TORREY HIGHLANDS

Public Facilities Financing Plan
and Facilities Benefit Assessment
Fiscal Year 2007

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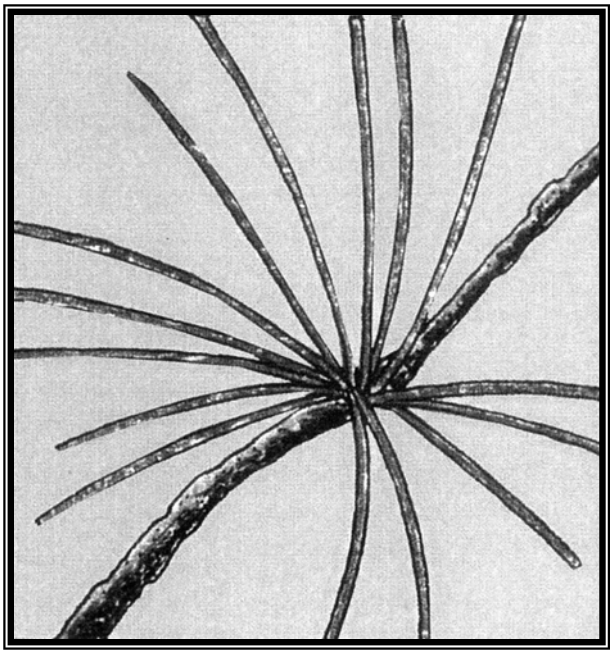

THE CITY OF SAN DIEGO

City Planning & Community Investment Department
Facilities Financing

October 10, 2006

Insert Resolution of Approval here.

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Jerry Sanders

City Council

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Torrey Highlands Community Planning Group

At the time of this update, no planning group has been formed for Torrey Highlands.

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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**
- AREA OF BENEFIT 5
- PROJECTED LAND USE 5
  - Residential 5
  - Non-residential 5

ASSESSMENTS **9**
- ASSESSMENT METHODOLOGY – EDU RATIOS 9
- ASSESSMENT NUMERICAL LIST DESCRIPTION 9
- DETERMINATION OF ASSESSMENT RATES 10
- AUTOMATIC ANNUAL INCREASES 11
- CASH FLOW ANALYSIS 12

PUBLIC FACILITIES FINANCING PLAN **17**
- PURPOSE 17
- TRANSPORTATION PHASING PLAN 17
- DEVELOPMENT FORECAST AND ANALYSIS 17
  - Residential 19
  - Non-residential 19
- CAPITAL IMPROVEMENT PROGRAM 19
  - Future Public Facility Needs 19
  - Changes to Capital Improvement Project List 19
- FEE SCHEDULE FOR FACILITIES BENEFIT ASSESSMENTS 22
  - Annual Review 22
  - Updated Project Costs 22
  - Fee Schedule 22
- FINANCING STRATEGY 22
  - Facilities Benefit Assessment (FBA) 23
  - Development Impact Fee (DIF) 23
  - Assessment Districts 23
  - Community Facility District (CFD) 23

Developer Construction 24
Reimbursement Financing for Water and Sewer Facilities 24
State/Federal Funding 24
Cost Reimbursement District (CRD) 24
Development Agreement 24
GENERAL ASSUMPTIONS AND CONDITIONS 25
Developer Advance 27

TORREY HIGHLANDS FACILITIES 35

TRANSPORTATION PROJECTS 35
PARK AND RECREATION PROJECTS 93
FIRE PROJECTS 107
LIBRARY PROJECTS 113
WATER AND SEWER PROJECTS 117
MISCELLANEOUS PROJECTS 125

APPENDIX 129

TRANSPORTATION PHASING PLAN 131
RESIDENTIAL DEVELOPMENT SUMMARY 137
NON-RESIDENTIAL DEVELOPMENT SUMMARY 141
FACILITIES BENEFIT ASSESSMENT LISTING 145

TABLES

TABLE 1 INVENTORY OF LAND USES 6
TABLE 2 EDU RATIOS 9
TABLE 3 FY 2007 ASSESSMENT RATES FOR TORREY HIGHLANDS 11
TABLE 4 FACILITIES BENEFIT ASSESSMENT SCHEDULE 12
TABLE 5 LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX 13
TABLE 6 SAN DIEGO CONSUMER PRICE INDEX 13
TABLE 7 TORREY HIGHLANDS CASHFLOW 15
TABLE 8 TORREY HIGHLANDS DEVELOPMENT SCHEDULE 18
TABLE 9 TORREY HIGHLANDS – PUBLIC FACILITIES PROJECTS LIST 29

FIGURES

FIGURE 1 AREA OF BENEFIT 7
FIGURE 2 PROJECT LOCATION MAP 33

APPENDIX

TRANSPORTATION PHASING PLAN 131
RESIDENTIAL DEVELOPMENT SUMMARY 137
NON-RESIDENTIAL DEVELOPMENT SUMMARY 141
FACILITIES BENEFIT ASSESSMENT LISTING 145

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

Introduction

Authority

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

Update to Financing Plan

On June 15, 2004, by Resolution R-299346, the City Council adopted the Fiscal Year 2004 Torrey Highlands Public Facilities Financing Plan. This report is an update of the Financing Plan for Torrey Highlands. Future updates are anticipated to occur on an annual basis.

Scope of Report

The Fiscal Year 2007 Torrey Highlands Financing Plan identifies the public facilities that will be needed over the next five years in Torrey Highlands, during which the ultimate build out of the subarea is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Torrey Highlands, as required by City Ordinance O-15318. The FBA is established to provide public facilities which will benefit the Torrey Highlands subarea.

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Facilities Benefit Assessment

FBA Procedure

City Ordinance No. O-15318 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 Torrey Highlands planning area. For more information on the area of benefit, see Area of Benefit and Projected Land Uses beginning on page 5.

Methodology of the FBA

The methodology of the FBA is as follows:

1) The FBA **Assessment Numerical List** (Assessment Lists) is prepared for where each remaining, unimproved parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of the property. Refer to Assessment Listing Description on page 143 for more information on the Assessment Numerical List.

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

3) At the time of building permit issuance, the owner of the parcel being developed is assessed a fee that is determined by the type and size of the development permitted 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 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 revenue account, and used within the area of benefit solely for those capital improvements and administrative costs identified in the Torrey Highlands Public Facilities Financing Plan.

Timing and Cost of Facilities

The public facilities projects to be financed by the Torrey Highlands FBA funds are shown in Table 9, beginning on page 29. Included in the table are:

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

Project categories include transportation improvements; water and sewer lines; neighborhood parks and recreation; fire; and libraries. Detailed descriptions of the projects, which are listed in Table 9, can be found on the project sheets beginning on page 35. The FBA also pays for the administrative costs associated with the development, implementation, and operation of the FBA program.

Expenditures

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

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

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

Areas of Benefit and Projected Land Uses

Area of Benefit

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

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

Projected Land Use

Residential

The anticipated residential development for Torrey Highlands is estimated at 2,693 dwelling units. A list of the types and amount of planned residential development can be found in Table 1.

Non-residential

The anticipated non-residential development for Torrey Highlands, estimated to be 103.78 acres, consists of commercial, mixed-use, employment center, and institutional. The non-residential development acreage forecast has been reduced by 3.65 acres due in part to a reduction in the planned employment center acres resulting from right of way acquisition of 6.46 acres for SR-56. Other modifications to the non-residential development forecast include an increase in the commercial and institutional acres by 1.72 to 36.22 acres and 1.09 to 18.02 acres, respectively. A complete list of the types and amount of planned non-residential development can be found in Table 1.

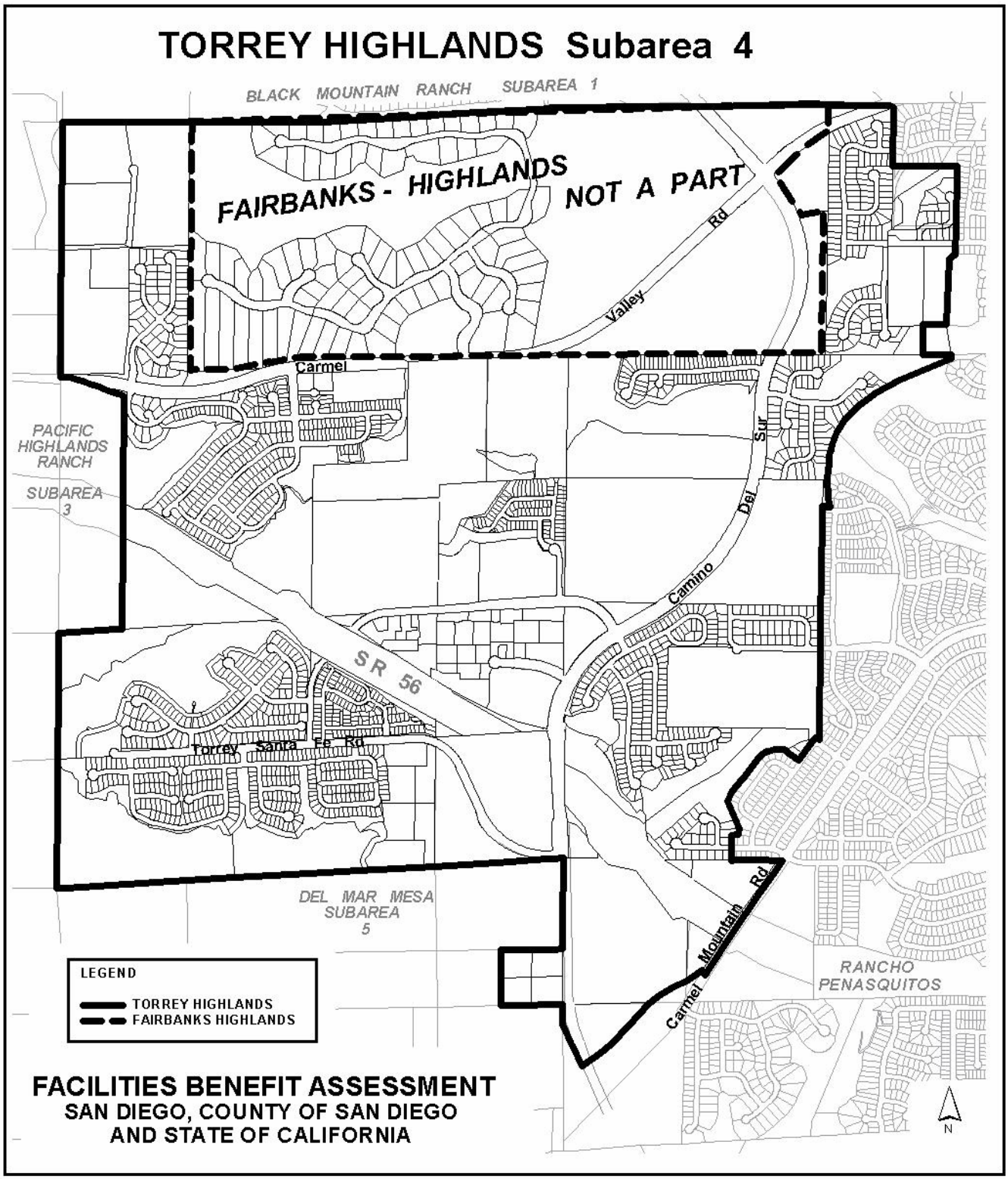
FBA fees are expected to be paid on a per-acre basis for non-residential properties. In the event a landowner desires to proceed with development of a portion of the landowner's property based on a phased development program, which is subject to a lien for the total amount of FBA as provided in Section 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. Payment of the FBA is made at the time building permits are issued.

Table 1 Inventory of Land Uses

As of June 30, 2006

Land Use	Actual	To Go	Total
Single-Family Residential Units	1,412	318	1,730
Multi-Family Residential Units	692	271	963
Local Mixed Use Acres	9.60	0	9.60
Commercial Acres	1.72	34.50	36.22
Employment Center Acres	15.86	20.83	36.69
Limited Commercial Acres	1.54	1.71	3.25
Institutional Acres	6.93	11.09	18.02

Figure 1 Area of Benefit



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Assessments

Assessment Methodology – EDU Ratios

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

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

Table 2 EDU Ratios

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

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

Assessment Numerical List Description

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

- Parcel number

- Name and address of the owner (according to the County Assessor's records)
- Number of dwelling units or non-residential acres to be developed (according to the highest and "best use" scenario)
- Assessment amount for each parcel.

Identification numbers in the Assessment List may be non-sequential as a result of some parcels having been omitted after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to the County Assessor's records at the time the Assessment List is prepared, as shown on the last equalized Assessment List, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (Section 61.2205). The current Assessment Listing begins on page 143 of this plan. A legend, or key, for understanding the Assessment Listing is included.

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

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

Determination of Assessment Rates

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

- Development schedule (in dwelling units and acres)
- Composite EDU ratios for each land use designation
- Schedule of facility expenditures (in FY 2007 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 2% (applied to the fund balance) for three years beginning in FY 2007, after which a rate of 4% is used.
- Annual inflation rate of 7% (to determine the future costs of facilities that will be constructed in the three years beginning FY 2007), after which a 4% rate is used.

- At the end of each fiscal year (June 30th), unpaid assessments are increased by the inflation factor.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits against an assessment for expenditures related to providing facilities in lieu of paying a Facilities Benefit Assessment. An approved reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

An **assessment rate** is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 3 lists the FY 2007 Facilities Benefit Assessment base deposit rate for Torrey Highlands.

Table 3 FY 2007 Assessment Rates for Torrey Highlands

LAND USE	ASSESSMENT per UNIT/ACRE in FY 2007
SINGLE FAMILY UNITS	$85,793
MULTI-FAMILY UNITS	$60,057
LOCAL MIXED USE ACRES	$692,350
COMMERCIAL ACRES	$517,332
LIMITED COMMERCIAL ACRES	$153,569
EMPLOYMENT CENTER ACRES	$461,454
INSTITUTIONAL ACRES	$128,690

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In FY 2007, 2008, and 2009, the increase reflects an inflation rate of 7% per year, after which a 4% increase is reflected. An **inflation factor** is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1 through June 30). The automatic increase provision is effective only until such time as the next annual adjustment is authorized by the City Council. Thereafter, the subsequent Council-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the Area of Benefit. The Torrey Highlands FBA Schedule in Table 4, page 11, 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 2007 is $85,793. For the same period and each multi-family unit is to be assessed $60,057. The commercial assessment is $517,332 per acre, the limited commercial assessment $153,569 per acre, the employment center assessment $461,454 per acre, the local mixed use $692,350 per acre, while each institutional acre is $128,690.

Table 4 Facilities Benefit Assessment Schedule

FISCAL YEAR	$/ SFDU	$/ MFDU	$/ LMXU	$/ CO	$/ CL	$/ ECTC	$/ INST
2007	$85,793	$60,057	$692,350	$517,332	$153,569	$461,454	$128,690
2008	$91,799	$64,262	$740,818	$553,548	$164,320	$493,759	$137,699
2009	$98,225	$68,760	$792,676	$592,297	$175,823	$528,322	$147,338
2010	$102,154	$71,510	$824,383	$615,989	$182,856	$549,455	$153,231
2011	$106,240	$74,371	$857,357	$640,627	$190,170	$571,432	$159,360

Cash Flow Analysis

The Torrey Highlands Cash Flow (Table 7), page 15, presents an analysis of the Torrey Highlands FBA. For each fiscal year during the development of the community, the cash flows show the difference between anticipated FBA revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 2% annual return for three years. Thereafter, a rate of 4% is assumed.

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

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

Table 5 Los Angeles/San Diego Construction Cost Index

As reported by *Engineering News Record*

YEAR	CCI	% CHANGE/YEAR
1995	6517	0.65%
1996	6522	0.08%
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%

Table 6 San Diego Consumer Price Index

YEAR	CPI	% CHANGE/YEAR
1995	156.3	1.30%
1996	159.8	2.24%
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%

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Table 7 Torrey Highlands Cashflow

FY	SFDU	MFDU	LMXU	CO	CL	INST	ECTC	$/SFDU	$/MFDU	$/LMXU	$/CO	$/CL	$/INST	$/ECTC	INPUT $ PLUS INTEREST	PLANNED CIP $ EXPENSES	NET BALANCE	FY
PRIOR	1,412	700	9.6	0	1.54	0	0								$54,854,955	$42,426,538	$12,428,417	**PRIOR**
2006	0	0	0	1.72	0	6.93	15.86	$61,900	$43,331	$499,532	$373,256	$110,801	$92,850	$332,940	$6,823,129	$5,822,005	$13,429,541	**2006**
2007	222	263	0	0	1.71	11.09	4.29	$85,793	$60,057	$692,350	$517,332	$153,569	$128,690	$461,454	$38,987,357	$17,813,064	$34,603,835	**2007**
2008	6	0	0	0	0	0	16.54	$91,799	$64,262	$740,818	$553,548	$164,320	$137,699	$493,759	$9,085,201	$41,507,949	$2,181,086	**2008**
2009	0	0	0	0	0	0	0	$98,225	$68,760	$792,676	$592,297	$175,823	$147,338	$528,322	$31,704	$1,213,594	$999,196	**2009**
2010	90	0	0	34.5	0	0	0	$102,154	$71,510	$824,383	$615,989	$182,856	$153,231	$549,455	$30,519,324	$28,771,707	$2,746,813	**2010**
2011	0	0	0	0	0	0	0	$106,240	$74,371	$857,357	$640,627	$190,170	$159,360	$571,433	$88,276	$1,134,779	$1,700,310	**2011**
TOTAL	**1,730**	**963**	**9.60**	**36.22**	**3.25**	**18.02**	**36.69**								**$140,389,946**	**$138,689,636**	**$1,700,310**	**TOTAL**

Note:

1) Values are rounded to the nearest dollar.
2) Annual inflation rate is 7% for FY 2007-2009, then 4% thereafter.
3) Annual interest rate is 2% for FY 2007-2009, then 4% thereafter.

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Public Facilities Financing Plan

Purpose

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

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

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

Transportation Phasing Plan

Torrey Highlands is being developed in conjunction with an adopted Transportation Phasing Plan. The Transportation Phasing Plan, shown in the Appendix on page 129, 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 35. The Transportation Phasing Plan limits the issuance of building permits in Torrey Highlands until the listed transportation improvements have been constructed. The limitations of the Transportation Phasing Plan are established in the form of threshold conditions which must be met before development in Torrey Highlands is allowed to continue.

Development Forecast and Analysis

The development projection for Torrey Highlands is based upon the best estimates of the existing property owners, their land use consultants, and City staff. Certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving the transportation thresholds could slow or halt the development rate of Torrey Highlands. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of Torrey Highlands will take place over a five-year period.

The projected schedule of development for Torrey Highlands is presented in Table 8 below. In this table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year. Therefore, the number of units developed in 2006 refers to those for which permits were issued, with fees paid, between July 1, 2005, and June 30, 2006.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in the rate of community development will require a modification of the schedule for providing needed public facilities.

