES	\$47,002	\$47,002
VILLAGE ACRES	\$557,652	\$557,652
INSTITUTIONAL ACRES	\$198,273	\$198,273
EMPLOYMENT CENTER ACRES	\$371,765	\$371,765

Council has previously directed that the same assessment rates are appropriate DIFs for all properties in Pacific Highlands Ranch that have never been assessed or otherwise agreed to pay Facilities Benefit Assessments. Therefore, it is recommended that the above proposed Fiscal Year 2008 Assessments also be adopted as DIF for Pacific Highlands Ranch (see Attachment 2).

The FBA will be collected at the building permit issuance stage of development and deposited into a special, interest earning account for Pacific Highlands Ranch. Annually, the Council receives a status report on the program and authorizes the appropriation of funds for construction of facilities which are programmed for the next fiscal year in the Capital Improvements Program budget.

The proposed Resolution of Intention will set a date and time for a public hearing on the FBA. Prior to the public hearing, a mailed notice will be given to all affected property owners within the proposed area of designation. The notice will contain the date of the hearing and inform property owners of their right to file a protest with the City Clerk prior to the close of the hearing. Notice will also be given by publication of the Resolution of Intention in the City's official newspaper. Unless overruled by a four-fifths vote of the Council, written protests by owners of more than one-half of the area of the property proposed to be included within the area of benefit shall cause the proceedings to be abandoned.

FISCAL CONSIDERATIONS:

Adoption of this revised Public Facilities Financing Plan will continue to provide a funding source for the public facilities identified in Pacific Highlands Ranch.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

Land Use and Housing Committee voted unanimously, September 19, 2007, to approve the plan.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On July 10, 2007 the Carmel Valley Planning Group (CVPG) voted (11-0) to support the proposed Pacific Highlands Ranch Public Facilities Financing Plan, Fiscal Year 2008 with the following qualifications: 1) A request to modify the first paragraph of the Funding Issues section of project T-12.2 [El Camino Real Widening (Half Mile Drive to San Dieguito Road)] on page 89 to state: Prorata funding distribution shall be based on the share of traffic generated by each community or project, except Pacific Highlands Ranch (FBA) will be limited to \$100,000 toward funding the preliminary engineering for a wildlife undercrossing, sized to the optimal dimensions to improve wildlife movement and designed to facilitate equestrian and pedestrian access in the City's Multiple Habitat Plan Area Northern Tier and the San Dieguito River Park; and 2) A request that staff report back to the Board relative to the gross cost of the Park-n-Ride (Project T-8) and the Transit Center (Project T-9) projects.

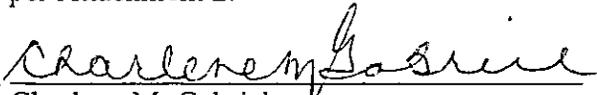
Staff has considered the Carmel Valley Planning Group's request to include certain, specific language relative to the project to widen El Camino Real including a wildlife undercrossing. While the current project description does include a wildlife undercrossing, the reviewing agencies have not yet determined what type of undercrossing will be permitted at this site. Therefore, staff believes that inclusion of the requested specific language is premature at this time.

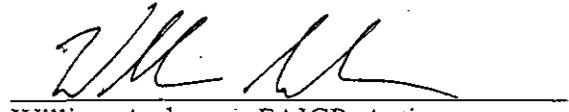
At the request of Pardee Homes, Latitude 33, has provided more recent cost estimates and conceptual drawings for the Park-n-Ride (Project T-8) and the Transit Center (Project T-9) projects. Those revised estimates have been incorporated in the Fiscal Year 2008 Pacific Highlands Ranch Public Facilities Financing Plan.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

All property owners with remaining new development are listed on the Pacific Highlands Ranch Public Facilities Financing Plan, Fiscal Year 2008 Assessment Roll, beginning on page 225. These property owners will be mailed a notice of the public hearing and copy of the financing plan. The owners will have liens placed upon their property and will be required to pay Facility Benefit Assessments (FBA) upon any building permit issuance when developing their property.

Any redevelopment that increases the intensity of existing uses may be subject to an impact fee per Attachment 2.


Charlene M. Gabriel
Facilities Financing Manager
City Planning & Community Investment


William Anderson, FAICP, Acting
Deputy Chief/Chief Operating Officer

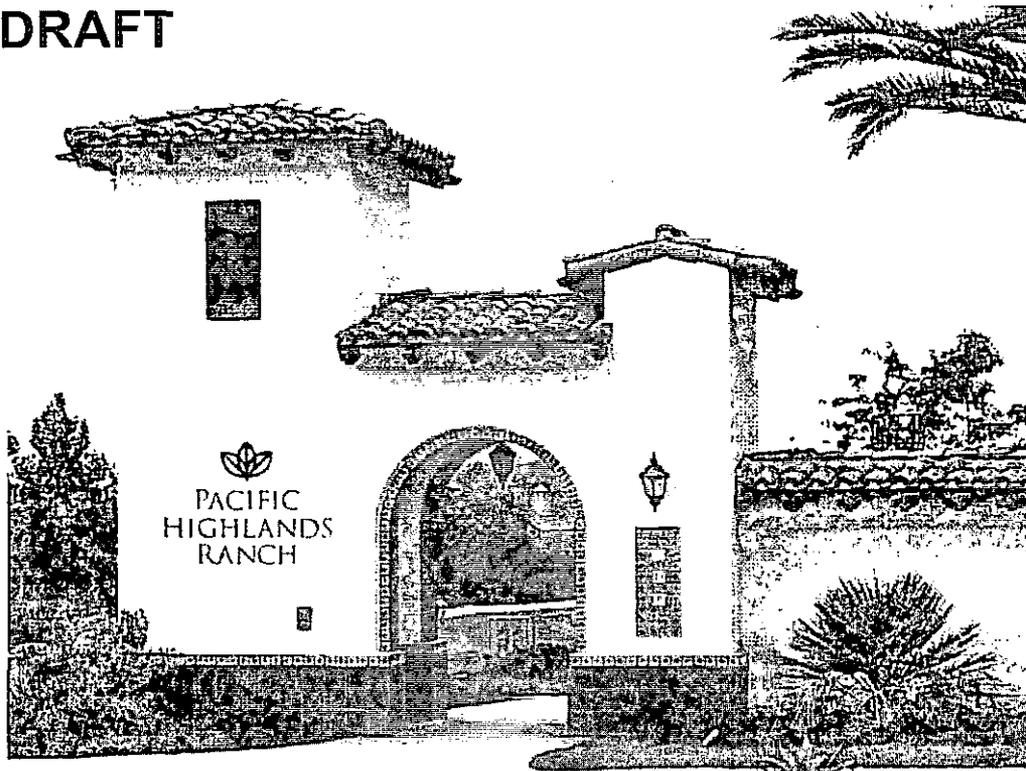
CMG/FVJ

- Attachment:
1. Pacific Highlands Ranch Public Facilities Financing Plan, Fiscal Year 2008
 2. Development Impact Fee Analysis

Note: Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the Office of the City Clerk.

Pacific Highlands Ranch

Public Facilities Financing Plan
and Facilities Benefit Assessment
Fiscal Year 2008
DRAFT



THE CITY OF SAN DIEGO

City Planning & Community Investment Department
Facilities Financing

September 12, 2007

Mayor

Jerry Sanders

City Council

Scott Peters, President, Council District 1
Kevin Faulconer, Council District 2
Toni Atkins, Council District 3
Tony Young, President Pro Tem, Council District 4

Brian Maienschein, Council District 5
Donna Frye, Council District 6
Jim Madaffer, Council District 7
Ben Hueso, Council District 8

City Attorney

Michael J. Aguirre, City Attorney
Elizabeth Coleman, Deputy City Attorney

City Planning & Community Investment Department

William Anderson, FAICP, Director
Charlene M. Gabriel, Facilities Financing Manager
Pamela Bernasconi, Supervising Project Manager

Frank January, Project Manager
Gloria Hensley, Principal Engineering Aide
M Elena Molina, Word Processing Operator

Pacific Highlands Ranch Community Planning Group

At the time of this update, no planning group has formed for Pacific Highlands Ranch.

TABLE OF CONTENTS

INTRODUCTION..... 1

AUTHORITY 1

UPDATE TO FINANCING PLAN 1

SCOPE OF REPORT 1

FACILITIES BENEFIT ASSESSMENT 3

FBA PROCEDURE..... 3

METHODOLOGY OF THE FBA..... 3

TIMING AND COST OF FACILITIES 4

EXPENDITURES 4

AREAS OF BENEFIT AND PROJECTED LAND USES..... 5

TWO TIERS OF BENEFIT 5

PROJECTED LAND USE 6

 Residential..... 6

 Non-residential..... 6

ASSESSMENTS 11

ASSESSMENT METHODOLOGY – EDU RATIOS 11

ASSESSMENT NUMERICAL LIST DESCRIPTION..... 11

DETERMINATION OF ASSESSMENT RATES 12

AUTOMATIC ANNUAL INCREASES 13

CASH FLOW ANALYSIS 14

PUBLIC FACILITIES FINANCING PLAN 19

PURPOSE 19

TRANSPORTATION PHASING PLAN 19

DEVELOPMENT FORECAST AND ANALYSIS 20

 Residential..... 22

 Non-residential..... 22

 Annual Absorption Rate 22

 Population Estimates..... 22

CAPITAL IMPROVEMENT PROGRAM 23

 Future Public Facility Needs..... 23

 Changes to Capital Improvement Project List 24

FEE SCHEDULE FOR FACILITIES BENEFIT ASSESSMENTS 27

 Annual Review..... 27

 Updated Project Costs..... 27

 Fee Schedule 27

FINANCING STRATEGY 27

 Facilities Benefit Assessment (FBA)..... 28

 Development Impact Fee (DIF) 28

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

Assessment Districts	28
Community Facility District (CFD).....	28
Developer Construction	29
Reimbursement Financing for Water and Sewer Facilities	29
State/Federal Funding	29
Cost Reimbursement District (CRD).....	29
Development Agreement	29
GENERAL ASSUMPTIONS AND CONDITIONS	30
Developer Advance.....	32
TRANSPORTATION PROJECTS	39
PARK AND RECREATION PROJECTS	95
POLICE PROJECTS.....	113
FIRE PROJECTS	117
LIBRARY PROJECTS	121
WATER & SEWER PROJECTS	125
APPENDIX.....	137
DEVELOPMENT AGREEMENT.....	139
TRANSPORTATION PHASING PLAN	215
ALTERNATIVE TRANSPORTATION PHASING PLAN	219
FACILITIES BENEFIT ASSESSMENT NUMERICAL LIST	225

TABLES

TABLE 1	INVENTORY OF LAND USES.....	7
TABLE 2	EDU RATIOS.....	11
TABLE 3	FY 2008 ASSESSMENT RATE	13
TABLE 4	FACILITIES BENEFIT ASSESSMENT SCHEDULE	14
TABLE 5	LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX.....	15
TABLE 6	SAN DIEGO CONSUMER PRICE INDEX	15
TABLE 7	PACIFIC HIGHLANDS RANCH CASHFLOW	17
TABLE 8	PACIFIC HIGHLANDS RANCH DEVELOPMENT SCHEDULE	21
TABLE 9	PACIFIC HIGHLANDS RANCH – PUBLIC FACILITIES PROJECTS.....	33

FIGURES

FIGURE 1	AREAS OF BENEFIT	9
FIGURE 2	PROJECT LOCATION MAP	37

CHARTS

CHART 1	TRANSPORTATION PHASING PLAN THRESHOLD PROJECTIONS	20
CHART 2	COMPARISONS OF ABSORPTION RATES.....	22
CHART 3	PROJECTED POPULATION GROWTHS	23

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 Pacific Highlands Ranch Subarea Plan, which was originally approved by the City Council on July 28, 1998 by Resolution R-290521 and amended on October 4, 2004 by Resolution R-299671.

On November 3, 1998, the voters of the City of San Diego passed Proposition M and subsequently approved a phase shift from the land designation of “Future Urbanizing” to “Planned Urbanizing”. However, a portion of Pacific Highlands Ranch did not seek to participate in the phase shift. This portion of the project, named **Del Mar Highlands Estates (DMHE)**, has a final map (FM 13818) that was approved in 1999.

Update to Financing Plan

On July 5, 2006, by Resolution R-301608, the City Council adopted the Fiscal Year 2006 Pacific Highlands Ranch Public Facilities Financing Plan. On November 20, 2006, by Resolution R-302097, the City Council adopted the amendment to the Fiscal Year 2006 Pacific Highlands Ranch Public Facilities Financing Plan. This report is an update of the Financing Plan for Pacific Highlands Ranch. Future updates are anticipated to occur on an annual basis.

Scope of Report

The Fiscal Year 2007 Pacific Highlands Ranch Financing Plan identifies the public facilities that will be needed over the next fourteen years, during which the full development of the community is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Pacific Highlands Ranch, as required by City Ordinance O-15318. The FBA is established to provide public facilities which will benefit the Pacific Highlands Ranch community.

(This page is intentionally left blank.)

Facilities Benefit Assessment

FBA Procedure

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980 to establish the procedure for implementing a Facilities Benefit Assessment (FBA). The FBA provides funding for public facilities projects that serve a designated area, also known as the **area of benefit**. 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 Pacific Highlands Ranch community planning area. For more information on the area of benefit, see Areas of Benefit and Projected Land Uses beginning on page 5.

Methodology of the FBA

The methodology of the FBA is as follows:

- 1) An **FBA Assessment Numerical List** (Assessment List) is prepared for Pacific Highlands Ranch 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 page 225 for more information on the FBA 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 permitted development according to the FBA Assessment Schedule that is in effect at the time the permit is obtained. Owners/developers are not permitted to pay liens in advance of obtaining building permits for 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 Pacific Highlands Ranch Public Facilities Financing Plan.

Timing and Cost of Facilities

The public facilities projects to be financed by the Pacific Highlands Ranch FBA funds are shown in Table 9, beginning on page 33. 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; police; fire; and libraries. Detailed descriptions of the facility projects, which are listed in Table 9, can be found on the project sheets beginning on page 39. The FBA also funds 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 fund;
- 2) **Credits** to developers for facilities provided in accordance with 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 fund provides a facility, direct payments, credits, or cash reimbursements are all treated as an expense to the FBA fund.

Areas of Benefit and Projected Land Uses

Two Tiers 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 community boundary of Pacific Highlands Ranch 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 9, shows the community boundary and locations of the Pacific Highlands Ranch Facilities Benefit Assessment Districts or areas of benefit.

A portion of Pacific Highlands Ranch, known as **Del Mar Highlands Estates**, did not seek to change its land designation from "Future Urbanizing" to "Planned Urbanizing". Property owners in Del Mar Highlands Estates are not subject to the Transportation Phasing Plan since they did not participate in the phase shift. For further explanation of the Transportation Phasing Plan refer to page 19. For a complete text of the Transportation Phasing plan refer to page 215 in the Appendix.

A separate area of benefit and Facilities Benefit Assessment category has been established for Del Mar Highlands Estates (DMHE) and is included in this Financing Plan. All property within Pacific Highlands Ranch with the exception of Del Mar Highlands Estates is included in Area of Benefit No. 1. Del Mar Highlands Estates makes up Area of Benefit No. 2. Both Areas of Benefit are shown in Figure 1, page 9.

Since 1999, Del Mar Highlands Estates has had an approved final map (FM 13818). The Del Mar Highlands Estates development does not gain its vehicular access from the transportation projects being financed by this FBA with only the following exceptions:

- El Camino Real Widening (Half Mile Dr. to San Dieguito Rd.); T-12.2
- El Camino Real Widening (San Dieguito Road to Via de la Valle); T-12.3
- Via de la Valle (Four Lanes); T-13

The developer of that portion of the project known as Del Mar Highlands Estates, pursuant to the conditions of the map, has an obligation to contribute funds toward the cost to construct these offsite facilities located in Subarea II. The improvement requirements are estimated to cost more than \$1,790,000 and are reflected in the CIP project sheets T-12.2, T12.3, and T-13. This obligation equates to approximately \$10,400 per dwelling unit. Pardee Homes issued Letters of Credit on July 22, 1999, which are on file with the City of San Diego totaling \$1,790,407.

Because Del Mar Highlands Estates is paying for its access improvements separately, it will not be obligated to pay FBA fees for certain remaining roadway

projects included in the FBA, through which it does not obtain access. Those projects include, but are not limited to:

- Del Mar Heights Road; T-3.1, T-3.2 and T-3.3
- Carmel Valley Road; T-4.1, T-4.2, T-4.3, and T-4.4
- Village Loop Road; T-6
- Traffic Signals; T-7
- Black Mountain Road; T-11.1 and T-11.2

With the exception of the transportation projects mentioned above, property owners developing residential units in Area of Benefit No. 2, Del Mar Highlands Estates, will be contributing their fair share to the cost of all other FBA-funded projects included in this financing plan. The fair share portion for development in Del Mar Highlands Estates is consistent with all other residential dwelling units in Pacific Highlands Ranch.

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 designations and assessment payment history, provides the data for the Inventory of Land Use Table shown on page 7.

Projected Land Use

Residential

The anticipated residential development for Pacific Highlands Ranch is estimated at 5,182 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 Pacific Highlands Ranch is estimated to be 101.93 acres and consists of the village (commercial), institutional (private school), and an employment center. A list of the types and amount of planned non-residential development can be found in Table 1.

Currently, FBA fees are expected to be paid on a gross acre basis for the village (commercial), industrial, and employment center properties. In the event that 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 Section 61.2210 of the Municipal Code, 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.

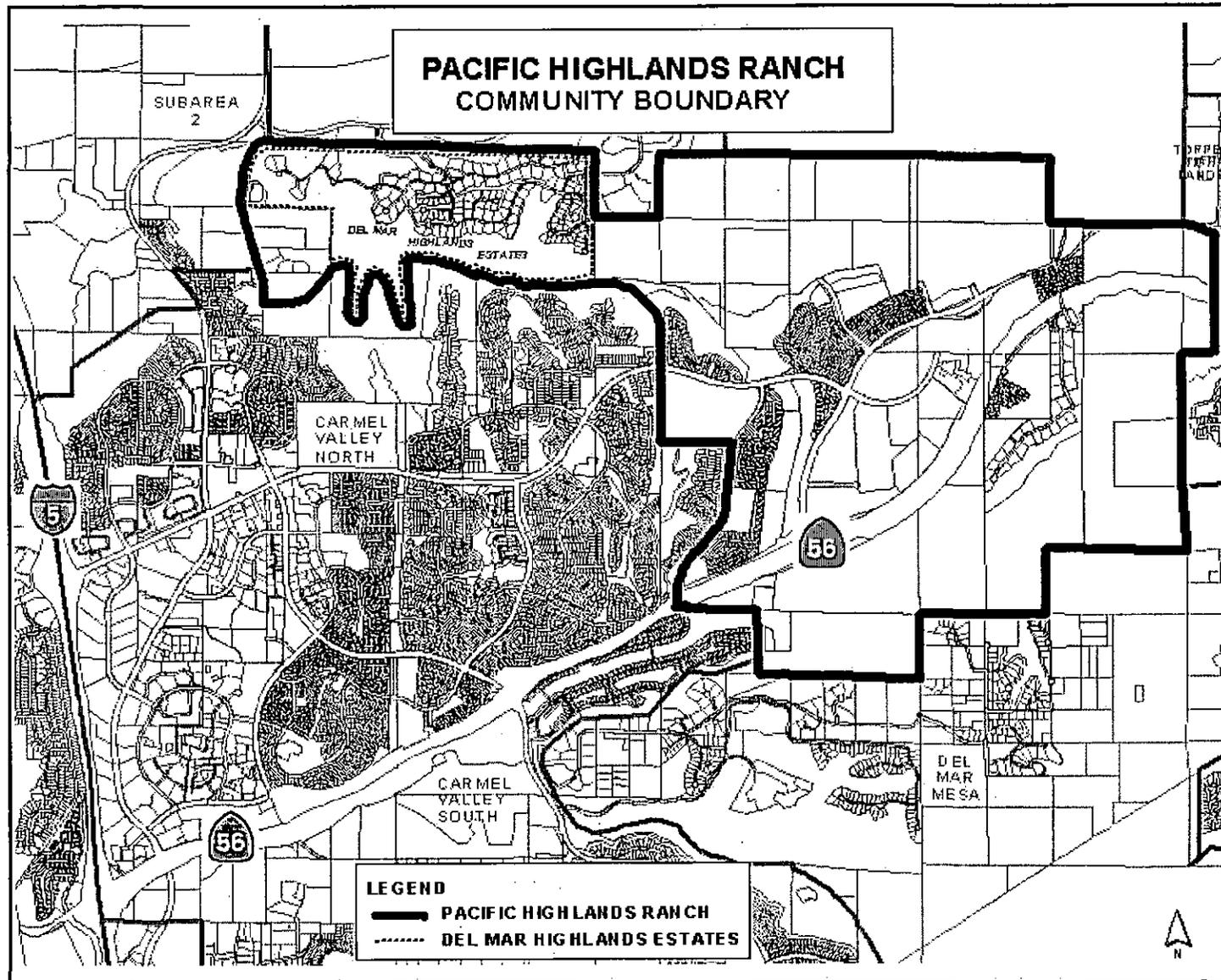
Table 1 Inventory of Land Uses

As of June 30, 2007

Land Use	Actual	To Go	Total
Single-Family Residential Units	957	2,240	3,197
Multi-Family Residential Units	463	1,350	1,813
Del Mar Highlands Estates	161	11	172
Village Acres	0	34.0	34.0
Employment Center Acres	0	19.01	19.01
Institutional Acres	48.92	0	48.92

(This page is intentionally left blank.)

Figure 1 Areas of Benefit



(This page is intentionally left blank.)

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 Pacific Highlands Ranch Facilities Benefit Assessment.

Table 2 EDU Ratios

CATEGORY	SFDU	MFDU	DMHE	VAC	INSTAC	ECAC
TRANSPORTATION	1.0	0.7	0	11.25	4.0	7.5
PARKS	1.0	0.7	1.0	0	0	0
POLICE/FIRE	1.0	0.7	1.0	6	6	9
LIBRARY	1.0	0.7	1.0	0	0	0
WATER/SEWER	1.0	0.7	1.0	17.9	17.9	17.9
FREEWAY	1.0	0.7	1.0	11.25	4.0	7.5
SFDU	Single Family Dwelling Unit					
MFDU	Multi-family Dwelling Unit					
DMHE	Del Mar Highlands Estate					
VAC	Village Acres					
INSTAC	Institutional Acres					
ECAC	Employment Center Acres					

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 (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 (Section 61.2205). The current Assessment Listing is shown in the Appendix of this financing plan and begins on page 225. 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 area 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 area 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 area 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 (FY 2008 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 3% (applied to the fund balance) in FY 2008, 2009, and 2010; 4% during years beyond FY 2010
- Annual inflation rate of 7% for FY 2008, 2009 and 2010; 5% during years beyond FY 2010 (to anticipate the future costs of facilities that will be constructed)
- At the beginning of each fiscal year (July 1st), 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 2008 Facilities Benefit Assessment base deposit rate for Pacific Highlands Ranch.

Table 3 FY 2008 Assessment Rate

LAND USE	ASSESSMENT per UNIT/ACRE in FY 2008 DOLLARS
SINGLE FAMILY UNITS	\$69,118
MULTI-FAMILY UNITS	\$48,384
DEL MAR HIGHLAND ESTATES	\$47,002
VILLAGE ACRES	\$557,652
INSTITUTIONAL ACRES	\$198,273
EMPLOYMENT CENTER ACRES	\$371,765

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In FY 2009 and 2010, the proposed increase reflects an inflation factor of 7%, while the proposed assessments for years beyond FY 2010 reflect a 5% annual increase. 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 1st). 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 Pacific Highlands Ranch FBA Schedule in Table 4, page 14, 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 2008 is

\$69,118. For the same period, each multi-family unit is to be assessed \$48,384, while each Del Mar Highlands Estate is assessed \$47,002. The commercial or village assessment is \$557,652 per acre, while each institutional acre is \$198,273. Finally, in FY 2008, the employment center assessment is \$371,765 per acre.

Table 4 Facilities Benefit Assessment Schedule

FISCAL YEAR	\$/ SFDU	\$/ MFDU	\$/ DMHE	\$/ VAC	\$/ INSTAC	\$/ ECAC
2008	\$69,118	\$48,384	\$47,002	\$557,652	\$198,273	\$371,765
2009	\$73,956	\$51,771	\$50,292	\$596,686	\$212,151	\$397,787
2010	\$79,133	\$55,395	\$53,812	\$638,454	\$227,002	\$425,632
2011	\$83,090	\$58,165	\$56,503	\$670,380	\$238,353	\$446,916
2012	\$87,245	\$61,074	\$59,328	\$703,903	\$250,272	\$469,264
2013	\$91,607	\$64,127	\$62,295	\$739,096	\$262,785	\$492,726
2014	\$96,187	\$67,333	\$65,409	\$776,048	\$275,924	\$517,360
2015	\$100,996	\$70,700	\$68,679	\$814,848	\$289,719	\$543,227
2016	\$106,046	\$74,235	\$72,114	\$855,592	\$304,205	\$570,389
2017	\$111,348	\$77,946	\$75,719	\$898,369	\$319,415	\$598,907
2018	\$116,915	\$81,843	\$79,505	\$943,284	\$335,384	\$628,850
2019	\$122,761	\$85,936	\$83,480	\$990,450	\$352,154	\$660,294
2020	\$128,899	\$90,233	\$87,654	\$1,039,972	\$369,762	\$693,308
2021	\$135,344	\$94,744	\$92,037	\$1,091,971	\$388,250	\$727,974

Cash Flow Analysis

The Pacific Highlands Ranch Cash Flow, Table 7, page 17, presents an analysis of the Pacific Highlands Ranch FBA. For each fiscal year during the development of the community, the cash flow shows the difference between anticipated FBA revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings are compounded for cash on hand and based on an estimated 2% annual return during FY 2007, 2008 and 2009, then 4% thereafter.

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 15.

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 March 2007 by *Engineering News Record*

YEAR	CCI	% CHANGE/YEAR
1997	6571	0.75%
1998	6673	1.55%
1999	6832	2.38%
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	3.86%
2007	8873	3.75%

Table 6 San Diego Consumer Price Index

Reported June 2007

YEAR	CPI	% CHANGE/YEAR
1997	163.7	2.44%
1998	166.0	1.41%
1999	171.7	3.43%
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%

(This page is intentionally left blank.)

Table 7 Pacific Highlands Ranch Cashflow

FY	SFDU	MFDU	DMHE	VAC	INSTA C	ECAC	S/SFDU	S/MFDU	S/DMHE	S/VAC	S/INSTA C	S/ECAC	FBA \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE	FY
PRIOR	815	463	153	0	48.92	0							\$31,534,747	\$9,920,837	\$21,613,910	PRIOR
2007	141	0	8	0	0	0	\$66,460	\$46,524	\$45,194	\$536,207	\$190,648	\$357,468	\$10,806,040	\$15,978,270	\$16,441,680	2007
2008	57	0	7	0	0	0	\$69,118	\$48,384	\$47,002	\$557,652	\$198,273	\$371,765	\$4,529,461	\$20,017,351	\$953,789	2008
2009	79	0	4	12	0	0	\$73,956	\$51,771	\$50,292	\$596,686	\$212,151	\$397,787	\$13,253,298	\$11,834,200	\$2,372,888	2009
2010	78	0	0	0	0	0	\$79,133	\$55,395	\$53,812	\$638,454	\$227,002	\$425,632	\$6,225,070	\$7,440,705	\$1,157,252	2010
2011	95	0	0	0	0	0	\$83,090	\$58,165	\$56,503	\$670,380	\$238,353	\$446,916	\$7,987,336	\$5,541,888	\$3,602,700	2011
2012	95	0	0	0	0	0	\$87,245	\$61,074	\$59,328	\$703,903	\$250,273	\$469,264	\$8,491,856	\$5,386,661	\$6,707,895	2012
2013	104	0	0	0	0	0	\$91,607	\$64,127	\$62,295	\$739,096	\$262,785	\$492,726	\$9,672,353	\$15,815,812	\$564,436	2013
2014	100	294	0	0	0	0	\$96,187	\$67,333	\$65,409	\$776,048	\$275,924	\$517,361	\$29,492,020	\$26,683,869	\$3,372,587	2014
2015	150	150	0	10	0	11	\$100,996	\$70,700	\$68,679	\$814,848	\$289,719	\$543,227	\$40,277,123	\$26,753,713	\$16,895,997	2015
2016	250	150	0	8	0	5	\$106,046	\$74,235	\$72,114	\$855,592	\$304,205	\$570,389	\$48,286,193	\$34,335,245	\$30,846,945	2016
2017	250	150	0	4	0	3.01	\$111,348	\$77,946	\$75,719	\$898,369	\$319,415	\$598,907	\$46,913,113	\$7,834,563	\$69,925,495	2017
2018	250	150	0	0	0	0	\$116,915	\$81,843	\$79,505	\$943,284	\$335,384	\$628,850	\$45,154,881	\$270,646	\$114,809,730	2018
2019	250	150	0	0	0	0	\$122,761	\$85,936	\$83,480	\$990,450	\$352,154	\$660,294	\$49,084,893	\$284,179	\$163,610,444	2019
2020	250	150	0	0	0	0	\$128,899	\$90,233	\$87,654	\$1,039,972	\$369,762	\$693,308	\$53,107,066	\$8,884,486	\$207,833,024	2020
2021	232	156	0	0	0	0	\$135,344	\$94,744	\$92,037	\$1,091,971	\$388,250	\$727,974	\$55,493,657	\$313,307	\$263,013,375	2021
TOTAL	3,197	1,813	172	34	48.92	19.01							\$460,309,107	\$197,295,732	\$263,013,375	TOTAL

Note:

- 1) Values are rounded to the nearest dollar.
- 2) Annual inflation rate is 7% for FY 2008-2010, then 5% thereafter.
- 3) Annual interest rate is 3% for FY 2008-2010, then 4% thereafter.

(This page is intentionally left blank.)

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.

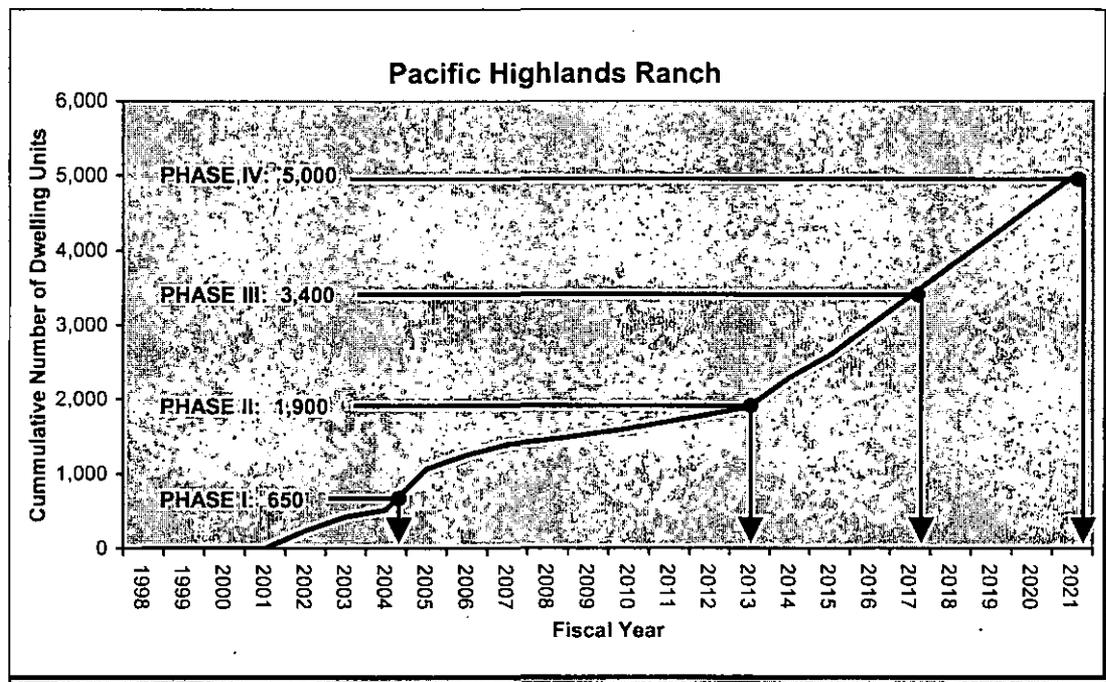
This report will update the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for the development that is planned to occur in the community planning area known as Pacific Highlands Ranch.

