



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: November 15, 2006 REPORT NO. 06-164

ATTENTION: Council President and City Council
Agenda of November 20, 2006

SUBJECT: Amendment to the Pacific Highlands Ranch Public Facilities Financing Plan,
Fiscal Year 2006

REQUESTED ACTION:

Should the Council: 1) Amend the Pacific Highlands Ranch Public Facilities Financing Plan for Fiscal Year 2006, by increasing funding for project F-1, CIP 33-105.0, "Fire Station 47 – Pacific Highlands Ranch," Fund 79011, by \$731,200 and reprogram reimbursement funding of \$731,200 for project T-4.3, "Carmel Valley Road (Pacific Highlands Ranch Parkway to Lopelia Meadows Place)" from FY 2007 to FY 2011; and 2) Authorize the Auditor and Comptroller to appropriate and expend an additional amount not to exceed \$731,200 from FBA Fund 79011, for CIP 33-105.0, "Fire Station 47 – Pacific Highlands Ranch" contingent upon the Auditor and Comptroller certifying that the funds necessary for said project are, or will be, on deposit with the City Treasurer; subject to revision by subsequent updates to the Pacific Highlands Ranch Public Facilities Financing Plan.

STAFF RECOMMENDATION:

Approve the requested actions.

SUMMARY:

On September 20, 2005, per R-300857, the City Council authorized a reimbursement agreement with Pardee Homes for the design and construction of Pacific Highlands Ranch Fire Station 47. On July 14, 2006, four bids were received and opened for the project. The lowest responsible construction bid by Tovey/Schultz Construction was for \$5,200,000, which is \$1,190,000 over the construction estimate. Offsetting this difference with \$284,800 from project contingency, the additional required funding to complete the project is \$905,200.

\$86,500 represents the Torrey Highlands contribution toward the \$905,200 increase in the project budget. The \$86,500 increase is included in the \$836,500 Torrey Highlands FBA funding identified in the Torrey Highlands Public Facilities Financing Plan for FY 2007, which was approved under a separate Council action on November 14, 2006.

\$87,500 represents the Del Mar Mesa contribution toward the \$905,200 increase in the project budget. The \$87,500 increase is included in the \$944,500 Del Mar Mesa FBA funding identified in the amendment to the Del Mar Mesa Public Facilities Financing Plan for FY 2006, which is being

considered under a separate Council action and must be approved to provide funding for the Fire Station 47 project.

\$731,200 represents the Pacific Highlands Ranch contribution toward the \$905,200 increase in the project budget. No change to the Pacific Highlands Ranch Facilities Benefit Assessment schedule is required by this amendment.

This action will authorize the expenditure of an additional \$731,200 in Pacific Highlands Ranch FBA funding for the total project cost of \$8,995,200, which includes land acquisition, design and construction, fire apparatus and furnishings. The total project budget is funded as follows:

FUND 79011 (Pacific Highlands Ranch FBA):	FY2006 -	\$2,138,243
	FY2007 -	\$5,075,957
FUND 79015 (Torrey Highlands FBA):	FY2007 -	\$836,500
FUND 79010 (Del Mar Mesa FBA):	FY2008 -	\$944,500
	TOTAL	\$8,995,200

FISCAL CONSIDERATION:

Adoption of the amendment to the Pacific Highlands Ranch Facilities Financing Plan, Fiscal Year 2006 will continue to provide a funding source for the public facilities identified for the Pacific Highlands Ranch Community.

PREVIOUS COUNCIL AND/OR COMMITTEE ACTION:

The City Council approved the Pacific Highlands Ranch Public Facilities Financing Plan for Fiscal Year 2006 on June 27, 2006, per R-300501.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Currently, there is no planning group within the Pacific Highlands Ranch community.

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 2006 Assessment Roll beginning on page 225 of the Plan. These property owners have liens placed upon their property and will be required to pay Facility Benefit Assessments at building permit issuance when developing their property. The requested actions will not impact the required assessments in Pacific Highlands Ranch.

Respectfully submitted,

William Anderson, FAICP
City Planning & Community
Investment Director

James T. Waring
Deputy Chief of Land Use and
Economic Development

WARING/ANDERSON/FVJ

Attachment: [Amendment to Pacific Highlands Ranch Public Facilities Financing Plan, Fiscal Year 2006](#)