Table 8 Torrey Highlands Development Schedule

FISCAL YEAR	SFDU	MFDU	LMXU	CO	CL	ECTC	INSTAC
PRIOR*	93	0	0	0	0	0	0
2000	7	0	0	0	0	0	0
2001	368	0	0	0	0	0	0
2002	501	188	0	0	1.54	0	0
2003	389	377	1.54	0	0	0	0
2004	25	127	8.06	0	0	0	0
2005	29	8	0	0	0	0	0
2006	0	0	0	1.72	0	15.86	6.93
2007**	222	263	0	0	1.71	4.29	11.09
2008	6	0	0	0	0	16.54	0
2009	0	0	0	0	0	0	0
2010	90	0	0	34.5	0	0	0
2011	0	0	0	0	0	0	0
TOTAL	**1,730**	**963**	**9.60**	**36.22**	**3.25**	**36.69**	**18.02**
ACTUAL:	**1,412**	**700**	**9.60**	**1.72**	**1.54**	**15.86**	**6.93**
TO GO:	**318**	**263**	**.00**	**34.50**	**1.71**	**20.83**	**11.09**

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

** Development figures shown for development beyond FY 2006 are based upon estimates.

Residential

The anticipated residential development for Torrey Highlands is estimated at 2,693 dwelling units. A list of the types and amount of planned residential development can be found in Table 1 on page 6.

Non-residential

The anticipated non-residential development for Torrey Highlands, estimated to be 103.78 acres, consists of commercial, mixed-use, employment center, and institutional. The non-residential development forecast has been reduced by 7.61 acres to reflect a reduction in the planned employment center acres due to right of way acquisition for SR-56. A list of the types and amount of planned non-residential development can be found in Table 1 on page 6.

Capital Improvement Program

Future Public Facility Needs

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

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

Project locations are depicted in Figure 2 on page 33. They are summarized in Table 9 on page 23. Detailed project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 35. 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 18 for the current development schedule for the community.

Construction schedules of facilities are contingent upon actual development within the community because needed facilities are directly related to the community's growth rate. Therefore, any slowdown in community development will require a modification to the schedule by which needed facilities are planned.

Changes to Capital Improvement Project List

Since the approval of the Fiscal Year 2004 Financing Plan, project T-1.2, State Route 56 (Expansion to a 6-lane Freeway), has been divided into two projects:

T-1.2A, State Route 56 Debt Service
T-1.2B, State Route 56 Expansion to 6-lanes

Two new transportation projects have been added to the Capital Improvement Project list:

T-12, Extension of Right Turn Lane on Southbound El Camino Real
T-13, Third Westbound Lane on Westbound State Route 56

Other significant changes to the Capital Improvement Project list have occurred since the approval of the FY 2004 Financing Plan and are described below:

T-1.2B State Route 56- Expansion to 6-lanes. Due to the regional servicing nature of the project, a portion of the funding is anticipated to come from other sources. $26,360,000 increase in total project cost from $31,500,000 to $57,860,000. Torrey Highlands funding has increased $606,000 from $8,190,050 to $8,796,000.

T-1.3 SR-56/Camino Del Sur Interchange. $1,434,000 increase in total project cost from $37,300,000 to $38,734,000. $1,434,000 increase in the Torrey Highlands contribution from $36,842,860 to $38,276,860.

T-2.3 Park-N-Ride. $791,000 increase in total project cost from $600,000 to $1,391,000. $791,000 increase in the Torrey Highlands contribution from $600,000 to $1,391,000.

T-3.2A Camino Del Sur (Expand to 4-lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road). $2,395,000 increase in total project cost from $1,005,000 to $3,400,000. $2,395,000 increase in Torrey Highlands contribution from $1,005,000 to $3,400,000. Funding for the project has been advanced to FY 2008.

T-3.2B Camino Del Sur (Expand to 4-lanes, SR-56 to Carmel Mountain Road). $1,200,000 increase in total project cost from $800,000 to $2,000,000. $1,200,000 increase in Torrey Highlands contribution from $800,000 to $2,000,000.

T-4.3 Carmel Valley Road (Widen to 4-lanes: Via Albertura to Camino Del Sur). $3,081,333 increase in total project cost from $5,418,667 to $8,500,000. $3,081,333 increase in Torrey Highlands contribution from $5,418,667 to $8,500,000.

T-4.4 Carmel Valley Road (Widen to 4-lanes: Camino Del Sur to Black Mountain Road). $528,111 increase in total project cost from $3,443,720 to $3,971,831. $291,232 increase in Torrey Highlands contribution from $696,718 to $987,950. Funding for the project has been postponed to FY 2010.

T-5.1 Carmel Mountain Road Overcrossing (Two Additional Lanes). $3,140,000 increase in total project cost from $2,730,000 to $5,870,000. $3,140,000 increase in Torrey Highlands contribution from $2,730,000 to $5,870,000.

T-5.2 Carmel Mountain Road (Four-lanes: Within Subarea Boundary). $1,254,557 increase in total project cost from $3,383,943 to $4,638,500. $1,254,557 increase in Torrey Highlands contribution from $1,583,943 to $2,838,500.

T-9 Torrey Meadows Drive (Street "B") Overcrossing. $2,650,560 increase in total project cost from $4,549,440 to $7,200,000. $2,993,286 increase in the Torrey Highlands contribution from $3,594,048 to $6,587,334. Funding for the project has been postponed to FY 2010.

T-10 Pedestrian Bridge Over Camino Del Sur. $1,770,000 increase in total project cost from $2,730,000 to $4,500,000. $1,770,000 increase in the Torrey Highlands contribution from $2,730,000 to $4,500,000.

T-11 SR-56 Bike Interchanges. Due to the regional servicing nature of the project, a portion of the funding is anticipated to come from other sources resulting in a reduction in the required FBA funding. $3,000,000 increase in total project cost from $6,850,000 to $9,850,000. Torrey Highlands funding has been decreased $771,950 from $1,067,850 to $295,900.

P-1 Neighborhood Park No. 1 (South). $714,911 increase in total project cost from $5,960,089 to $6,675,000. $714,911 increase in the Torrey Highlands contribution from $5,960,089 to $6,675,000.

P-2 Torrey Del Mar Neighborhood Park. $2,210,000 increase in total project cost from $3,340,000 to $5,550,000. $2,210,000 increase in the Torrey Highlands contribution from $3,340,000 to $5,550,000.

P-3 Community Park (Black Mountain Ranch). $3,850,000 increase in total project cost from $13,500,000 to $17,350,000. $350,000 increase in Torrey Highlands contribution from $1,258,784 to $1,608,784.

P-4 Community Park – Recreation Building. $2,380,001 increase in total project cost from $3,569,999 to $5,950,000. $132,976 decrease in the Torrey Highlands contribution from $1,187,941 to $1,054,965 due to a change in the percentage allocations for Black Mountain Ranch and Torrey Highlands.

F-1 Fire Station 46 (Located in Black Mountain Ranch). $278,396 decrease in total project cost from $4,400,000 to $4,121,604. $572,578 decrease in the Torrey Highlands contribution from $2,427,300 to $1,854,722.

F-2 Fire Station 47 (Located in Pacific Highlands Ranch). $1,559,200 increase in total project costs from $7,436,000 to $8,995,200. $80,500 increase in Torrey Highlands contribution from $756,000 to $836,500.

L-1 Branch Library and Village Green. $4,080,000 increase in total project cost from $10,120,000 to $14,200,000. $764,662 increase in the Torrey Highlands contribution from $1,897,000 to $2,661,662.

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 Torrey Highlands FBA Schedule in Table 4, page 11, 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 2007 is $85,793. For the same period and each multi-family unit is to be assessed $60,057. The commercial assessment is $517,332 per acre, the limited commercial assessment $153,569 per acre, the employment center assessment $461,454 per acre, the local mixed use $692,350 per acre, while each institutional acre is $128,690.

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 Torrey Highlands as a part of the subdivision process. Public facility

projects that benefit a population larger than the local/adjacent development may be financed by using the following alternative methods:

Facilities Benefit Assessment (FBA)

This method of financing fairly and equitably spreads costs while following the procedures 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 Areas of Benefit. The liens ensure that assessments will be collected on each parcel as development occurs and will be renewed annually with each update to the Financing Plan. The liens will be released following payment of the FBA.

For the current approved schedule of Facilities Benefit Assessments by fiscal year, refer to Table 3 on page 11.

Development Impact Fee (DIF)

Within urbanized communities, which are near build-out, 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 planned 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 in a turnkey basis. Under this arrangement, developers typically are compensated, either by cash or credit against Facilities Benefit Assessments due, for the work performed pursuant to the conditions in a Council approved reimbursement agreement (Council Policy 800-12).

Reimbursement Financing for Water and Sewer Facilities

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

State/Federal Funding

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

Cost Reimbursement District (CRD)

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

Development Agreement

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

General Assumptions and Conditions

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

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

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

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

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

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

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

7. At the time of building permit issuance, an FBA credit will be provided in the amount of any "Park Fees" collected pursuant to Section 96.0403 of the San Diego Municipal Code (adopted by Council Resolution R-261231 on July 23, 1984) because the FBAs shown in this financing plan provide for 100% funding of the acquisition and improvement costs addressed in the above referenced Municipal Code section.

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

9. 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.

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

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

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

13. 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.

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

Developer Advance

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

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Table 9 Torrey Highlands – Public Facilities Projects List

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST FY 2007	----------FUNDING SOURCE---------- DEV/SUBD	FBA-TH	OTHER
		TRANSPORTATION PROJECTS:					
36	T-1.1	SR-56 (Construct a 4-lane Freeway)	COMPLETED	$222,890,298	$24,317,848	$0	$198,572,450
38	T-1.2A	STATE ROUTE 56 - DEBT SERVICE	2003-2006	$2,517,690	$0	$431,673	$2,086,017
40	T-1.2B	STATE ROUTE 56 - EXPANSION TO 6 LANES	2010-2018	$57,860,000	$0	$8,796,000	$49,064,000
42	T-1.3	SR-56/CAMINO DEL SUR INTERCHANGE	2003-2008	$38,734,000	$457,140	$38,276,860	$0
44	T-2.1	CAMINO DEL SUR (Two Lanes, Northerly of SR-56)	2001-2008	$10,964,810	$0	$10,964,810	$0
46	T-2.2	CAMINO DEL SUR (Widen to Six Lanes, Northerly of SR-56)	2004-2013	$3,450,000	$0	$2,400,000	$1,050,000
48	T-2.3	PARK-N-RIDE	2008	$1,391,000	$0	$1,391,000	$0
50	T-2.4	CAMINO DEL SUR (Two Lanes, Carmel Valley Road to San Dieguito Road)	2003-2008	$16,133,936	$2,536,245	$0	$13,597,691
52	T-3.1A	CAMINO DEL SUR (Two Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)	2000-2008	$6,400,000	$2,599,000	$0	$3,801,000
54	T-3.1B	CAMINO DEL SUR (Two Lanes, SR-56 to Carmel Mountain Road)	2001-2008	$2,035,000	$0	$2,035,000	$0
56	T-3.2A	CAMINO DEL SUR (Expand to Four Lanes, Carmel Mountain Road to 1,600 Feet North of Park Village Road)	2004-2008	$3,400,000	$0	$3,400,000	$0
58	T-3.2B	CAMINO DEL SUR (Expand to Four Lanes, SR-56 to Carmel Mountain Road)	2006-2008	$2,000,000	$0	$2,000,000	$0
60	T-4.1	CARMEL VALLEY ROAD (Two Lanes: Via Albertura to Camino Del Sur)	COMPLETED	$4,714,821	$3,400,000	$0	$1,314,821
62	T-4.2	CARMEL VALLEY ROAD (Two Lanes: Camino Del Sur to Black Mountain Road)	COMPLETED	$5,563,146	$0	$0	$5,563,146
64	T-4.3	CARMEL VALLEY ROAD (Widen to Four Lanes: Via Albertura to Camino Del Sur)	2003-2008	$8,500,000	$0	$8,500,000	$0
66	T-4.4	CARMEL VALLEY ROAD (Widen to Four Lanes: Camino Del Sur to Black Mountain Road)	2008-2010	$3,971,831	$0	$987,950	$2,983,881
68	T-4.5	CARMEL VALLEY ROAD (Four/Six Lanes within Pacific Highlands Ranch)	2004-2013	$6,213,000	$0	$0	$6,213,000

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST FY 2007	----------FUNDING SOURCE---------- DEV/SUBD	FBA-TH	OTHER
		TRANSPORTATION PROJECTS (continued):					
70	T-4.6	CARMEL VALLEY ROAD -- Easterly Extension	COMPLETED	$4,233,176	$0	$0	$4,233,176
72	T-5.1	CARMEL MOUNTAIN ROAD OVERCROSSING - Two Additional Lanes	2008	$5,870,000	$0	$5,870,000	$0
74	T-5.2	CARMEL MOUNTAIN ROAD (Four Lanes: Within Subarea Boundary)	1998-2008	$4,638,500	$0	$2,838,500	$1,800,000
76	T-6	DEL MAR HEIGHTS ROAD (Right Turn Lane to Northbound I-5)	2002-2014	$480,000	$160,000	$160,000	$160,000
78	T-7	BLACK MOUNTAIN ROAD (Two/Four Lanes, Southerly of Carmel Valley Road)	COMPLETED	$1,840,773	$0	$0	$1,840,773
80	T-8	SAN DIEGUITO ROAD (Two Lanes)	COMPLETED	$3,696,942	$227,298	$0	$3,469,644
82	T-9	TORREY MEADOWS DRIVE (STREET "B") OVERCROSSING	2008	$7,200,000	$612,666	$6,587,334	$0
84	T-10	PEDESTRIAN BRIDGE OVER CAMINO DEL SUR	2010	$4,500,000	$0	$4,500,000	$0
86	T-11	SR-56 BIKE INTERCHANGES	2005-2015	$9,850,000	$0	$295,900	$9,554,100
88	T-12	EXTENSION OF RIGHT TURN LANE ON SOUTHBOUND EL CAMINO REAL	2006-2009	$600,000	$0	$0	$600,000
90	T-13	THIRD WESTBOUND LANE ON WESTBOUND STATE ROUTE 56	2007	$7,500,000	$0	$1,000,000	$6,500,000
.		**TOTAL TRANSPORTATION PROJECTS:**		**$447,148,923**	**$34,310,197**	**$100,435,027**	**$312,403,699**
		PARK PROJECTS:					
94	P-1	NEIGHBORHOOD PARK NO. 1 (SOUTH)	2003-2010	$6,675,000	$0	$6,675,000	$0
96	P-2	TORREY DEL MAR NEIGHBORHOOD PARK	2002-2006	$5,550,000	$0	$5,550,000	$0
98	P-3	COMMUNITY PARK (Black Mountain Ranch)	2002-2011	$17,350,000	$0	$1,608,784	$15,741,216
100	P-4	COMMUNITY PARK-RECREATION BUILDING	2010-2014	$5,950,000	$0	$1,054,965	$4,895,035
102	P-5	COMMUNITY PARK-SWIMMING POOL	2011-2018	$4,500,000	$0	$841,383	$3,658,617

PAGE	PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST FY 2007	----------FUNDING SOURCE---------- DEV/SUBD	FBA-TH	OTHER
		PARK PROJECTS (continued):					
104	P-6	TORREY HIGHLANDS TRAIL SYSTEM	2003-2010	$1,000,000	$0	$1,000,000	$0
		TOTAL PARK PROJECTS:		**$41,025,000**	**$0**	**$16,730,132**	**$24,294,868**
		FIRE PROTECTION PROJECTS:					
108	F-1	FIRE STATION 46 (Located in Black Mountain Ranch)	2002-2006	$4,121,604	$0	$1,854,722	$2,266,882
110	F-2	FIRE STATION 47 (Located in Pacific Highlands Ranch)	2005-2007	$8,995,200	$0	$836,500	$8,158,700
		TOTAL FIRE PROTECTION PROJECTS:		**$13,116,804**	**$0**	**$2,691,222**	**$10,425,582**
		LIBRARY PROJECTS:					
114	L-1	BRANCH LIBRARY AND VILLAGE GREEN	2010-2013	$14,200,000	$0	$2,661,662	$11,538,338
		TOTAL LIBRARY PROJECTS:		**$14,200,000**	**$0**	**$2,661,662**	**$11,538,338**
		WATER UTILITY PROJECTS:					
118	U-1	CARMEL VALLEY TRUNK SEWER REPLACEMENT/UPSIZING	2002-2010	$9,892,000	$0	$1,353,000	$8,539,000
120	U-2	DEL MAR HEIGHTS PIPELINE RELOCATION	2001-2006	$2,559,869	$0	$2,559,869	$0
122	U-3	NEW 16" WATER MAINS	2001-2008	$2,288,000	$0	$2,288,000	$0
		TOTAL WATER UTILITIES PROJECTS:		**$14,739,869**	**$0**	**$6,200,869**	**$8,539,000**
		MISCELLANEOUS PROJECTS:					
126	M-1	WILDLIFE RESCUE CENTER	2009-2010	$750,000	$0	$750,000	$0
		TOTAL MISCELLANEOUS PROJECTS:		**$750,000**	**$0**	**$750,000**	**$0**
		GRAND TOTALS		**$530,980,596**	**$34,310,197**	**$129,468,912**	**$367,201,487**
		TOTAL OF REMAINING PROJECTS		**$288,041,440**	**$6,365,051**	**$129,468,912**	**$152,207,477**