Transportation Phasing Plan

Pacific Highlands Ranch is being developed in conjunction with an adopted Transportation Phasing Plan. The **Transportation Phasing Plan**, shown in the Appendix on page 215, 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 39. The Transportation Phasing Plan limits the issuance of building permits in Pacific Highlands Ranch until the listed 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 Pacific Highlands Ranch is allowed to continue. Chart 1, on page 20, illustrates the timing of the four thresholds based upon the current development schedule.

At the time of this update, the most significant transportation improvement to impact the development forecast is the construction of the I-5/SR-56 Freeway Connectors, project T-1.5. The Transportation Phasing Plan requires Phase Two development of Pacific Highlands Ranch to be held at 1,900 dwelling units (within the phase shift area) until the I-5/SR-56 Freeway Connector project is constructed. According to the latest development schedule projections, the Pacific Highlands Ranch community should reach 1,900 units during fiscal year 2013. A pause in the development of Pacific Highlands Ranch is not expected, but may occur if the 1,900 dwelling unit threshold is reached prior to the completion of the I-5/SR-56 Freeway Connectors.

Chart 1 Transportation Phasing Plan Threshold Projections



Development Forecast and Analysis

The development projection for Pacific Highlands Ranch 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 thresholds of the Transportation Phasing Plan could slow or halt the development rate of Pacific Highlands Ranch. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of Pacific Highlands Ranch will take place over a fourteen-year period.

The current development schedule assumes that the required I-5/SR-56 Freeway Connector project will not be provided by the time the 1,900 dwelling unit threshold is reached. A brief pause in the development is assumed in the projected development schedule presented in Table 8 on page 21. Future updates of this financing plan may extend the period of paused development as the timing for the completion of the project is re-evaluated.

In the development schedule, the number of units developed within a year refers to those applications having been issued building permits during the July-to-June fiscal year. Therefore, the development shown in FY 2006 refers to those units for which building permits were issued, with fees paid, between July 1, 2005 and June 30, 2006. Development in Pacific Highlands Ranch is projected to reach

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

1,900 dwelling units by the end of Fiscal Year 2013 as indicated in the table by the line (~~XXXXXXXXXX~~).

Since needed facilities are directly related to the community growth rate, construction schedules for 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.

Table 8 Pacific Highlands Ranch Development Schedule

FISCAL YEAR	SFDU	MFDU	DMHE	UNITS TO DATE (1)	VAC	INSTAC	ECAC
PRIOR	816	463	153	1,432		48.92	
2007(2)	141	0	8	1,581			
2008	57	0	7	1,645			
2009	79	0	4	1,728	12		
2010	78	0		1,806	0		
2011	95	0		1,901	0		
2012	95	0		1,996	0		
2013	104	0		2,100	0		
2014	100	294		2,494	0		
2015	150	150		2,794	10		11
2016	250	150		3,194	8		5
2017	250	150		3,594	4		3.01
2018	250	150		3,994			
2019	250	150		4,394			
2020	250	150		4,794			
2021	232	156		5,182			
TOTAL	3,197	1,813	172	5,182	34	48.92	19.01
ACTUAL:	956	463	163	1,582	0	48.92	0
TO GO:	2,241	1,350	9	3,600	34	0	19.01

(1) This is a community-wide development schedule and includes dwelling units outside of the phase shift area.

(2) Development figures are based upon estimates for FY 2007 and beyond.

Residential

The anticipated residential development for Pacific Highlands Ranch is estimated at 5,182 dwelling units. A list of the types and amount of all planned residential development can be found in Table 1 on page 7.

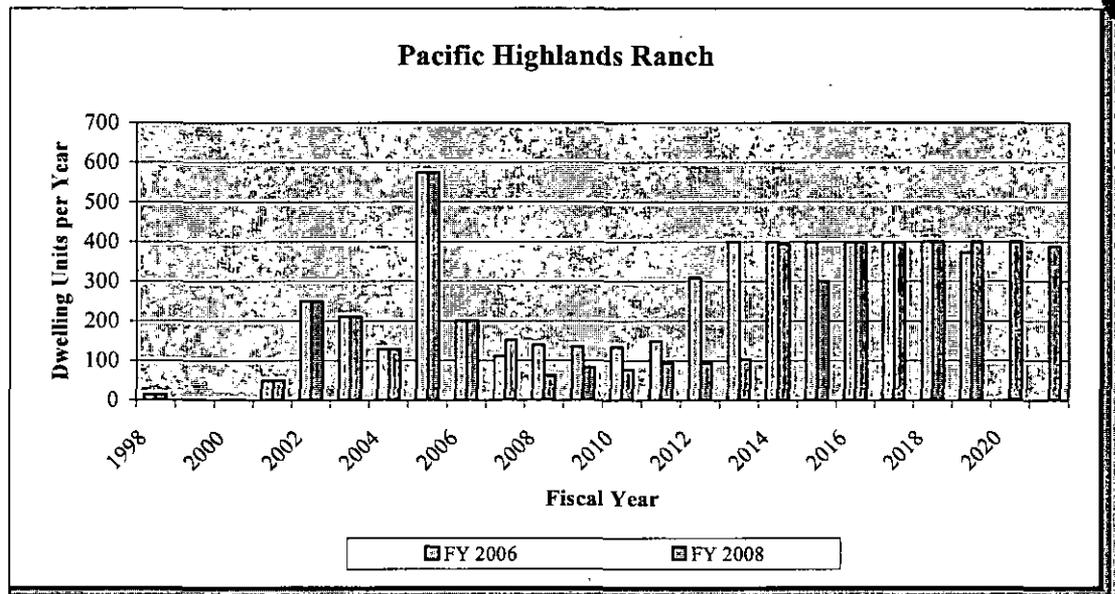
Non-residential

In the FY 2006 Financing Plan, the anticipated non-residential development for Pacific Highlands Ranch was estimated to be 102 acres. A list of the types and amount of all planned non-residential development can be found in Table 1, page 7.

Annual Absorption Rate

In the FY 2006 financing plan, projected residential development was expected to have peaked at 574 dwelling units per year during FY 2005. A secondary peak of 400 dwelling units per year is expected after the transportation phasing plan requirements have been met. Below, Chart 2 illustrates how the anticipated annual absorption rate for residential development in Pacific Highlands Ranch has changed from the FY 2006 plan to this update in FY 2008. A list of the types and amount of the planned residential development can be found in Table 1, page 7.

Chart 2 Comparisons of Absorption Rates



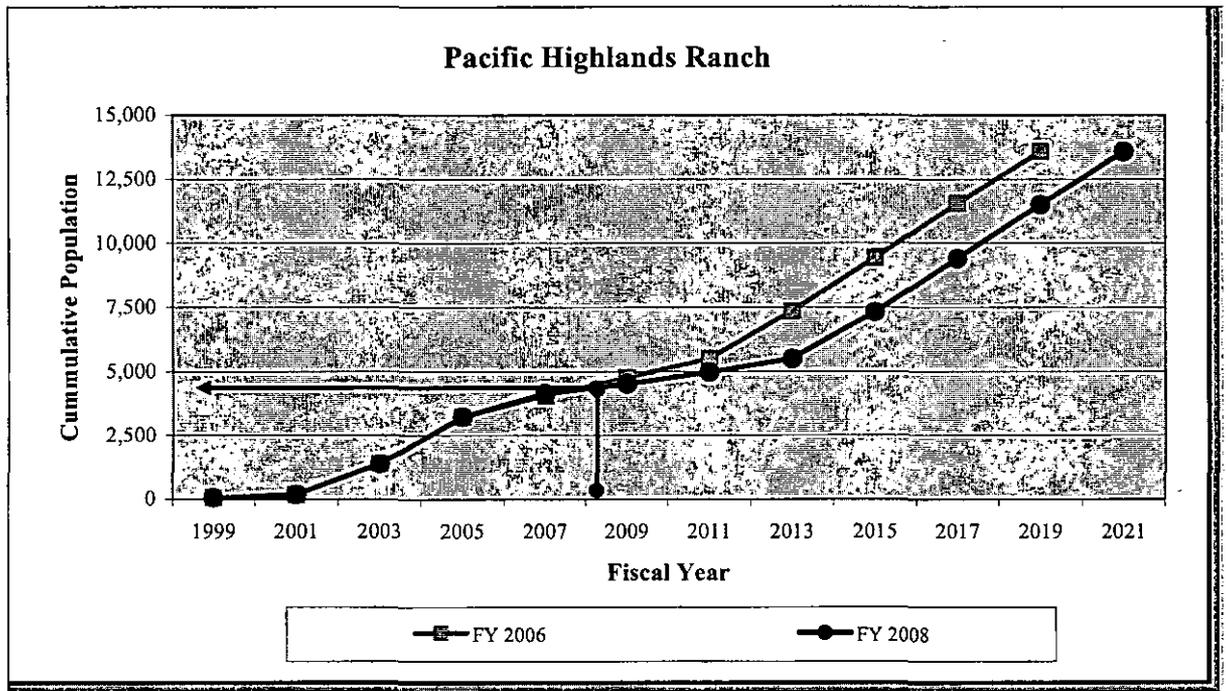
Population Estimates

Previous editions of the Pacific Highlands Ranch Financing Plan based population estimates on a factor of 2.62 persons per household. This factor is consistent with the Framework Plan for the North City Future Urbanizing Area. No change to this methodology is proposed as part of this update.

Using the population factor described above, the population of Pacific Highlands Ranch, at build out, is projected to be 13,577. Below, Chart 3 illustrates a comparison of the projected population growth rate of the FY 2006 and this FY 2008 update to the Public Facilities Financing Plan.

The 1,900 dwelling unit threshold of the Transportation Phasing Plan is expected to impact the development schedule and the projected population growth rate of Pacific Highlands Ranch. At the time of this update it is expected that Pacific Highlands Ranch will hold at a population of 5,500 people until the I-5/SR-56 Freeway Connector project is constructed. The period of time in which the Transportation Phasing Plan holds development in Pacific Highlands Ranch may change with future updates of this financing plan.

Chart 3 Projected Population Growths



Capital Improvement Program

Future Public Facility Needs

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

- Transportation
- Parks and Recreation
- Police

- Fire
- Library
- Water/Sewer Lines (Utilities)

Project locations are depicted in Figure 2 on page 37 and summarized in Table 9 on page 33. Detailed project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 39. The timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets. Refer to Table 8 on page 21 for the current development schedule for Pacific Highlands Ranch.

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. The 1,900 dwelling unit threshold associated with the Transportation Phasing Plan is expected to be reached prior to the completion of the I-5/SR-56 Freeway Connector project, therefore the timing for certain population-based facilities will be impacted. The timing for those projects may be adjusted in future updates as the estimated timing for the completion of the I-5/SR-56 Freeway Connector project is closely monitored.

Changes to Capital Improvement Project List

The following new project has been added to the Pacific Highlands Ranch Public Facilities Financing Plan for FY 2008:

T-1.8, SR-56 Community Bicycle Connectors

Since the approval of the Fiscal Year 2006 financing plan, projects T-3.1, T-3.2, and T-3.3 have been combined into one project:

T-3, Del Mar Heights Road (4-6 Lanes).

These and other significant changes to the Capital Improvement Project list are described below:

T-1.2B State Route 56 - Expansion to 6 Lanes. \$22,800,000 increase in total cost of this project. There is no change to the Pacific Highlands Ranch contribution of \$11,546,000.

T-1.5 I-5/SR-56 Freeway Connectors. \$3,600,000 increase in the total cost of this project. There is no change to the Pacific Highlands Ranch contribution of \$7,000,000.

T-1.7 SR-56 Bike Interchanges. \$1,427,000 increase in the total cost of this project. There is no change to the Pacific Highlands Ranch contribution of \$530,400.

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

- T-1.8 SR-56 Community Bicycle Connectors. A new project with total cost of \$345,100. Pacific Highlands Ranch share for this project is \$140,100.
- T-3 Del Mar Heights Road (4-6 Lanes). The three phases of this project (T-3.1, T-3.2, and T-3.3) have been combined into one project. \$2,039,000 increase in total project cost from \$8,661,000 to \$10,700,000. \$2,039,000 increase in the Pacific Highlands Ranch contribution from \$8,661,000 to \$10,700,000.
- T-4.2 Carmel Valley Road (4-6 Lanes South of Pacific Highlands Ranch Parkway). \$13,000 decrease in total project cost from \$6,213,000 to \$6,200,000. \$13,000 decrease in the Pacific Highlands Ranch contribution from \$6,213,000 to \$6,200,000.
- T-4.3 Carmel Valley Road (Pacific Highlands Ranch Parkway to Lopelia Meadows Place). \$1,700,000 decrease in total project cost from \$9,100,000 to \$7,400,000. \$1,700,000 decrease in the Pacific Highlands Ranch contribution from \$9,100,000 to \$7,400,000.
- T-4.4 Carmel Valley Road (Lopelia Meadows Place to Via Abertura). \$1,200,000 increase in total project cost from \$7,500,000 to \$8,700,000. \$1,200,000 increase in the Pacific Highlands Ranch contribution from \$7,500,000 to \$8,700,000.
- T-6.1 Village Center Loop Road (Carmel Valley Road east to Lin property line). \$452,800 decrease in total project cost from \$3,332,800 to \$2,880,000. \$452,800 decrease in the Pacific Highlands Ranch contribution from \$3,332,800 to \$2,880,000.
- T-6.2 Village Center Loop Road (Lin property line east to Carmel Valley Road). \$1,000,000 increase in total project cost from \$1,000,000 to \$2,000,000. \$1,000,000 increase in the Pacific Highlands Ranch contribution from \$1,000,000 to \$2,000,000.
- T-8 Transit Center. \$200,000 decrease in total project cost from \$1,600,000 to \$1,400,000. \$200,000 decrease in the Pacific Highlands Ranch contribution from \$1,600,000 to \$1,400,000.
- T-9 Park-N-Ride. \$800,000 increase in total project cost from \$1,300,000 to \$2,100,000. \$800,000 increase in the Pacific Highlands Ranch contribution from \$1,300,000 to \$2,100,000.
- P-1 Gonzales Canyon Neighborhood Park – Acquisition and Development. \$300,000 decrease in total project cost from \$6,100,000 to \$5,800,000. \$300,000 decrease in the Pacific Highlands Ranch contribution from \$6,100,000 to \$5,800,000.
- P-2 McGonigle Canyon Neighborhood Park – Acquisition and Development. \$300,000 decrease in total project cost from \$6,100,000 to \$5,800,000.

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

\$300,000 decrease in the Pacific Highlands Ranch contribution from \$6,100,000 to \$5,800,000.

- P-3.3 Black Mountain Ranch Community Park – Swimming Pool. \$1,839,000 increase in total project cost from \$4,161,000 to \$6,000,000. \$688,000 increase in the Pacific Highlands Ranch contribution from \$1,566,000 to \$2,244,000.

- P-10.1 Pacific Highlands Ranch Hiking and Biking Trails. \$2,778,200 increase in total project cost from \$2,296,800 to \$5,075,000. \$2,778,200 increase in the Pacific Highlands Ranch contribution from \$2,296,800 to \$5,075,000.

- F-1 Fire Station 47 – Pacific Highlands Ranch. \$1,259,800 increase in total project cost from \$8,995,200 to \$10,255,000. \$1,009,800 increase in the Pacific Highlands Ranch contribution from \$7,214,200 to \$8,224,000.

- L-1 Branch Library and Village Green. \$1,790,168 increase in total project cost from \$12,786,832 to \$14,577,000. \$673,034 increase in the Pacific Highlands Ranch contribution from \$4,778,966 to \$5,452,000.

- U-3 Del Mar Heights Pipeline Relocation. \$201,000 increase in total project cost from \$5,949,000 to \$6,150,000. \$201,000 increase in the Pacific Highlands Ranch contribution from \$5,949,000 to \$6,150,000.

Fee Schedule for Facilities Benefit Assessments

Annual Review

The FBA Ordinance in the Municipal Code (Section 61.2212) 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
- Scope of 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 Pacific Highlands Ranch FBA Schedule in Table 4, page 14, shows the rate of assessment for each category of land use during each year of community development. The FY 2008 assessment schedule is the same as projected in the FY 2006 financing plan and includes an inflationary increase of 7% over the current rate due to increased project costs and the impact of inflation. For example, the assessment for a single-family dwelling unit developed during FY 2008 is \$69,118. For the same period, each multi-family unit is to be assessed \$48,384, while each Del Mar Highlands Estate is assessed \$47,002. The commercial or village assessment is \$557,652 per acre, while each institutional acre is \$198,273. Finally, in FY 2008, the employment center assessment is \$371,765 per acre.

Financing Strategy

For Planned Urbanizing Areas, the Progress Guide and General Plan requires that public facilities and services, including the water supply and distribution system, sanitary sewer system, drainage facilities, fire protection, schools, streets, parks, and open space be available at the time of development and be of sufficient capacity to serve the proposed development and its residents. According to Council Policy 600-28 such improvements will be furnished and financed by the

developer. As such, the developers will provide a majority of the needed public facilities for Pacific Highlands Ranch 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 specified in City Council Ordinance O-15318, as adopted on August 25, 1980. A Facilities Benefit Assessment results in a lien being levied on each parcel of property located within the Area 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 14.

Development Impact Fee (DIF)

Within urbanized communities, which are near full community development, Development Impact Fees (DIF) are collected to mitigate the impact of new development through provision of a portion of the financing needed for identified public facilities and to maintain existing levels of service for that community. Council has previously directed that Development Impact Fees, equal to the current FBA assessments, are appropriate for all properties in future urbanizing communities that have never been assessed or otherwise agreed to pay Facilities Benefit Assessments.

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 on a turn-key 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), police, fire, and utility facilities. However, developers of commercial and industrial land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Pacific Highlands Ranch community. 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.

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

6. As FBA assessments are collected, they shall be placed in a City fund that provides interest earnings for the benefit of Pacific Highlands Ranch.
7. The Development Schedule, shown in Table 8 on page 21, is an estimated schedule and is 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 Pacific Highlands Ranch.
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.
9. Only those roadways that have been designed as a four-lane facility or larger have been considered in this financing plan as being funded by the FBA. All other roadways located within Pacific Highlands Ranch 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 complete 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.
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 Pacific Highlands Ranch 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. It is expected that all right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the FBA. If right-of-way must be acquired by the FBA by way of

eminent domain, a cost reimbursement district, with the beneficiary being the Pacific Highlands Ranch FBA, will be processed to recover the cost of the right-of-way at such time as the property adjacent to the roadway frontage develops.

14. FBA fees shall be paid by all categories of private development, including affordable housing projects.
15. This financing plan identifies a number of public facility projects as being funded by the FBA. However, it is understood that, during the development of Pacific Highlands Ranch, alternative funding sources may be proposed in lieu of FBA funding, such as developer funds or Mello-Roos Community Facility District financing.

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 Pacific Highlands Ranch. 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. Additionally, a developer may have accumulated credits from one or more other FBA-funded projects such that the developer is unable to use credits as fast as they have been earned. In these cases, the CIP project sheets will show the fiscal year in which it is anticipated that the developer will advance the cost of the project, also known as a **Developer Advance** (DEV. ADVANCE).

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.

Table 9 Pacific Highlands Ranch – Public Facilities Projects

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2008)	FUNDING SOURCE		
					DEV/SUBD	FBA-PHR	OTHER
TRANSPORTATION PROJECTS:							
40	T-1.1	SR-56 (Construct a 4-lane Freeway)	COMPLETED	\$222,890,298	\$24,317,848	\$0	\$198,572,450
42	T-1.2A	STATE ROUTE 56 - DEBT SERVICE	COMPLETED	\$2,517,690	\$0	\$486,365	\$2,031,325
44	T-1.2B	STATE ROUTE 56 - EXPANSION TO 6 LANES	2010-2017	\$55,800,000	\$0	\$11,546,000	\$44,254,000
46	T-1.3	SR-56/CARMEL VALLEY ROAD INTERCHANGE	2005-2013	\$14,380,000	\$0	\$13,658,000	\$722,000
48	T-1.4	SR-56 THIRD INTERCHANGE	DELETED	\$0	\$0	\$0	\$0
50	T-1.5	I-5/SR-56 FREEWAY CONNECTORS	2005-2013	\$140,600,000	\$0	\$7,000,000	\$133,600,000
52	T-1.6	SR-56/I-15 INTERCHANGE RAMP IMPROVEMENTS	2007-2009	\$25,000,000	\$0	\$580,000	\$24,420,000
54	T-1.7	SR-56 BIKE INTERCHANGES	2006-2014	\$11,277,000	\$0	\$530,400	\$10,746,600
56	T-1.8	SR-56 COMMUNITY BICYCLE CONNECTORS	2014	\$345,100	\$0	\$140,100	\$205,000
58	T-2	DEL MAR HEIGHTS ROAD (Right Turn Lane to I-5)	2015	\$480,000	\$160,000	\$160,000	\$160,000
60	T-3	DEL MAR HEIGHTS ROAD (4 TO 6 LANES)	2007-2011	\$10,700,000	\$0	\$10,700,000	\$0
62	T-4.1	OLD CARMEL VALLEY ROAD (2-LANES)	COMPLETED	\$5,667,115	\$1,641,755	\$0	\$4,025,360
64	T-4.2	CARMEL VALLEY ROAD (4/6 lanes south of Del Mar Heights Road)	2003-2014	\$6,200,000	\$0	\$6,200,000	\$0
66	T-4.3	CARMEL VALLEY RD (Del Mar Heights Road to Lopelia Meadows Place)	2003-2010	\$7,400,000	\$0	\$7,400,000	\$0
68	T-4.4	CARMEL VALLEY RD (Lopelia Meadows Place to Via Abertura)	2008-2015	\$8,700,000	\$0	\$8,500,000	\$0

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2008)	FUNDING SOURCE		
					DEV/SUBD	FBA-PIR	OTHER
TRANSPORTATION PROJECTS (Continued)							
70	T-5.1	LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56	2005-2008	\$7,125,000	\$0	\$0	\$7,125,000
72	T-6.1	VILLAGE CENTER LOOP ROAD (Carmel Valley Road east to Lin Property Line)	2003-2008	\$2,880,000	\$0	\$2,880,000	\$0
74	T-6.2	VILLAGE CENTER LOOP ROAD (Lin Property Line east to Carmel Valley Road)	2016	\$2,000,000	\$0	\$2,000,000	\$0
76	T-7	TRAFFIC SIGNALS	2003-2008	\$2,400,000	\$0	\$2,400,000	\$0
78	T-8	TRANSIT CENTER	2016	\$1,400,000	\$0	\$1,400,000	\$0
80	T-9	PARK-N-RIDE	2017	\$2,100,000	\$0	\$2,100,000	\$0
82	T-11.1	BLACK MOUNTAIN ROAD	2011-2014	\$10,600,000	\$0	\$848,000	\$9,752,000
84	T-11.2	BLACK MOUNTAIN ROAD AT PARK VILLAGE	2015	\$465,332	\$0	\$37,227	\$428,105
86	T-12.1	EL CAMINO REAL at SAN DIEGUITO ROAD (Intersection Improvements)	COMPLETED	\$473,665	\$0	\$0	\$473,665
88	T-12.2	EL CAMINO REAL WIDENING (Half Mile Drive to San Dieguito Road)	2005-2017	\$5,256,000	\$100,000	\$100,000	\$5,056,000
90	T-12.3	EL CAMINO REAL WIDENING (San Dieguito Road to Via de la Valle)	2011	\$20,300,000	\$1,113,157	\$796,300	\$18,390,543
92	T-13	VIA DE LA VALLE (FOUR LANES)	2005-2008	\$13,120,748	\$677,250	\$0	\$12,443,498
		TOTAL TRANSPORTATION PROJECTS:		\$580,077,948	\$28,010,010	\$79,662,392	\$472,405,546

Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 **DRAFT**

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2008)	FUNDING SOURCE		
					DEV/SUBD.	FBA-PHR	OTHER
PARK PROJECTS:							
96	P-1	GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development	2008-2010	\$5,800,000	\$0	\$5,800,000	\$0
98	P-2	McGONIGLE CANYON NEIGHBORHOOD PARK - Acquisition and Development	2014-2015	\$5,800,000	\$0	\$5,800,000	\$0
100	P-3.1	PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Acquisition and	2011-2016	\$19,175,000	\$0	\$16,932,000	\$2,243,000
102	P-3.2	PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Recreation Building	2015-2020	\$5,950,000	\$0	\$5,254,000	\$696,000
104	P-3.3	BLACK MOUNTAIN RANCH COMMUNITY PARK - Swimming Pool	2014-2016	\$6,000,000	\$0	\$2,244,000	\$3,756,000
106	P-10.1	PACIFIC HIGHLANDS RANCH HIKING AND BIKING TRAILS	2005-2017	\$5,075,000	\$0	\$5,075,000	\$0
108	P-10.2	DEL MAR HEIGHTS ROAD MULTI-USE TRAIL UNDERCROSSING	2011	\$800,000	\$0	\$800,000	\$0
110	P-10.3	SEA BREEZE FARMS EQUESTRIAN TRAIL CONNECTION	2008	\$350,000	\$350,000	\$0	\$0
		TOTAL PARK PROJECTS:		\$48,950,000	\$350,000	\$41,905,000	\$6,695,000
POLICE PROJECTS:							
114	PO-1	NORTHWEST AREA POLICE STATION	COMPLETED	\$19,123,988	\$0	\$4,048,672	\$15,075,316
		TOTAL POLICE PROJECTS:		\$19,123,988	\$0	\$4,048,672	\$15,075,316
FIRE PROTECTION PROJECTS:							
118	F-1	FIRE STATION 47 - PACIFIC HIGHLANDS RANCH	2006-2008	\$10,255,000	\$0	\$8,224,000	\$2,031,000
		TOTAL FIRE PROTECTION PROJECTS:		\$10,255,000	\$0	\$8,224,000	\$2,031,000

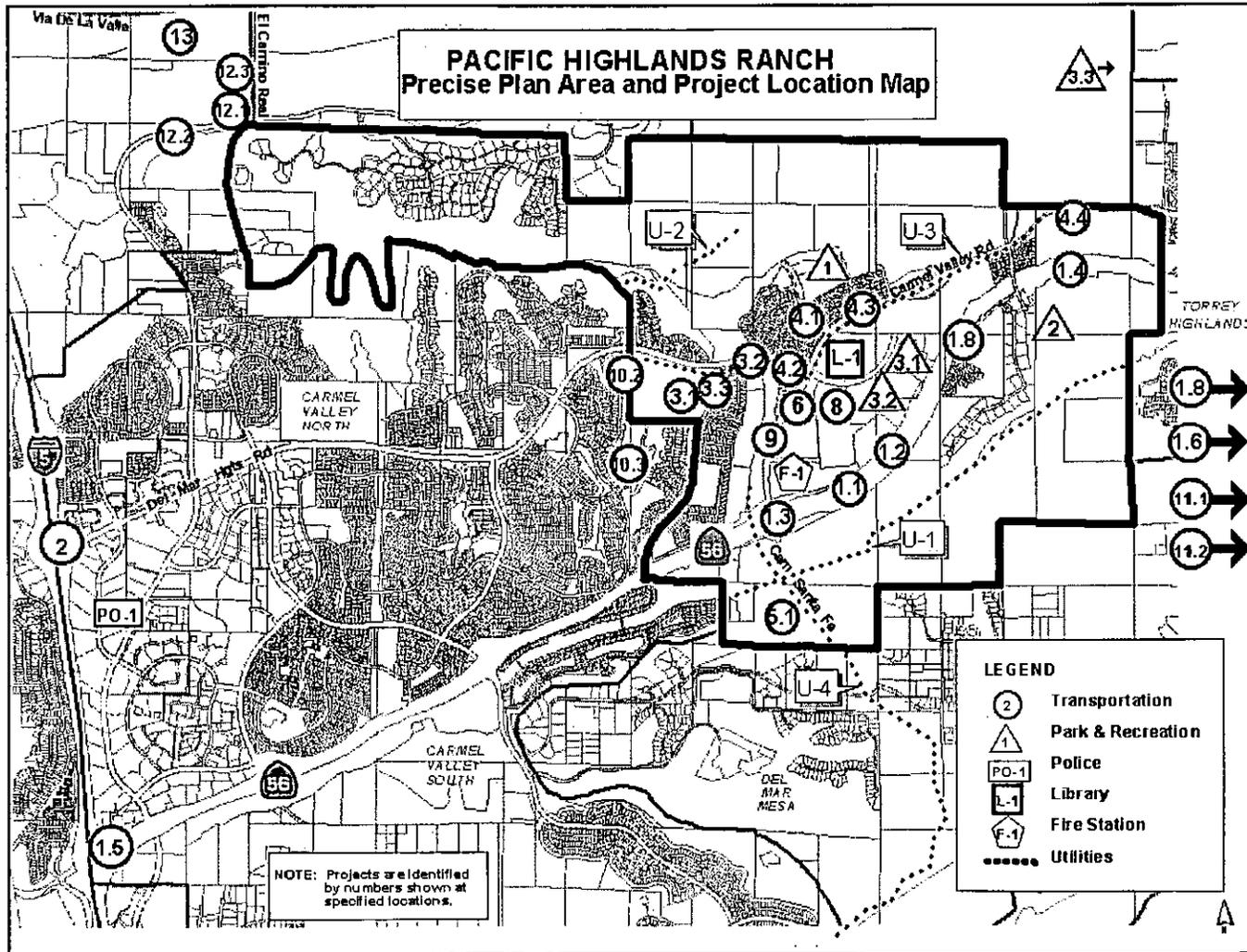
Pacific Highlands Ranch Public Facilities Financing Plan FY 2008 DRAFT

PAGE	PROJECT NO.	DESCRIPTION	PROJECT	EST. COST	FUNDING SOURCE		
			YEAR	(FY 2008)	DEV/SUBD.	FBA-PHR	OTHER
		LIBRARY PROJECTS:					
122	L-1	BRANCH LIBRARY AND VILLAGE GREEN	2014	\$14,577,000	\$0	\$5,452,000	\$9,125,000
		TOTAL LIBRARY PROJECTS:		\$14,577,000	\$0	\$5,452,000	\$9,125,000
		WATER UTILITY PROJECTS:					
126	U-1	CARMEL VALLEY TRUNK SEWER	2004-2010	\$9,892,000	\$0	\$1,283,000	\$8,609,000
128	U-2	GONZALES CANYON SEWER	2013	\$600,000	\$0	\$600,000	\$0
130	U-3	DEL MAR HEIGHTS PIPELINE RELOCATION	2006-2014	\$6,150,000	\$0	\$6,150,000	\$0
132	U-4	LITTLE MCGONIGLE RANCH ROAD PIPELINE	2004-2012	\$4,613,000	\$0	\$3,856,000	\$757,000
		TOTAL WATER UTILITIES PROJECTS:		\$21,255,000	\$0	\$11,889,000	\$9,366,000
		TOTAL REMAINING PROJECTS		\$443,566,180	\$2,400,407	\$146,646,027	\$294,519,746
		GRAND TOTALS		\$694,238,936	\$28,360,010	\$151,181,064	\$514,697,862

Note:

Del Mar Highlands Estates, FM 13818, is included in Area of Benefit No. 2 and its FBA fees are not used to fund the following FBA-funded projects: T-3.1, T-3.2, T-4.2, T-6, T-11.1, and T-11.2.