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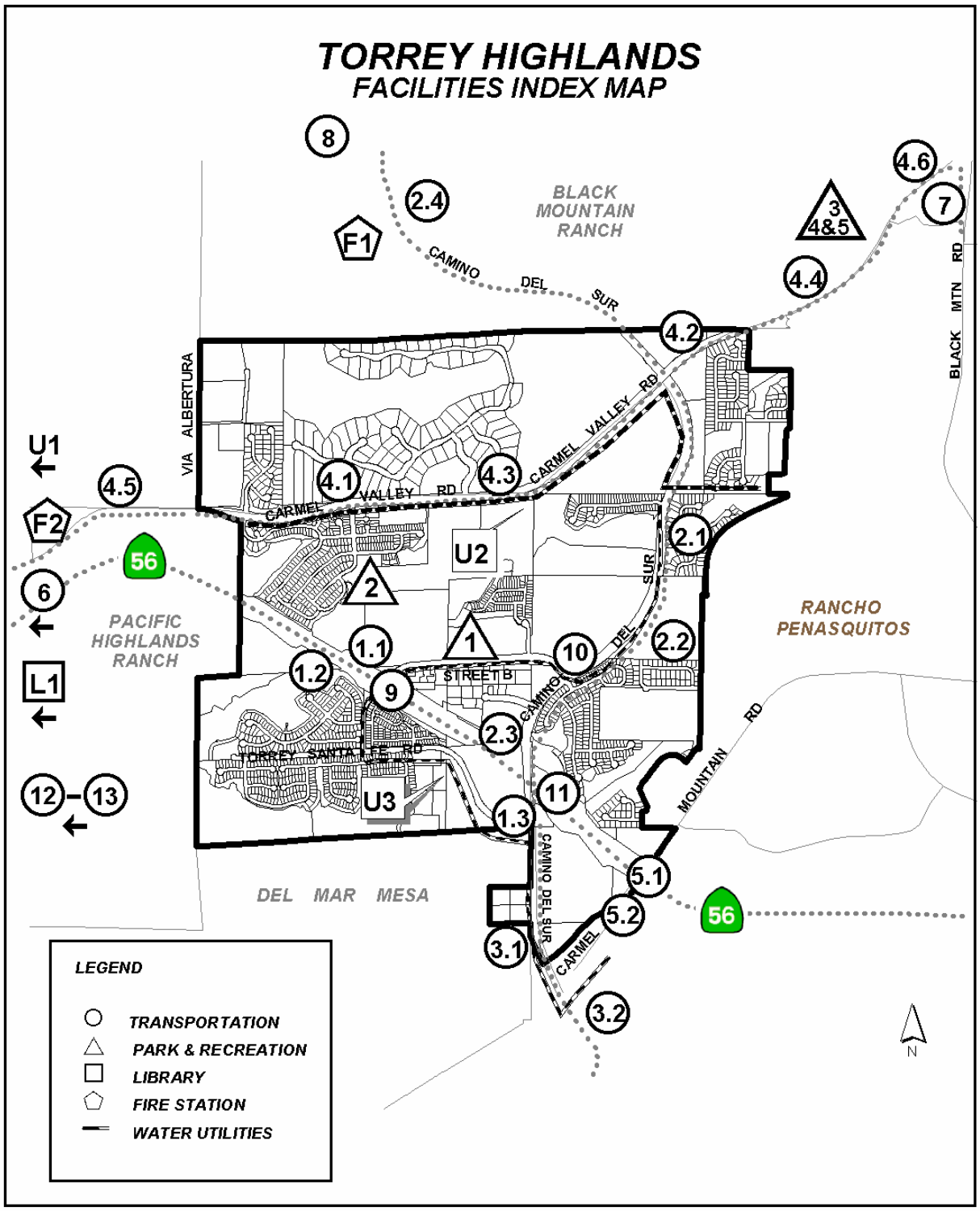
Figure 2 Project Location Map



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TORREY HIGHLANDS FACILITIES

TRANSPORTATION PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-1.1**

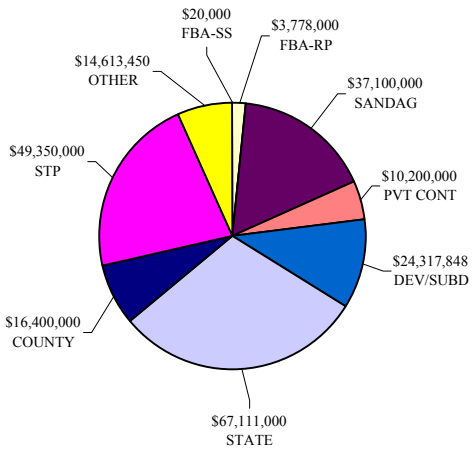
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-SS	**$20,000**	$20,000						
FBA-RP	**$3,778,000**	$3,778,000						
FBA-PHR								
SANDAG	**$37,100,000**	$37,100,000						
PVT CONT	**$10,200,000**	$10,200,000						
DEV/SUBD	**$24,317,848**	$24,317,848						
STATE	**$67,111,000**	$67,111,000						
COUNTY	**$16,400,000**	$16,400,000						
STP	**$49,350,000**	$49,350,000						
OTHER	**$14,613,450**	$14,613,450						
TOTAL	**$222,890,298**	$222,890,298	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-SS								
FBA-RP								
FBA-PHR								
SANDAG								
PVT CONT								
DEV/SUBD								
COUNTY								
STP								
SANDAG								
OTHER								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: T-1.1

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

CIP or JO #: 52-463.0 — COMMUNITY PLAN: TH

DESCRIPTION:

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

JUSTIFICATION:

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

SCHEDULE:

CONSTRUCTION WAS COMPLETED IN FY 2005.

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

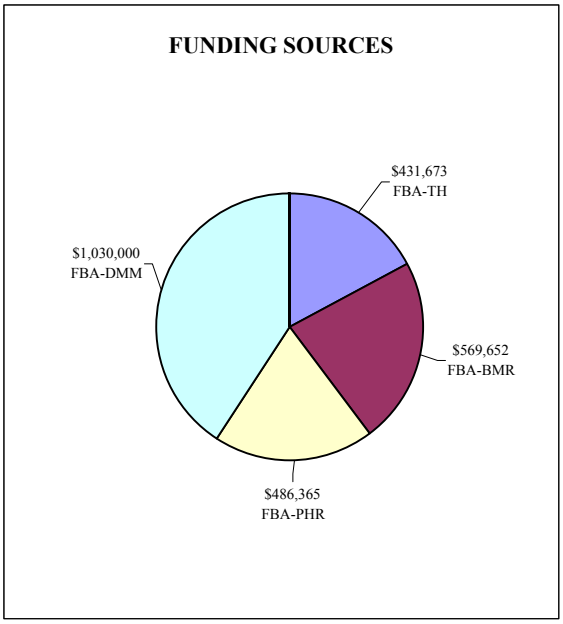
PROJECT: **T-1.2A**

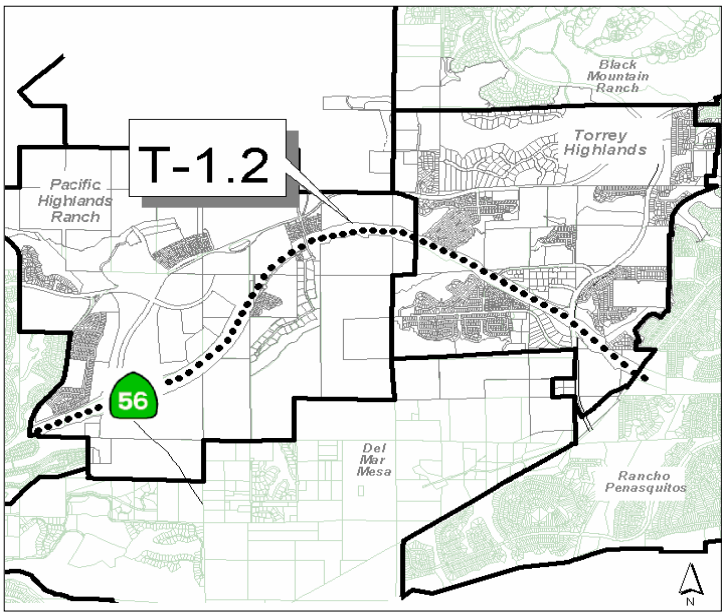
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-703.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$431,673**	$431,673						
FBA-BMR	**$569,652**		$569,652					
FBA-PHR	**$486,365**	$486,365						
FBA-DMM	**$1,030,000**	$1,030,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,517,690**	$1,948,038	$569,652	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0





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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

FROM FY 2003 THROUGH FY 2005, VARIOUS FBAs WITHIN THE SR-56 CORRIDOR REIMBURSED THE TRANSNET COMMERCIAL PAPER FUNDING UTILIZED IN FY 2001 FOR CIP 52-463.0, INCLUDING INTEREST. THE ALLOCATION OF COST REPRESENTS EACH SUBAREA'S FAIR SHARE, ABSENT SUFFICIENT FUNDING FROM OTHER SOURCES.

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

ALTHOUGH PROJECT WAS COMPLETED IN FY 2005, REPAYMENT OF FUNDING FROM VARIOUS COMMUNITIES TO TRANSNET IS ONGOING.

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**

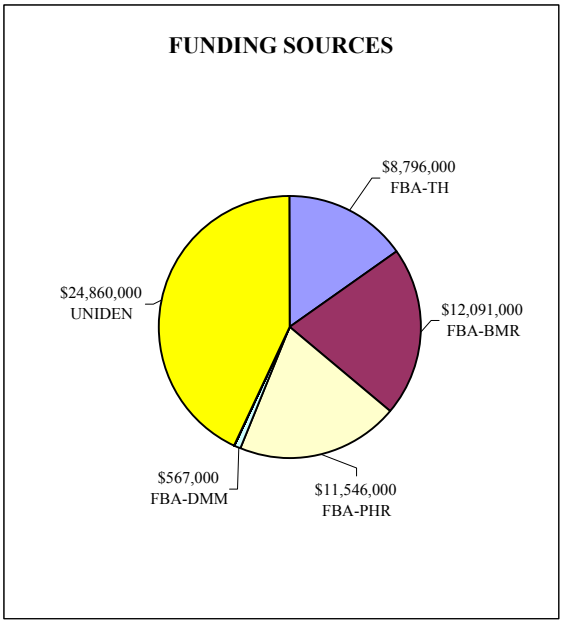
PROJECT: **T-1.2B**

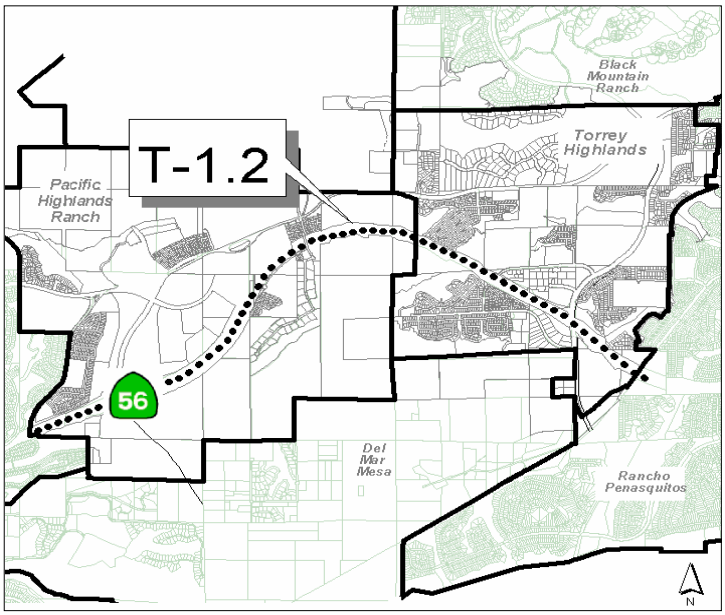
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$8,796,000**						$8,796,000	
FBA-BMR	**$12,091,000**							
FBA-PHR	**$11,546,000**							
FBA-DMM	**$567,000**							$567,000
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN	**$24,860,000**							
TOTAL	**$57,860,000**	$0	$0	$0	$0	$0	$8,796,000	$567,000

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR		$6,200,000	$5,891,000					
FBA-PHR					$3,359,000	$4,000,000	$4,187,000	
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$6,200,000	$5,891,000	$0	$3,359,000	$4,000,000	$4,187,000	$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**

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

DESCRIPTION:

CONVERSION OF THE FOUR LANE FREEWAY INTO A SIX-LANE FACILITY, COMPLETE WITH TRUCK CLIMBING LANES, HIGH OCCUPANY VEHICLE LANES AND GRADE SEPARATED BIKE PATH. THIS PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AS FUNDING BECOMES AVAILABLE.

JUSTIFICATION:

DUE TO THE REGIONAL SERVICING NATURE OF THIS FREEWAY, IT IS ANTICIPATED THAT FEDERAL, STATE, OR OTHER OUTSIDE FUNDING FOR THIS SEGMENT OF SR-56 WILL BE OBTAINED. IN THE ABSENCE OF THESE OTHER FUNDING SOURCES, DEVELOPMENT WITHIN THE INDIVIDUAL SUBAREAS OF THE NORTH CITY FUTURE URBANIZING AREA MAY BE REQUIRED TO FUND, OR AT LEAST ADVANCE THE COST OF THIS PROJECT.

FUNDING ISSUES:

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

NOTES:

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/CAMINO DEL SUR INTERCHANGE**

PROJECT: **T-1.3**

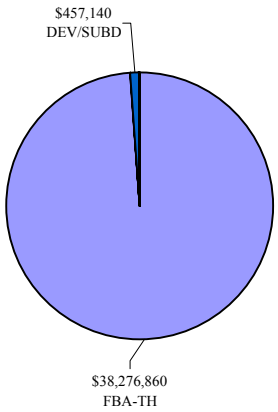
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 524634

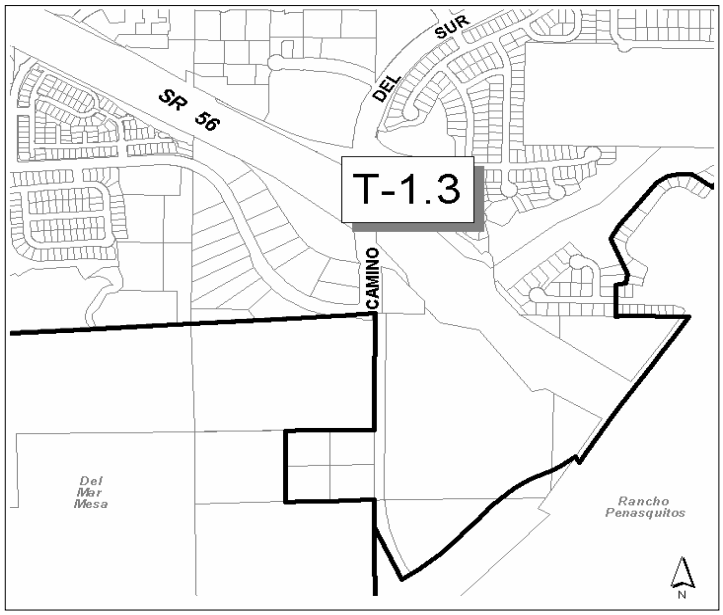
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$38,276,860**	$27,259,608	$4,383,252	$500,000	$6,134,000			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$457,140**	$457,140						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$38,734,000**	$27,716,748	$4,383,252	$500,000	$6,134,000	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

		PROJECT:	**T-1.3**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	524634	COMMUNITY PLAN:	TH

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

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

SCHEDULE:

CONSTRUCTION IS SCHEDULED FOR COMPLETION IN FY 2010.

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-2.1**

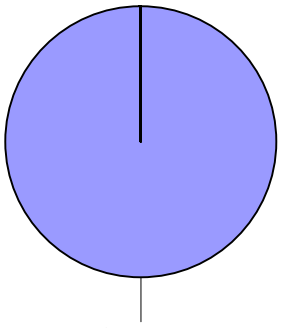
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-725.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

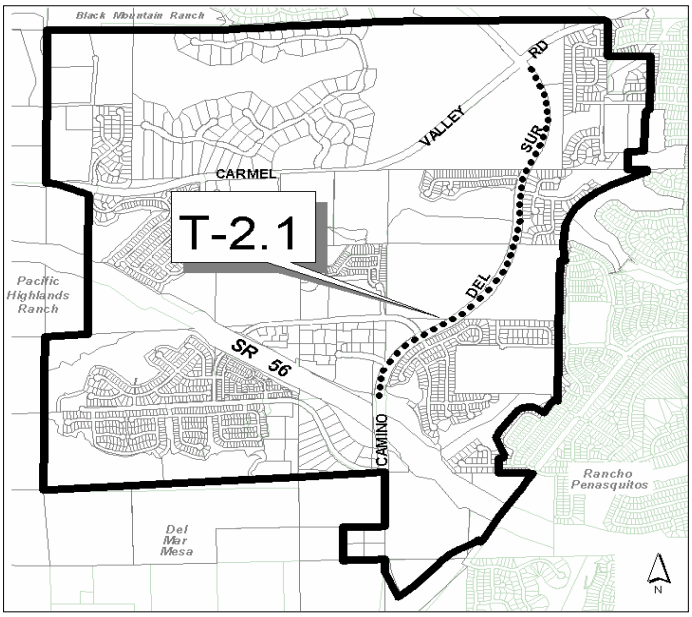
SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$10,964,810**	$7,315,000	$500,000		$3,149,810			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV		$3,149,810			-$3,149,810			
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$10,964,810**	$10,464,810	$500,000	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES



$10,964,810
FBA-TH



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

THIS PROJECT WAS CONSTRUCTED BY A DEVELOPER UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. THE COST FOR THIS ROADWAY WILL BE FUNDED BY DEVELOPMENT WITHIN TORREY HIGHLANDS.

NOTES:

SCHEDULE:

PROJECT IS REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT WITHIN TORREY HIGHLANDS. REIMBURSEMENT TO DEVELOPERS WHO CONSTRUCT IT OCCURS AS THE RATE OF DEVELOPMENT PERMITS.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

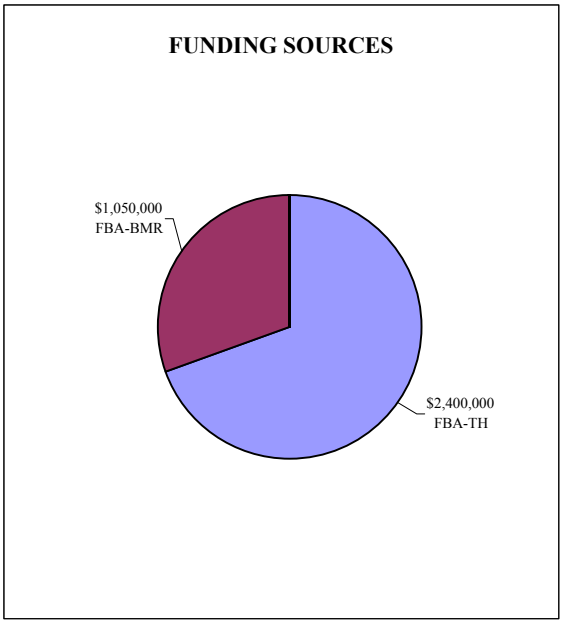
PROJECT: **T-2.2**

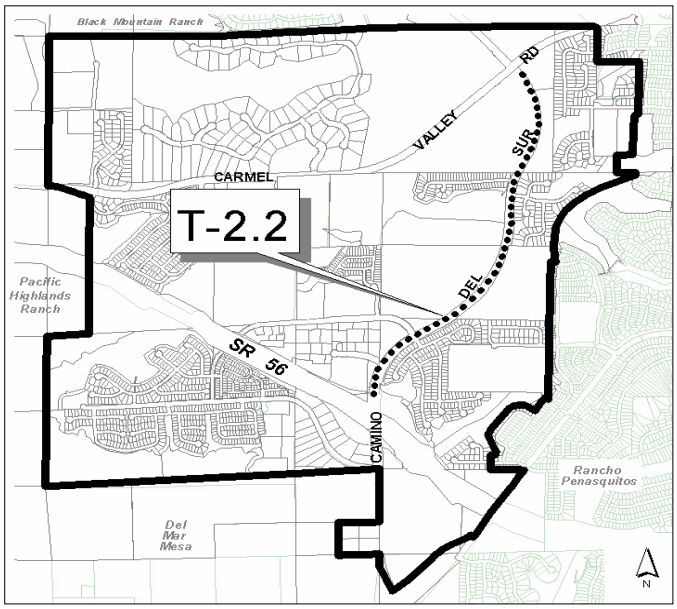
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-725.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,400,000**	$2,400,000						
FBA-BMR	**$1,050,000**							$1,050,000
FBA-PHR								
FBA-DMM								
DEV. ADV								
CBI								
DEMO								
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	**$3,450,000**	$2,400,000	$0	$0	$0	$0	$0	$1,050,000

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
DEV. ADV								
CBI								
DEMO								
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0





CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

THIS PROJECT ADDRESSES THE INCREMENTAL WIDENING OF THIS 6-LANE MAJOR ROADWAY. THE FIRST PHASE, COMMENSURATE WITH PHASE THREE OF THE TRANSPORTATION PHASING PLAN, COVERED THE ADDITION OF TWO TRAVEL LANES. AS PART OF THIS INITIAL PHASE, A TOTAL OF SIX TRAVEL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE CAMINO DEL SUR INTERCHANGE. THE SECOND PHASE WILL COMPLETE THE SIX LANE FACILITY, WHICH MAY NOT BE REQUIRED UNTIL FULL COMMUNITY DEVELOPMENT.