Figure 2 Project Location Map



TRANSPORTATION PROJECTS

PACIFIC HIGHLANDS RANCH

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

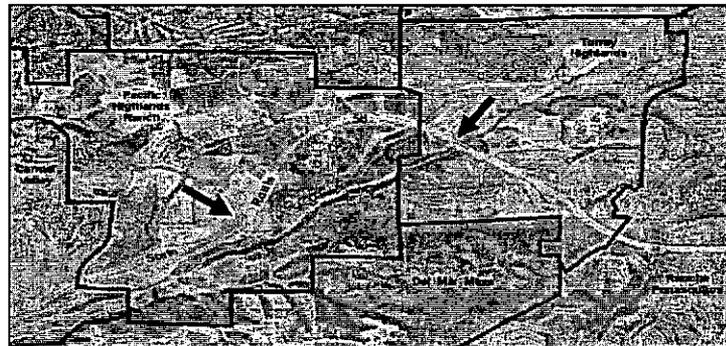
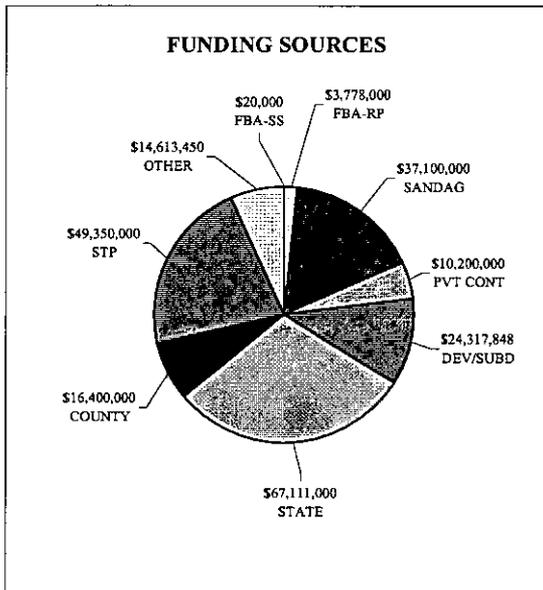
TITLE: **SR-56 (Construct a 4-lane Freeway)**

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

PROJECT: T-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR								
FBA-SS	\$20,000	\$20,000						
FBA-RP	\$3,778,000	\$3,778,000						
FBA-TH								
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. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-SS								
FBA-RP								
FBA-TH								
SANDAG								
PVT CONT								
DEV/SUBD								
COUNTY								
STP								
SANDAG								
OTHER								
TOTAL	\$0							



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

PROJECT: T-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE STATE ROUTE 56 FREEWAY BETWEEN THE CARMEL VALLEY AND RANCHO PENASQUITOS COMMUNITIES. A FOUR-LANE FREEWAY WAS CONSTRUCTED WITH INTERCHANGES AT BLACK MOUNTAIN ROAD, CAMINO SANTA FE, AND CAMINO DEL SUR. THIS PROJECT PROVIDES THE NECESSARY RIGHT-OF-WAY AND PREPARES THE GRADE FOR THE ULTIMATE SIX-LANE FREEWAY. IN ADDITION, THIS PROJECT PROVIDES FOR THE BIKE PATH THROUGH THE STATE ROUTE 56 CORRIDOR, WITH FUTURE PROJECTS PLANNED FOR THE BIKE PATH INTERCHANGES AT CAMINO SANTA FE AND CAMINO DEL SUR. THE FREEWAY WAS OPENED TO TRAFFIC JULY 2004.

JUSTIFICATION:

THIS PROJECT PROVIDES AN EAST-WEST CONNECTION BETWEEN INTERSTATE 5 (CARMEL VALLEY) AND INTERSTATE 15 (RANCHO PENASQUITOS).

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:	\$4,221,077
TRANSNET (Commercial Paper):	\$3,370,756
TRANSNET (Intermodal Surface Transportation Efficiency Act):	\$952,893
TRANSNET BONDS:	\$2,400,000
TRANSNET FUNDS:	\$1,294,301
PROPOSITION "A" BIKEWAYS:	\$226,446
GASTAX	\$600,000
WATER REPLACEMENT:	\$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: TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN T-1.1.
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN 43-5A.

SCHEDULE:

COMPLETED

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

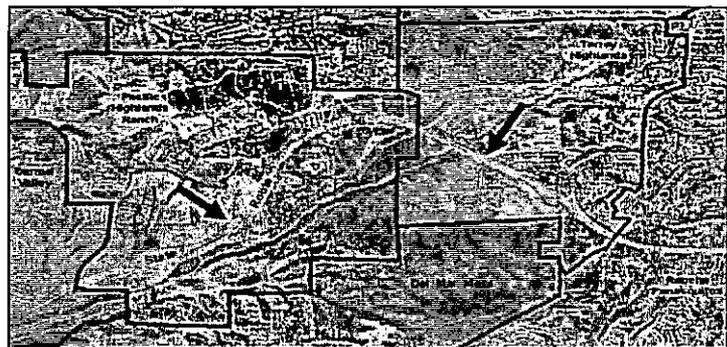
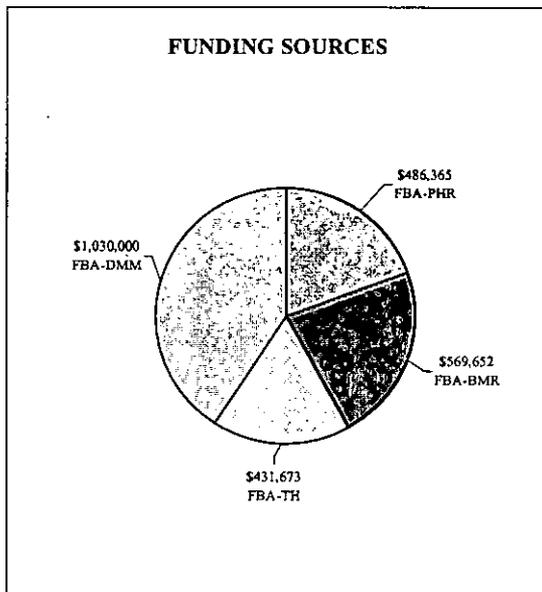
TITLE: STATE ROUTE 56 - DEBT SERVICE

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

PROJECT: T-1.2A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$486,365	\$486,365						
FBA-BMR	\$569,652	\$569,652						
FBA-TH	\$431,673	\$431,673						
FBA-DMM	\$1,030,000	\$1,030,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,517,690	\$2,517,690	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
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) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: STATE ROUTE 56 - DEBT SERVICE

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

PROJECT: T-1.2A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

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.

REFERENCE:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-54.1
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT T-1.2A
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-5B.

JUSTIFICATION:

FROM FY 2003 THROUGH FY 2006, VARIOUS FBAs WITHIN THE SR-56 CORRIDOR WILL REIMBURSE THE TRANSNET COMMERCIAL PAPER FUNDING UTILIZED IN FY 2001 FOR CIP 52-463.0, INCLUDING INTEREST. THE ABOVE 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.

FUNDING ISSUES:

DEBT PAYMENTS FROM THE VARIOUS FACILITIES BENEFIT ASSESSMENT FUNDS ARE SCHEDULED BETWEEN FY 2003 AND FY 2006.

NOTES:

COST ALLOCATIONS ARE BASED UPON THE TOTAL COST OF PROJECT T-1.2A AND COMPANION PROJECT T-1.2B.

SCHEDULE:

COMPLETED

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

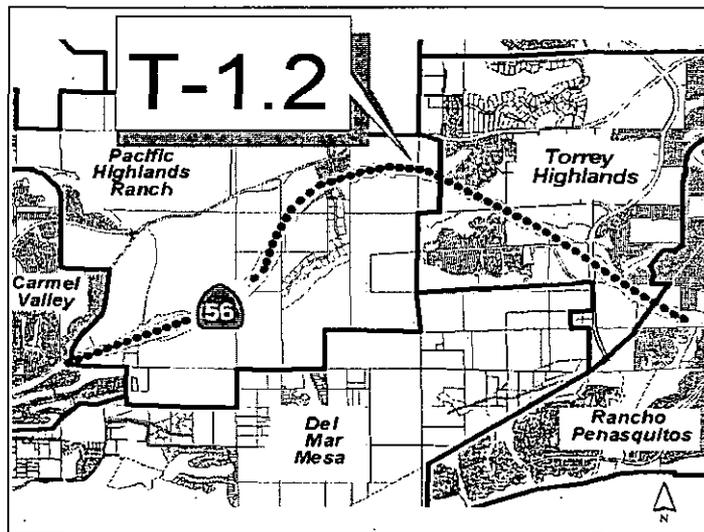
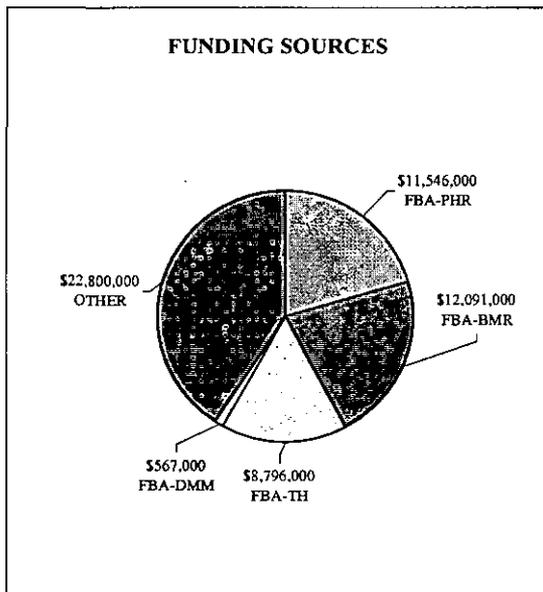
TITLE: STATE ROUTE 56 - EXPANSION TO 6 LANES

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

PROJECT: T-1.2B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONTR/APPROP	FY:2008	FY:2009	FY:2010	FY:2011	FY:2012
FBA-PHR	\$11,546,000							
FBA-BMR	\$12,091,000					\$6,200,000		
FBA-TH	\$8,796,000					\$5,000,000		
FBA-DMM	\$567,000							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER	\$22,800,000							
UNIDEN								
TOTAL	\$55,800,000	\$0	\$0	\$0	\$0	\$11,200,000	\$0	\$0

SOURCE	FY:2013	FY:2014	FY:2015	FY:2016	FY:2017	FY:2018	FY:2019	FY:2020
FBA-PHR			\$11,546,000					
FBA-BMR	\$5,891,000							
FBA-TH	\$3,796,000							
FBA-DMM					\$567,000			
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$9,687,000	\$0	\$11,546,000	\$0	\$567,000	\$0	\$0	\$0



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: STATE ROUTE 56 - EXPANSION TO 6 LANES

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

PROJECT: T-1.2B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

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.

REFERENCE:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-54.2
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT T-1.2B
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-5C.

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 FUND, OR AT LEAST ADVANCE THE COST OF THIS PROJECT.

FUNDING ISSUES:

THE ABOVE 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. IF OUTSIDE FUNDING IS OBTAINED FOR THIS PROJECT, THEN BLACK MOUNTIAN RANCH AND PACIFIC HIGHLANDS RANCH WILL BE REIMBURSED ON A PRIORITY BASIS UNTIL ADVANCES ARE REDUCED TO A PROPORTIONATE SHARE AS CALCULATED BY A TRAFFIC LINK ANALYSIS. THE PROPORTIONATE SHARE FOR PACIFIC HIGHLANDS RANCH WOULD BE REDUCED FROM 34.0% TO 26.4%. THEREAFTER, ANY REIMBURSEMENTS WOULD BE DISTRIBUTED TO ALL SUBAREAS ON A PRORATA BASIS.

NOTES:

COST ALLOCATIONS ARE BASED UPON THE TOTAL COST OF PROJECT T-1.2A AND COMPANION PROJECT T-1.2B.

SCHEDULE:

THIS PROJECT WILL BE COMPLETED WHEN FUNDING IS AVAILABLE.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

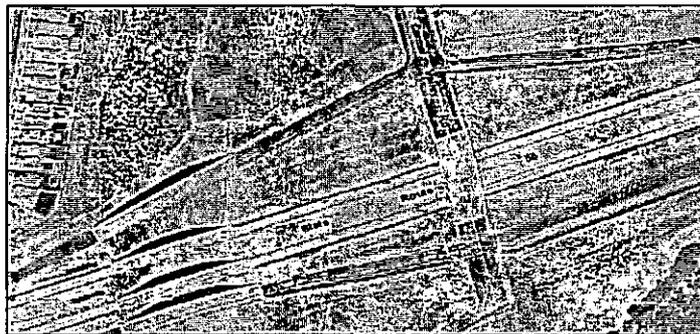
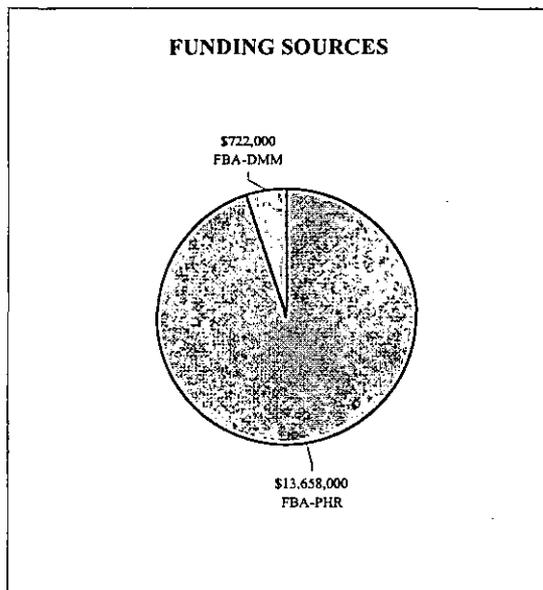
TITLE: SR-56/CARMEL VALLEY ROAD INTERCHANGE

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.9

PROJECT: T-1.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$13,658,000	\$8,158,000	\$200,000	\$200,000				\$3,900,000
FBA-BMR								
FBA-TH								
FBA-DMM	\$722,000					\$722,000		
FBA-RP								
DEV. ADV		\$5,300,000		-\$200,000				-\$3,900,000
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$14,380,000	\$13,458,000	\$200,000	\$0	\$0	\$722,000	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR		\$1,200,000						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		-\$1,200,000						
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56/CARMEL VALLEY ROAD INTERCHANGE

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.9

PROJECT: T-1.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR LAND ACQUISITION, DESIGN, AND CONSTRUCTION OF A FULL SIX-LANE GRADE-SEPARATED FREEWAY INTERCHANGE, COMPLETE WITH BIKE LANES, AT THE INTERSECTION OF CAMINO SANTA FE AND SR-56. THIS INTERCHANGE WILL CONSIST OF 114 FOOT WIDE BRIDGE SPANNING THE SR-56 FREEWAY IMPROVEMENTS, RAMPS THAT WILL PROVIDE ACCESS TO THE FREEWAY, SIGNALS, AND LANDSCAPING.

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:

THE RAMPS WILL BE FUNDED BY THE FACILITIES BENEFIT ASSESSMENTS OF PACIFIC HIGHLANDS RANCH (PHR) AND DEL MAR MESA (DMM). THE DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH AND DEL MAR MESA FACILITIES BENEFIT ASSESSMENTS UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

REFERENCE:
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-6.

SCHEDULE:

REIMBURSEMENT FOR CONSTRUCTION AND DESIGN IN FY 2005 AND 2006;
REIMBURSEMENT FOR LAND IN FY 2008, FY2012, AND 2014.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56 THIRD INTERCHANGE

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

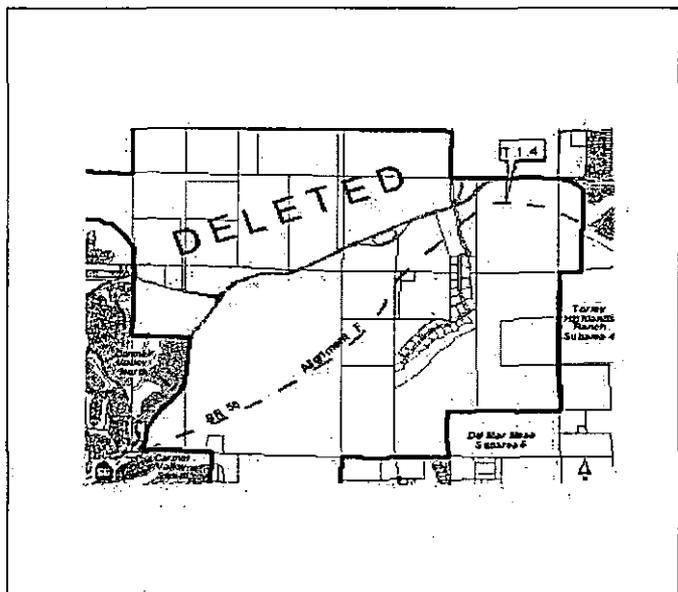
PROJECT: T-1.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							

FUNDING SOURCES

DELETED



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56 THIRD INTERCHANGE

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

PROJECT: T-1.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:
DELETED.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@san Diego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

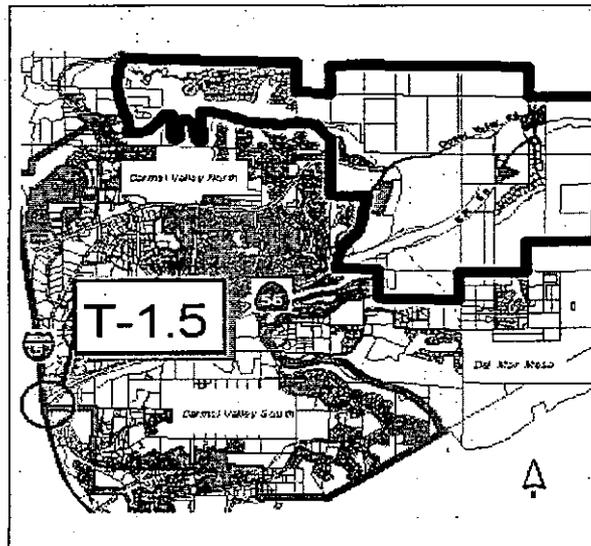
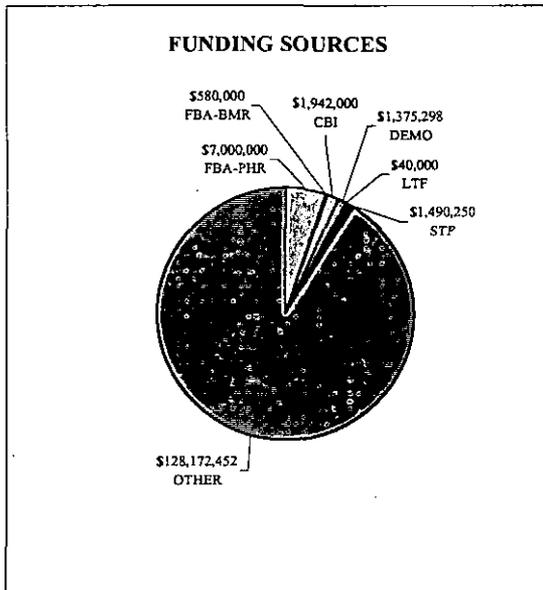
TITLE: I-5/SR-56 FREEWAY CONNECTORS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-311.0

PROJECT: T-1.5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$7,000,000	\$857,539	\$21,785					
FBA-BMR	\$580,000							\$580,000
FBA-TH								
FBA-DMM								
DEV. ADV						\$6,120,676		
CBI	\$1,942,000	\$971,105	\$970,895					
DEMO	\$1,375,298	\$375,393		\$999,905				
LTF	\$40,000	\$40,000						
STP	\$1,490,250		\$1,490,250					
OTHER	\$128,172,452					\$128,172,452		
UNIDEN								
TOTAL	\$140,600,000	\$2,244,037	\$2,482,930	\$999,905	\$0	\$134,293,128	\$0	\$580,000

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR	\$3,920,676	\$2,200,000						
FBA-BMR								
FBA-TH								
FBA-DMM								
DEV. ADV	-\$3,920,676	-\$2,200,000						
CBI								
DEMO								
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$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/SR-56 FREEWAY CONNECTORS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-311.0

PROJECT: T-1.5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE PREPARATION OF A PROJECT REPORT AND ENVIRONMENTAL DOCUMENT (PR/ED), THE CONSTRUCTION OF NORTHERLY CONNECTIONS OF THE INTERSTATE 5 AND STATE ROUTE 56 FREEWAYS, AND OPERATIONAL IMPROVEMENTS TO STATE ROUTE 56.

JUSTIFICATION:

STATE ROUTE 56 OPENED TO TRAFFIC IN JULY 2004 AND PROVIDES A NEW EAST/WEST CONNECTION BETWEEN INTERSTATES 5 AND 15. THIS INTRODUCES A SIGNIFICANT NEW 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 SERVICING 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 THIS PROJECT. DEVELOPER (PARDEE) WILL ADVANCE OR OTHERWISE ASSURE THIS COMMUNITY'S SHARE OF FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SOME FUNDING FROM PACIFIC HIGHLANDS RANCH AS WELL AS 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: BLACK MOUNTAIN RANCH PFFP PROJECT 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 2008. THE PROPOSED INTERIM IMPROVEMENTS ARE SCHEDULED TO BE CONSTRUCTED IN FY 2006. THE ULTIMATE IMPROVEMENTS ARE SCHEDULED FOR FY 2011-2013.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

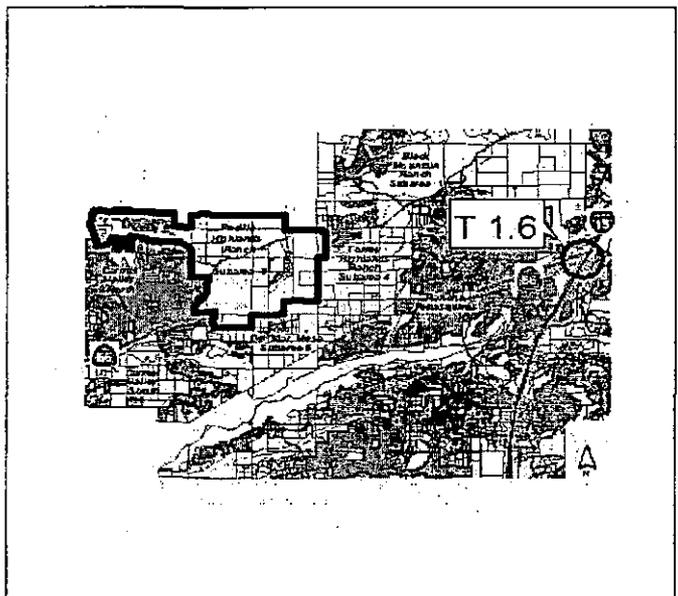
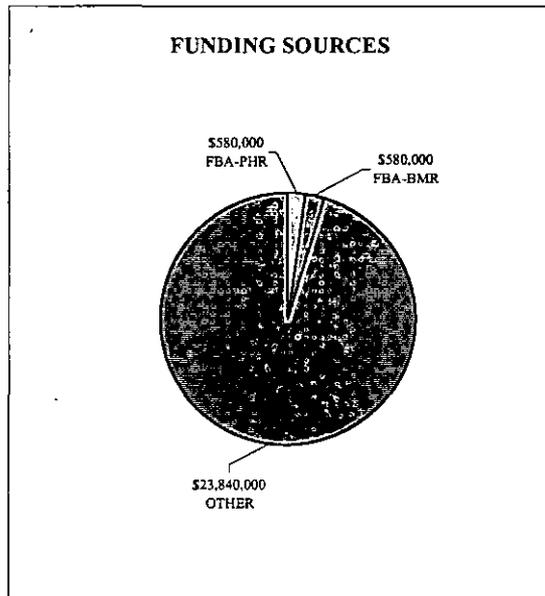
TITLE: SR-56/I-15 INTERCHANGE RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-771.0

PROJECT: T-1.6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY:2008	FY:2009	FY:2010	FY:2011	FY:2012
FBA-PHR	\$580,000		\$580,000					
FBA-BMR	\$580,000				\$580,000			
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV			\$580,000		-\$580,000			
DEV/SUBD								
COUNTY								
STATE								
OTHER	\$23,840,000			\$10,420,000	\$13,420,000			
UNIDEN								
TOTAL	\$25,000,000	\$0	\$1,160,000	\$10,420,000	\$13,420,000	\$0	\$0	\$0

SOURCE	FY:2013	FY:2014	FY:2015	FY:2016	FY:2017	FY:2018	FY:2019	FY:2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56/I-15 INTERCHANGE RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-771.0

PROJECT: T-1.6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT THE MISSING LOOP RAMP IN THE SOUTHEAST QUADRANT OF SR-56 AT I-15 IN RANCHO PENASQUITOS FOR EASTBOUND TO NORTHBOUND MOVEMENTS TO ELIMINATE THE NEED FOR MAKING LEFT TURNS AT THE EXISTING TRAFFIC SIGNAL. WIDEN SOUTHBOUND TO WESTBOUND RAMP AND EASTBOUND TO SOUTHBOUND RAMP.

REFERENCE: BLACK MOUNTAIN RANCH PFFP PROJECT T-56.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE I-15 CORRIDOR, WITH PACIFIC HIGHLANDS RANCH CONTRIBUTING ITS FAIR SHARE BASED ON PERCENTAGE OF INCREASED TRAFFIC.

FUNDING ISSUES:

DUE TO THE REGIONAL SERVICING NATURE OF THIS ROADWAY, IT IS ANTICIPATED THAT FEDERAL, STATE, OR OTHER OUTSIDE FUNDING FOR THIS INTERCHANGE WILL BE UTILIZED. SOME FUNDING FROM DEVELOPMENT WITHIN THE NCFUA MAY BE PROVIDED AS LOCAL MATCHING FUND TO ASSIST IN OBTAINING THESE OUTSIDE FUNDS.

IT IS EXPECTED THAT BMR LLC WILL ADVANCE FUNDING FOR BLACK MOUNTAIN RANCH.

NOTES:

SCHEDULE:

PROJECT CONSTRUCTION FY 2007-2009

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

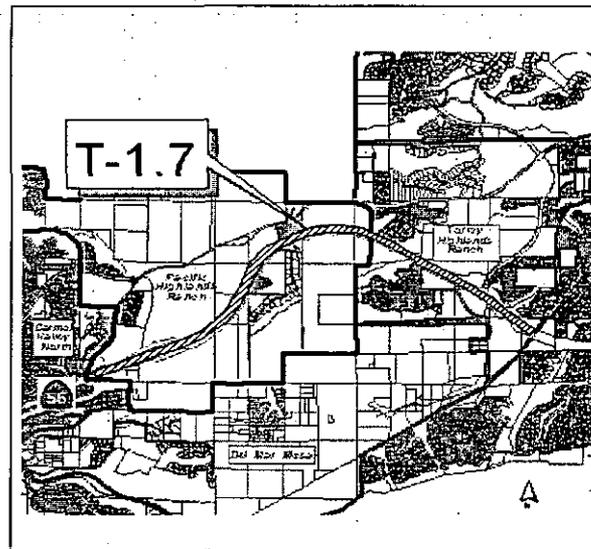
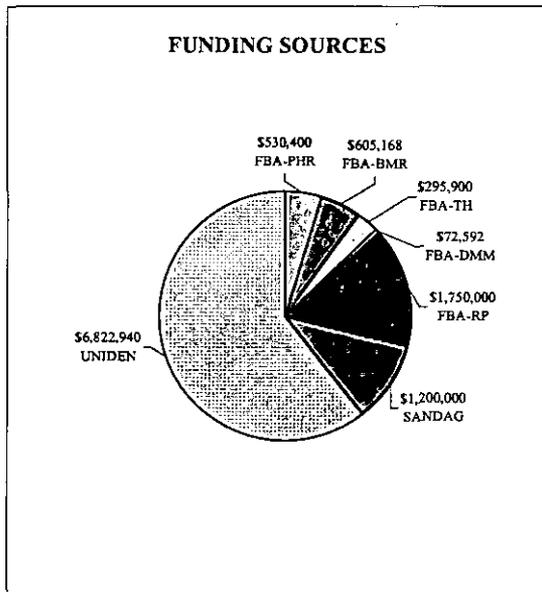
TITLE: SR-56 BIKE INTERCHANGES

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

PROJECT: T-1.7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$530,400							
FBA-BMR	\$605,168						\$605,168	
FBA-TH	\$295,900					\$295,900		
FBA-DMM	\$72,592					\$72,592		
FBA-RP	\$1,750,000			\$1,750,000				
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG	\$1,200,000	\$1,200,000						
UNIDEN	\$6,822,940							
TOTAL	\$11,277,000	\$1,200,000	\$0	\$1,750,000	\$0	\$368,492	\$605,168	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR		\$530,400						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	\$0	\$530,400	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56 BIKE INTERCHANGES

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

PROJECT: T-1.7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

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: DEL MAR MESA PFFP PROJECT 43-26
BLACK MOUNTAIN RANCH PFFP PROJECT T-15.2
TORREY HIGHLANDS PFFP PROJECT T-11
RANCHO PENASQUITOS PFFP PROJECT 41

SCHEDULE:

PROJECT STUDY REPORT TO BE COMPLETED IN FY 2006.
ENVIRONMENTAL AND DESIGN TO BE COMPLETED IN FY 2007.
CONSTRUCTION TO BE COMPLETED AS FUNDS BECOME AVAILABLE.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

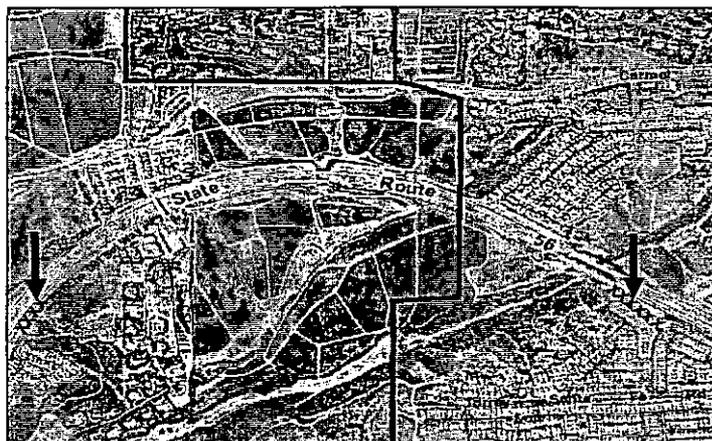
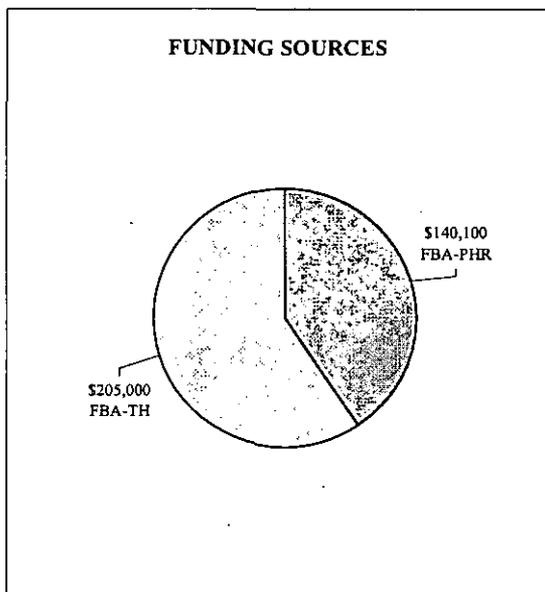
TITLE: SR-56 COMMUNITY BICYCLE CONNECTORS

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

PROJECT: T-1.8
COUNCIL DISTRICT: I
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$140,100							
FBA-BMR								
FBA-TH	\$205,000							
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	\$345,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR		\$140,100						
FBA-BMR								
FBA-TH		\$205,000						
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	\$0	\$345,100	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56 COMMUNITY BICYCLE CONNECTORS

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

PROJECT: T-1.8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

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 PLAN, 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 WILL FUND THE PROJECT AT TORREY MEADOWS DRIVE.