SCHEDULE:

PHASE I WAS COMPLETED IN FY 2003. PHASE II IS SCHEDULED FOR FY 2011.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PARK-N-RIDE**

PROJECT: **T-2.3**

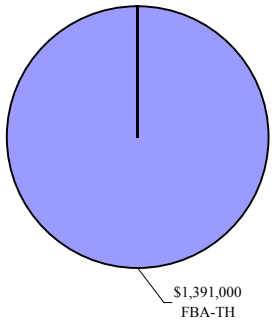
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

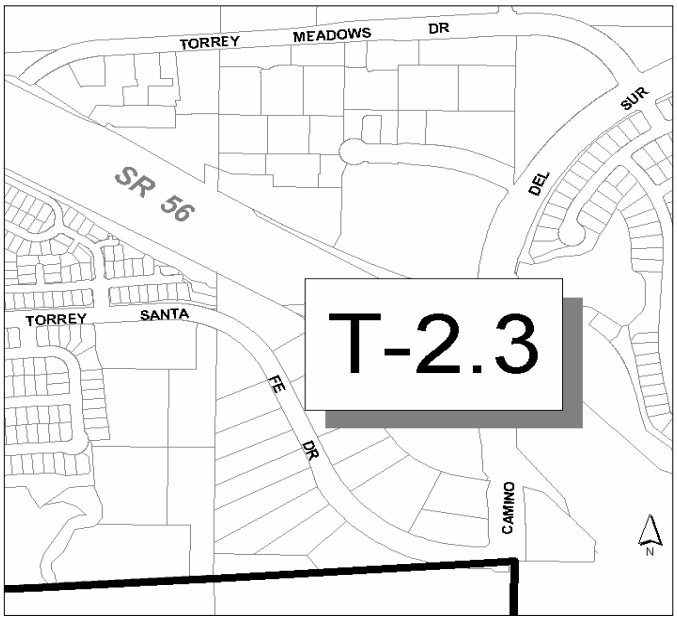
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,391,000**				$1,391,000			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,391,000**	$0	$0	$0	$1,391,000	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: lvanway@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PARK-N-RIDE**

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: lvanway@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-2.4**

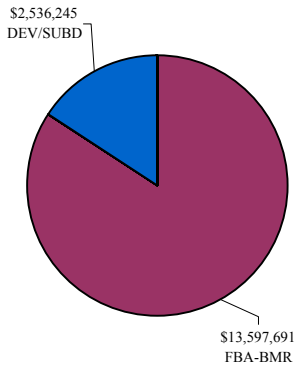
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$13,597,691**	$5,154,490	$2,741,636	$2,928,355	$2,773,210			
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV		$8,443,201	-$2,741,636	-$2,928,355	-$2,773,210			
DEV/SUBD	**$2,536,245**	$2,536,245						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$16,133,936**	$16,133,936	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES



CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

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

NOTES:

THE FUTURE WIDENING OF THIS REACH OF CAMINO DEL SUR IS THE OBLIGATION OF THE BLACK MOUNTAIN RANCH FBA.

SCHEDULE:

CONSTRUCTION WAS COMPLETED IN FY 2003. REIMBURSEMENT TO DEVELOPER IN FY 2003/2008.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE:

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

PROJECT: T-3.1A

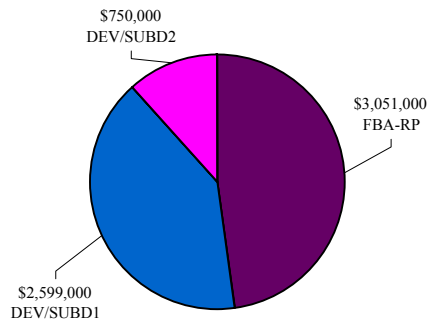
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

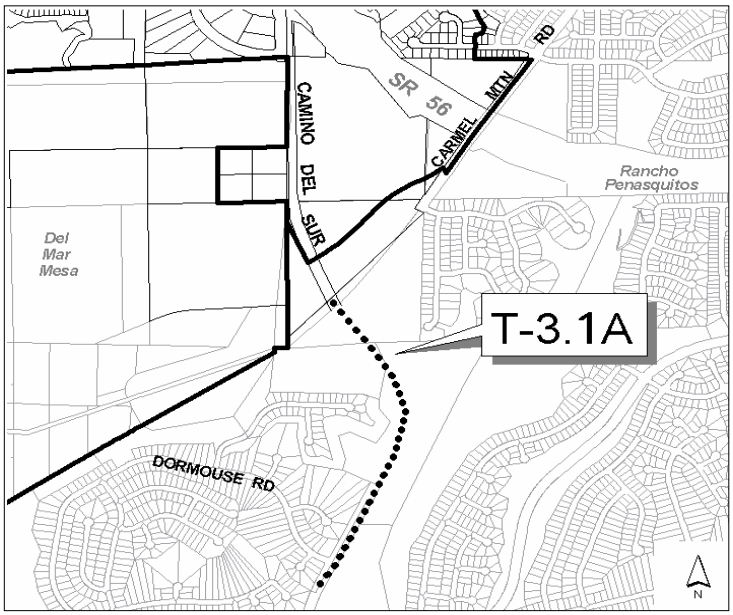
CIP or JO #: 52-653.0 — COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP	**$3,051,000**	$761,831	$1,116,169		$1,173,000			
DEV. ADV								
DEV/SUBD1	**$2,599,000**				$2,599,000			
COUNTY								
STATE								
DEV/SUBD2	**$750,000**			$750,000				
UNIDEN								
TOTAL	**$6,400,000**	$761,831	$1,116,169	$750,000	$3,772,000	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD1								
COUNTY								
STATE								
DEV/SUBD2								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: RON D'ARGENTO — TELEPHONE: (619) 533-3084 — EMAIL: rdargento@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE:

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

PROJECT: T-3.1A

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS — COUNCIL DISTRICT: 1

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

THE PROJECT WILL BE FUNDED BY THE RANCHO PENASQUITOS FBA AND DEVELOPER FUNDS.

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

NOTES:

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

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

SCHEDULE:

DESIGN BEGAN IN FY 2000. PROJECT IS REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT IN TORREY HIGHLANDS. REIMBURSEMENT TO DEVELOPERS WILL OCCUR AS THE RATE OF DEVELOPMENT PERMITS.

CONTACT: RON D'ARGENTO TELEPHONE: (619) 533-3084 EMAIL: rdargento@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, SR-56 to Carmel Mountain Road)**

PROJECT: **T-3.1B**

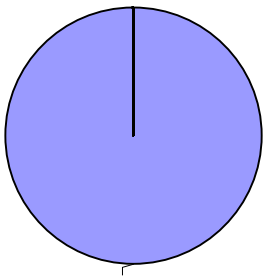
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

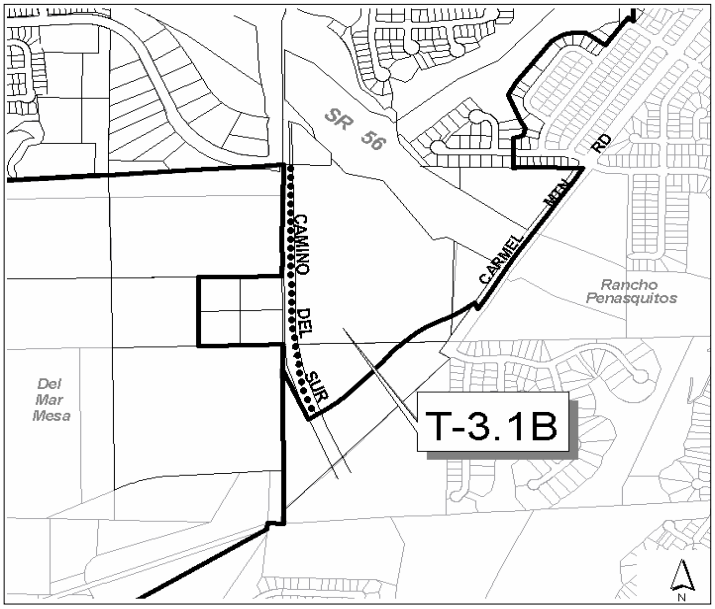
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,035,000**		$35,000		$2,000,000			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,035,000**	$0	$35,000	$0	$2,000,000	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Two Lanes, SR-56 to Carmel Mountain Road)**

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

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN SR-56 AND CARMEL MOUNTAIN ROAD AS AN INTERIM 2-LANE ROADWAY WITHIN THE RIGHT-OF-WAY FOR A FUTURE FOUR LAND FACILITY (SEE COMPANION PROJECT T-3.2B)

JUSTIFICATION:

FUNDING ISSUES:

IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED BY DEVELOPERS FOR REIMBURSEMENT BY THE TORREY HIGHLANDS FBA.

NOTES:

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

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

SCHEDULE:

INITIAL ENGINEERING HAS BEEN PERFORMED BY WESTERN PACIFIC HOUSING FOR REIMBURSEMENT. REIMBURSEMENT FOR CONSTRUCTION IS ANTICIPATED TO OCCUR IN FY 2008.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: T-3.2A

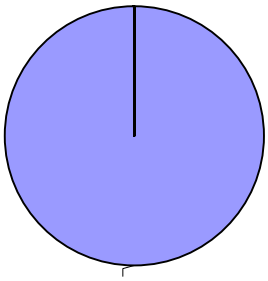
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-653.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

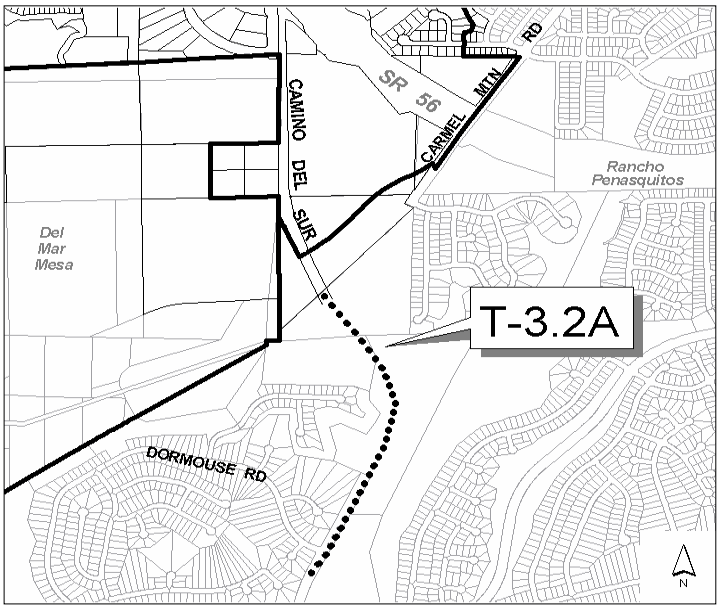
SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$3,400,000**				$3,400,000			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$3,400,000**	$0	$0	$0	$3,400,000	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES



$3,400,000
FBA-TH



CONTACT: RON D'ARGENTO TELEPHONE: (619) 533-3084 EMAIL: rdargento@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

A WILDLIFE CROSSING IS INCLUDED IN THE PROJECT.

JUSTIFICATION:

FUNDING ISSUES:

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

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

NOTES:

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

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

SCHEDULE:

FINAL COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT: RON D'ARGENTO TELEPHONE: (619) 533-3084 EMAIL: rdargento@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Expand to Four Lanes, SR-56 to Carmel Mountain Road)**

PROJECT: **T-3.2B**

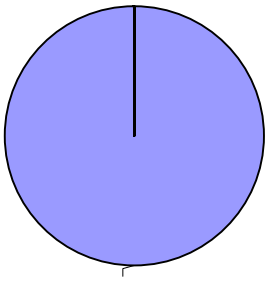
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

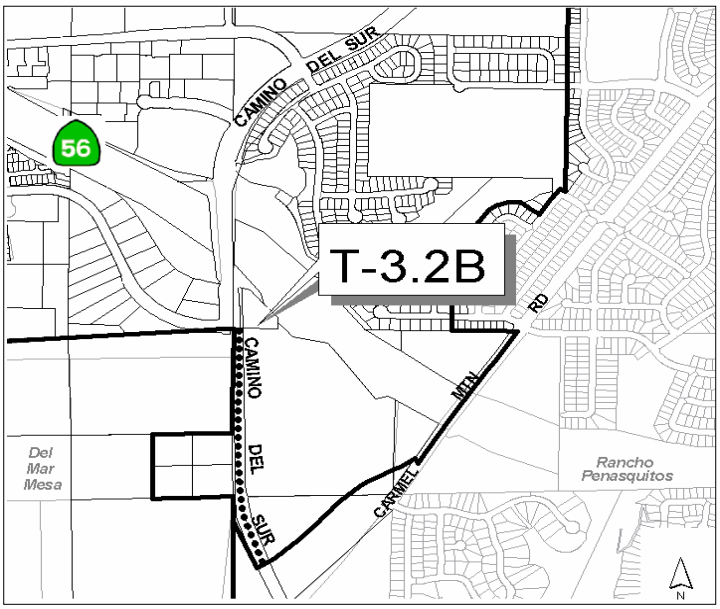
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,000,000**				$2,000,000			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,000,000**	$0	$0	$0	$2,000,000	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR (Expand to Four Lanes, SR-56 to Carmel Mountain Road)**

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

DESCRIPTION:

WIDEN CAMINO DEL SUR WITH TWO ADDITIONAL TRAVEL LANES FROM SR-56 TO CARMEL MOUNTAIN ROAD. A TOTAL OF SIX LANES WILL BE REQUIRED FROM THE FREEWAY OFFRAMPS TO BEYOND STREET A.

JUSTIFICATION:

FUNDING ISSUES:

IT IS ANTICIPATED THAT CONSTRUCTION OF THIS PROJECT WILL BE ADVANCED BY DEVELOPERS FOR SUBSEQUENT REIMBURSEMENT FROM THE TORREY HIGHLANDS FBA.

NOTES:

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

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

SCHEDULE:

REIMBURSEMENT TO ANY DEVELOPERS IS ANTICIPATED FOR FY 2008.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

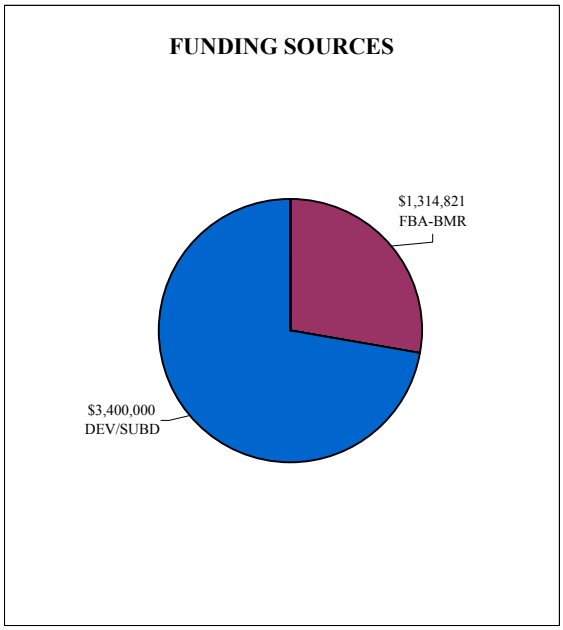
PROJECT: **T-4.1**

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$1,314,821**	$1,314,821						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$3,400,000**	$3,400,000						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,714,821**	$4,714,821	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

INITIAL TRAFFIC STUDIES INDICATE THAT FOR THE REACH LOCATED WESTERLY OF CAMINO DEL SUR, APPROXIMATELY 77% OF THE NET TRAFFIC AT FULL COMMUNITY DEVELOPMENT WILL BE ATTRIBUTABLE TO TORREY HIGHLANDS.

SCHEDULE:

COMPLETED.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

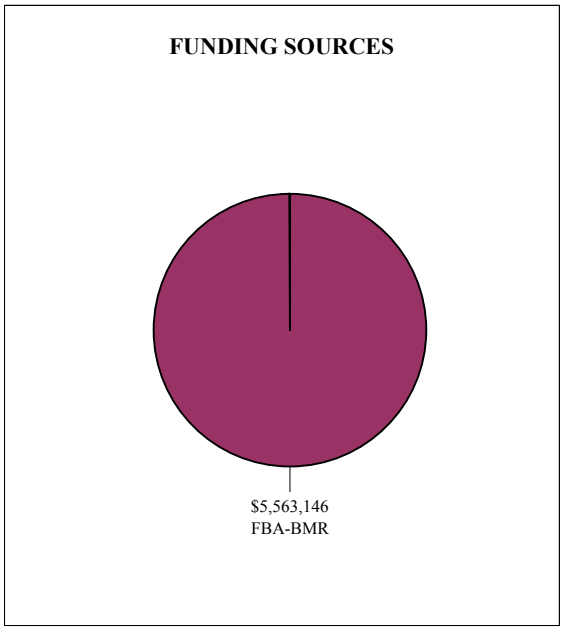
PROJECT: **T-4.2**

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$5,563,146**	$5,563,146						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$5,563,146**	$5,563,146	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

INITIAL TRAFFIC STUDIES INDICATE THAT FOR THE REACH LOCATED EASTERLY OF CAMINO DEL SUR, APPROXIMATELY 41% OF THE NET TRAFFIC AT FULL COMMUNITY DEVELOPMENT WILL BE ATTRIBUTABLE TO TORREY HIGHLANDS.

SCHEDULE:

COMPLETED.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-4.3**

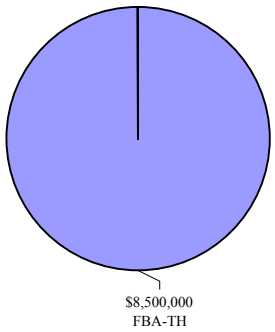
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-466.0

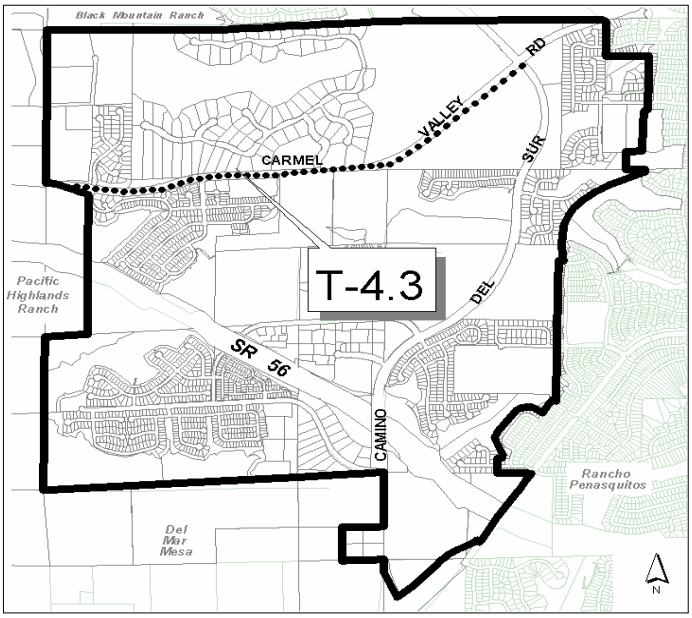
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$8,500,000**	$2,674,667			$5,825,333			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$8,500,000**	$2,674,667	$0	$0	$5,825,333	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

		PROJECT:	**T-4.3**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	52-466.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES IN TWO INCREMENTS. THE FIRST INCREMENT REQUIRES THE WIDENING ALONG THE FRONTAGE OF TORREY DEL MAR DEVELOPMENT. THE SECOND INCREMENT COMPLETES THE REMAINDER OF THE WIDENING. TIMING OF EACH INCREMENT OF WIDENING WILL BE BASED ON THE RATE OF DEVELOPMENT IN TORREY HIGHLANDS.

JUSTIFICATION:

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

FUNDING ISSUES:

TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH ARE SHARING IN THE COST OF PROJECTS SERVING BOTH COMMUNITIES. THIS PROJECT IS AMONG THOSE TO BE FUNDED BY TORREY HIGHLANDS, WHILE OTHER PROJECTS WILL BE FUNDED BY BLACK MOUNTAIN RANCH.

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-4.4**

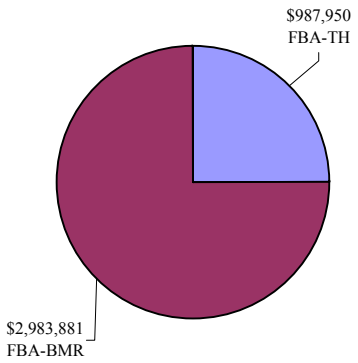
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

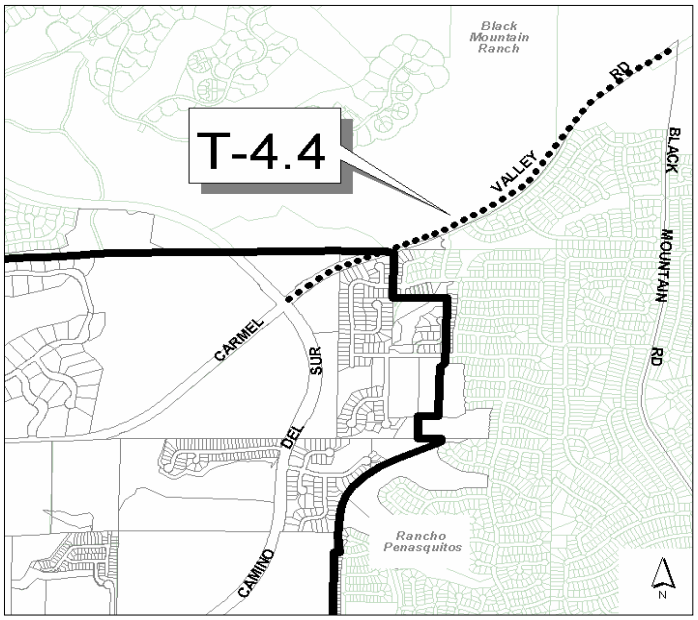
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$987,950**				$137,950		$850,000	
FBA-BMR	**$2,983,881**	$2,983,881						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$3,971,831**	$2,983,881	$0	$0	$137,950	$0	$850,000	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES FOR CARMEL VALLEY ROAD. THE FIRST INCREMENT OCCURRED AT EACH END OF THIS REACH TO ACCOMMODATE INTERSECTION REQUIREMENTS. THE SECOND INCREMENT EXTENDS THE WIDENING IN THE MIDDLE PORTION OF THIS ROADWAY.

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2010.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-4.5**

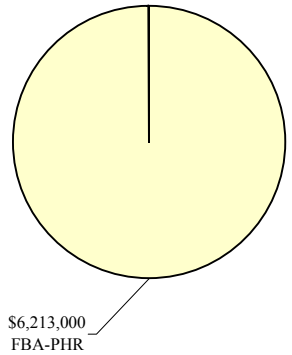
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

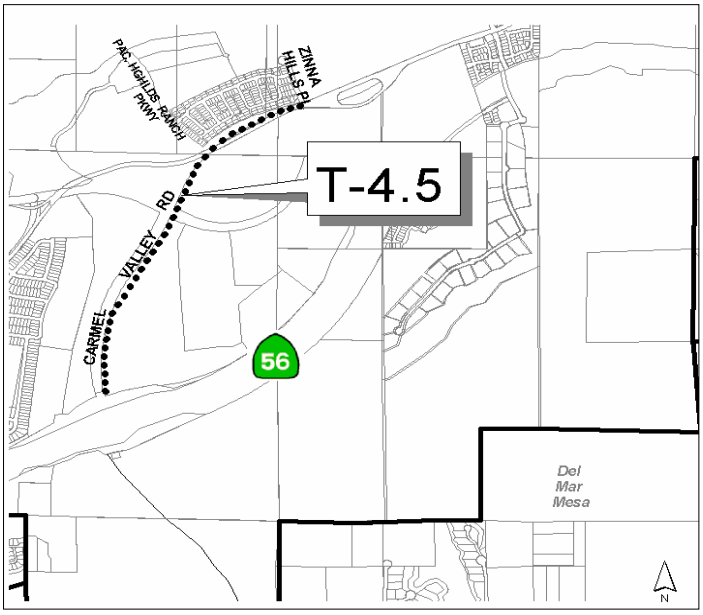
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR								
FBA-PHR	**$6,213,000**			$4,413,000				
FBA-DMM								
FBA-RP								
DEV. ADV		$4,413,000		-$4,413,000				
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$6,213,000**	$4,413,000	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR		$1,800,000						
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$1,800,000	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE CAMINO SANTA FE INTERCHANGE TO STREET "A" AS AS 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.

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

REIMBURSEMENT IS SCHEDULED THROUGH FY 2013.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

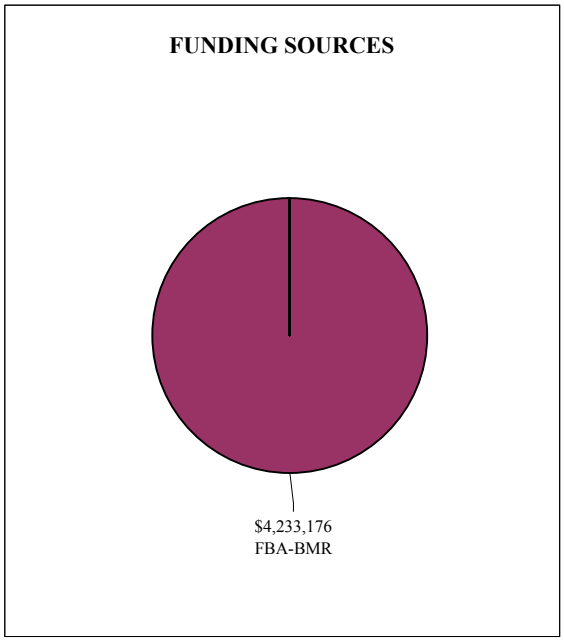
PROJECT: **T-4.6**

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$4,233,176**	$4,233,176						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,233,176**	$4,233,176	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

SCHEDULE:

COMPLETED

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-5.1**

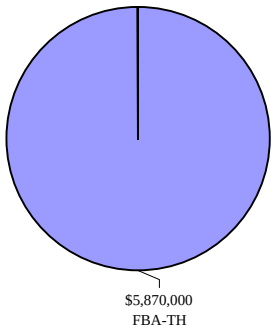
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

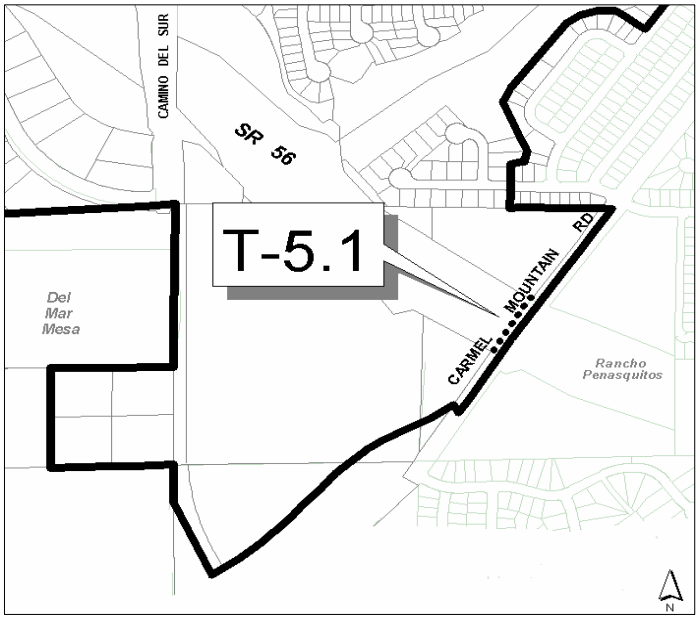
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$5,870,000**				$3,082,666		$2,787,334	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$5,870,000**	$0	$0	$0	$3,082,666	$0	$2,787,334	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: LARRY VAN WEY TELEPHONE: (619) 533-3005 EMAIL: LVanWey@Ssandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

THE TIMING FOR THE IMPROVEMENTS OF THIS INTERCHANGE SHALL BE PURSUANT TO THE TRANSPORTATION PHASING PLAN. IT IS CURRENTLY SCHEDULED FOR COMPLETION IN FY 2008.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

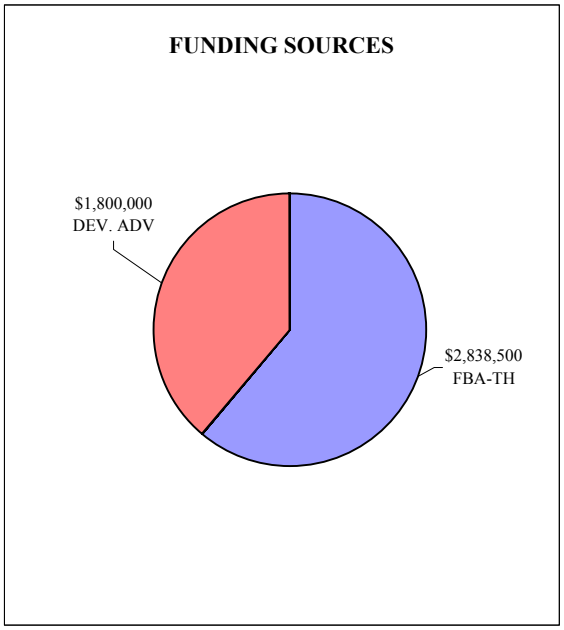
PROJECT: **T-5.2**

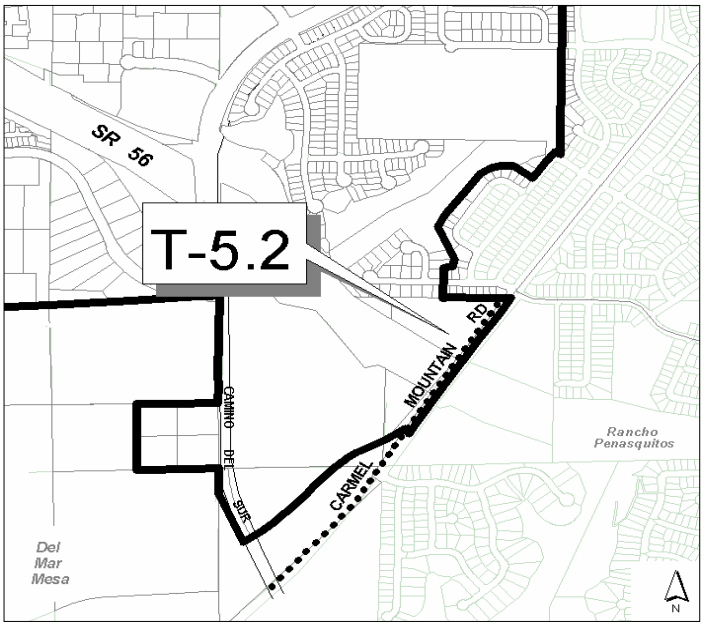
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,838,500**				$2,838,500			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV	**$1,800,000**	$1,800,000						
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,638,500**	$1,800,000	$0	$0	$2,838,500	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0





CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

THE FIRST PHASE IS A SUBDIVIDER REQUIREMENT. IF THIS FIRST PHASE IS NOT CONSTRUCTED AS A SUBDIVISION IMPROVEMENT PRIOR TO PHASE FOUR OF THE TRANSPORTATION PHASING PLAN, THEN TORREY HIGHLANDS WILL BE RESPONSIBLE FOR THIS COST

NOTES:

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

SCHEDULE:

COMPLETION IS SCHEDULED FOR FY 2008.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

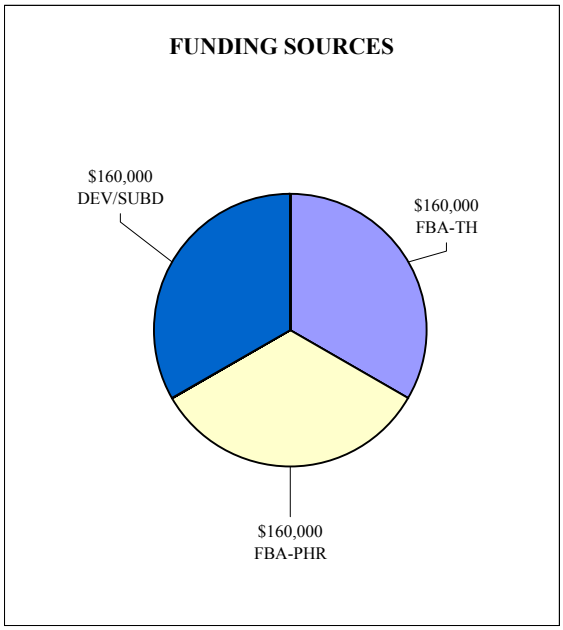
PROJECT: **T-6**

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$160,000**		$160,000					
FBA-BMR								
FBA-PHR	**$160,000**							
FBA-DMM								
FBA-RP								
DEV. ADV		$160,000						
DEV/SUBD	**$160,000**	$160,000						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$480,000**	$320,000	$160,000	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR			$160,000					
FBA-DMM								
FBA-RP								
DEV. ADV			-$160,000					
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

CONSTRUCTION COMPLETE. REIMBURSEMENT WILL OCCUR AS FUNDING BECOMES AVAILABLE.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

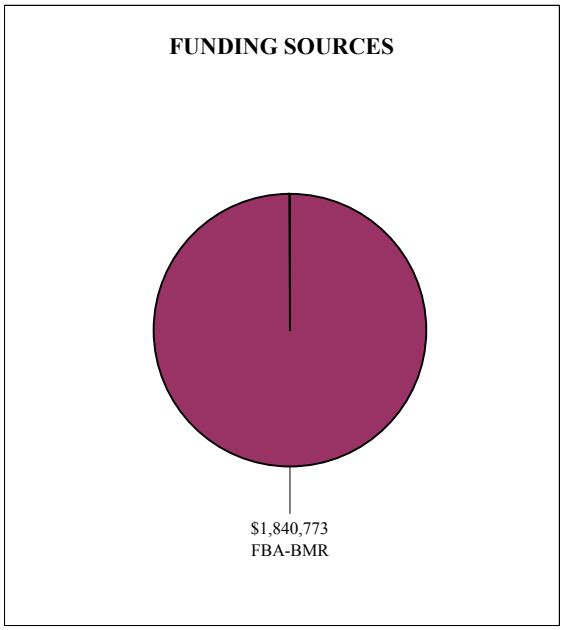
PROJECT: **T-7**

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$1,840,773**	$1,840,773						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,840,773**	$1,840,773	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS OCCURRED IN THE FORM OF CREDIT OR OTHER PUBLIC FACILITIES PROJECTS FUNDED BY THE FBA.

NOTES:

SCHEDULE:

COMPLETED

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

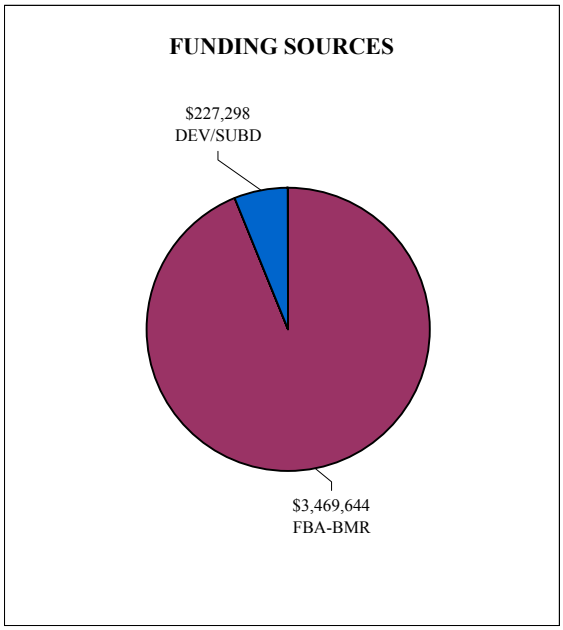
PROJECT: **T-8**

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$3,469,644**	$3,469,644						
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$227,298**	$227,298						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$3,696,942**	$3,696,942	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

REIMBURSEMENT FROM DEVELOPMENT WITHIN TORREY HIGHLANDS OCCURRED IN THE FORM OF CREDIT FOR OTHER FACILITIES PROJECTS FUNDED BY THE FBA. THE WATER MAIN WAS CONSTRUCTED AS A SUBDIVIDER EXPENSE.