NOTES:

SCHEDULE:

CONSTRUCTION WILL BE SCHEDULED AS FUNDING BECOMES AVAILABLE.

CONTACT: BRAD JOHNSON

TELEPHONE: (619) 533-3770

EMAIL: Bjohnson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

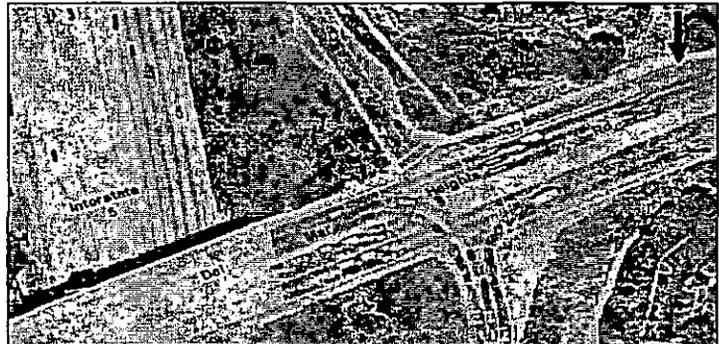
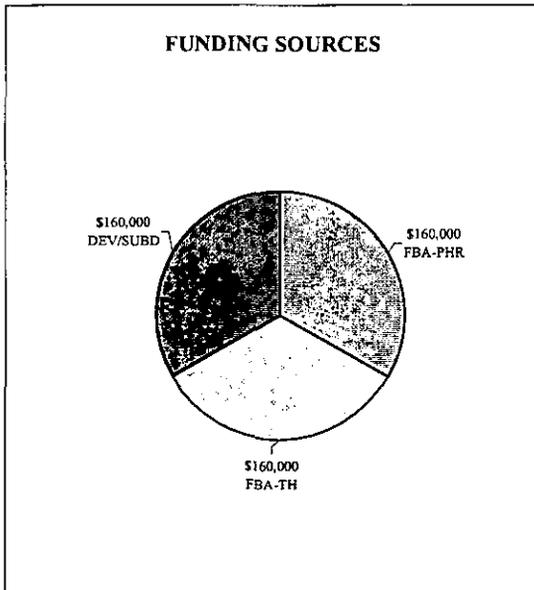
TITLE: DEL MAR HEIGHTS ROAD (Right Turn Lane to I-5)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-730.0

PROJECT: T-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$160,000							
FBA-BMR								
FBA-TH	\$160,000				\$160,000			
FBA-DMM								
FBA-RP								
DEV. ADV			\$320,000					
DEV/SUBD	\$160,000		\$160,000		-\$160,000			
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$480,000	\$0	\$480,000	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR			\$160,000					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD			-\$160,000					
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-730.0

PROJECT: T-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT A DEDICATED RIGHT TURN LANE FOR THE TRAFFIC PROCEEDING WESTBOUND ON DEL MAR HEIGHTS ROAD AND TURNING NORTH ONTO INTERSTATE 5 IN CARMEL VALLEY.

JUSTIFICATION:

THIS IMPROVEMENT WILL HELP TO IMPROVE THE CAPACITY OF THE ROADWAY NETWORK THAT PROVIDES CAPACITY FOR THE DEVELOPMENT OF PACIFIC HIGHLANDS RANCH AND TORREY HIGHLANDS.

FUNDING ISSUES:

THE DEVELOPER (KILROY) ADVANCED THE FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH AND TORREY HIGHLANDS FACILITIES BENEFIT ASSESSMENTS UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

REFERENCE: TORREY HIGHLANDS PFFP PROJECT T-6.

SCHEDULE:

PROJECT IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2015.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

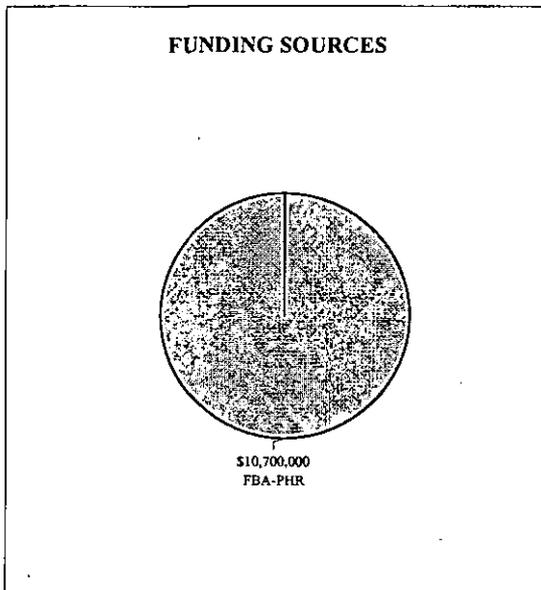
TITLE: DEL MAR HEIGHTS ROAD (4 TO 6 LANES)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-739.0

PROJECT: T-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$10,700,000	\$3,400,000		\$3,700,000	\$2,700,000		\$900,000	
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$7,300,000		-\$3,700,000	-\$2,700,000		-\$900,000	
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$10,700,000	\$10,700,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD (4 TO 6 LANES)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-739.0

PROJECT: T-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT DEL MAR HEIGHTS ROAD (4 TO 6 LANES) FROM THE WESTERLY LIMITS OF THE COMMUNITY BOUNDARY TO CARMEL VALLEY ROAD WITHIN A 122 FOOT RIGHT-OF-WAY FOR A FUTURE SIX LANE FACILITY. INCLUDES RELOCATION OF EXISTING CABLE TV AND COMMUNICATIONS FACILITIES; THE BRIDGE CROSSING OVER THE OPEN SPACE CORRIDOR; AN EASTBOUND THIRD LANE AS THE ROADWAY APPROACHES CARMEL VALLEY ROAD; AND TEMPORARY DETOURS DURING CONSTRUCTION.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC BEING GENERATED BY NEW DEVELOPMENT IN PACIFIC HIGHLANDS RANCH AS WELL AS BY EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

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

NOTES:

IN PREVIOUS FINANCING PLANS THIS PROJECT WAS SEPARATED INTO THREE PROJECTS OR PHASES (T-3.1, T-3.2, AND T-3.3).

SCHEDULE:

PROJECT IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2007-11.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: L.VanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

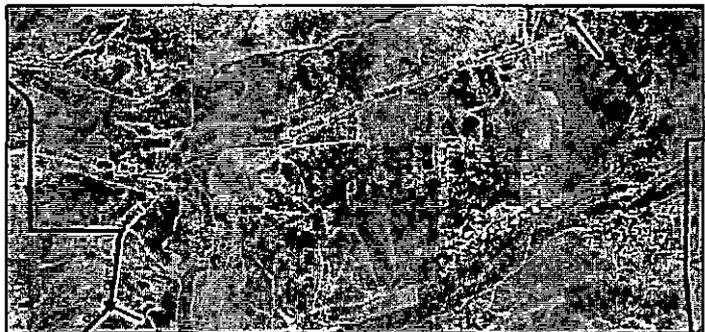
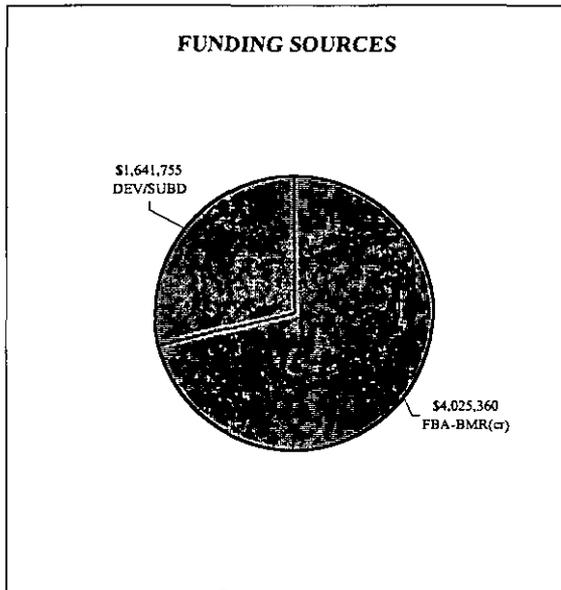
TITLE: OLD CARMEL VALLEY ROAD (2-LANES)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754

PROJECT: T-4.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR								
FBA-BMR(cr)	\$4,025,360	\$4,001,972	\$23,388					
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$23,388	-\$23,388					
DEV/SUBD	\$1,641,755	\$1,641,755						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,667,115	\$5,667,115	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: OLD CARMEL VALLEY ROAD (2-LANES)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754

PROJECT: T-4.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT INTERIM WIDENING OF EXISTING CARMEL VALLEY ROAD FROM SR-56 TO VIA ABERTURA AS A 2-LANE FACILITY. IT WILL BE CONSTRUCTED AS A PERMANENT FACILITY SOUTH OF DEL MAR HEIGHTS ROAD. THE PROJECT INCLUDES A TRAFFIC SIGNAL AT RANCHO SANTA FE FARMS ROAD.

REFERENCE:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-19.

JUSTIFICATION:

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

FUNDING ISSUES:

SUBDIVIDERS INCLUDE SEABREEZE FARMS IN CARMEL VALLEY; PARDEE HOMES AND THE CATHOLIC HIGH SCHOOL IN PACIFIC HIGHLANDS RANCH. PRORATA FUNDING DISTRIBUTION SHALL BE BASED ON THE SHARE OF TRAFFIC CONTRIBUTED BY EACH COMMUNITY.

NOTES:

SUBDIVIDERS:	
SEABREEZE FARMS, PARDEE HOMES, CATHOLIC HIGH SCHOOL:	\$1,380,000
SANTALUZ:	<u>\$261,755</u>
	\$1,641,755

SCHEDULE:

COMPLETED.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

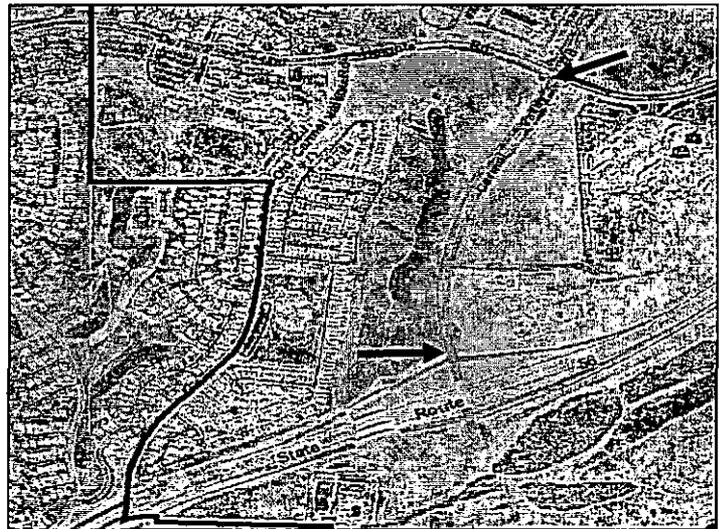
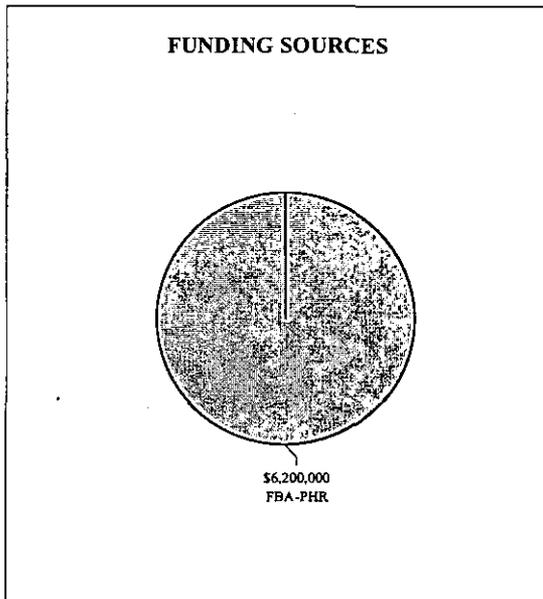
TITLE: CARMEL VALLEY ROAD (4/6 lanes south of Del Mar Heights Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-733.0

PROJECT: T-4.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$6,200,000	\$1,528,115		\$1,571,885	\$1,300,000			
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$2,871,885		-\$1,571,885	-\$1,300,000			
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$6,200,000	\$4,400,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR		\$1,800,000						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (4/6 lanes south of Del Mar Heights Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-733.0

PROJECT: T-4.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

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 (4,000 LF). 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.

REFERENCE:

TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT T-4.5

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, IN TWO PHASES, AS REQUIRED BY THE TRANSPORTATION PHASING PLAN.

FUNDING ISSUES:

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

NOTES:

THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE WILL BUILD 4 LANES WITHIN A GRADED RIGHT OF WAY FOR 6 LANES. THE SECOND PHASE WILL CONSTRUCT 2 LANES WITHIN THE MEDIAN TO EXPAND FROM 4 LANES TO 6 LANES IN ACCORDANCE WITH THE TRANSPORTATION PHASING PLAN. THIS PROJECT IS A PORTION OF THE TOTAL IMPROVEMENTS FOR CARMEL VALLEY ROAD WITHIN PACIFIC HIGHLANDS RANCH. SEE COMPANION PROJECTS T-4.3 AND T-4.4 FOR THE OTHER PORTIONS OF THIS PROJECT.

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: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

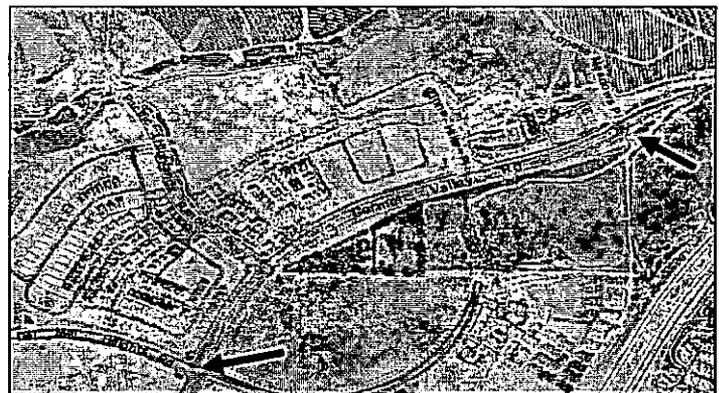
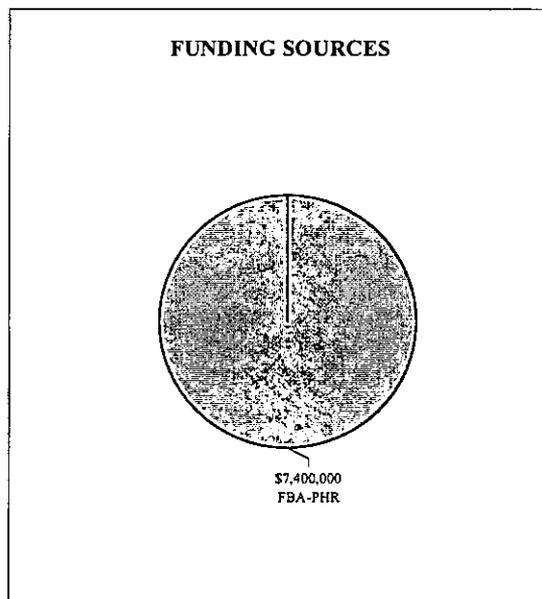
TITLE: CARMEL VALLEY RD (Del Mar Heights Road to Lopelia Meadows Place)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-747.0

PROJECT: T-4.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$7,400,000				\$6,900,000	\$500,000		
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$7,400,000			-\$6,900,000	-\$500,000		
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$7,400,000	\$7,400,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: L.VanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY RD (Del Mar Heights Road to Lopelia Meadows Place)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-747.0

PROJECT: T-4.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM DEL MAR HEIGHTS ROAD TO NEIGHBORHOOD PARKWAY. THE PROJECT IS CONSTRUCTED AS A FOUR-LANE FACILITY BEGINNING AT PACIFIC HIGHLANDS RANCH PARKWAY WITHIN A 122 FOOT RIGHT-OF-WAY THAT CAN ACCOMODATE SIX-LANES IN THE FUTURE (APPROX. 2,800 LF). THE TWO INTERNAL LANES WILL BE LEFT UNIMPROVED FOR FUTURE EXPANSION TO ACCOMODATE A TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES SHALL BE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

THIS SECTION OF CARMEL VALLEY ROAD INCLUDES THE PEDESTRIAN UNDERCROSSING AT THE NEIGHBORHOOD PARKWAY, THE RELOCATION OF EXISTING CATV AND COMMUNICATION FACILITIES, AND THE INTERIM DETOUR ROAD DURING CONSTRUCTION.

JUSTIFICATION:

DUE TO ANTICIPATED TRAFFIC VOLUMES ON CARMEL VALLEY ROAD, THE REACH BETWEEN PACIFIC HIGHLANDS RANCH PARKWAY AND NEIGHBORHOOD PARKWAY WAS CONSTRUCTED AS A FOUR-LANE FACILITY.

FUNDING ISSUES:

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

NOTES:

THIS IS THE SECOND PORTION OF THE IMPROVEMENTS FOR CARMEL VALLEY ROAD WITHIN PACIFIC HIGHLANDS RANCH. SEE COMPANION PROJECTS T-4.2 AND T-4.4 FOR THE OTHER PORTIONS OF THIS PROJECT.

SCHEDULE:

PROJECT IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2009-2010.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

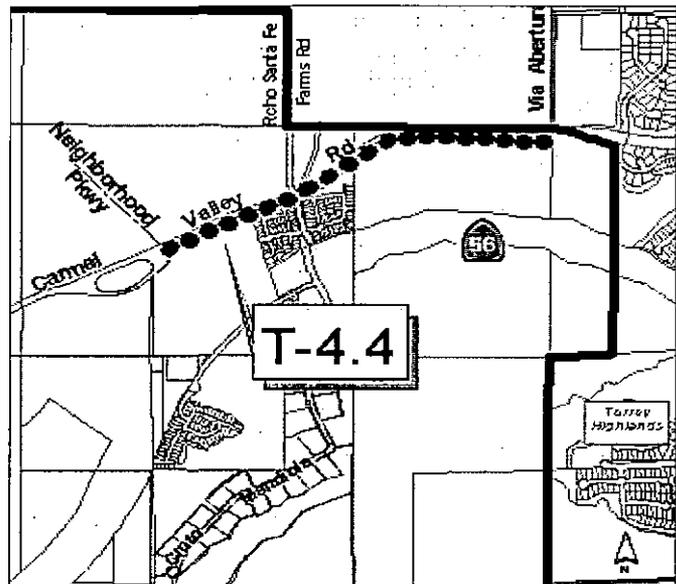
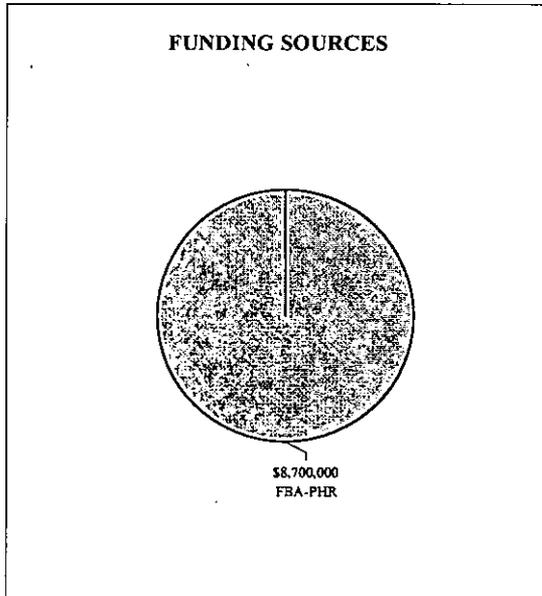
TITLE: CARMEL VALLEY RD (Lopelia Meadows Place to Via Abertura)

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

PROJECT: T-4.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$8,700,000			\$850,000				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV					\$4,850,000			
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$8,700,000	\$0	\$0	\$850,000	\$4,850,000	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR	\$4,850,000		\$3,000,000					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV	-\$4,850,000							
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0	\$0



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY RD (Lopelia Meadows Place to Via Abertura)

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

PROJECT: T-4.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM LOPELIA MEADOWS PARKWAY TO VIA ABERTURA AS A FOUR-LANE FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY THAT CAN ACCOMODATE SIX LANES IN THE FUTURE (APPROX. 3,600 LF). THE TWO INTERNAL LANES WILL BE LEFT UNIMPROVED FOR FUTURE EXPANSION TO ACCOMODATE A TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES SHALL BE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES WITH INITIAL CONSTRUCTION OF 4 TRAFFIC LANES WITHOUT UTILITIES AND FRONTING IMPROVEMENTS SUCH AS CURB, GUTTER, AND SIDEWALK. THE UTILITIES AND FRONTING IMPROVEMENTS SHALL BE CONSTRUCTED IN LATER PHASES WITH THE DEVELOPMENT OF THE ABUTTING SUBDIVISIONS.

JUSTIFICATION:

DUE TO ANTICIPATED TRAFFIC VOLUMES ON CARMEL VALLEY ROAD, THE REACH BETWEEN LOPELIA MEADOWS PARKWAY AND VIA ABURTURA WILL BE CONSTRUCTED AS A FOUR-LANE FACILITY THAT CAN BE EXPANDED TO 6 LANES IN THE FUTURE.

FUNDING ISSUES:

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

NOTES:

THIS IS THE THIRD PORTION OF IMPROVEMENTS FOR CARMEL VALLEY ROAD WITHIN PACIFIC HIGHLANDS RANCH. SEE COMPANION PROJECTS T-4.2 AND T-4.3 FOR THE OTHER PHASES OF THIS PROJECT.

SCHEDULE:

PHASE I COMPLETION IS SCHEDULED FOR FY 2009, IF PARDEE AGREES TO ADVANCE FUNDING. SUBSEQUENT PHASES ARE ANTICIPATED WITH ADJACENT SUBDIVISION DEVELOPMENT ESTIMATED TO OCCUR IN FY 2015.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

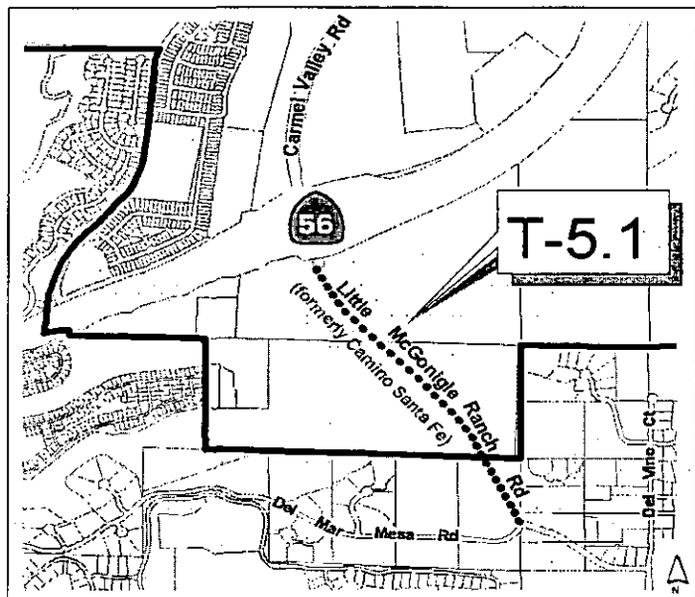
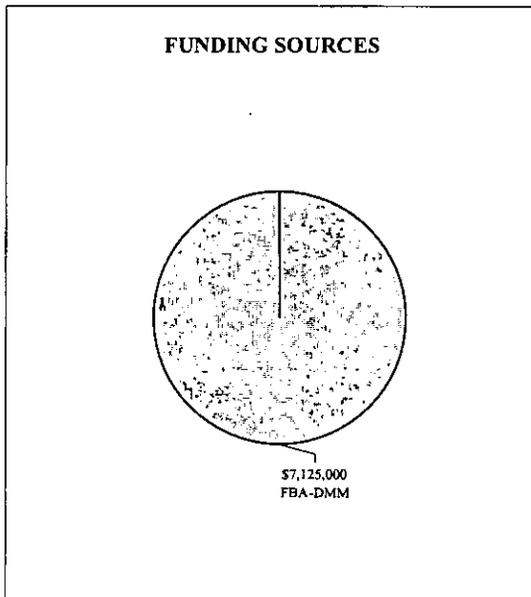
TITLE: LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-723.0

PROJECT: T-5.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM	\$7,125,000	\$20,000		\$2,040,000	\$2,532,500	\$2,532,500		
FBA-RP								
DEV. ADV		\$7,105,000		-\$2,040,000	-\$2,532,500	-\$2,532,500		
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$7,125,000	\$7,125,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-723.0

PROJECT: T-5.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT WILL BE COMPLETED IN TWO PHASES. PHASE I PROVIDES FOR THE CONSTRUCTION OF LITTLE MCGONIGLE RANCH ROAD (FORMERLY CAMINO SANTA FE) (44'/65') FROM THE NORTHERLY TERMINUS OF CARMEL MOUNTAIN ROAD AT DEL VINO COURT, NORTHWESTERLY TO THE EASTERLY TERMINUS OF DEL MAR MESA ROAD. THE PROJECT INCLUDES A MULTI-USE TRAIL ADJACENT TO THE ROADWAY.

PHASE II PROVIDES FOR THE CONSTRUCTION OF LITTLE MCGONIGLE RANCH ROAD (40'/62') FROM DEL MAR MESA ROAD TO SR-56. THE PROJECT WILL INCLUDE A 100' BRIDGE STRUCTURE. A MULTI-USE TRAIL WILL ALSO BE CONSTRUCTED ADJACENT TO THE ROADWAY.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED BY DEL MAR MESA AND WILL PROVIDE ACCESS FROM DEL MAR MESA TO THE ADJOINING COMMUNITIES. CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH THE DEL MAR MESA TRANSPORTATION PHASING PLAN.

FUNDING ISSUES:

NOTES:

REFERENCE:
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-4.

SCHEDULE:

LAND ACQUISITION, DESIGN AND CONSTRUCTION ARE EXPECTED TO BE COMPLETED BY THE DEVELOPER BY FY 2008. REIMBURSEMENT WILL BE MADE AS FUNDS BECOME AVAILABLE.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: L.VanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

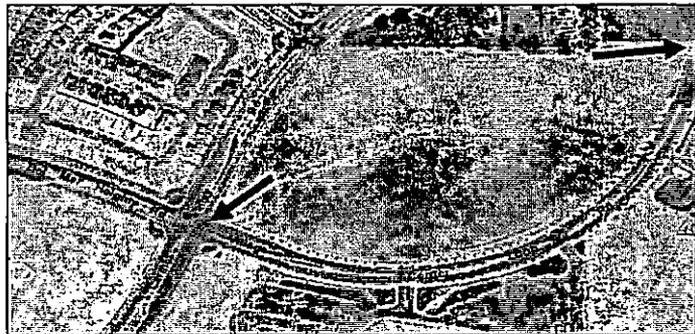
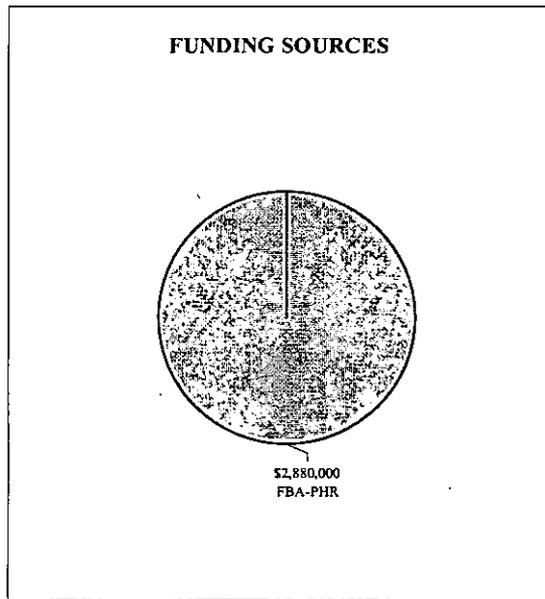
TITLE: VILLAGE CENTER LOOP ROAD (Carmel Valley Road east to Lin Property Line)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-770.0

PROJECT: T-6.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$2,880,000	\$1,065,309	\$934,691	\$880,000				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$1,814,691	-\$934,691	-\$880,000				
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,880,000	\$2,880,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: L.VanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: VILLAGE CENTER LOOP ROAD (Carmel Valley Road east to Lin Property Line)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-770.0

PROJECT: T-6.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT THE VILLAGE LOOP DRIVE FROM THE INTERSECTION OF DEL MAR HEIGHTS ROAD AND CARMEL VALLEY ROAD EASTERLY TO THE LIN PROPERTY LINE (APPROXIMATELY 2,000 LINEAR FEET) AS A FOUR-LANE COLLECTOR ROADWAY WITHIN A 108 FOOT RIGHT-OF-WAY TO PROVIDE ACCESS TO THE HIGH SCHOOL SITE AND THE CORE RESIDENTIAL AREAS.

JUSTIFICATION:

THIS PROJECT IS DEPENDENT UPON THE DEVELOPMENT OF THE HIGH SCHOOL, COMMUNITY PARK, AND CORE RESIDENTIAL AREA AS WELL AS THE VILLAGE AREA OF THE COMMUNITY.

FUNDING ISSUES:

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

NOTES:

THE SECOND PHASE, APPROXIMATELY 800 LINEAR FEET, WILL COMPLETE THE LOOP AND WILL BE BUILT DEPENDENT UPON THE DEVELOPMENT OF THE ADJACENT VILLAGE AND THE REMAINDER OF THE CORE RESIDENTIAL AREAS.
SEE COMPANION PROJECT T-6.2.

SCHEDULE:

PHASE I IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2007-2008.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

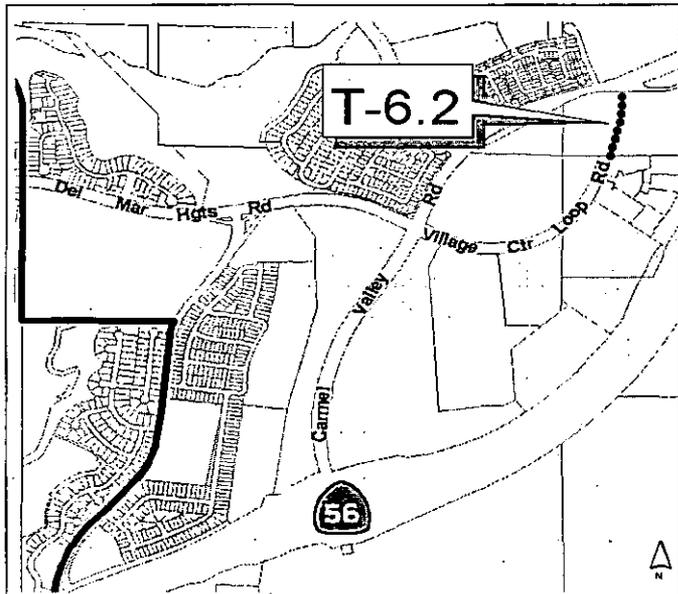
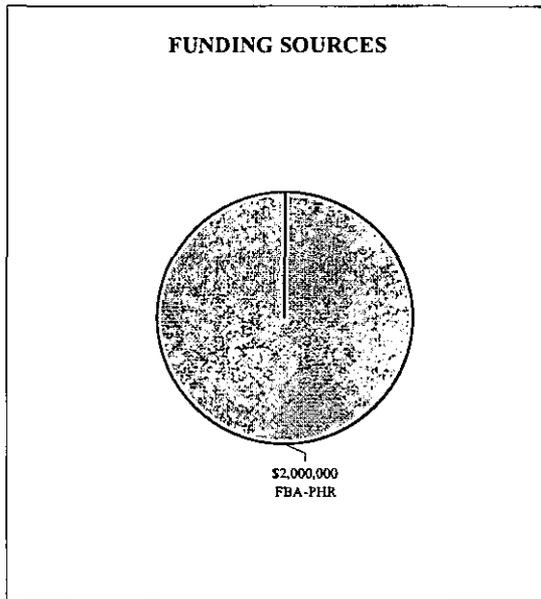
TITLE: VILLAGE CENTER LOOP ROAD (Lin Property Line east to Carmel Valley Road)

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

PROJECT: T-6.2
COUNCIL DISTRICT: I
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$2,000,000							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR		\$2,000,000						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: L.VanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: VILLAGE CENTER LOOP ROAD (Lin Property Line east to Carmel Valley Road)

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

PROJECT: T-6.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT THE VILLAGE LOOP DRIVE FROM THE LIN PROPERTY LINE EASTERLY TO A SECOND INTERSECTION OF CARMEL VALLEY ROAD (APPROXIMATELY 800 LINEAR FEET) AS A FOUR-LANE COLLECTOR ROADWAY WITHIN A 108 FOOT RIGHT-OF-WAY.

JUSTIFICATION:

THIS PROJECT IS DEPENDENT UPON THE DEVELOPMENT OF THE HIGH SCHOOL, COMMUNITY PARK, AND CORE RESIDENTIAL AREA AS WELL AS THE VILLAGE AREA OF THE COMMUNITY.

FUNDING ISSUES:

NOTES:

THE SECOND PHASE, APPROXIMATELY 800 LINEAR FEET, WILL COMPLETE THE LOOP AND WILL BE BUILT DEPENDENT UPON THE DEVELOPMENT OF THE ADJACENT VILLAGE AND THE REMAINDER OF THE CORE RESIDENTIAL AREAS.
SEE COMPANION PROJECT T-6.1.

SCHEDULE:

PHASE II WILL BE COMPLETED WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY AND IS ANTICIPATED TO OCCUR IN FY 2014.

CONTACT: LARRY VAN WEY

TELEPHONE: (619) 533-3005

EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

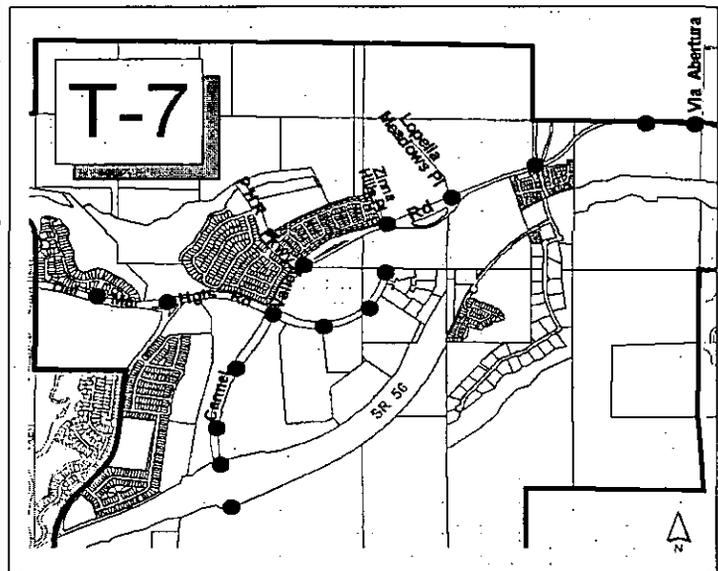
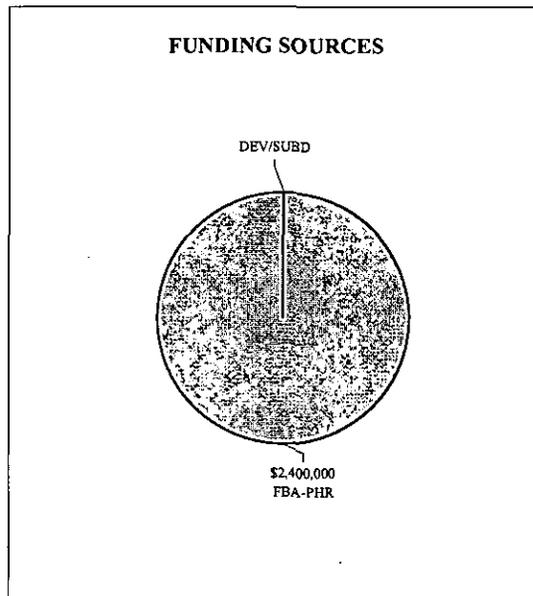
TITLE: TRAFFIC SIGNALS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 68-020.0

PROJECT: T-7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$2,400,000	\$760,496	\$639,504	\$1,000,000				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$1,639,504	-\$639,504	-\$1,000,000				
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,400,000	\$2,400,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: DUNCAN HUGHES

TELEPHONE: (619) 533-3757

EMAIL: dhughes@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: TRAFFIC SIGNALS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 68-020.0

PROJECT: T-7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT ADDRESSES THE TRAFFIC SIGNALS THAT WILL BE REQUIRED AT INTERSECTIONS OF ARTERIAL ROADWAYS WITHIN THE COMMUNITY.

POTENTIAL LOCATIONS:

- 1) (3) LOCATIONS ON DEL MAR HEIGHTS ROAD
 - 2) (8) LOCATIONS ON CARMEL VALLEY ROAD
 - 3) (3) LOCATIONS ON VILLAGE LOOP DRIVE
 - 4) (2) LOCATIONS AT THE CARMEL VALLEY ROAD INTERCHANGE
- (16) SIXTEEN TOTAL SIGNALS

FUNDING ISSUES:

NOTES:

SCHEDULE:

SCHEDULED TO BE COMPLETED AS THE COMMUNITY DEVELOPS.

CONTACT: DUNCAN HUGHES

TELEPHONE: (619) 533-3757

EMAIL: dhughes@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

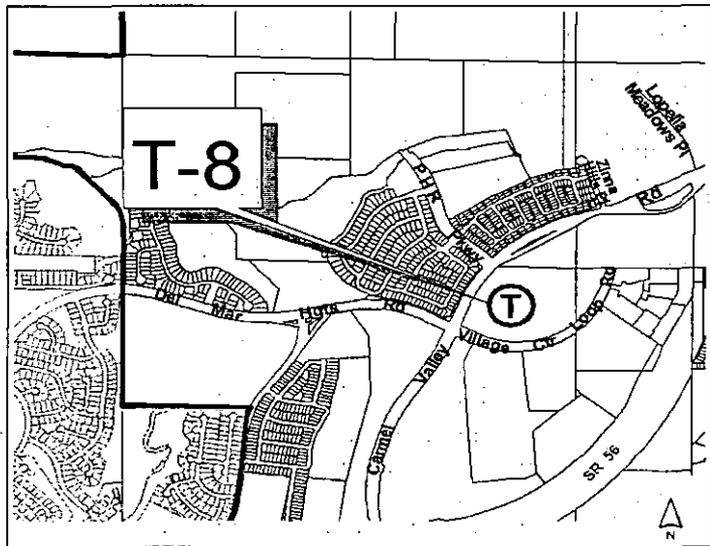
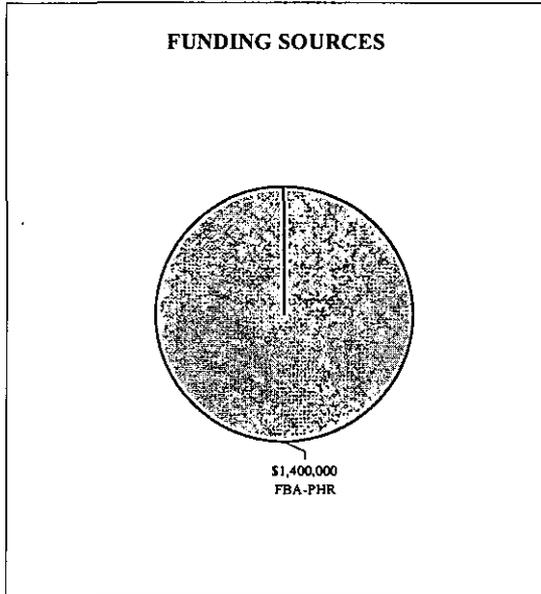
TITLE: TRANSIT CENTER

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

PROJECT: T-8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$1,400,000							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR				\$1,400,000				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0



CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: TRANSIT CENTER

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

PROJECT: T-8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

LAND ACQUISITION, DESIGN, AND CONSTRUCTION OF AN OFF-STREET TRANSIT CENTER (+/- 1-ACRE) WITHIN THE TOWN CENTER VILLAGE. THE TRANSIT CENTER WILL BE LOCATED SUCH THAT BUSES AND OTHER MASS TRANSPORTATION VEHICLES CAN QUICKLY AND EFFICIENTLY MOVE THROUGH THE COMMUNITY.

THIS PROJECT MAY INCLUDE, BUT IS NOT LIMITED TO, A PASSENGER SHELTER, BICYCLE STORAGE, AND VEHICLE PARKING AT THE CENTER. THE PROJECT MAY ALSO INCLUDE THE ACQUISITION OF PASSENGER VANS FOR VAN POOL SERVICES UNTIL A BUS ROUTE LINKED TO I-5 IS PROVIDED AND ACQUISITION OF SHUTTLE BUSES FOR SHUTTLE SERVICES ONCE CONNECTIONS ARE MADE TO THE I-5 EXPRESS BUS CORRIDOR.

JUSTIFICATION:

THE TRANSIT CENTER WILL FACILITATE TRANSFER ACTIVITY FOR PLANNED ROUTES AND ESTABLISH A CENTRAL FOCAL POINT FOR TRANSIT WITHIN THE COMMUNITY.

FUNDING ISSUES:

PURSUANT TO MUNICIPAL CODE LIMITATION, FBA FUNDS CANNOT BE USED TO OPERATE OR MAINTAIN THE ROLLING STOCK OR CENTER FACILITIES.

NOTES:

SCHEDULE:

PROJECT COMPLETION IS SCHEDULED FOR FY 2016

CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

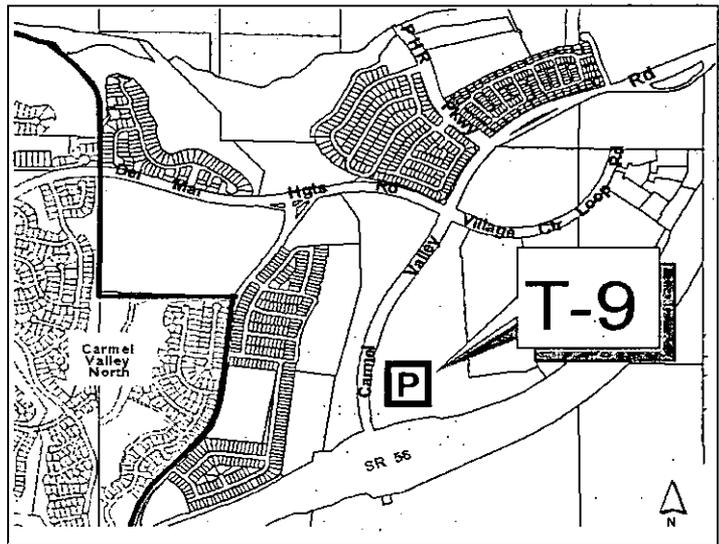
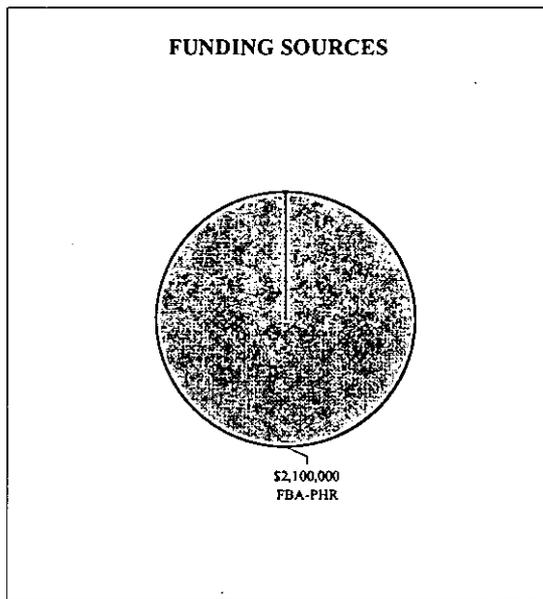
TITLE: **PARK-N-RIDE**

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

PROJECT: T-9
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$2,100,000							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR					\$2,100,000			
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$2,100,000	\$0	\$0	\$0



CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PARK-N-RIDE**

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

PROJECT: T-9
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A PARK AND RIDE FACILITY NEAR THE SR-56/CARMEL VALLEY ROAD INTERCHANGE TO ACCOMMODATE 100 PARKING SPACES (APPROXIMATELY ONE ACRE). BOTH LAND ACQUISITION AND CONSTRUCTION OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE FACILITIES BENEFIT ASSESSMENT.

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

DESIGN AND CONSTRUCTION ARE DEPENDENT UPON THE NEEDS AND DEMANDS GENERATED FROM THE COMMUNITY AND THE TRANSIT ROUTES AS DISCUSSED IN THE TRANSIT MASTER PLAN.

CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

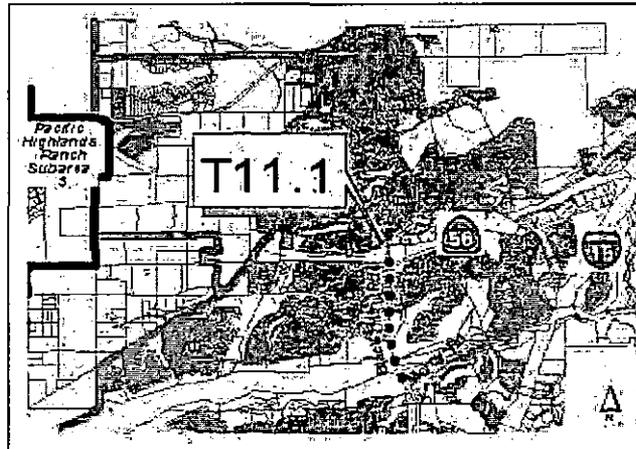
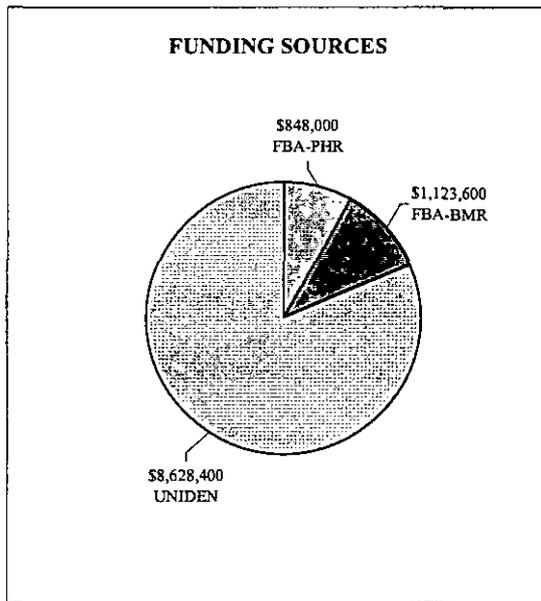
TITLE: BLACK MOUNTAIN ROAD

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

PROJECT: T-11.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$848,000							
FBA-BMR	\$1,123,600							\$1,123,600
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN	\$8,628,400							
TOTAL	\$10,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,123,600

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR		\$848,000						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$848,000	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN ROAD**

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

PROJECT: T-11.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

WIDEN BLACK MOUNTAIN ROAD IN RANCHO PENASQUITOS, FROM SR-56 SOUTHERLY TO MERCY ROAD TO A MODIFIED SIX-LANE ARTERIAL WITH CLASS II BICYCLE LANES. THE INTERSECTION AT BLACK MOUNTAIN ROAD AND PARK VILLAGE ROAD WILL BE MODIFIED TO PROVIDE FOR THE CLASS II BICYCLE LANES.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES, INCLUDING PACIFIC HIGHLANDS RANCH.

FUNDING ISSUES:

PACIFIC HIGHLANDS RANCH WILL ADD 4% TO THE OVERALL TRAFFIC VOLUMES OF THIS ROADWAY REACH AT BUILDOUT. HOWEVER, PACIFIC HIGHLANDS RANCH'S FAIR SHARE CONTRIBUTION TO THIS CURRENTLY UNFUNDED PROJECT IS 8%. BLACK MOUNTAIN RANCH'S FAIR SHARE CONTRIBUTION IS 10.6%.

NOTES:

REFERENCE:

RANCHO PENASQUITOS PUBLIC FACILITIES FINANCING PLAN PROJECT 29-2D
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-57

SCHEDULE:

PROJECT COMPLETION IS SCHEDULED WHEN FUNDING IS AVAILABLE.

CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

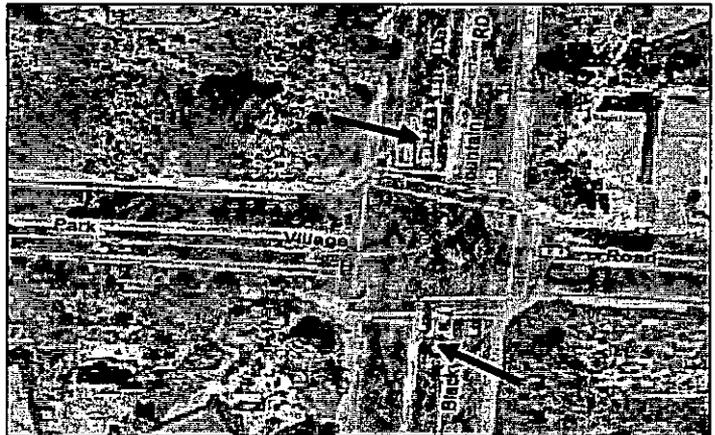
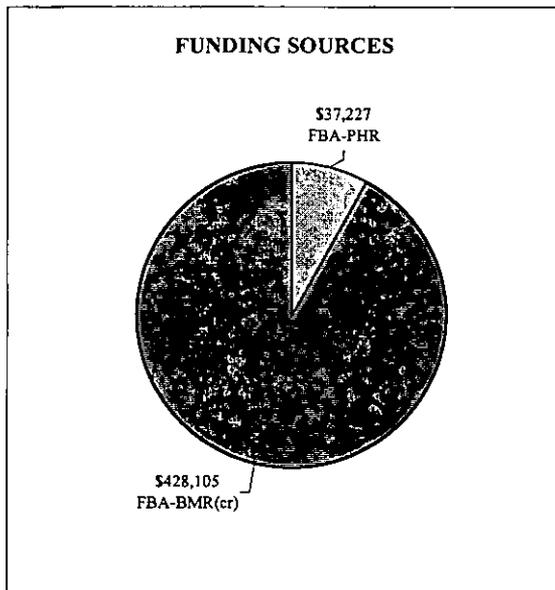
TITLE: **BLACK MOUNTAIN ROAD AT PARK VILLAGE**

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

PROJECT: T-11.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$37,227							
FBA-BMR(cr)	\$428,105	\$465,332						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$465,332	\$465,332	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR			\$37,227					
FBA-BMR			-\$37,227					
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN ROAD AT PARK VILLAGE**

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

PROJECT: T-11.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT IMPROVEMENTS TO THIS EXISTING INTERSECTION IN RANCHO PENASQUITOS TO INCREASE ITS CAPACITY. IMPROVEMENTS CONSISTS OF DUAL NORTHBOUND TO WESTBOUND LEFT TURN LANES FROM BLACK MOUNTAIN ROAD TO PARK VILLAGE ROAD.

REFERENCE:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-4
(ITEM D)

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES, INCLUDING PACIFIC HIGHLANDS RANCH AND BLACK MOUNTAIN RANCH.

FUNDING ISSUES:

NOTES:

BLACK MOUNTAIN RANCH HAS AN OBLIGATION TO ADVANCE THE COST OF THIS FACILITY AS PART OF ITS DEVELOPMENT AGREEMENT, WITH REIMBURSEMENT FROM OTHERS, I.E. PACIFIC HIGHLANDS RANCH, FOR THEIR RESPECTIVE FAIR SHARE AMOUNT.

SCHEDULE:

PROJECT WAS COMPLETED IN FY 2004; REIMBURSEMENT IS PROGRAMMED IN FY 2015.

CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: Lvan.Wey@sanidiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

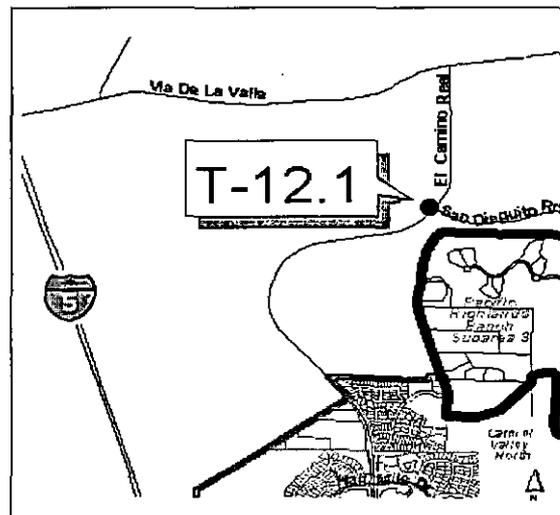
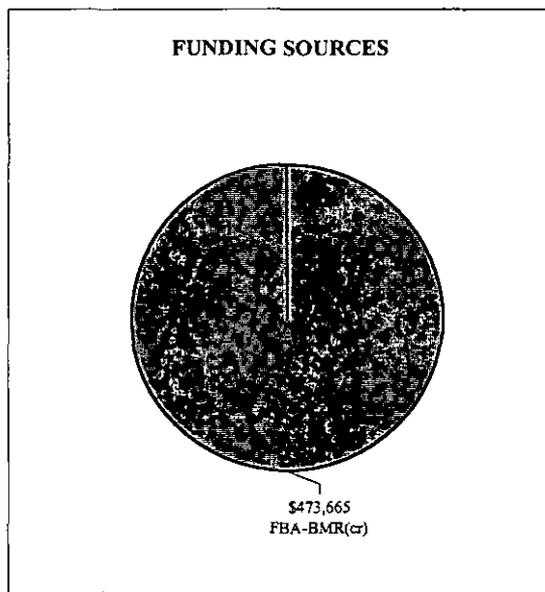
TITLE: EL CAMINO REAL at SAN DIEGUITO ROAD (Intersection Improvements)

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

PROJECT: T-12.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR								
FBA-BMR(cr)	\$473,665	\$473,665						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$473,665	\$473,665	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: LvanWey@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL at SAN DIEGUITO ROAD (Intersection Improvements)

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

PROJECT: T-12.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE WIDENING OF THE WESTBOUND APPROACH ON SAN DIEGUITO ROAD AT EL CAMINO REAL IN SUBAREA II TO PROVIDE A SHARED, LEFT AND RIGHT TURN LANE. THE PROJECT WILL MODIFY THE EXISTING TRAFFIC SIGNAL AS NECESSARY.

JUSTIFICATION:

THIS PROJECT IS REQUIRED IN ORDER TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

DEVELOPER ADVANCE WAS PROVIDED BY SANTALUZ DEVELOPMENT IN BLACK MOUNTAIN RANCH WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA.

NOTES:

THIS PROJECT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

REFERENCE:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-28

SCHEDULE:

PROJECT COMPLETED IN FY 2004.

CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: Lvan.Wey@san-diego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

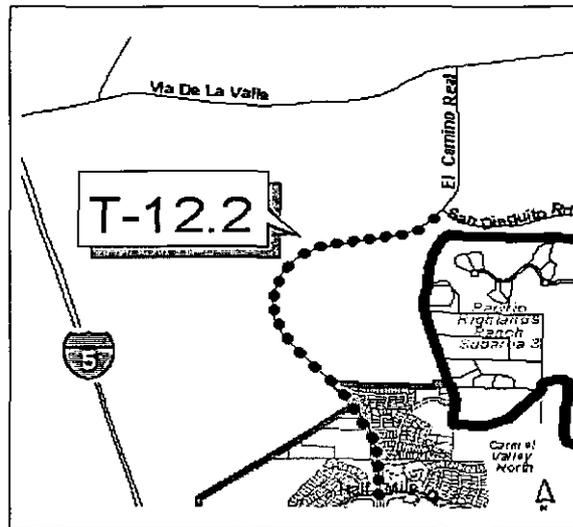
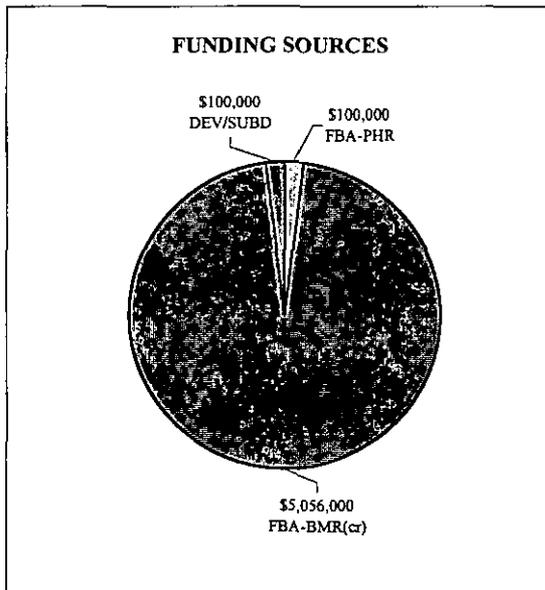
TITLE: EL CAMINO REAL WIDENING (Half Mile Drive to San Dieguito Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-767.0

PROJECT: T-12.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP.	FY.2008	FY.2009	FY.2010	FY.2011	FY.2012
FBA-PHR	\$100,000		\$100,000					
FBA-BMR(cr)	\$5,056,000	\$4,256,000						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	\$100,000		\$100,000					
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,256,000	\$4,256,000	\$200,000	\$0	\$0	\$0	\$0	\$0

SOURCE	FY.2013	FY.2014	FY.2015	FY.2016	FY.2017	FY.2018	FY.2019	FY.2020
FBA-PHR								
FBA-BMR(cr)		\$800,000						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: Larry Van Wey

TELEPHONE: (619) 533-3005

EMAIL: Lvan.Wey@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (Half Mile Drive to San Dieguito Road)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-767.0

PROJECT: T-12.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

COMPLETE CONSTRUCTION OF EXISTING EL CAMINO REAL BETWEEN HALF MILE DRIVE AND SAN DIEGUITO ROAD AS A 4-LANE MAJOR STREET WITHIN THE EXISTING, GRADED RIGHT OF WAY. THE ESTIMATED COST INCLUDES ENVIRONMENTAL ANALYSIS AND ALIGNMENT STUDIES FOR THE ENTIRE LENGTH OF EL CAMINO REAL (HALF MILE DRIVE TO VIA DE LA VALLE).

JUSTIFICATION:

THIS PROJECT IS REQUIRED IN ORDER TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES, INCLUDING PACIFIC HIGHLANDS RANCH, AS WELL AS THE EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING ISSUES:

ALL PRORATA FUNDING DISTRIBUTION SHALL BE BASED ON THE SHARE OF TRAFFIC CONTRIBUTED BY EACH COMMUNITY OR PROJECT, EXCEPT PACIFIC HIGHLANDS RANCH (FBA) WILL BE LIMITED TO \$100,000 TOWARD FUNDING THE PRELIMINARY ENGINEERING FOR THE WILDLIFE UNDERCROSSING.

COSTS IN FY 2014 ARE FOR CONSTRUCTION OF CURB, GUTTER AND SIDEWALK ON THE WEST SIDE OF THE ROADWAY. THESE IMPROVEMENTS WOULD NORMALLY BE INSTALLED BY THE FRONTING PROPERTY OWNER. THE FBA WILL FUND THESE IMPROVEMENTS SHOULD THE FRONTING PROPERTY REMAIN UNDEVELOPED AT THAT TIME.

FRONTAGE PROPERTY INCLUDES APNs:

304-161-42; 304-010-42-43; 304-010-35; 299-043-13-15; 299-043-10; 299-040-46&48
299-040-36-37; 304-020-13; 299-040-33&35; 304-020-15-16; AND 304-020-18-19

NOTES:

PARDEE HAS CONTRIBUTED \$100,000 TOWARDS THE COST OF A WILDLIFE UNDERCROSSING AS PART OF THE TERMS OF ITS DEVELOPMENT AGREEMENT.

REFERENCE: BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-29.1.

SCHEDULE:

COMPLETION IN FY 2014.