NOTES:

SCHEDULE:

COMPLETED.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-9**

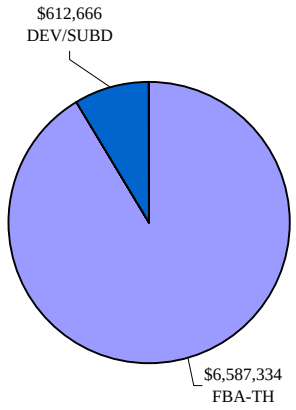
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

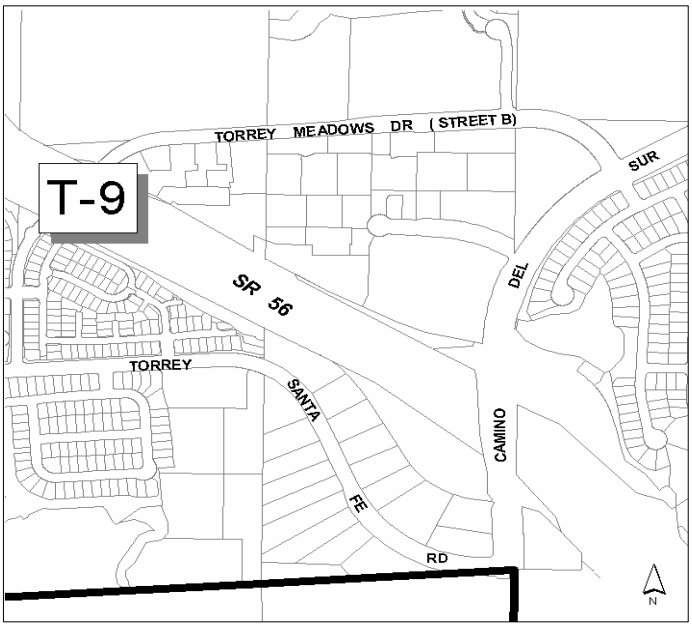
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$6,587,334**				$6,587,334			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	**$612,666**		$612,666					
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$7,200,000**	$0	$612,666	$0	$6,587,334	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 2-LANE OVERCROSSING OF TORREY MEADOWS DRIVE (STREET "B") OVER SR-56. THIS PROJECT INCLUDES THE BRIDGE APPROACHES ON EACH SIDE OF THE BRIDGE, I.E. APPROXIMATELY 200 LINEAR FEET OF TWO-LANE LOCAL COLLECTOR, TOGETHER WITH ANY RIGHT-OF-WAY NOT PREVIOUSLY ACQUIRED AS PART OF THE SR-56 PROJECT.

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

DESIGN TO BEGIN IN FY 2007;
CONSTRUCTION IS ANTICIPATED TO START IN FY 2008

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-10**

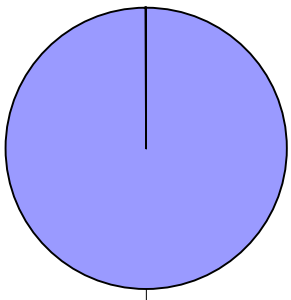
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

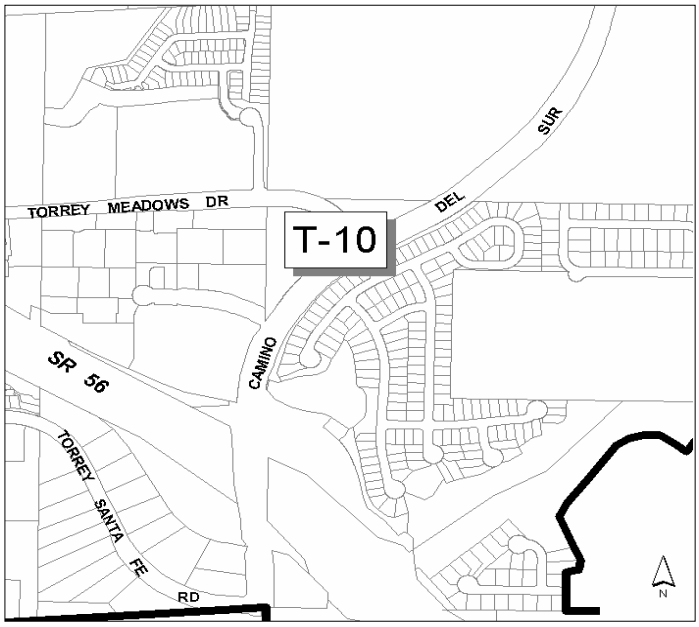
SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$4,500,000**						$4,500,000	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,500,000**	$0	$0	$0	$0	$0	$4,500,000	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES



$4,500,000
FBA-TH



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

SCHEDULE:

THIS PROJECT WILL BE CONSTRUCTED NEAR FULL COMMUNITY DEVELOPMENT WHEN THE MAXIMUM AMOUNT OF TRAFFIC ON CAMINO DEL SUR IS REALIZED.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 BIKE INTERCHANGES**

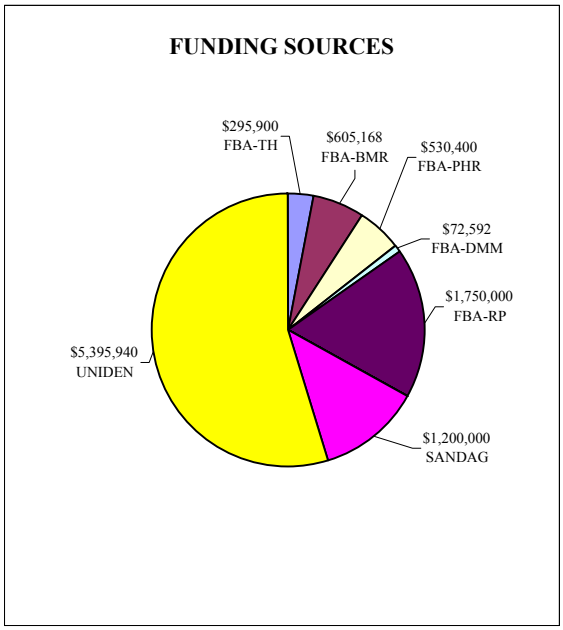
PROJECT: **T-11**

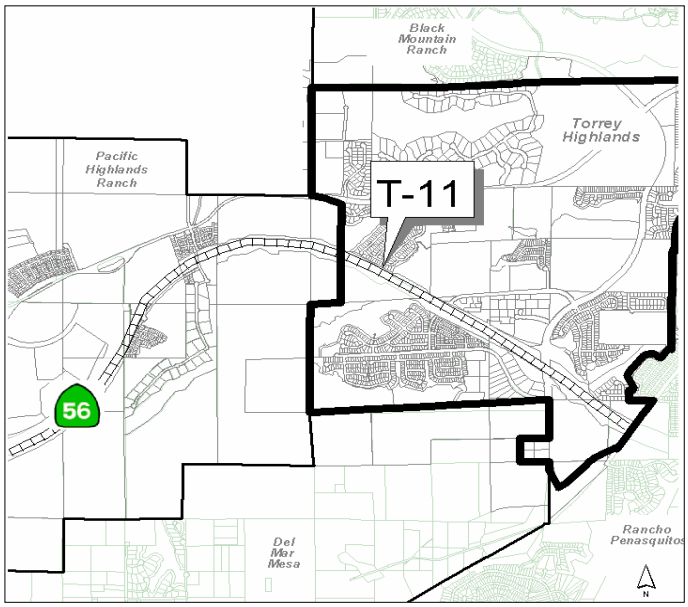
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 58-171.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$295,900**						$295,900	
FBA-BMR	**$605,168**							
FBA-PHR	**$530,400**							
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	**$5,395,940**							
TOTAL	**$9,850,000**	$0	$1,200,000	$0	$0	$1,822,592	$295,900	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR	$605,168							
FBA-PHR				$530,400				
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	$605,168	$0	$0	$530,400	$0	$0	$0	$0





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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 BIKE INTERCHANGES**

		PROJECT:	**T-11**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	58-171.0	COMMUNITY PLAN:	TH

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

SCHEDULE:

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

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-12**

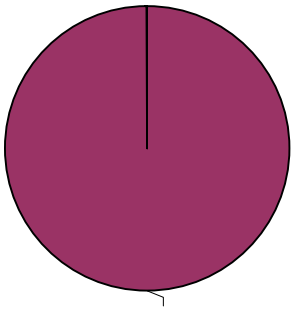
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

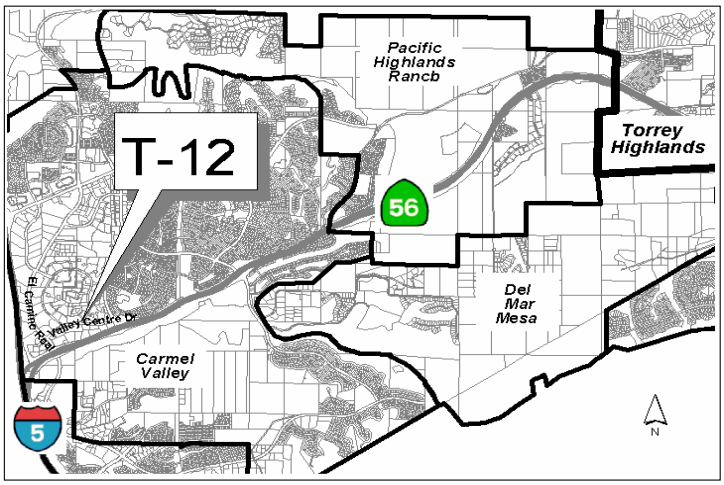
SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH								
FBA-BMR	**$600,000**					$600,000		
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV				$600,000		-$600,000		
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$600,000**	$0	$0	$600,000	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES



$600,000
FBA-BMR



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

THE ADDITION OF THIS PROJECT TO THE PLAN IS CONSISTENT WITH THE AMENDMENTS TO THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN.

SCHEDULE:

IMPROVEMENTS ARE SCHEDULED FOR FY 2006.

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **T-13**

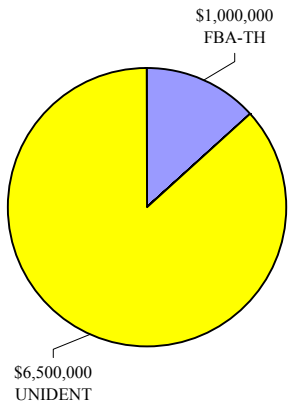
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: N/A

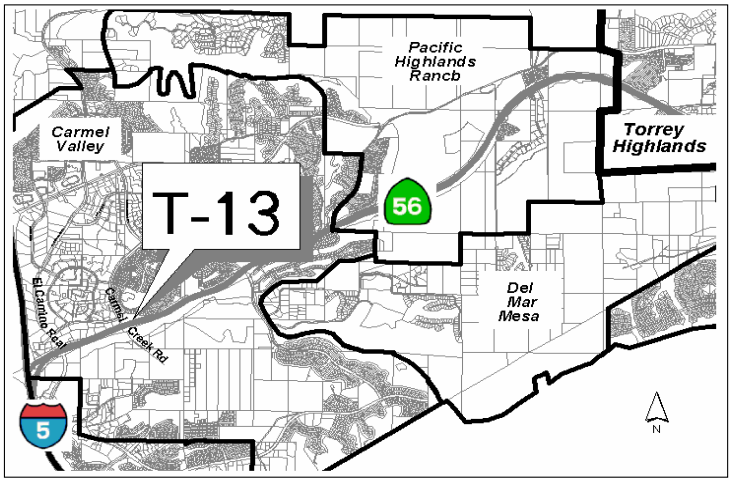
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,000,000**			$1,000,000				
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDENT	**$6,500,000**							
TOTAL	**$7,500,000**	$0	$0	$1,000,000	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDENT								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

1) IF CASH IN THE FBA IS FUND IS NOT AVAILABLE, THE $1.0 MILLION WILL BE ADVANCED BY A DEVELOPER WITH FBA REIMBURSEMENT IN A FUTURE YEAR.
2) THE ADVANCE MAY BE MADE BY CASH, BOND, IMPROVEMENT AGREEMENT OR OTHER SECURITY SATISFACTORY TO THE CITY.
3) THE ADDITION OF THIS PROJECT TO THE PLAN IS CONSISTENT WITH THE AMENDMENTS TO THE TORREY HIGHLANDS PHASING PLAN AND IS DEEMED FULLY SATISFIED WHEN THE FUNDS ARE ADVANCED OR AVAILABLE TO THE CITY.
4) THE TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH OBLIGATION TO CONTRIBUTE FUNDS FOR THIS PROJECT IS CAPPED AT $1 MILLION AND IS NOT SUBJECT TO INCREASE.

SCHEDULE:

PRELIMINARY ENGINEERING AND ENVIRONMENTAL DOCUMENT ARE SCHEDULED FOR FY 2007. FINAL DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

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

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PARK AND RECREATION PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **P-1**

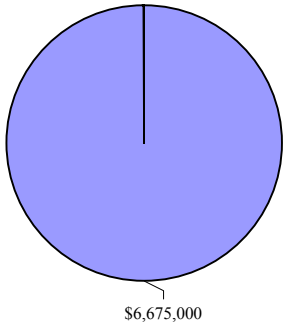
DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-547.0

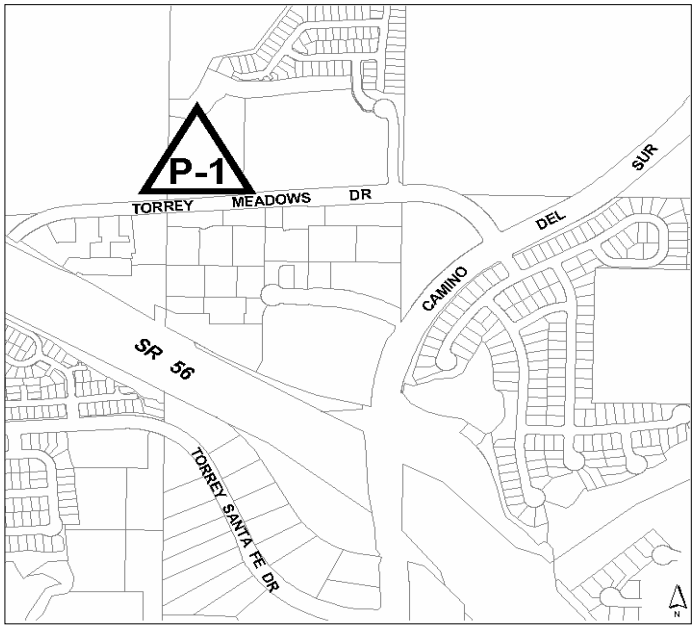
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$6,675,000**	$1,892,619	$1,623,865		$1,403,605	$840,000	$914,911	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$6,675,000**	$1,892,619	$1,623,865	$0	$1,403,605	$840,000	$914,911	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, THIS PARK SHALL SATISFY THE POPULATION-BASED GUIDELINES WITHIN A RADIUS OF ONE-HALF MILE TO SERVE A POPULATION OF 3,500 TO 5,000 PERSONS. THE ANTICIPATED POPULATION OF TORREY HIGHLANDS IS 7,000 PERSONS.

FUNDING ISSUES:

FUNDING FOR SITE PREPARATION AND MITIGATION IS BEING ADVANCED BY A DEVELOPER UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. REIMBURSEMENT WILL OCCUR AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

LAND ACQUISITION COMPLETED. DESIGN IS SCHEDULED TO BEGIN IN FY 2008. CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2010. THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE TORREY HIGHLANDS COMMUNITY.

CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY DEL MAR NEIGHBORHOOD PARK**

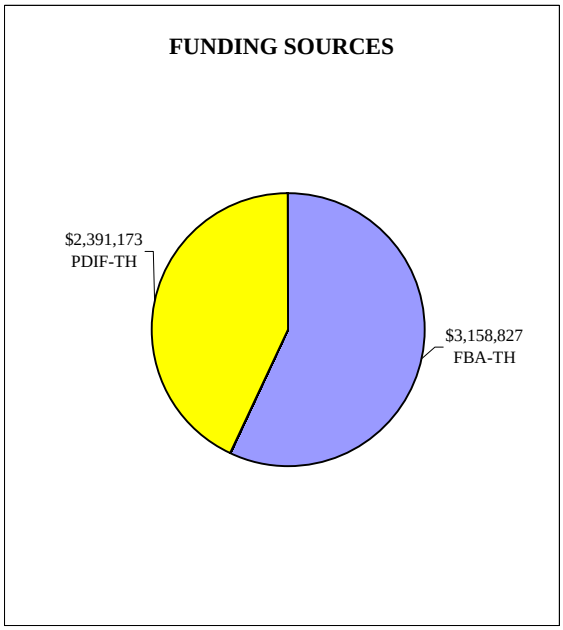
PROJECT: **P-2**

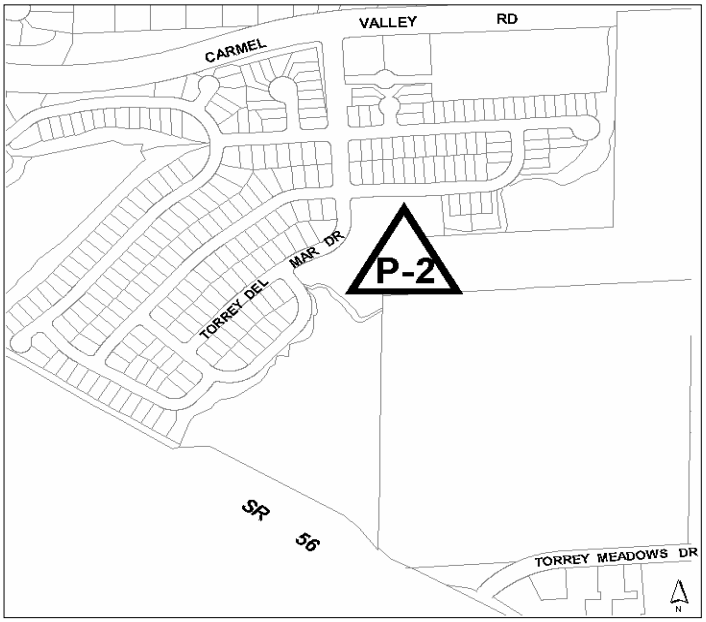
DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-546.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$3,158,827**	$0	$3,158,827					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
PDIF-TH	**$2,391,173**	$2,030,351	$360,822					
TOTAL	**$5,550,000**	$2,030,351	$3,519,649	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
PDIF-TH								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0





CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY DEL MAR NEIGHBORHOOD PARK**

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

DESCRIPTION:

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

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN, THIS PARK SHALL SATISFY THE POPULATION-BASED PARK ACREAGE GUIDELINES TO SERVE A POPULATION OF 3,500 TO 5,000 PERSONS WITHIN A RADIUS OF ONE-HALF MILE. THE ANTICIPATED POPULATION OF TORREY HIGHLANDS IS 7,000 PERSONS.

FUNDING ISSUES:

NOTES:

SCHEDULE:

LAND ACQUISITION TO BE COMPLETE IN FY 2007. DESIGN BEGAN IN FY 2004. CONSTRUCTION TO BEGIN IN FY 2007. THIS SCHEDULE IS DEPENDENT ON THE ACTUAL RATE OF DEVELOPMENT IN TORREY HIGHLANDS.

CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **P-3**

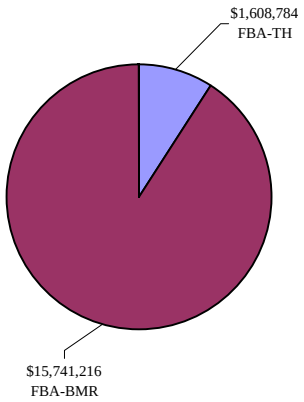
DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-427.0

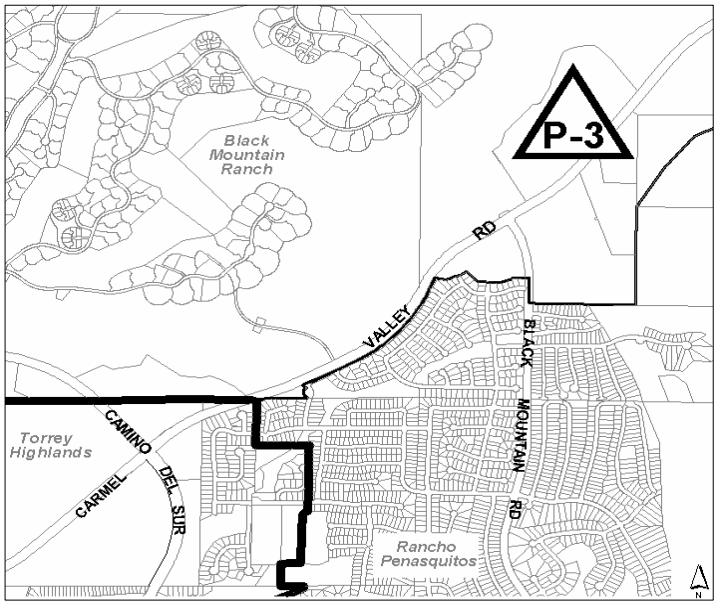
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,608,784**		$1,258,784	$350,000				
FBA-BMR	**$15,741,216**		$2,200,000	$1,406,000	$250,000			$11,885,216
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV		$8,882,094	-$3,708,784	-$2,156,000	-$250,000			-$2,767,310
DEV/SUBD								
COUNTY								
STATE								
DEV ADV 2			$250,000	$750,000				-$1,000,000
UNIDEN								
TOTAL	**$17,350,000**	$8,882,094	$0	$350,000	$0	$0	$0	$8,117,906

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
DEV ADV 2								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

ACQUISITION AND DEVELOPMENT OF A 30.0 USEABLE ACRE COMMUNITY PARK. THIS PROJECT SHALL BE DEVELOPED IN TWO PHASES. THE FIRST PHASE WILL PROVIDE TURF IMPROVEMENTS FOR EARLY UTILIZATION OF THE PARK SITE AND A PRE-FABRICATED RESTROOM FACILITY. FULL BUILDOUT OF THE PARK (PHASE 2) SHALL OCCUR ONLY WHEN THE POPULATION OF TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH REACHES 18,000 TO 25,000 PEOPLE.

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY PROGRESS GUIDE AND GENERAL PLAN, THIS PROJECT WILL SATISFY POPULATION-BASED PARK ACREAGE GUIDELINES TO SERVE A POPULATION OF 18,000 TO 25,000 PERSONS WITHIN A RADIUS OF 1.5 MILES. BLACK MOUNTAIN RANCH HAS AN AVAILABLE PARK SITE THAT EXCEEDS THE GENERAL PLAN GUIDELINES WHICH AFFORDS A GREATER OPPORTUNITY TO PROVIDE COMMUNITY PARK FACILITIES FOR THE EXPECTED DEVELOPMENT IN TORREY HIGHLAND AND BLACK MOUNTAIN RANCH.

FUNDING ISSUES:

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

THE PRE-FABRICATED RESTROOM FACILITY IN PHASE I IS TO BE FUNDED BY THE TORREY HIGHLANDS FBA, WITH NO FUTURE INCREASE TO THE FBA ASSESSMENTS DUE TO COST INCREASES OF THIS RESTROOM FACILITY.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT P-1

SCHEDULE:

DESIGN WAS COMPLETED IN FY 2003. PHASE 1 CONSTRUCTION BEGAN IN FY 2004 AND WAS COMPLETE IN FY 2005. PHASE 2 CONSTRUCTION WILL BEGIN IN FY 2011. THIS SCHEDULE IS DEPENDENT ON THE ACTUAL RATE OF DEVELOPMENT IN TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH.

CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-RECREATION BUILDING**

PROJECT: **P-4**

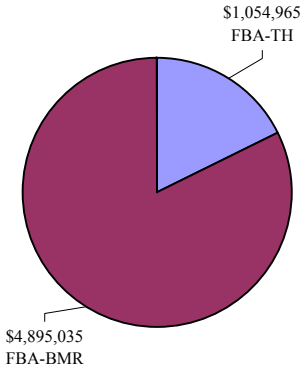
DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-499.0

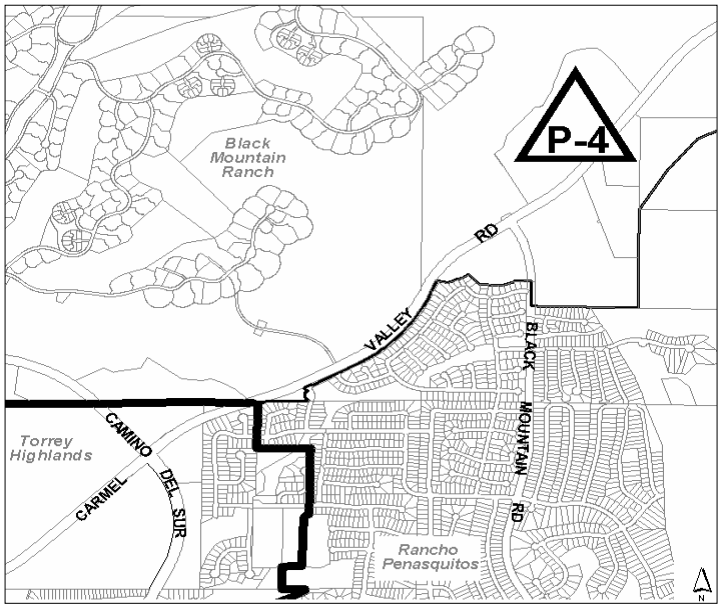
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,054,965**						$1,054,965	
FBA-BMR	**$4,895,035**							
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$5,950,000**	$0	$0	$0	$0	$0	$1,054,965	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR			$4,895,035					
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$4,895,035	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-RECREATION BUILDING**

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

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 17,000 S.F. RECREATION BUILDING AND DETACHED COMFORT STATION AT THE COMMUNITY PARK IN BLACK MOUNTAIN RANCH.

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, THIS PROJECT WILL SATISFY THE POPULATION-BASED PARK GUIDELINES TO SERVE A POPULATION OF 18,000 TO 25,000 PERSONS.

FUNDING ISSUES:

THIS PROJECT WILL PROVIDE FOR TORREY HIGHLANDS' INCREMENTAL SHARE, WITH THE BALANCE COMING FROM BLACK MOUNTAIN RANCH.

NOTES:

REFERENCE: BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT P-2.

SCHEDULE:

THIS PROJECT IS SCHEDULED AT FULL COMMUNITY DEVELOPMENT OF BOTH TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH IN FY 2014.

CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-SWIMMING POOL**

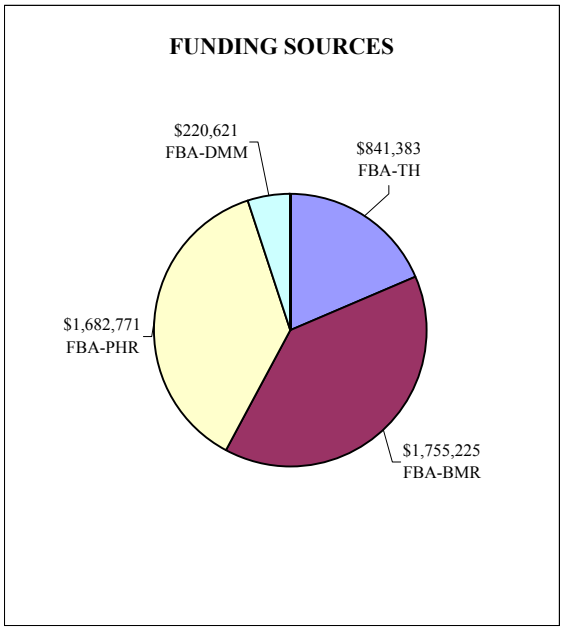
PROJECT: **P-5**

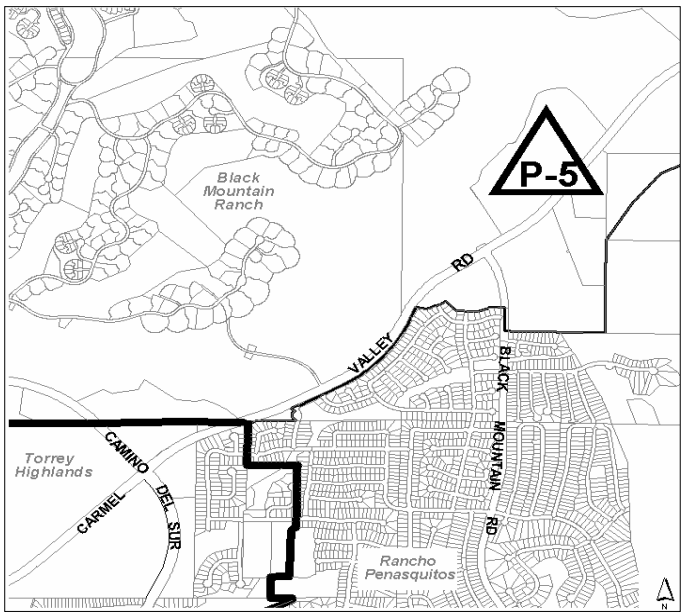
DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-429.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$841,383**							$841,383
FBA-BMR	**$1,755,225**							
FBA-PHR	**$1,682,771**							
FBA-DMM	**$220,621**							$220,621
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,500,000**	$0	$0	$0	$0	$0	$0	$1,062,004

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR			$1,755,225					
FBA-PHR			$1,682,771					
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$3,437,996	$0	$0	$0	$0	$0





CONTACT: JIM WINTER TELEPHONE: (619) 533-3040 EMAIL: jwinter@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK-SWIMMING POOL**

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

DESCRIPTION:

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

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, THIS PROJECT WILL SATISFY POPULATION-BASED PARK GUIDELINES TO SERVE UP TO 50,000 PEOPLE WITHIN A RADIUS OF 1.5 TO 2 MILES. THIS PROJECT WILL PROVIDE FOR TORREY HIGHLANDS' INCREMENTAL SHARE OF THE FUNDING OF THIS FACILITY WITH THE BALANCE COMING FROM PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, AND DEL MAR MESA.

FUNDING ISSUES:

NOTES:

REFERENCE: DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-20, BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT P-3, PACIFIC HIGHLANDS RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT P-3.3.

SCHEDULE:

DESIGN AND CONSTRUCTION ARE SCHEDULED TO BEGIN IN FY 2011. HOWEVER, THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT IN THE VARIOUS COMMUNITIES.

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY HIGHLANDS TRAIL SYSTEM**

PROJECT: **P-6**

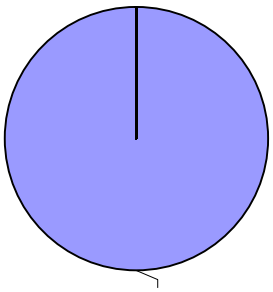
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 29-548.0

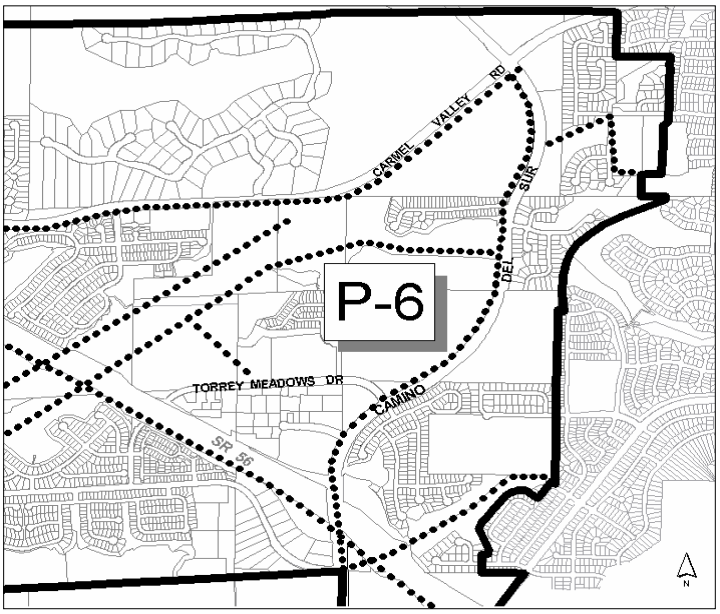
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,000,000**	$600,722			$199,278		$200,000	
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$1,000,000**	$600,722	$0	$0	$199,278	$0	$200,000	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: RICK THOMPSON TELEPHONE: (619) 533-6756 EMAIL: rthompson@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TORREY HIGHLANDS TRAIL SYSTEM**

		PROJECT:	**P-6**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	29-548.0	COMMUNITY PLAN:	TH

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

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

SCHEDULE:

FUNDING HAS BEEN PHASED TO COINCIDE WITH THE ACQUISITION AND DEVELOPMENT OF THE RIGHT-OF-WAY AND OPEN SPACE PARCELS IN WHICH THE TRAILS WILL BE LOCATED. THE SYSTEM WILL BE COMPLETED PRIOR TO FULL COMMUNITY DEVELOPMENT.

CONTACT: RICK THOMPSON TELEPHONE: (619) 533-6756 EMAIL: rthompson@sandiego.gov

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FIRE PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

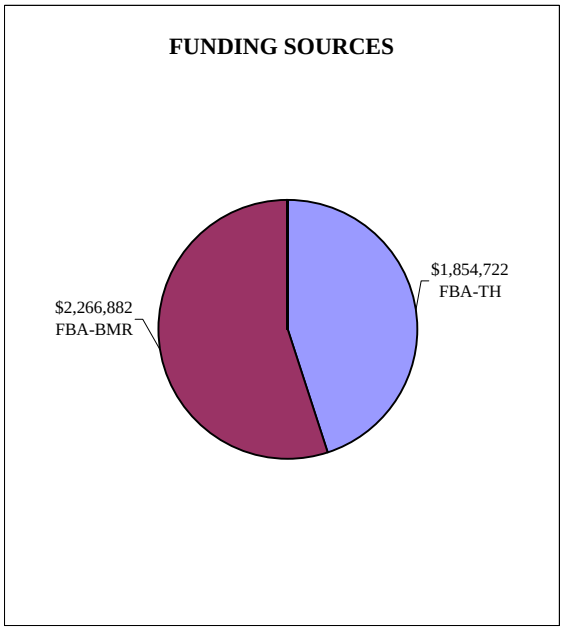
PROJECT: **F-1**

DEPARTMENT: FIRE
CIP or JO #: 33-099.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,854,722**	$1,820,494	$31,978	$2,250				
FBA-BMR	**$2,266,882**	$1,841,627	$422,505	$2,750				
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV		$459,483	-$454,483	-$5,000				
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$4,121,604**	$4,121,604	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0



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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

CONSTRUCT A NEW FIRE STATION ON A ONE-ACRE SITE IN BLACK MOUNTAIN RANCH TO SERVE DEVELOPMENT IN BOTH TORREY HIGHLANDS AND BLACK MOUNTAIN RANCH.

JUSTIFICATION:

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

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

THE FIRE STATION IS COMPLETED AND OPERATING. REIMBURSEMENT OCCURS AS FUNDS BECOME AVAILABLE.

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

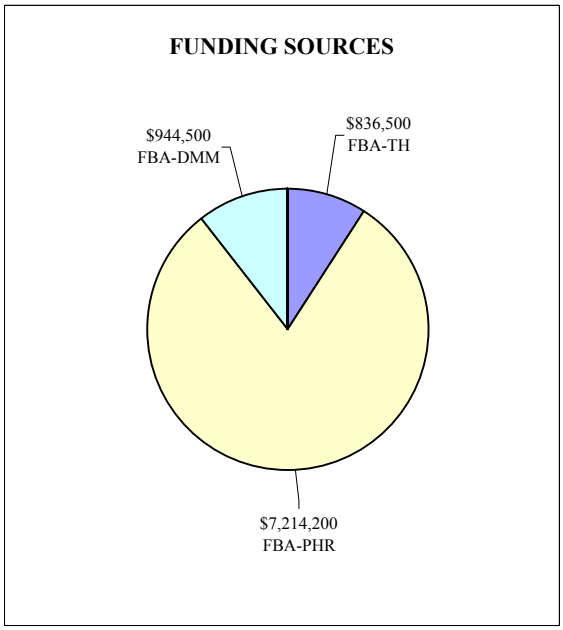
PROJECT: **F-2**

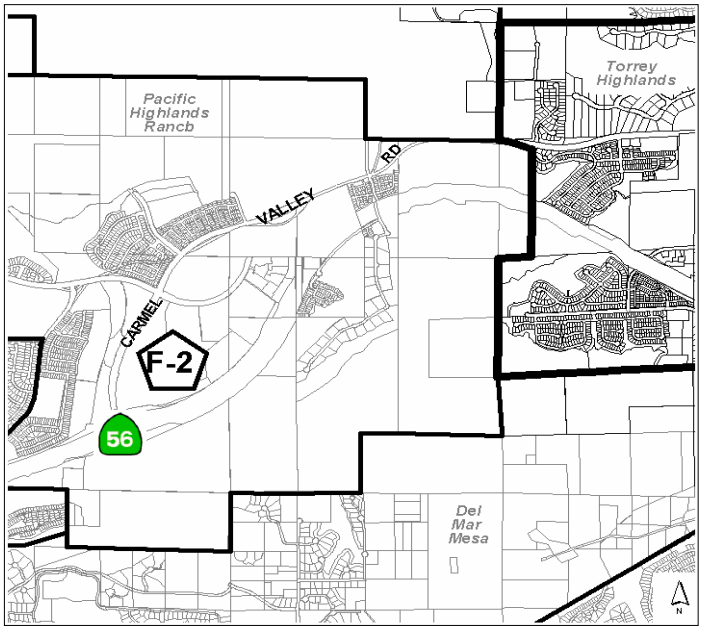
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 33-105.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$836,500**			$836,500				
FBA-BMR								
FBA-PHR	**$7,214,200**	$13,654	$2,124,589	$5,075,957				
FBA-DMM	**$944,500**				$944,500			
FBA-RP								
DEV. ADV			$6,856,957	-$5,912,457	-$944,500			
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$8,995,200**	$13,654	$8,981,546	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0





CONTACT: ALEX GARCIA TELEPHONE: (619) 533-3843 EMAIL: agarcia@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

		PROJECT:	**F-2**
DEPARTMENT:	ENGINEERING & CAPITAL PROJECTS	COUNCIL DISTRICT:	1
CIP or JO #:	33-105.0	COMMUNITY PLAN:	TH

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A NEW FIRE STATION WITH ACCOMMODATIONS FOR A WILDLAND FIRE FIGHTING FACILITY ON A 1.5 ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE DEVELOPMENT IN PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS. THE PROJECT SHALL CONSIST OF A 8,500 SQUARE FOOT FACILITY CAPABLE OF HOUSING TWO ENGINES AND SPECIALIZED APPARATUS TO FIGHT WILDLAND FIRES.