CONTACT: Larry VanWey

TELEPHONE: (619) 533-3005

EMAIL: lvanwey@sandiego.gov

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

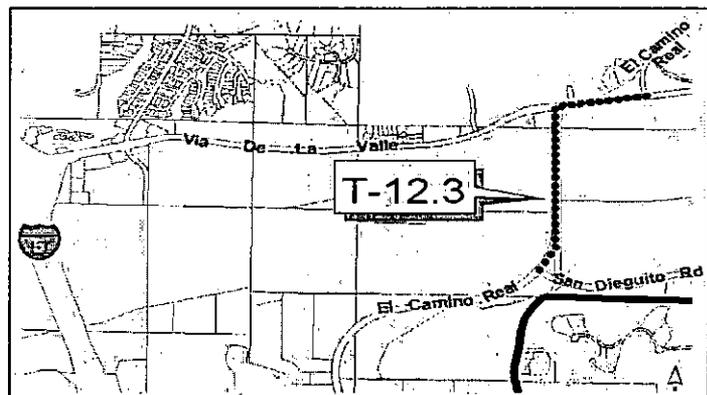
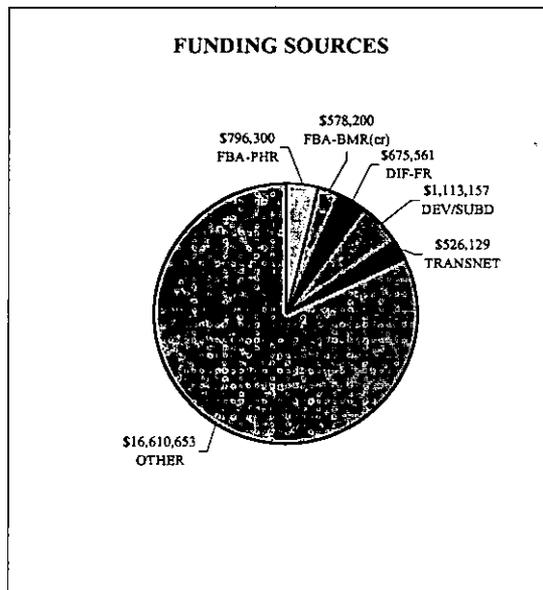
TITLE: EL CAMINO REAL WIDENING (San Dieguito Road to Via de la Valle)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-479.0

PROJECT: T-12.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$796,300			\$796,300				
FBA-BMR(cr)	\$578,200			\$578,200				
FBA-TH								
FBA-DMM								
DIF-FR	\$675,561	\$675,561						
DEV. ADV								
DEV/SUBD	\$1,113,157			\$1,113,157				
COUNTY								
TRANSNET	\$526,129	\$226,129		\$300,000				
OTHER	\$16,610,653			\$10,000,000	\$6,610,653			
UNIDEN								
TOTAL	\$20,300,000	\$901,690	\$0	\$12,787,657	\$6,610,653	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR(cr)								
FBA-TH								
FBA-DMM								
DIF-FR								
DEV. ADV								
DEV/SUBD								
COUNTY								
TRANSNET								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: ABI PALASEYED

TELEPHONE: (619) 533-3756

EMAIL: Apalaseyed@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (San Dieguito Road to Via de la Valle)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-479.0

PROJECT: T-12.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

IMPROVE EL CAMINO REAL BETWEEN SAN DIEGUITO ROAD AND VIA DE LA VALLE AS A 4-LANE MAJOR STREET. REPLACE THE EXISTING EL CAMINO REAL BRIDGE OVER THE SAN DIEGUITO RIVER WITH A NEW 4-LANE BRIDGE. WIDENING OF VIA DE LA VALLE TO FOUR LANES BETWEEN WEST EL CAMINO REAL AND EAST EL CAMINO REAL.
SEE COMPANION PROJECT T-12.2.

JUSTIFICATION:

THIS PROJECT IS REQUIRED IN ORDER TO ACCOMMODATE TRAFFIC THAT IS GENERATED BY NEW DEVELOPMENT IN THE SURROUNDING COMMUNITIES INCLUDING PACIFIC HIGHLANDS RANCH. THE EXISTING SUB-REGIONAL TRAFFIC ALSO CREATES THE NEED FOR THE PROJECT.

FUNDING ISSUES:

DMHE (PARDEE): \$1,113,157

OTHERS:

HIGHWAY BRIDGE REPLACEMENT AND REPAIR FUND: \$10,000,000
RSTP (SURFACE TRANSPORTATION PROGRAM): \$6,610,653

FRONTAGE PROPERTY INCLUDES APNs:

302-090-31; 302-261-01-02; 304-020-19; 304-020-16;
302-090-11; 302-210-60; 302-090-28; AND 302-210-29&30

NOTES:

ALL PRORATA FUNDING DISTRIBUTION SHALL BE BASED ON THE SHARE OF TRAFFIC CONTRIBUTED BY EACH COMMUNITY OR PROJECT. THIS PROJECT, CURRENTLY IN THE ENVIRONMENTAL REVIEW PROCESS, MAY HAVE MODIFICATIONS TO SCOPE AND/OR FUNDING.

REFERENCE:

FY 2006 BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN T-29.2

SCHEDULE:

PROJECT COMPLETION IN FY 2011

CONTACT: ABI PALASEYED

TELEPHONE: (619) 533-3756

EMAIL: Apalaseyed@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

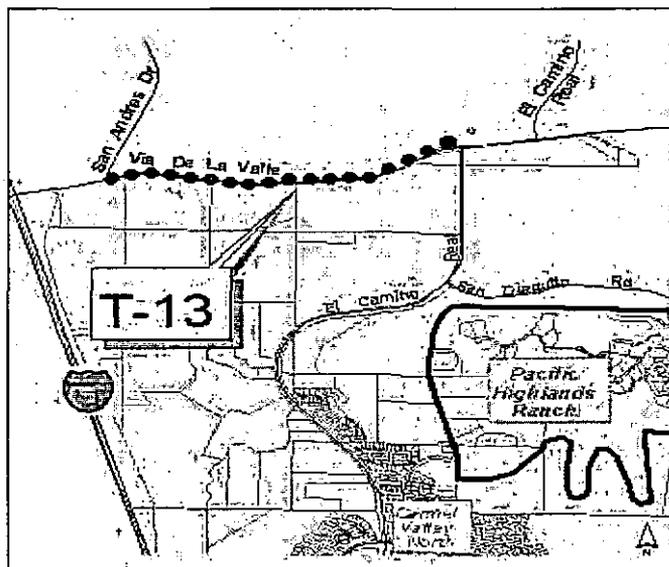
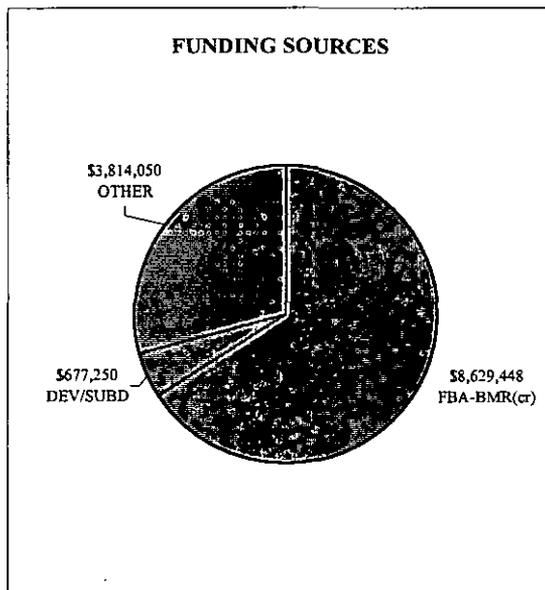
TITLE: VIA DE LA VALLE (FOUR LANES)

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

PROJECT: T-13
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP	FY.2008	FY.2009	FY.2010	FY.2011	FY.2012
FBA-PHR								
FBA-BMR(cr)	\$8,629,448				\$8,629,448			
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV			\$1,808,700	\$10,634,798	-\$12,443,498			
DEV/SUBD	\$677,250			\$677,250				
COUNTY								
STATE								
OTHER	\$3,814,050				\$3,814,050			
UNIDEN								
TOTAL	\$13,120,748	\$0	\$1,808,700	\$11,312,048	\$0	\$0	\$0	\$0

SOURCE	FY.2013	FY.2014	FY.2015	FY.2016	FY.2017	FY.2018	FY.2019	FY.2020
FBA-PHR								
FBA-BMR(cr)								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: Larry VanWey

TELEPHONE: (619) 533-3005

EMAIL: lvanwey@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: VIA DE LA VALLE (FOUR LANES)

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

PROJECT: T-13
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

RECONSTRUCT EXISTING VIA DE LA VALLE BETWEEN SAN ANDREAS DRIVE AND EL CAMINO REAL WEST TO A 4-LANE MAJOR STREET TO ACCOMMODATE EXISTING AND PROJECTED SUB-REGIONAL TRAFFIC. INCLUDES MODIFICATION OF TRAFFIC SIGNALS AT SAN ANDREAS DRIVE AND EL CAMINO REAL WEST AS REQUIRED AND RELOCATION OF EXISTING OVERHEAD UTILITIES TO UNDERGROUND LOCATIONS. INCLUDES RESTRIPING VIA DE LA VALLE BETWEEN SAN ANDREAS DRIVE AND I-5 TO 6 LANES.

REFERENCE:

FY 2006 BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN T-32.1

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES.

FUNDING ISSUES:

DEVELOPER ADVANCE IS FROM BLACK MOUNTAIN RANCH LLC. DEL MAR HIGHLANDS ESTATES, A NON-PHASE SHIFT DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH, HAS A SUBDIVISION OBLIGATION TO CONTRIBUTE \$677,250 TOWARD THE COST OF THIS FACILITY.

NOTES:

ABSENT DEVELOPMENT ALONG THE FRONTAGE OF THIS ROADWAY, BLACK MOUNTAIN RANCH IS CURRENTLY SHOWN AS BEING THE PRIMARY FUNDING SOURCE FOR THIS PROJECT. SHOULD DEVELOPMENT OCCUR ALONG THE FRONTAGE OF THIS ROADWAY, THOSE PROPERTY OWNERS WILL EITHER DIRECTLY FUND THOSE IMPROVEMENTS OR REIMBURSE BLACK MOUNTAIN RANCH FOR THEIR PRORATA SHARE OF THE COST OF THOSE IMPROVEMENTS.

FRONTAGE PROPERTY INCLUDES APNs:

298-590-11&12; 298-300-46&51; 302-090-11; 302-210-52&60; 302-090-07;
302-210-58&59; AND 302-210-25,26&29

SCHEDULE:

COMPLETION IN FY 2008.

CONTACT: Larry VanWey

TELEPHONE: (619) 533-3005

EMAIL: lvanwey@sanidiego.gov

PARK AND RECREATION PROJECTS

PACIFIC HIGHLANDS RANCH

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

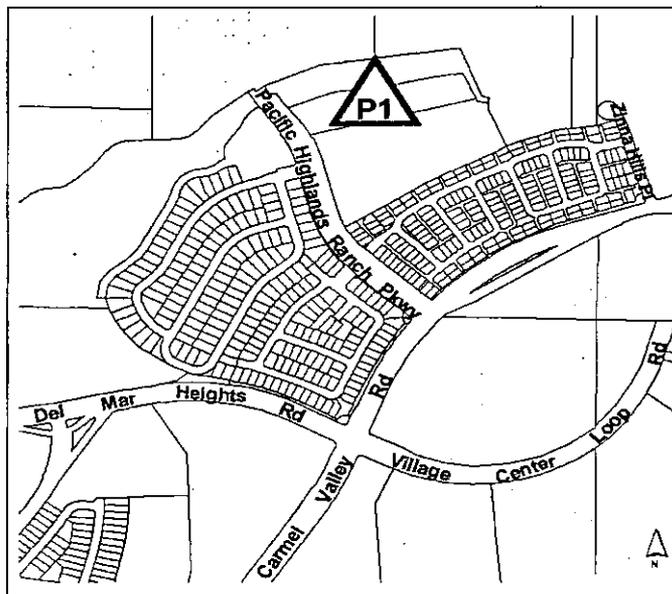
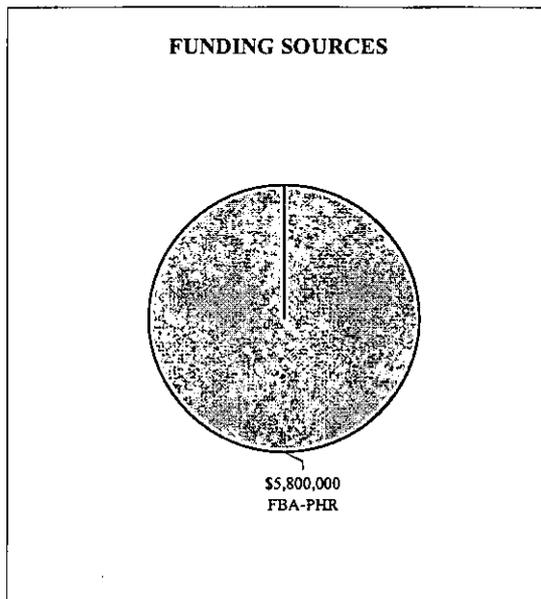
TITLE: GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-534.0

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$5,800,000	\$703	\$1,243,297			\$4,556,000		
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,800,000	\$703	\$1,243,297	\$0	\$0	\$4,556,000	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-534.0

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A FIVE (5.00) USABLE ACRE NEIGHBORHOOD PARK TO BE LOCATED ADJACENT TO A PROPOSED ELEMENTARY SCHOOL IN THE GONZALES CANYON AREA OF PACIFIC HIGHLANDS RANCH COMMUNITY. JOINT-USE OF RECREATIONAL FACILITIES IS INTENDED. PARK AMENITIES COULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, A CHILDREN'S PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, WALKWAYS, SECURITY LIGHTING, LANDSCAPING, AND A COMFORT STATION. THIS PROJECT ALSO INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH. PROJECTIONS INDICATE THAT THIS COMMUNITY WILL REACH A POPULATION OF 5,000 PEOPLE IN FY 2012.

SCHEDULE:

DESIGN IS ANTICIPATED TO BEGIN IN FY 2006; CONSTRUCTION IS ANTICIPATED TO START IN FY 2010.

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

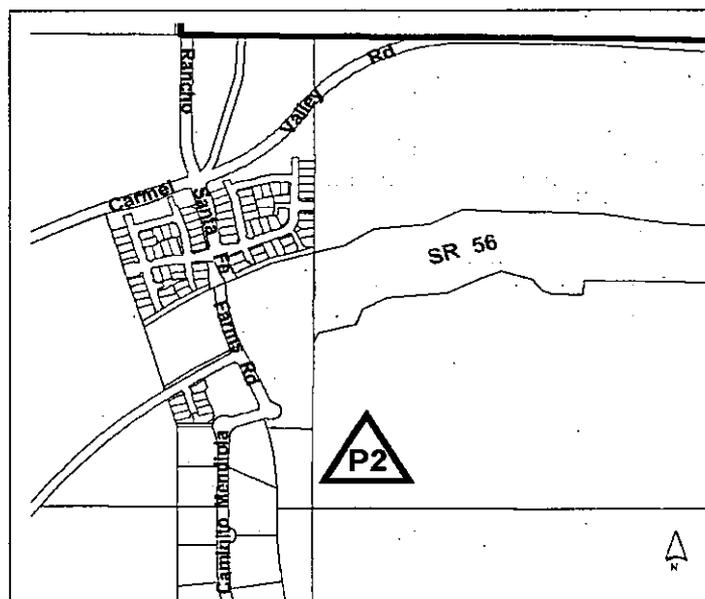
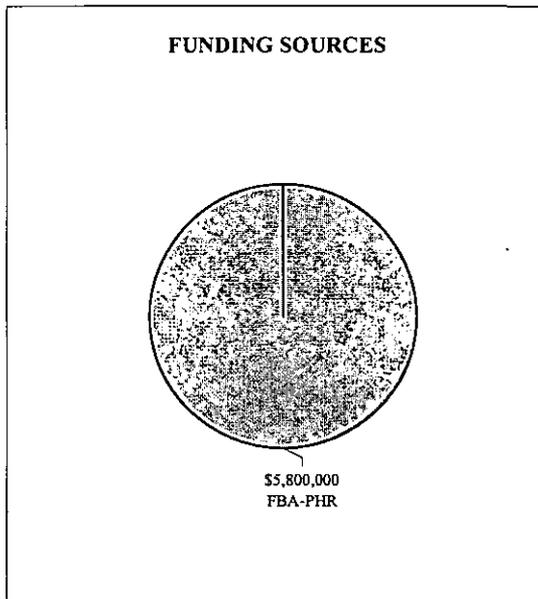
TITLE: **McGONIGLE CANYON NEIGHBORHOOD PARK - Acquisition and Development**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-540.0

PROJECT: P-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$5,800,000							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR		\$3,044,000	\$2,756,000					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$3,044,000	\$2,756,000	\$0	\$0	\$0	\$0	\$0



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: MCGONIGLE CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-540.0

PROJECT: P-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A FIVE (5.00) USABLE ACRE NEIGHBORHOOD PARK TO BE LOCATED ADJACENT TO A PROPOSED ELEMENTARY SCHOOL IN THE MCGONIGLE CANYON AREA OF PACIFIC HIGHLANDS RANCH COMMUNITY. JOINT-USE OF RECREATIONAL FACILITIES IS INTENDED. PARK AMENITIES COULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, A CHILDREN'S PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, WALKWAYS, SECURITY LIGHTING, LANDSCAPING, AND A COMFORT STATION. THIS PROJECT ALSO INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH. PROJECTIONS INDICATE THAT THIS COMMUNITY WILL REACH A POPULATION OF 10,000 PEOPLE IN FY 2015.

SUBJECT TO THE CONDITIONS OF THE TRANSPORTATION PHASING PLAN, DEVELOPMENT OF THIS COMMUNITY MAY BE DELAYED AT 1,900 UNITS. ACCORDINGLY, THE NEXT UPDATE OF THIS PLAN MAY REFLECT A CHANGE IN THE SCHEDULED TIMING FOR THIS PROJECT, WHICH IS CONSISTENT WITH CHANGES TO THE DEVELOPMENT SCHEDULE.

SCHEDULE:

DESIGN IS ANTICIPATED TO BEGIN IN FY 2014; CONSTRUCTION IS ANTICIPATED TO START IN FY 2015.

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

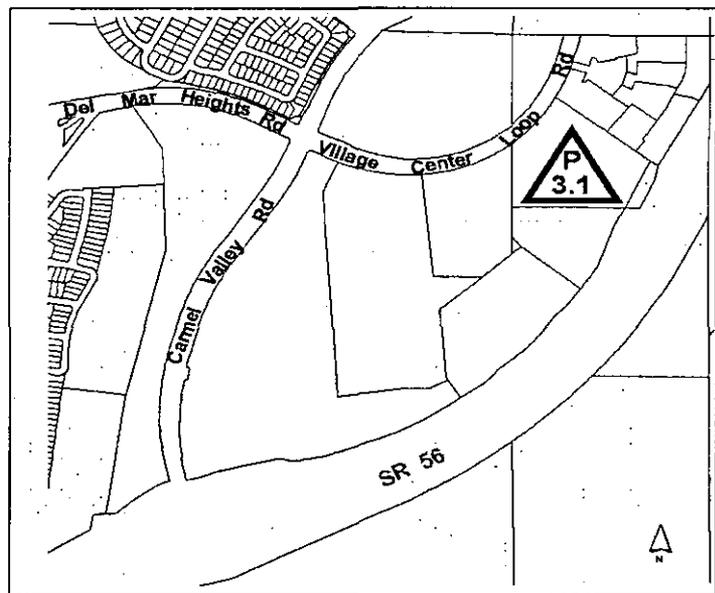
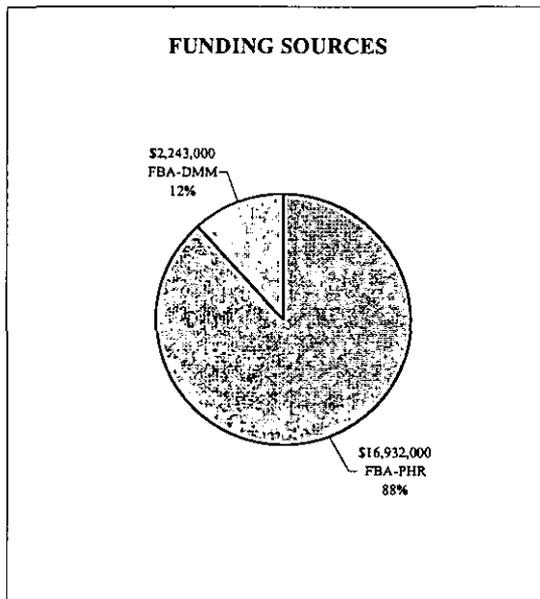
TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-543.0

PROJECT: P-3.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$16,932,000							
FBA-BMR								
FBA-TH								
FBA-DMM	\$2,243,000							
FBA-RP		\$1,000,000						
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$19,175,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR	\$1,000,000			\$15,932,000				
FBA-BMR								
FBA-TH								
FBA-DMM		\$2,243,000						
FBA-RP								
DEV. ADV	-\$1,000,000							
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$2,243,000	\$0	\$15,932,000	\$0	\$0	\$0	\$0



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-543.0

PROJECT: P-3.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A 20.0 USEABLE ACRE COMMUNITY PARK TO BE LOCATED IN PACIFIC HIGHLANDS RANCH, TO SERVE RESIDENTS IN THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES AT FULL PROJECTED COMMUNITY DEVELOPMENT. THIS PROJECT MAY BE DEVELOPED ADJACENT TO THE PROPOSED MIDDLE SCHOOL. IF JOINT USE OF THE SCHOOL RECREATIONAL FACILITIES IS OBTAINED, THEN THIS PROJECT WILL BE REDUCED TO THIRTEEN (13.00) USEABLE ACRES; IF NOT, THEN SEVEN (7.0) USEABLE ACRES OF ADDITIONAL PARKLAND WILL BE REQUIRED. THE PROJECT INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK, AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE RECOMMENDATIONS OF THE DEL MAR MESA SPECIFIC PLAN, AND THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN.

FUNDING ISSUES:

FUNDING CONTRIBUTIONS: PACIFIC HIGHLANDS RANCH (88.3%); DEL MAR MESA (11.7%) ARE BASED UPON POPULATION.

NOTES:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THOSE RESIDENTIAL PROJECTS LOCATED IN THE IMMEDIATE VICINITY OF THIS SITE.

SUBJECT TO THE CONDITIONS OF THE TRANSPORTATION PHASING PLAN, DEVELOPMENT OF THIS COMMUNITY MAY BE DELAYED AT 1,900 UNITS. ACCORDINGLY, THE NEXT UPDATE OF THIS PLAN MAY REFLECT A CHANGE IN THE SCHEDULED TIMING FOR THIS PROJECT, WHICH IS CONSISTENT WITH CHANGES TO THE DEVELOPMENT SCHEDULE.

REFERENCE:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-15

SCHEDULE:

REIMBURSEMENT FOR GRADING IN FY 2011; ACQUISITION, DESIGN, AND CONSTRUCTION TO START IN FY 2016

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

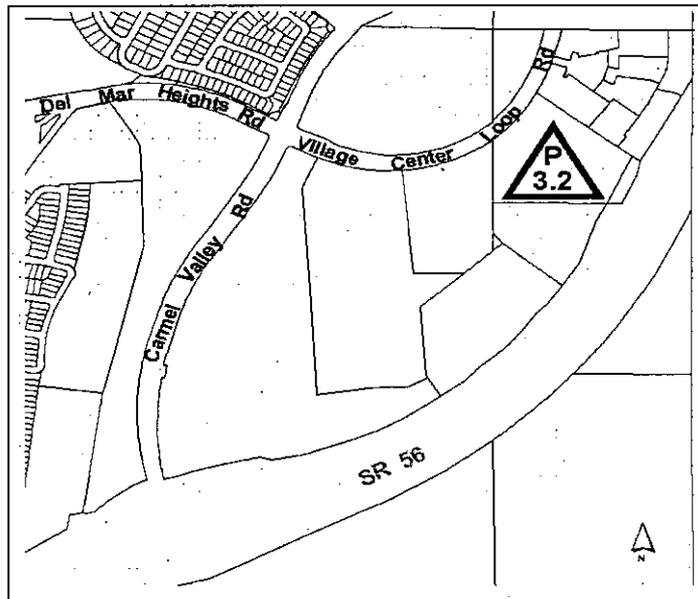
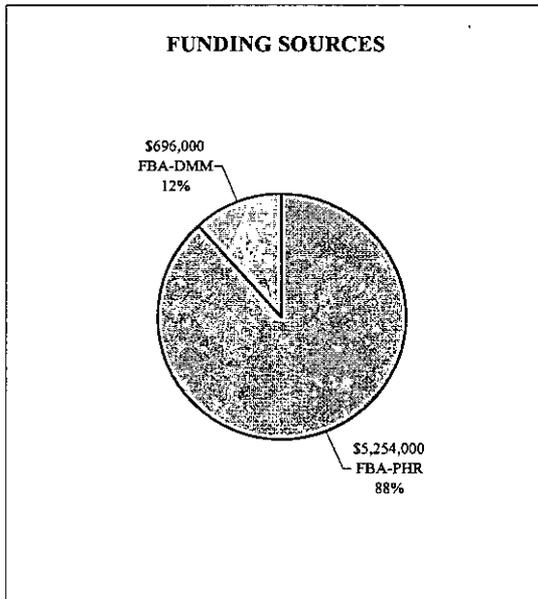
TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Recreation Building

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-544.0

PROJECT: P-3.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$5,254,000							
FBA-BMR								
FBA-TH								
FBA-DMM	\$696,000							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,950,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR			\$650,000					\$4,604,000
FBA-BMR								
FBA-TH								
FBA-DMM			\$696,000					
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$1,346,000	\$0	\$0	\$0	\$0	\$4,604,000



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Recreation Building

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-544.0

PROJECT: P-3.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A NEW 17,000 SQUARE FOOT RECREATION BUILDING AT PACIFIC HIGHLANDS RANCH COMMUNITY PARK TO SERVE RESIDENTS IN DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES AT FULL PROJECTED COMMUNITY DEVELOPMENT.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE RECOMMENDATIONS OF THE DEL MAR MESA SPECIFIC PLAN, AND THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN.

FUNDING ISSUES:

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (88.3%) AND DEL MAR MESA (11.7%) ARE BASED UPON POPULATION.

NOTES:

REFERENCE:
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-19

SCHEDULE:

DESIGN TO BEGIN IN FY 2015; CONSTRUCTION TO START IN FY 2020

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

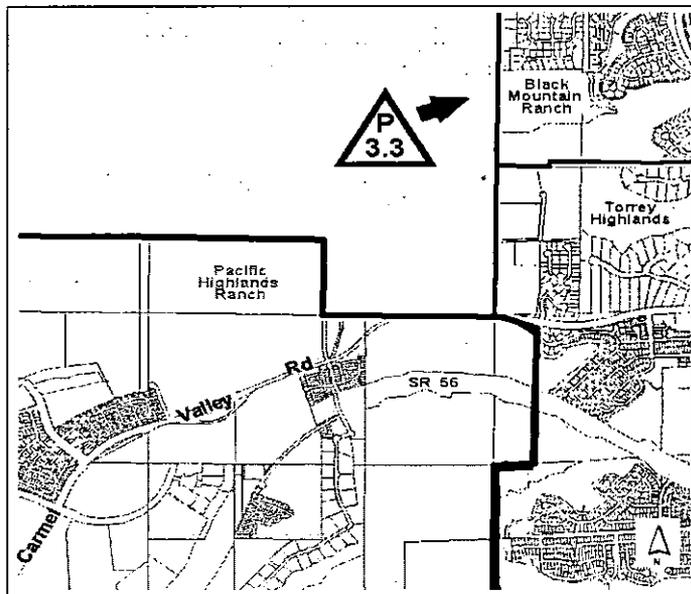
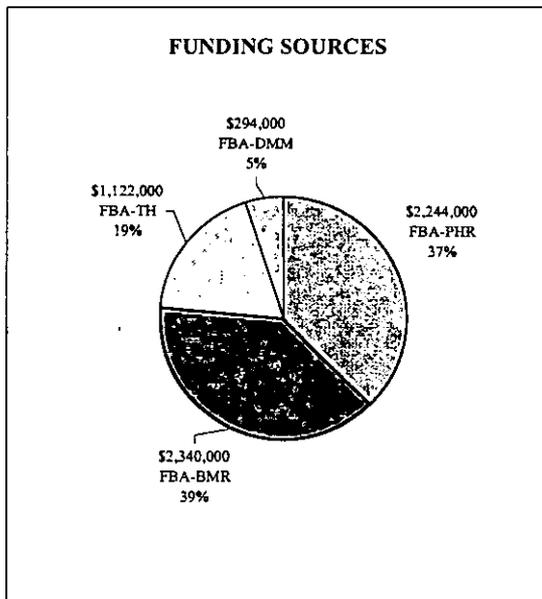
TITLE: BLACK MOUNTAIN RANCH COMMUNITY PARK - Swimming Pool

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-3.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$2,244,000							
FBA-BMR	\$2,340,000							
FBA-TH	\$1,122,000							
FBA-DMM	\$294,000							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$6,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR				\$2,244,000				
FBA-BMR		\$2,340,000						
FBA-TH		\$1,122,000						
FBA-DMM		\$294,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$3,756,000	\$0	\$2,244,000	\$0	\$0	\$0	\$0



CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN RANCH COMMUNITY PARK - Swimming Pool**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-3.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A NEW SWIMMING POOL COMPLEX, INCLUDING A STANDARD 25 METER BY 25 YEAR SWIMMING POOL, AND OTHER RECREATIONAL OR THERAPEUTIC AQUATIC FACILITIES, AT BLACK MOUNTAIN RANCH COMMUNITY PARK, TO SERVE THE COMMUNITIES OF PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND DEL MAR MESA WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA).

SEE COMPANION PROJECT P-3.1.

JUSTIFICATION:

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

FUNDING ISSUES:

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (37.4%), BLACK MOUNTAIN RANCH (39.0%), TORREY HIGHLANDS (18.7), AND DEL MAR MESA (4.9%) ARE BASED UPON POPULATION.

NOTES:

REFERENCE:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-20
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT P-3
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT P-5.

SCHEDULE:

DESIGN AND CONSTRUCTION TO START IN FY 2014

CONTACT: DEBORAH SHARPE

TELEPHONE: (619) 525-8261

EMAIL: dsharpe@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

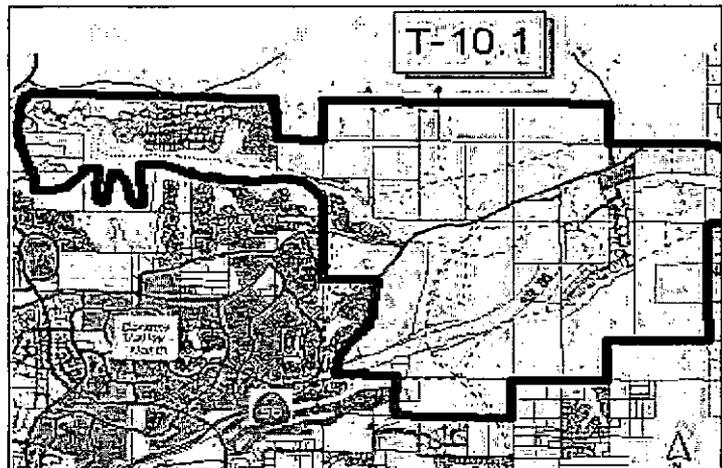
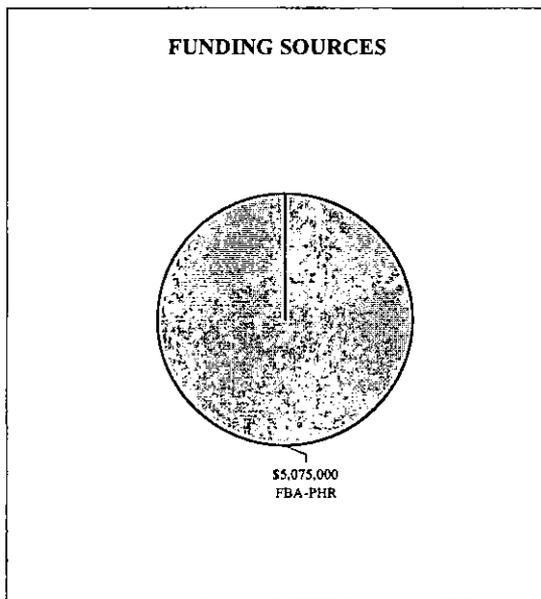
TITLE: PACIFIC HIGHLANDS RANCH HIKING AND BIKING TRAILS

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-10.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$5,075,000			\$175,000				\$207,500
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$1,610,000						-\$207,500
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,075,000	\$1,610,000	\$0	\$175,000	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$1,402,500			\$686,800	\$2,603,200			
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV	-\$1,402,500							
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$686,800	\$2,603,200	\$0	\$0	\$0



CONTACT: Rick Thompson

TELEPHONE: (619) 533-6756

EMAIL: rthompson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: PACIFIC HIGHLANDS RANCH HIKING AND BIKING TRAILS

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-10.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY 80,000 LINEAR FEET (15 MILES) OF HIKING, EQUESTRIAN, AND BIKING TRAILS TO BE LOCATED THROUGHOUT THE COMMUNITY IN ACCORDANCE WITH THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN. THE TRAIL SYSTEM WILL PROVIDE ACCESS INTO THE MULTIPLE HABITAT PLANNING AREA OF MCGONIGLE CANYON; PROVIDE PATHWAYS ALONG DEL MAR HEIGHTS ROAD, LITTLE MCGONIGLE RANCH ROAD, PACIFIC HIGHLANDS RANCH PARKWAY, LOPELIA MEADOWS PLACE, OLD CARMEL VALLEY ROAD CROSSING UNDER SR-56, AND CARMEL VALLEY ROAD ALIGNMENTS; AND PROVIDE ACCESS INTO SUBAREA II AND THE RANCHO PENASQUITOS COMMUNITY.

THE PROJECT WILL ALSO PROVIDE FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF THREE TRAILHEADS/OVERLOOKS, INCLUDING PARKING AREAS, BENCHES, AND SIGNAGE AT THE FOLLOWING LOCATIONS:

- 1) WHERE GONZALES CANYON TRANSITIONS INTO EAST-WEST URBAN AMENITY
- 2) NEAR ELEMENTARY SCHOOL #2/McGONIGLE CANYON NEIGHBORHOOD PARK
- 3) AT THE SOUTH TERMINUS OF THE EASTERN NEIGHBORHOOD PARKWAY

JUSTIFICATION:

THIS PROJECT IMPLEMENTS THE RECOMMENDATIONS OF THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN.

FUNDING ISSUES:

SINCE FACILITIES BENEFIT ASSESSMENT FUNDING IS NOT AVAILABLE TO CONSTRUCT THE TRAILS THAT ARE EXCLUSIVELY FOR EQUESTRIAN USE, PARDEE HAS AGREED TO FUND THOSE EQUESTRIAN TRAILS TO BE LOCATED ON ITS PROPERTY IN CONJUNCTION WITH ITS DEVELOPMENT AGREEMENT.

NOTES:

SEE COMPANION PROJECT T-10.3.

SCHEDULE:

PROJECT IS TO BE COMPLETED IN SEGMENTS BETWEEN FY 2005 AND FY 2017.

CONTACT: Rick Thompson

TELEPHONE: (619) 533-6756

EMAIL: rthompson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

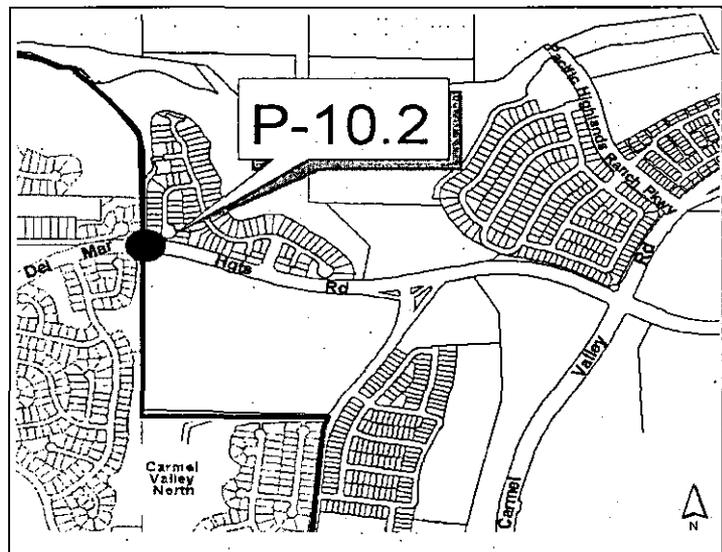
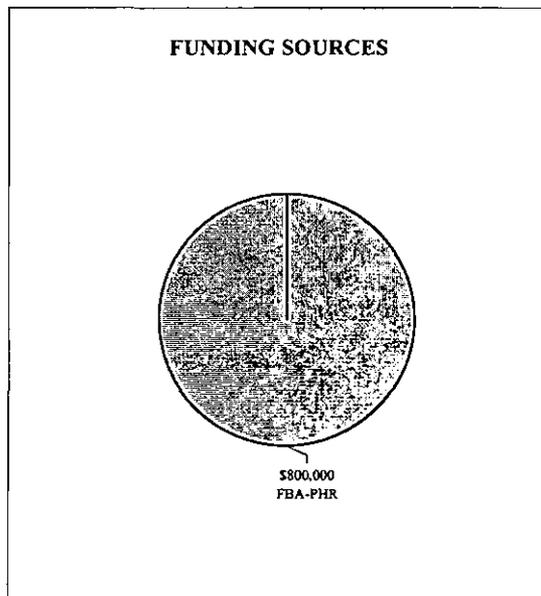
TITLE: DEL MAR HEIGHTS ROAD MULTI-USE TRAIL UNDERCROSSING

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 52-740.0

PROJECT: P-10.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$800,000						\$800,000	
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$800,000					-\$800,000	
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$800,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: Rick Thompson

TELEPHONE: (619) 533-6756

EMAIL: rthompson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD MULTI-USE TRAIL UNDERCROSSING

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 52-740.0

PROJECT: P-10.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT A TRAIL UNDERCROSSING BENEATH DEL MAR HEIGHTS ROAD AS PART OF THE HIKING AND RIDING TRAIL SYSTEM FOR PACIFIC HIGHLANDS RANCH.

JUSTIFICATION:

THIS PROJECT WILL PERMIT PEDESTRIAN AND EQUESTRIAN ACTIVITIES TO PASS UNDERNEATH DEL MAR HEIGHTS ROAD NEAR THE WESTERLY BOUNDARY OF THE COMMUNITY IN SUCH A WAY THAT IT NEITHER IMPACTS THE CAPACITY OF THE ROADWAY NOR IMPOSES A SAFETY RISK FOR THOSE ENGAGED IN EQUESTRIAN ACTIVITIES.

THE PROJECT PERMITS THE CONNECTION OF REGIONAL TRAILS BETWEEN PENASQUITOS CANYON AND THE SAN DIEGUITO RIVER VALLEY.

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

PROJECT WAS COMPLETED IN FY 2004; REIMBURSEMENT IS PROGRAMMED IN FY 2011.

CONTACT: Rick Thompson

TELEPHONE: (619) 533-6756

EMAIL: rthompson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

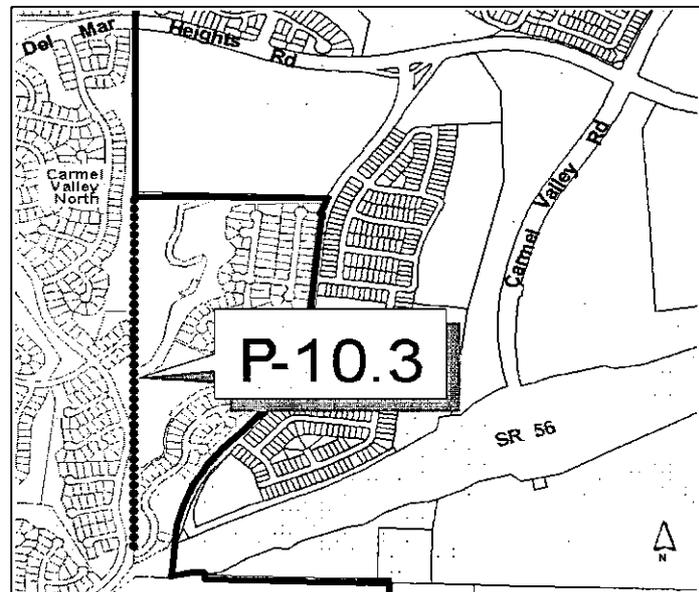
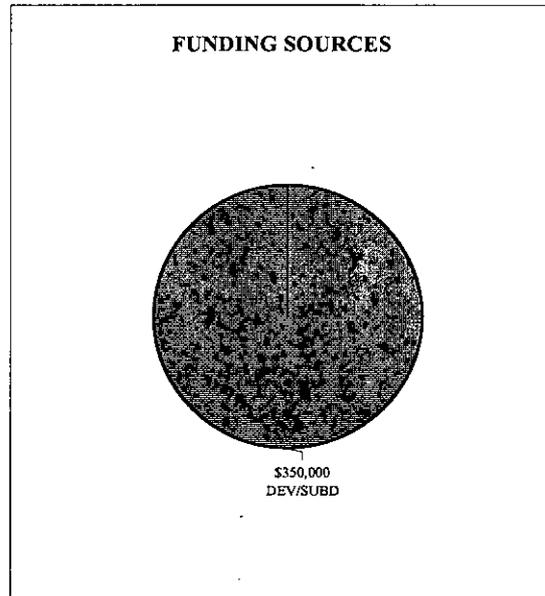
TITLE: SEA BREEZE FARMS EQUESTRIAN TRAIL CONNECTION

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-10.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	\$350,000			\$350,000				
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$350,000	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: Rick Thompson

TELEPHONE: (619) 533-6756

EMAIL: rthompson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SEA BREEZE FARMS EQUESTRIAN TRAIL CONNECTION

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-10.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF APPROXIMATELY 1,400 LINEAR FEET OF EQUESTRIAN TRAILS TO BE LOCATED ADJACENT TO THE WESTERLY COMMUNITY BOUNDARY IN ACCORDANCE WITH THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN.

JUSTIFICATION:

FUNDING ISSUES:

SINCE FUNDING IS NOT AVAILABLE TO CONSTRUCT THE TRAILS THAT ARE EXCLUSIVELY FOR EQUESTRIAN USE, PARDEE HAS AGREED TO FUND THE EQUESTRIAN TRAILS LOCATED ON ITS PROPERTY IN CONJUNCTION WITH ITS DEVELOPMENT AGREEMENT. THE \$350K SHOWN ABOVE IS ESTIMATED TO COVER THE COST OF APPROXIMATELY 1,400 LINEAR FEET OF EXCLUSIVE EQUESTRIAN TRAILS.

NOTES:

THE BUDGET (\$350,000) IS ONLY AN ESTIMATE SINCE THE EXACT SCOPE OF WORK HAS NOT BEEN FULLY DEFINED. THE ACTUAL COSTS COULD BE MORE OR LESS DEPENDING UPON THE FINAL SCOPE OF WORK. RIGHT-OF-WAY FOR THIS COMPONENT OF THE OVERALL TRAIL SYSTEM IS TO BE PROVIDED AT NO COST BY THE OWNER(S) OF THE PROPERTY ON WHICH THE TRAIL IS LOCATED. SEE COMPANION PROJECT T-10.1 FOR THE OTHER COMPONENTS OF THE TRAILS SYSTEM.

SCHEDULE:

COMPLETION IN FY 2008.

CONTACT: Rick Thompson

TELEPHONE: (619) 533-6756

EMAIL: rthompson@sanidiego.gov

POLICE PROJECTS

PACIFIC HIGHLANDS RANCH

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

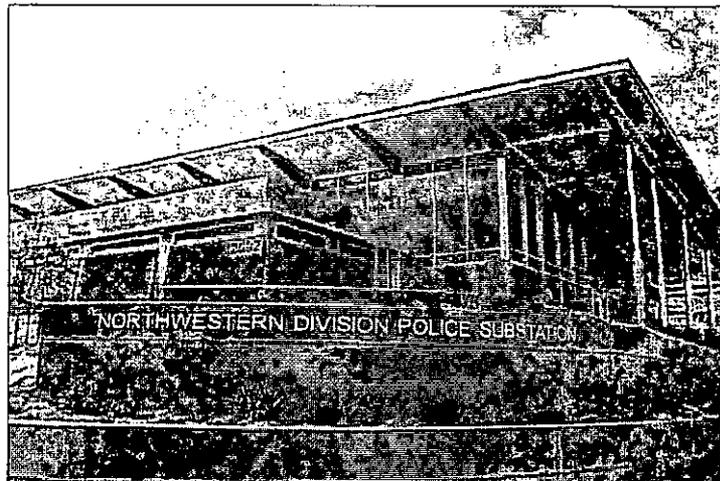
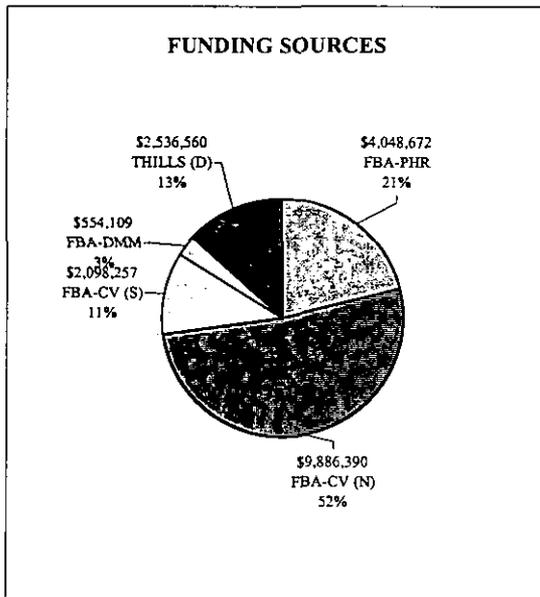
TITLE: NORTHWEST AREA POLICE STATION

DEPARTMENT: POLICE
CIP or JO #: 36-059.0

PROJECT: PO-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$4,048,672	\$4,048,672						
FBA-CV (N)	\$9,886,390	\$10,064,605	-\$178,215					
FBA-CV (S)	\$2,098,257	\$2,281,524	-\$183,267					
FBA-DMM	\$554,109	\$554,109						
THILLS (D)	\$2,536,560	\$1,697,000	\$839,560					
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$19,123,988	\$18,645,910	\$478,078	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-CV (N)								
FBA-CV (S)								
FBA-DMM								
THILLS (D)								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: SLAVASH HAGHKHAH

TELEPHONE: (619) 533-4434

EMAIL: shaghkha@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: NORTHWEST AREA POLICE STATION

DEPARTMENT: POLICE
CIP or JO #: 36-059.0

PROJECT: PO-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT WILL PROVIDE FOR THE ACQUISITION OF A SIX ACRE (FOUR USABLE ACRES) SITE ON EL CAMINO REAL IN CARMEL VALLEY AND CONSTRUCTION OF A 21,760 SQUARE FOOT POLICE STATION, 5,335 SQUARE FOOT LIGHT VEHICLE MAINTENANCE FACILITY, FUELING STATION, CAR WASH, AND SITE WORK. THIS FACILITY WILL SERVE THE EXTREME NORTHWEST AREA OF THE CITY IN CARMEL VALLEY AND ADJACENT COMMUNITY PLAN AREAS.

JUSTIFICATION:

DEVELOPMENT OF THE NORTHWEST PORTION OF THE CITY WILL REQUIRE LOCATING A POLICE STATION IN THIS AREA.

FUNDING ISSUES:

REPRESENTATIVE SHARES, BASED UPON THE CURRENT ANTICIPATED DEVELOPMENT IN EACH RESPECTIVE COMMUNITY:

PACIFIC HIGHLANDS RANCH (PHR):	21.1706%	\$4,048,672
CARMEL VALLEY (NORTH):	51.6963%	\$9,886,390
CARMEL VALLEY (SOUTH):	10.9719%	\$2,098,257
TORREY HILLS:	13.2638%	\$2,536,560
DEL MAR MESA:	2.8975%	\$554,109
	100.00%	\$19,123,988

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH, CARMEL VALLEY, TORREY HILLS, AND DEL MAR MESA ARE BASED UPON 2030 POPULATION AND EMPLOYMENT PROJECTIONS.

NOTES:

LAND ACQUISITION AND DESIGN ARE COMPLETE. DESIGN WILL BEGIN IN FY 2003 AND BE COMPLETED IN FY 2005. CONSTRUCTION BEGAN IN FY 2005 AND WILL BE COMPLETED IN FY 2006.

REFERENCE:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-22
CARMEL VALLEY PUBLIC FACILITIES FINANCING PLAN PROJECT 21-44
TORREY HILLS PUBLIC FACILITIES FINANCING PLAN PROJECT 48-21

SCHEDULE:

COMPLETED.

CONTACT: SIAVASH HAGHKHAH

TELEPHONE: (619) 533-4434

EMAIL: shaghkha@sandiego.gov

FIRE PROJECTS

PACIFIC HIGHLANDS RANCH

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

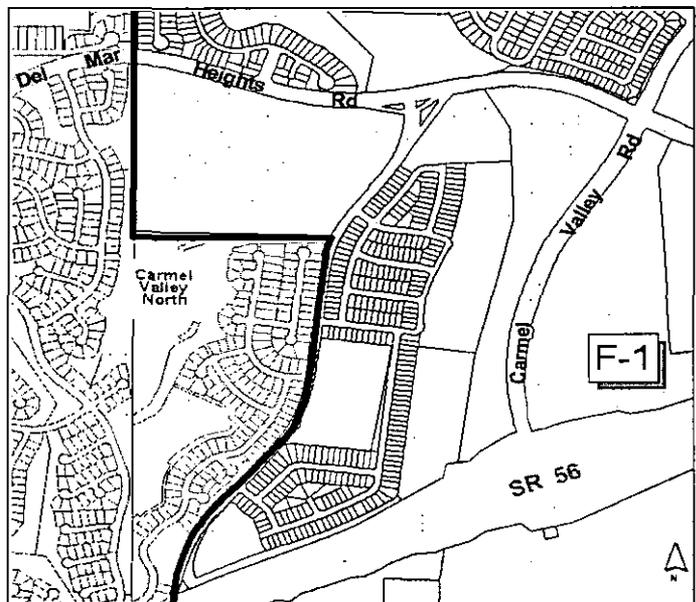
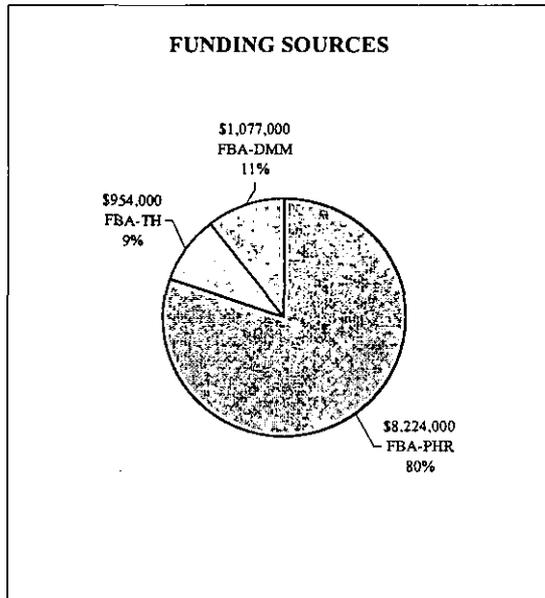
TITLE: FIRE STATION 47 - PACIFIC HIGHLANDS RANCH

DEPARTMENT: FIRE
CIP or JO #: 33-105.0

PROJECT: F-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$8,224,000	\$2,901,920	\$4,312,080	\$160,000			\$850,000	
FBA-BMR								
FBA-TH	\$954,000		\$836,500	\$19,000			\$98,500	
FBA-DMM	\$1,077,000			\$944,500	\$21,000		\$111,500	
FBA-RP								
DEV. ADV		\$7,353,080	-\$5,148,580	-\$1,123,500	-\$21,000		-\$1,060,000	
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$10,255,000	\$10,255,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: LEA ORLANNE

TELEPHONE: (858) 636-4810

EMAIL: L.Oriame@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: FIRE STATION 47 - PACIFIC HIGHLANDS RANCH

DEPARTMENT: FIRE
CIP or JO #: 33-105.0

PROJECT: F-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

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 PUBLIC FACILITIES FINANCING PLAN PROJECT 43-16
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT F-2

SCHEDULE:

PROJECT DESIGN WAS COMPLETED IN FY 2005;
CONSTRUCTION IS ANTICIPATED TO BE COMPLETED IN NOVEMBER 2007; REIMBURSEMENT IN FY 2007-2009.

CONTACT: LEA ORIANNE

TELEPHONE: (858) 636-4810

EMAIL: LOrienne@sandiego.gov

LIBRARY PROJECTS

PACIFIC HIGHLANDS RANCH

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

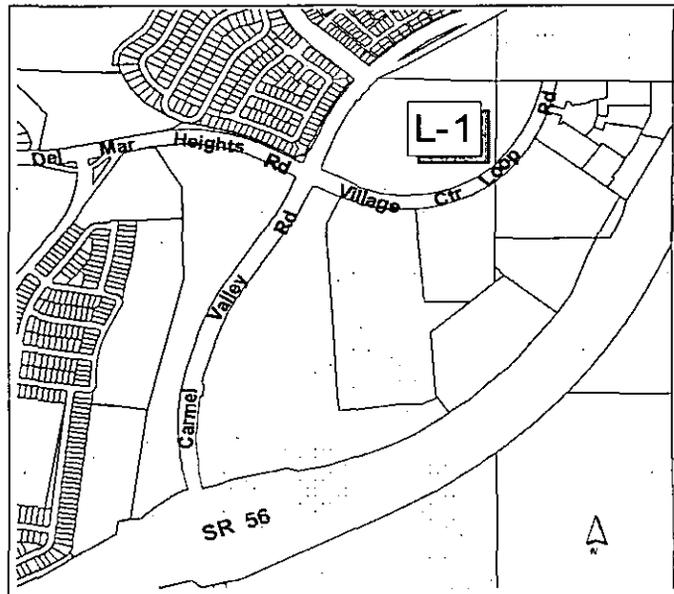
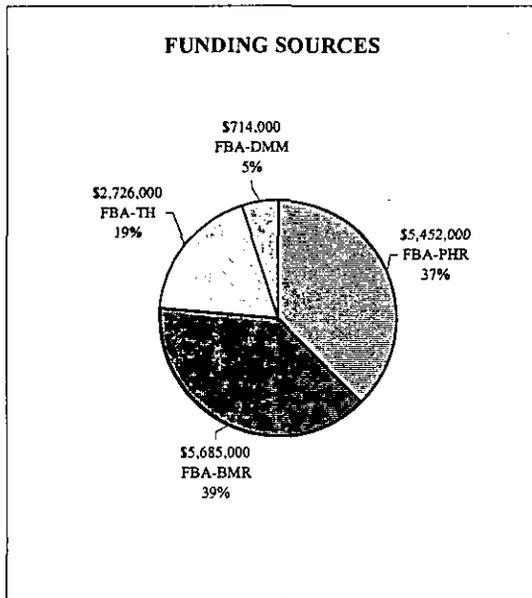
TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP or JO #: N/A

PROJECT: L-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$5,452,000							
FBA-BMR	\$5,685,000							
FBA-TH	\$2,726,000							
FBA-DMM	\$714,000							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$14,577,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR		\$5,452,000						
FBA-BMR		\$5,685,000						
FBA-TH		\$2,726,000						
FBA-DMM		\$714,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$14,577,000	\$0	\$0	\$0	\$0	\$0	\$0



CONTACT: MARY ANN TILOTTA

TELEPHONE: 619 236-5827

EMAIL: mtilotta@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP or JO #: N/A

PROJECT: L-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT AN 18,000 SQUARE FOOT BRANCH LIBRARY FACILITY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE THE COMMUNITIES OF PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND DEL MAR MESA IN THE 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:

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (37.4%), BLACK MOUNTAIN RANCH (39.0%), TORREY HIGHLANDS (18.7%), AND DEL MAR MESA (4.9%) ARE BASED UPON POPULATION.

NOTES:

REFERENCE:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-17
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT L-1
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT L-1

SCHEDULE:

PROJECT DESIGN AND CONSTRUCTION ARE ANTICIPATED TO START IN FY 2014

CONTACT: MARY ANN TILOTTA

TELEPHONE: 619 236-5827

EMAIL: Mitlotta@san-diego.gov

WATER & SEWER PROJECTS

PACIFIC HIGHLANDS RANCH

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

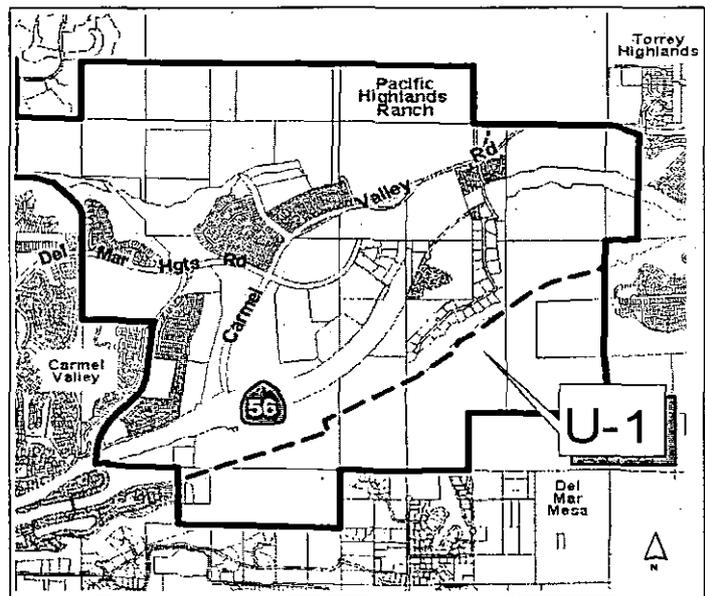
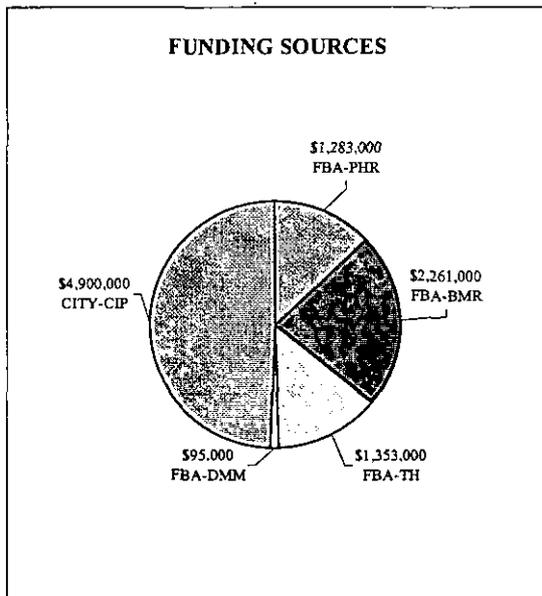
TITLE: CARMEL VALLEY TRUNK SEWER

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 46-136.0

PROJECT: U-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT/APPRO	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$1,283,000					\$1,283,000		
FBA-BMR	\$2,261,000					\$2,261,000		
FBA-TH	\$1,353,000					\$1,353,000		
FBA-DMM	\$95,000					\$95,000		
FBA-RP								
DEV. ADV			\$1,116,044			-\$1,116,044		
DEV/SUBD								
CITY-CIP	\$4,900,000		\$8,775,956			-\$3,875,956		
STATE								
OTHER								
UNIDEN								
TOTAL	\$9,892,000	\$0	\$9,892,000	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
CITY-CIP								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: ALLAN NAVARRO

TELEPHONE: (858) 292-6459

EMAIL: Anavarro@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY TRUNK SEWER

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 46-136.0

PROJECT: U-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

PROVIDE FUNDING FOR THE REPLACEMENT AND UPSIZING OF THIS EXISTING 18" - 27" SEWER LINE IN ORDER TO PROVIDE CAPACITY TO MOST ALL 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 FOR NEW DEVELOPMENT FUNDING FOR UPGRADES TO REPLACE THE EXISTING PIPELINE AND PROVIDE FOR ADDITIONAL CAPACITY TO MEET THE ANTICIPATED DEMANDS AT FULL COMMUNITY DEVELOPMENT OF THE NORTH CITY FUTURE URBANIZING AREA.

FUNDING ISSUES:

THE CITY WILL PROVIDE INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND BE REIMBURSED A PORTION OF THEIR FUNDING BY NEW DEVELOPMENT FROM 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.

NOTES:

REFERENCE:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-23
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT U-1
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT U-1

SCHEDULE:

CONSTRUCTION BEGAN IN FY 2004; REIMBURSEMENT WILL BE COMPLETED IN FY 2010.

CONTACT: ALLAN NAVARRO

TELEPHONE: (858) 292-6459

EMAIL: Anavarro@sandiego.gov

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

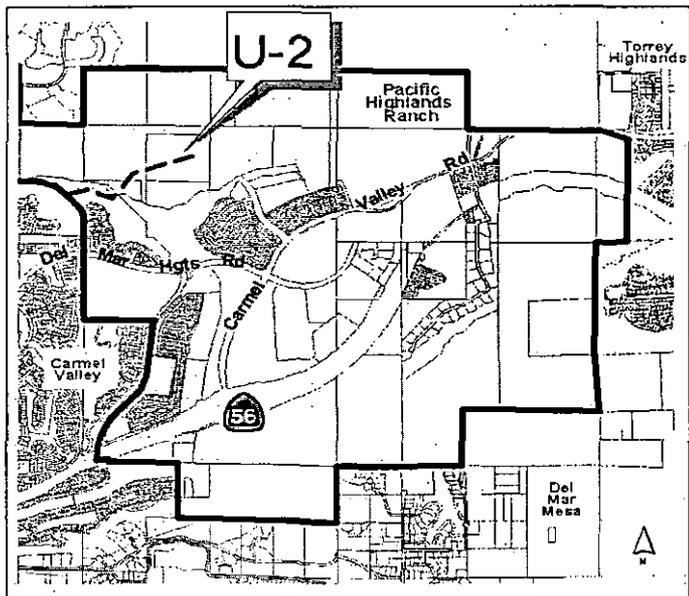
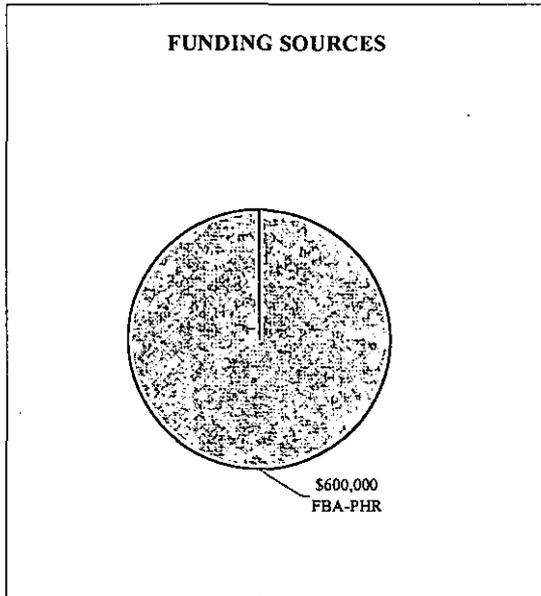
TITLE: GONZALES CANYON SEWER

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: N/A

PROJECT: U-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$600,000							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$600,000						
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$600,000	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR	\$600,000							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV	-\$600,000							
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CONTACT: BOBBI SALVINI

TELEPHONE: (619) 533-5106

EMAIL: bsalvini@sanidiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: GONZALES CANYON SEWER

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: N/A

PROJECT: U-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

EXTEND EXISTING 15" GONZALES CANYON SEWER EASTERLY WITH A COMBINATION OF 15" AND 10" DIAMETER PIPELINES TO SERVE THE NORTHERN PORTIONS OF PACIFIC HIGHLANDS RANCH. ACCESS ROADS FOR THIS CANYON SEWER ARE ADDRESSED BY THE MULTI-PURPOSE TRAIL SYSTEM, AS DESCRIBED IN PROJECT T-10.1.

JUSTIFICATION:

THE PIPELINE IS REQUIRED TO PROVIDE NEW SEWER CAPACITY TO THE NORTHERN PORTIONS OF THE SUBAREA. THE IMPROVEMENTS REQUIRED SHALL BE CONSTRUCTED AS A SUBDIVIDER REQUIREMENT WITH REIMBURSEMENT IN THE YEARS SHOWN.

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

PROJECT WAS COMPLETED IN FY 2005; REIMBURSEMENT IN FY 2011.

CONTACT: BOBBI SALVINI

TELEPHONE: (619) 533-5106

EMAIL: Bsalvini@saniego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

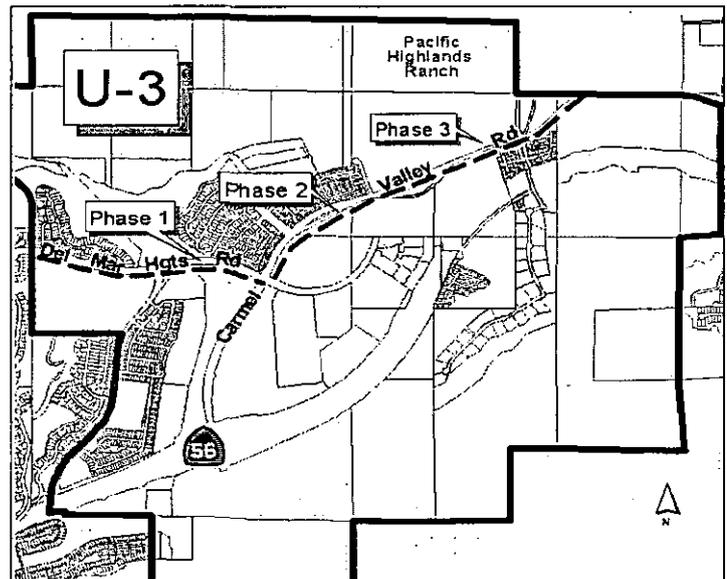
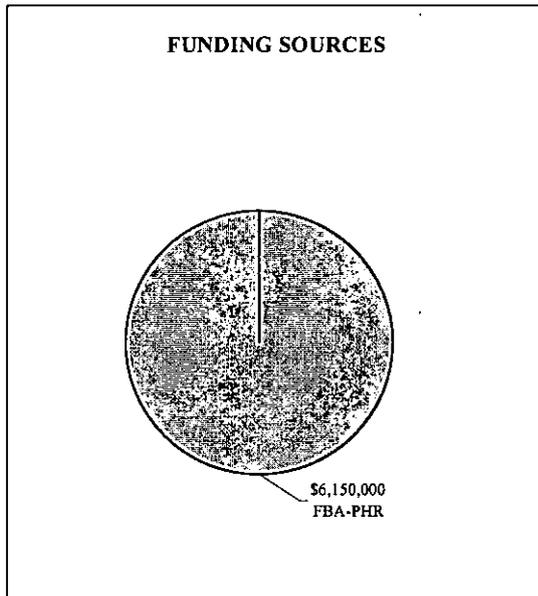
TITLE: DEL MAR HEIGHTS PIPELINE RELOCATION

DEPARTMENT: WATER
CIP or JO #: 70-971.0

PROJECT: U-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT. APPROP.	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
FBA-PHR	\$6,150,000	\$1,838,966	\$2,511,034					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV		\$2,511,034	-\$2,511,034					
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$6,150,000	\$4,350,000	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR		\$1,800,000						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$1,800,000	\$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

DEPARTMENT: WATER
CIP or JO #: 70-971.0

PROJECT: U-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THE EXISTING DEL MAR HEIGHTS PIPELINE WILL NO LONGER FOLLOW THE ALIGNMENT OF (OLD) CARMEL VALLEY ROAD ONCE CARMEL VALLEY ROAD IS IMPROVED TO FOUR LANES. THIS PROJECT WILL PROVIDE FOR THE RELOCATION AND UPSIZING OF THIS PIPELINE (36") INTO THE ULTIMATE RIGHT-OF-WAY FOR CARMEL VALLEY ROAD. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN 3 PHASES FROM WEST TO EAST AS THE ARTERIAL ROADS ARE BUILT. THE TEMPORARY BY-PASS AT NEW DEL MAR HEIGHTS ROAD WILDLIFE BRIDGE (APPROXIMATELY 1,500 FEET) IS ALSO INCLUDED.

JUSTIFICATION:

PIPELINE UPSIZING PROVIDES ADDITIONAL CAPACITY FOR DEVELOPMENT IN PACIFIC HIGHLANDS RANCH, WHILE FUTURE MAINTENANCE OF THIS FACILITY IS ENHANCED WHEN IT IS IN AN ACCESSIBLE AND CONVENIENT LOCATION SUCH AS A PUBLIC STREET RIGHT-OF-WAY. THIS PROJECT WILL RELOCATE THE PIPELINE SO THAT IT CAN BE EASILY MAINTAINED, REPAIRED, AND SERVICED IN THE FUTURE.

FUNDING ISSUES:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR PORTIONS (PHASE I & II) OF THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

PHASE I: IN DMHR FROM WEST COMMUNITY PLAN BOUNDARY TO CVR (NEW) -	3,800 LF
BRIDGE BY-PASS -	1,500 LF
PHASE II: IN CVR FROM DMHR TO COSTA DEL SOL -	5,800 LF
PHASE III: IN CVR FROM COSTA DEL SOL TO EAST COMMUNITY PLAN BOUNDARY -	<u>2,800 LF</u>
TOTAL PROJECT	13,900 LF

SCHEDULE:

PHASE I COMPLETED IN FY 2002; PHASE II COMPLETED IN FY 2005; REIMBURSEMENT OF PHASE I & II IN FY 2006 AND 2007.
PHASE III IS ESTIMATED TO BE COMPLETE IN FY 2014

CONTACT: CHRIS GASCON

TELEPHONE: (619) 533-7417

EMAIL: CGascon@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

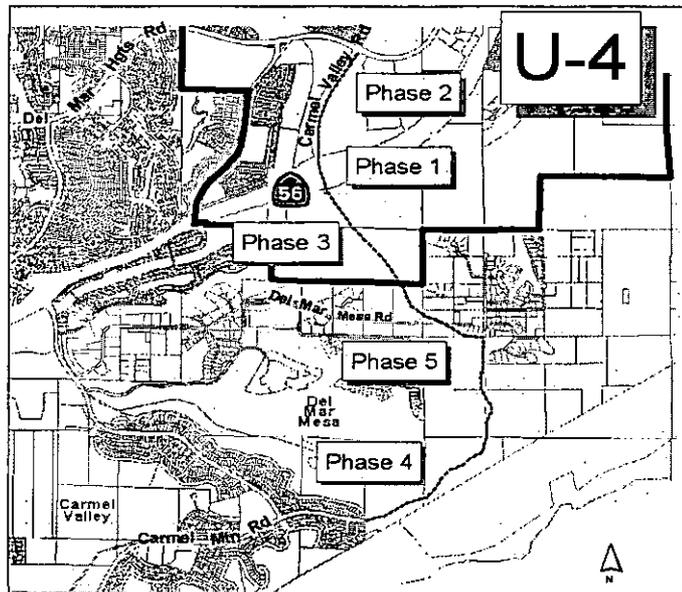
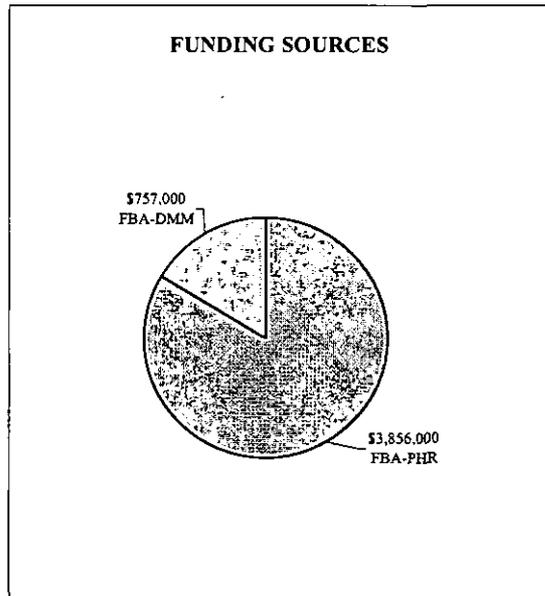
TITLE: LITTLE MCGONIGLE RANCH ROAD PIPELINE

DEPARTMENT: WATER
CIP or JO #: 70-964.0

PROJECT: U-4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING	EXPENDED	CONT APPROP	FY. 2008	FY. 2009	FY. 2010	FY. 2011	FY. 2012
FBA-PHR	\$3,856,000						\$1,900,000	
FBA-BMR								
FBA-TH								
FBA-DMM	\$757,000				\$400,000	\$357,000		
FBA-RP								
DEV. ADV			\$1,900,000				-\$1,900,000	
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$4,613,000	\$0	\$1,900,000	\$0	\$400,000	\$357,000	\$0	\$0

SOURCE	FY. 2013	FY. 2014	FY. 2015	FY. 2016	FY. 2017	FY. 2018	FY. 2019	FY. 2020
FBA-PHR				\$1,956,000				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$1,956,000	\$0	\$0	\$0	\$0



CONTACT: CHRIS GASCON

TELEPHONE: (619) 533-7417

EMAIL: CGascon@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: LITTLE MCGONIGLE RANCH ROAD PIPELINE

DEPARTMENT: WATER
CIP or JO #: 70-964.0

PROJECT: U-4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 15,800 LINEAR FEET (7,000 FEET WITHIN PACIFIC HIGHLANDS RANCH, 8,800 FEET WITHIN DEL MAR MESA) OF 30-INCH DIAMETER TRANSMISSION WATER PIPELINE IN CARMEL VALLEY ROAD AND LITTLE MCGONIGLE RANCH ROAD WITHIN THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES TO PROVIDE FOR BOTH DEL MAR MESA AND PACIFIC HIGHLANDS RANCH.

REFERENCE:

DEL MAR MESA PUBLIC FACILITY FINANCING PLAN PROJECT 43-21

JUSTIFICATION:

THIS PIPELINE IS REQUIRED TO PROVIDE CAPACITY IN THE WATER SYSTEM TO ADEQUATELY SUPPLY THE DEMAND AT FULL COMMUNITY DEVELOPMENT OF THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES.

FUNDING ISSUES:

PHASE I WAS CONSTRUCTED AND REIMBURSED AS A PART OF THE SR-56/CARMEL VALLEY ROAD INTERCHANGE PROJECT, PROJECT T-1.3.

NOTES:

WITHIN PACIFIC HIGHLANDS RANCH:

PHASE I: CARMEL VALLEY ROAD WITHIN SR-56/CVR INTERCHANGE (NOT INCLUDED)-	1,050 LF
PHASE II: CARMEL VALLEY ROAD FROM SR-56/CVR INTERCHANGE TO DMHR -	2,950 LF
PHASE III: LMRR FROM INTERCHANGE TO COMMUNITY BOUNDARY-	<u>3,000 LF</u>
PACIFIC HIGHLANDS RANCH TOTAL	7,000 LF

WITHIN DEL MAR MESA:

PHASE IV: CVR FROM NEIGHBORHOOD 10 IN CARMEL VALLEY TO LMRR -	6,250 LF
PHASE V: LMRR FROM CVR TO DEL MAR MESA COMMUNITY BOUNDARY-	<u>2,550 LF</u>
DEL MAR MESA TOTAL	8,800 LF

SCHEDULE:

PHASE I IS COMPLETE;
PHASE II: ESTIMATED TO BE COMPLETED IN FY 2008;
PHASE III: ESTIMATED TO BE COMPLETED IN FY 2012;
PHASE IV: ESTIMATED TO BE COMPLETED IN FY 2007;
PHASE V: ESTIMATED TO BE COMPLETED IN FY 2007

CONTACT: CHRIS GASCON

TELEPHONE: (619) 533-7417

EMAIL: CGascon@san-diego.gov

(This page is intentionally left blank.)

APPENDIX

Development Agreement	139
Transportation Phasing Plan	215
Alternative Transportation Phasing Plan	219
Facilities Benefit Assessment Numerical Listing	225

Development Agreement

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Office of the City Clerk
City Administration Building
202 C Street
San Diego, CA 92101

DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF SAN DIEGO AND
PARDEE CONSTRUCTION COMPANY

PACIFIC HIGHLANDS RANCH
SUBAREA III
NORTH CITY FUTURE URBANIZING AREA

DOCUMENT NO. 00-18571
FILED SEP 08 1998
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

NEGOTIATED AND ENTERED INTO PURSUANT TO CITY COUNCIL POLICY 600-37 ADOPTED BY THE
CITY COUNCIL ON AUGUST 9, 1988, AND AS AMENDED ON SEPTEMBER 13, 1988

-DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF SAN DIEGO AND
PARDEE CONSTRUCTION COMPANY

PACIFIC HIGHLANDS RANCH
SUBAREA III
NORTH CITY FUTURE URBANIZING AREA

This DEVELOPMENT AGREEMENT [Agreement] is entered into between THE CITY OF SAN DIEGO, a municipal corporation [City or Party] and PARDEE CONSTRUCTION COMPANY, a California corporation [Owner or Pardee or Party] [collectively, the Parties]. This Agreement is entered into with reference to the following facts.

RECITALS.

A. Code Authorization. City, a charter city, is authorized pursuant to Government Code Section 65864 et seq. [California Development Agreement Legislation] to enter into development agreements with persons having legal or equitable interests in real property for the purpose of establishing certainty for both City and Owner in the development process. City enters into this Agreement pursuant to the provisions of the California Development Agreement Legislation, Charter of City and its home-rule powers, City Municipal Code section 111.0901 et seq., Council Policy 600-37, the City's Progress Guide and General Plan [General Plan], and applicable City Policies. The Parties acknowledge:

(1) This Agreement is intended to assure adequate public facilities at the time of development.

(2) This Agreement is intended to assure development in accordance with City's Capital Improvement Program and City's General Plan.

(3) This Agreement is intended to provide certainty to Owner in the development approval process by vesting the permitted use(s), density and intensity of use, and the limited timing and phasing of development relating to Owner's Property, and by providing for the development of Owner's Property pursuant to the rules, regulations, policies and provisions described herein.

(4) This Agreement will permit achievement of growth management goals and objectives as reflected in City's General Plan and Council Policy No. 600-37.

(5) Owner is required by the Subarea III Plan, the PFFP, and the MEIR - Mitigation Monitoring and Reporting Program to provide certain public facilities or public improvements.

(6) This Agreement will allow City to realize extraordinary and significant financial, open space, environmental, transportation, recreational, and public facility benefits in addition to those available through the existing regulatory process.

(7) Many of the extraordinary and significant benefits are of regional significance, contribute greater benefits than City could otherwise require of Owner, and represent benefits which could not otherwise be required as part of the City's development review and approval process.

(8) Because of the nature and significance of costs associated with the dedication of real property, the financing of infrastructure for regional and community facilities, and the extraordinary and significant nature of such benefits, certainty in the development process is an absolute necessity to Owner. The phasing, timing, and development of public infrastructure necessitates a significant commitment of resources, planning, and effort by Owner for public facility financing, construction, and dedication to be successfully completed. In return for Owner's participation and commitment to these significant contributions of private resources for public purposes, City is willing to exercise its authority to enter into this Agreement and to make a commitment to Owner of increased certainty in the development process for the Project.

(9) In consideration of Owner's agreement to provide extraordinary and significant benefits, City is hereby granting Owner assurances that it can proceed with development of the Project in accordance with City's ordinances, rules and regulations, existing as of the effective date of this Agreement. Owner would not enter into this Agreement or agree to provide the public benefits and improvements described in this Agreement, if it were not for the commitment of City that the Project can be developed in accordance with the Existing Laws.

B. Owner. Owner has a legal or equitable interest in Owner's Property (identified on attached Exhibit "A") located in City and County of San Diego, California. A map depicting the location of Owner's Property is attached as Exhibit "B" to this Agreement.

C. Interest of Owner. Owner represents that it has an equitable or legal interest in Owner's Property and is authorized to enter into this Agreement.

D. Planning Commission - City Council Hearings. On June 25, 1998, the Planning Commission of City [Planning Commission], after giving notice required by law, held a public hearing to consider Owner's application for this Agreement. On July 28, 1998, the City Council, after providing notice as required by law, held a public hearing to consider Owner's application for this Agreement.

E. Council Findings. The City Council finds that this Agreement is consistent with City's General Plan, Council Policy 600-37, the Land Development Code, as approved by City Council Ordinance No. O-18451 on December 9, 1997 and other applicable ordinances, plans, policies and regulations of City in effect as of the date of adoption of Ordinance No. O-18571 approving this Agreement.

F. City Ordinance. On September 8, 1998, the City Council adopted Ordinance No. O-18571 approving this Agreement. The ordinance became effective on October 8, 1998.

THE PARTIES AGREE AS FOLLOWS:

1.0 DEFINITIONS. In this Agreement, unless the context otherwise requires:

1.1 "California Development Agreement Legislation" means Government Code section 65864 through and including Section 65869.5.

1.2 "Carmel Valley" is that geographic area in City governed by the Carmel Valley (formerly North City West) Community Plan adopted by City Council Resolution No. R-212692.

1.3 "CEQA" is the California Environmental Quality Act found at Section 21000 et seq. of the Public Resources Code of the State of California, including implementing regulations thereof found in the California Code of Regulations.

1.4 "Default" means the occurrence of one or more of the events of default set forth in Section 7.1 of this Agreement.

1.5 "Del Mar Highlands Estates" means the property owned by Pardee in Subarea III described on the attached Exhibit "K."

1.6 "Effective Date" means November 3, 1998, the effective date of this Agreement, provided that on that date, the voters approve, at a city-wide election, a phase shift as provided in the NCFUA Framework Plan, changing the designation of approximately 2,102 acres in Subarea III from Future Urbanizing to Planned Urbanizing [the Phase Shift].

1.7 "Extraordinary and Significant Public Benefits" are the economic, environmental, and other benefits identified in Section 5.2 provided to City by Owner as consideration for entering into this Agreement.

1.8 "Existing Laws" means (i) the San Diego Municipal Code in effect on the effective date of Ordinance No. O-18571, approving this Agreement, as modified by the Land Development Code, adopted by the City Council pursuant to Ordinance No. O-18451 on

December 9, 1997, as the Land Development Code is unconditionally certified as a Local Coastal Program amendment; (ii) the Subarea III Plan and Local Coastal Program amendments necessary to implement the approved Plan, on the date the plan and amendments are unconditionally certified as a Local Coastal Program amendment; (iii) the master rezone approved by City Council on July 28, 1998, in connection with the Subarea III Plan, as unconditionally certified as a Local Coastal Program Amendment; and (iv) all other ordinances, resolutions, rules, regulations, and official policies of the City, including, without limitation, the General Plan, Community Plans, and Specific Plans all in effect on the effective date of Ordinance No. O- 18571 approving this Agreement.

1.9 "Framework Plan" means the "Framework Plan for the North City Future Urbanizing Area" adopted by City Council as an amendment to the General Plan on October 1, 1992, by Council Resolution No. R-280787, as subsequently amended.

1.10 "General Plan" means the City of San Diego Progress Guide and General Plan adopted by the City.

1.11 "MEIR" means the master environmental impact report No. 96-7918/Sch. No. 97111077, certified by the City within the meaning of the CEQA, in the environmental evaluation of the impacts associated with the Project and the implementation of this Agreement.

1.12 "Mortgagee" means the mortgagee of a mortgage or beneficiary of a deed of trust encumbering Owner's Property or any part thereof and its successors and assigns.

1.13 "MSCP" is the Multiple Species Conservation Program for City which is designed to protect certain endangered, threatened and sensitive, plant and animal species.

1.14 "NCFUA" is the North City Future Urbanizing Area within City as indicated in City's General Plan.

1.15 "Notice of Default" means a notice from one Party to the other Party informing the recipient that it is in Default under this Agreement, which notice information is set forth in Section 7.2.1.

1.16 "Owner" means the person, persons, or entity having a legal or equitable interest in Owner's Property and includes Owner's successors in interest.

1.17 "Owner's Property" means the real property owned by Pardee which is described on attached Exhibit "A."

1.18 "Pardee Parcels" means all of the Owner's Property within Subarea III of the NCFUA exclusive of Del Mar Highlands Estates as described on attached Exhibit "A."

1.19 "Person" means any individual, corporation, partnership, limited liability company, trustee of a trust, or other legal entity.

1.20 "Project" means the development proposed upon the Pardee Parcels in substantial conformance with the Subarea III Plan, the associated Subarea III rezoning, the Phase Shift, and the MHPA Boundary Adjustment approved by City Council on July 28, 1998, including, without limitation, (i) the approximate 130 acre Conservation Land Bank; and (ii) necessary on- and off-site related infrastructure improvements, including, but not limited to, street and utility improvements.

1.21 "Project Entitlements" means the Subarea III Plan, the associated Subarea III rezoning, adopted by the City Council pursuant to Ordinance No. O-18580 on September 8, 1998, as certified by the Coastal Commission, and all of the discretionary permits and approvals granted or to be granted to complete the construction of the Project in accordance with this Agreement.

1.22 "PFFP" is the Public Facilities Financing Plan and Facilities Benefit Assessment for Subarea III in the NCFUA (excluding Appendix "A") approved by the City Council on July 28, 1998 by Resolution No. R-290522.

1.23 "Subarea III" means that part of the NCFUA depicted in the Subarea III Plan, as shown on attached Exhibit "C."

1.24 "Subarea III Plan" means the Pacific Highlands Ranch Subarea Plan for Subarea III of the NCFUA approved by the City Council as an amendment to the General Plan on July 28, 1998 by Resolution No. R-290521, as certified by the California Coastal Commission as an amendment of the Local Coastal Program.

1.25 "Subdivision Map Act" means the Subdivision Map Act of the State of California found at Government Code section 66410 et seq.

1.26 "Transportation Analysis" means the traffic impact analysis prepared for the Subarea III Plan as contained in the MEIR for the Project.

1.27 "Transportation Phasing Plan" means the transportation phasing plan associated with the development of Subarea III, as identified in attached Exhibit "D."

2.0 EXHIBITS. The following Exhibits, attached to this Agreement and incorporated by this reference, are identified as follows:

<u>Exhibit</u>	<u>Description</u>	<u>Referred To In Section(s)</u>
"A"	Legal Description of Owner's Property	Recital B, 1.17, 1.18, 5.3.4

Map Depicting the Location of Owner's Property	Recital B
Subarea III Plan Map	1.23, 1.24
Subarea III Transportation Phasing Plan	1.27, 4.9
Indemnity Agreement on Equestrian Trails	5.2.1
Carmel Valley Police Substation Purchase Agreement	5.2.3
Graphic depicting general location of fences and walls	5.2.8
Graphic depicting brush management/ MHPA boundary buffer	5.2.9
Graphic depicting the general location of the boundary adjustment in Neighborhood 10 VTM	5.3
Form of Assignment and Assumption Agreement	3.3.2
"K" Legal Description of Del Mar Highlands Estates	1.5

3.0 GENERAL PROVISIONS.

3.1 Property Subject to Agreement. The property subject to this Agreement is Owner's Property. No property shall be released from this Agreement until Owner has fully performed its obligations arising out of the Agreement or until released pursuant to provisions of Section 8.4 of this Agreement or until this Agreement is terminated pursuant to its terms.

3.2 Term of Agreement. The term of this Agreement shall commence on the Effective Date and shall extend for a period of twenty (20) years following the Effective Date unless this Agreement is earlier terminated, or its term modified or extended as provided in this Agreement. In addition, every approval granted for the Project other than ministerial approvals shall remain valid for a period of time equal to the term of this Agreement.

3.3 Assignment and Delegation.

3.3.1 Assignment of Interests. Owner may transfer or assign its interest in Owner's Property in whole or in part to any Person at any time during the term of this Agreement without the consent of City. Owner may assign or transfer all or any portion of its interest or rights under this Agreement to a Person acquiring an interest or estate in Owner's Property at any time during the term of this Agreement without the consent of City.

3.3.2 Delegation of Obligations. Owner may delegate or transfer its obligations under this Agreement to a Person acquiring an interest or estate in the Owner's Property only after receiving the prior written consent of the City Manager, which consent shall not be unreasonably withheld. When the City Manager is reasonably satisfied that the proposed transferee of the obligations is or will be financially able to fulfill the obligations of Owner under this Agreement, the City Manager shall grant written consent with respect to the portion of Owner's Property so transferred, in generally the form attached as Exhibit "J," within thirty (30) days after receipt of a written request from Owner for such consent. The City Manager may require surety bond or other security to insure performance of the assumed obligations. Within ten (10) days after receipt of Owner's written request for consent to delegate, the City Manager may request information from Owner or its transferee documenting such transferee's ability to satisfy the requirements of the foregoing sentence. The time period within which the City Manager may grant written consent (if the City Manager is reasonably satisfied) shall be extended twenty (20) days to review such documentation. Once the City Manager has consented to a transfer, delivery to and acceptance by the City Manager of an unqualified Assumption Agreement of Owner's obligations under this Agreement by such transferee shall relieve Owner of the obligations under this Agreement to the extent the obligations have been expressly assumed by the transferee. A transferee may not amend this Agreement without the written consent of the Person that, as of the effective date of this Agreement, is Owner. If a transferee defaults under this Agreement, such default shall not constitute a default by Owner of any other portion of Owner's Property hereunder and shall not entitle City to terminate or modify this Agreement with respect to such other portion of Owner's Property owned by a Person who is not in default.

3.3.3 Transfer to Public Agency. The reservation or dedication of a part or parts of Owner's Property to a public agency is not a transfer of duties and obligations hereunder to such public agency unless specifically stated to be the case in the instrument of conveyance used for such reservation or dedication, or other form of agreement with the public agency.

3.3.4 Assignee's Rights and Duties. Except as expressly limited herein, any and all approved successors and assignees of Owner shall have the same rights, benefits, duties, obligations and liabilities of Owner under this Agreement. If Owner's Property is subdivided, any subdivided parcel may be sold, mortgaged, hypothecated, assigned or transferred to a Person for development by them in accordance with the provisions of this Agreement. Owner shall remain

liable for any obligations from which Owner is not expressly released pursuant to any of the provisions of Section 3.3.

3.4 Amendment or Cancellation of Agreement. This Agreement may be amended from time to time or canceled by the mutual consent of City and Owner in the same manner as its adoption by an ordinance as set forth in California Government Code sections 65867 and 65868, and the San Diego Municipal Code and shall be in a form suitable for recording in the Official Records of San Diego County, California. The term "Agreement" shall include any amendment properly approved and executed. City and Owner acknowledge that the provisions of this Agreement require a close degree of cooperation between them and that minor or insubstantial changes to the Project may be required from time to time. Accordingly, changes to the Project which the City Manager determines are minor and insubstantial may be made without amending this Agreement.

3.5 Enforcement. Notwithstanding California Government Code section 65865.4 and San Diego Municipal Code section 111.0910, this Agreement is enforceable by City and Owner in any manner provided by law including specific performance. The remedies provided in Section 7.2 of this Agreement however, shall not include, and City shall not be liable for, any action in damages or any costs or attorney's fees resulting from any dispute, controversy, action or inaction, or any legal proceeding arising out of this Agreement.

3.6 Hold Harmless.

3.6.1 Owner shall hold City, its officers, agents, and employees harmless from liability as follows: (i) for damages, just compensation, restitution, or judicial or equitable relief arising out of claims for personal injury, and claims for property damage, which are caused by the operations of Owner, its contractors, subcontractors, agents or employees which relate to the development of Owner's Property or which are related to performance by either party of its obligations under Section 5.2 of this Agreement; and (ii) from and against any action or proceeding brought by a third party against the City to set aside, cancel, void or annul any of the following development approvals granted by the City in adopting: the General Plan/Framework Plan and Local Coastal Program amendments necessary for the approval of the Subarea III Plan; the Subarea III Plan; the rezoning of the Pardee Parcels; the MHPA Boundary Adjustments of Owner's Property; this Development Agreement or the City obligations contained in Section 5.2 of this Agreement; the PFFP, the Transportation Phasing Plan; the Phase Shift vote; discretionary permits and subdivision map(s) for Owner's Property; and the environmental documents required by CEQA for such development approvals.

3.6.2 Owner agrees to defend City and pay all costs for the defense of City and its officers, agents and employees regarding any action or proceeding that Owner has herein agreed to hold City harmless. Owner's obligation for legal fees and costs shall be limited to the legal fees and costs of only one legal counsel other than the City Attorneys office should it elect to participate in such litigation. Owner's agreement to hold City harmless applies to any action or

proceeding herein before mentioned regardless of whether or not City prepared, supplied, or approved this Agreement; plans or specifications, or both, for Owner's Property. Owner shall have the right to select legal counsel to represent City in any such proceedings subject to City Attorney's approval. Such approval will not be unreasonably withheld.

3.6.3 City may make all reasonable decisions with respect to its representation in any legal proceeding. However, if a settlement demand is made and Owner is willing to satisfy the settlement demand and City rejects the settlement demand, Owner's indemnity obligation in such proceeding shall from that point forward not exceed the amount of the settlement demand. Owner's agreement to indemnify and hold harmless as provided in this Section 3.6 does not apply to: (i) any claim or cause of action challenging City's approvals in adopting the MSCP; or (ii) any claim challenging the Council's approval of the alignment of SR-56 which is unrelated to the Subarea III Plan or Project Entitlements.

3.7 Binding Effect of Agreement. Except to the extent otherwise provided in this Agreement, the burdens of this Agreement bind and the benefits of this Agreement inure to Owner's successors in interest.

3.8 Relationship of City and Owner. The contractual relationship between City and Owner arising out of the Agreement is one of independent contractor and not agency. This Agreement does not create any third party beneficiary rights.

3.9 Notices. All notices, demands, and correspondence required or permitted by this Agreement shall be in writing and delivered in person, by facsimile, or mailed by first class or certified mail, postage prepaid, addressed as follows:

If to City, to:

The City of San Diego
City Administration Building
202 "C" Street, 9th Floor
San Diego, California 92101
Attention: City Manager
Facsimile: (619) 236-6067

With a Copy to:

The City of San Diego
City Administration Building
202 "C" Street, 5th Floor
San Diego, California 92101
Attention: Private Development Manager
Facsimile: (619) 236-6478