JUSTIFICATION:

THIS FACILITY WILL PROVIDE SUPPORT TO PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS, AND HAS BEEN SITUATED 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.

NOTES:

SCHEDULE:

PROJECT DESIGN BEGAN IN FY 2005; CONSTRUCTION IS ANTICIPATED TO START IN FY 2007.

CONTACT: ALEX GARCIA TELEPHONE: (619) 533-3843 EMAIL: agarcia@sandiego.gov

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LIBRARY PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BRANCH LIBRARY AND VILLAGE GREEN**

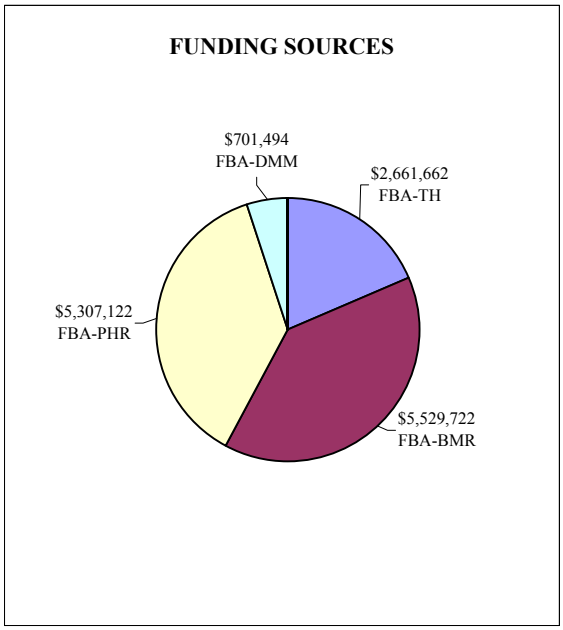
PROJECT: **L-1**

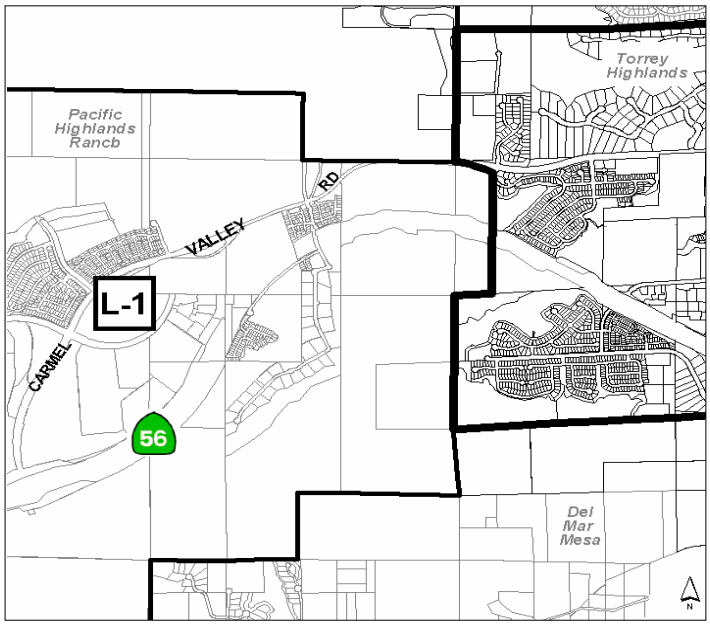
DEPARTMENT: LIBRARY
CIP or JO #: 35-236.0

COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,661,662**						$2,661,662	
FBA-BMR	**$5,529,722**						$5,529,722	
FBA-PHR	**$5,307,122**							
FBA-DMM	**$701,494**						$701,494	
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$14,200,000**	$0	$0	$0	$0	$0	$8,892,878	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR		$5,307,122						
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$5,307,122	$0	$0	$0	$0	$0	$0





CONTACT: MARY ANN TILOTTA TELEPHONE: 619 236-5827 EMAIL: Mtilotta@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BRANCH LIBRARY AND VILLAGE GREEN**

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

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

NOTES:

SCHEDULE:

CONSTRUCTION WILL OCCUR WHEN FUNDING BECOMES AVAILABLE. THE TORREY HIGHLANDS CONTRIBUTION IS EXPECTED IN FY 2010.

CONTACT: MARY ANN TILOTTA TELEPHONE: 619 236-5827 EMAIL: Mtilotta@sandiego.gov

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WATER AND SEWER PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

PROJECT: **U-1**

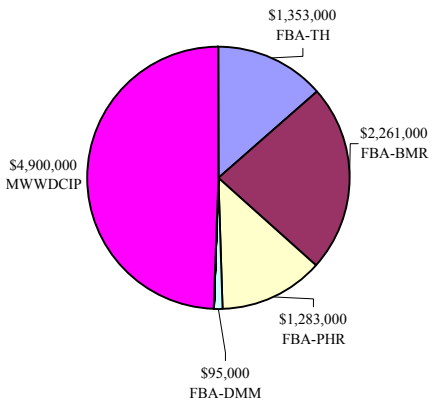
DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 46-136.0

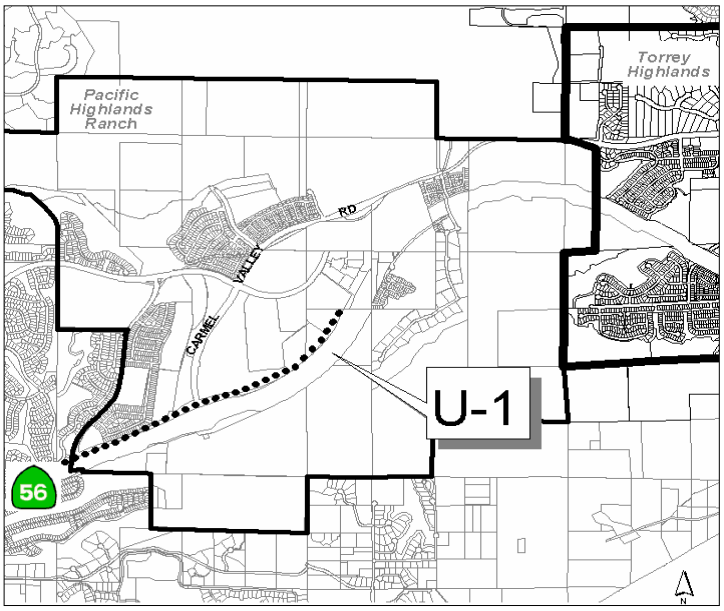
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$1,353,000**						$1,353,000	
FBA-BMR	**$2,261,000**						$2,261,000	
FBA-PHR	**$1,283,000**						$1,283,000	
FBA-DMM	**$95,000**						$95,000	
FBA-RP								
DEV. ADV			$100,000	$1,016,044			-$1,116,044	
DEV/SUBD								
CITY-CIP								
STATE								
MWWDCIP	**$4,900,000**		$8,775,956				-$3,875,956	
UNIDEN								
TOTAL	**$9,892,000**	$0	$8,875,956	$1,016,044	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
CITY-CIP								
STATE								
MWWDCIP								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

THE CITY WILL PROVIDE INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND BE REIMBURSED 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:

SCHEDULE:

THE CITY WILL PROVIDE INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND BE REIMBURSED BY NEW DEVELOPMENT FROM THE FACILITIES BENEFIT ASSESSMENT FUNDS FOR COMMUNITIES IN THE FORMER NORTH CITY FUTURE URBANIZING AREA AT SUCH TIME AS THE AVAILABLE CAPACITY IN THE EXISTING TRUNK SEWER HAS BEEN EXCEEDED.

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR HEIGHTS PIPELINE RELOCATION**

PROJECT: **U-2**

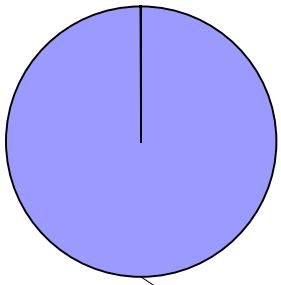
DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 70-965.0

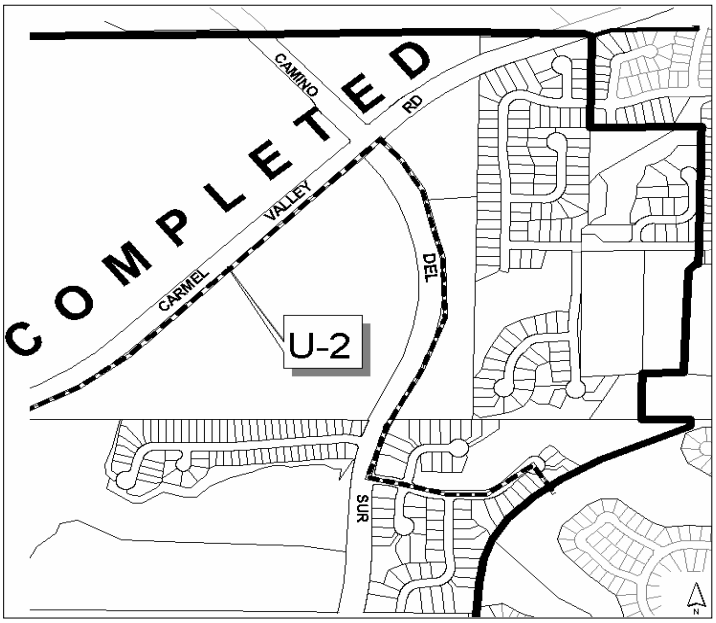
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,559,869**	$985,375	$1,574,494					
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV		$1,574,494	-$1,574,494					
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,559,869**	$2,559,869	$0	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR HEIGHTS PIPELINE RELOCATION**

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

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

SCHEDULE:

PROJECT IS COMPLETED. REIMBURSEMENT TO DEVELOPERS IN FY 2003 TO FY 2006.

CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEW 16" WATER MAINS**

PROJECT: **U-3**

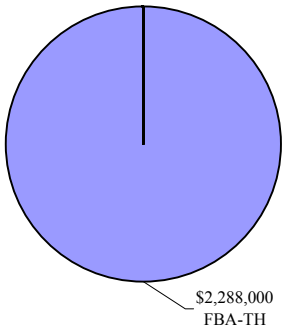
DEPARTMENT: WATER
CIP or JO #: 70-966.0

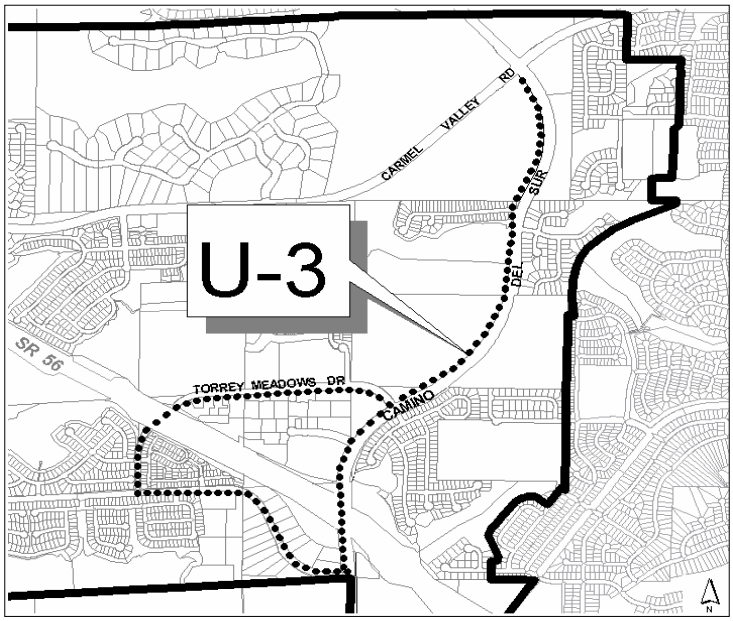
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$2,288,000**		$1,765,000		$523,000			
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV		$523,000			-$523,000			
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$2,288,000**	$523,000	$1,765,000	$0	$0	$0	$0	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-BMR								
FBA-PHR								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: CHRIS GASCON TELEPHONE: (619) 533-7417 EMAIL: CGascon@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEW 16" WATER MAINS**

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

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 18,000 LF OF 16-INCH WATER MAINS WITHIN THE CAMINO DEL SUR, CARMEL MOUNTAIN ROAD, STREET "A" AND STREET "B" RIGHTS-OF-WAY CONSISTENT WITH THE WATER SYSTEM ANALYSIS FOR TORREY HIGHLANDS.

JUSTIFICATION:

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

FUNDING ISSUES:

NOTES:

SCHEDULE:

REIMBURSEMENT TO DEVELOPER IN FY 2004/2008.

CONTACT: SHAHIN MOSHREF TELEPHONE: (619) 533-5150 EMAIL: smoshref@sandiego.gov

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MISCELLANEOUS PROJECTS

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **WILDLIFE RESCUE CENTER**

PROJECT: **M-1**

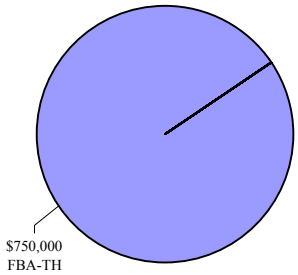
DEPARTMENT: MISCELLANEOUS
CIP or JO #: N/A

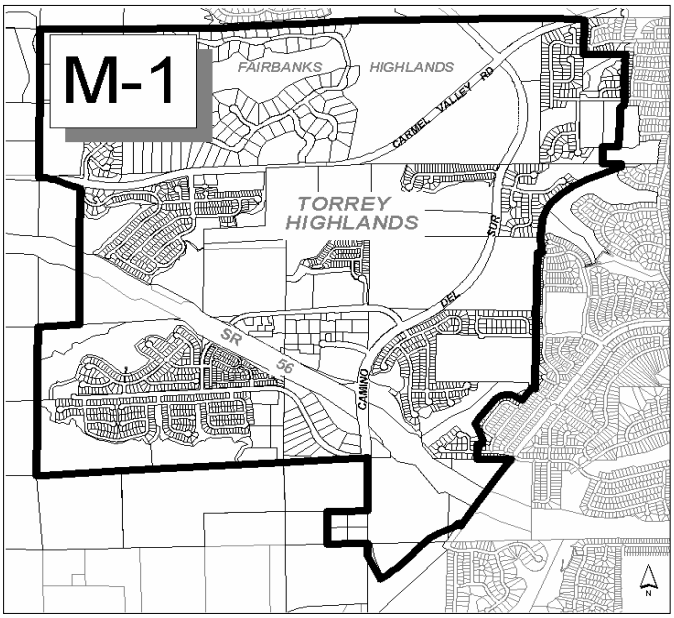
COUNCIL DISTRICT: 1
COMMUNITY PLAN: TH

SOURCE	**FUNDING:**	EXPENDED	CONT APPROP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
FBA-TH	**$750,000**					$100,000	$650,000	
FBA-THILL								
FBA-PHR								
FBA-DMM								
FBA-CV (S)								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	**$750,000**	$0	$0	$0	$0	$100,000	$650,000	$0

SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-TH								
FBA-THILL								
FBA-PHR								
FBA-DMM								
FBA-CV (S)								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	$0	$0	$0	$0	$0	$0	$0	$0

FUNDING SOURCES





CONTACT: TELEPHONE: EMAIL:

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **WILDLIFE RESCUE CENTER**

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

DESCRIPTION:

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

JUSTIFICATION:

FUNDING ISSUES:

NOTES:

SCHEDULE:

THIS PROJECT IS SCHEDULED IN FY 2009/2010 AT FULL COMMUNITY DEVELOPMENT.

CONTACT:

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APPENDIX

Transportation Phasing Plan **131**

Residential Development Summary **135**

Non-Residential Development Summary **139**

Facilities Benefit Assessment Numerical Listing **143**

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TRANSPORTATION PHASING PLAN

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TORREY HIGHLANDS TRANSPORTATION PHASING PLAN

IMP. NO.	FBA PROJ. NO.	FACILITY - LOCATION- DESCRIPTION	RESPONSIBLE PARTY
PHASE ONE: Expressway with Interchange–Improvements to be assured to the satisfaction of the City Engineer prior to any development in Torrey Highlands, not to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail)			
1	T-1.1	SR-56: Black Mountain Road to Carmel Country Road: Extend SR-56 as a 4-lane facility.	Others
2	T-2.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road.	BMR[(e)]
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements	BMR[(b)]
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR[(e)] /F.H.
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide striping, signaling, and widening improvements.	BMR[(b)]
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR[(b)]
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR[(b)]
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling, and widening improvements.	T.H. or BMR[(b)] if shifted
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway	Others
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR[(a)]
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (½ of ultimate).	T.H.
PHASE TWO: In order to exceed 20,000 ADT (9,500 Residential, 10,500 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer			
21	n/a	I-5 @ SR-56: Dual Freeway.	Others(c)
PHASE THREE: In order to exceed 27,000 ADT (12,000 Residential, 15,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer.			
5	T-3.1B	Camino del Sur: SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H.
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	T.H.
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H.[(d)]
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur: Improve to 4 lanes.	T.H.

IMP. NO.	FBA PROJ. NO.	FACILITY - LOCATION- DESCRIPTION	RESPONSIBLE PARTY
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others[c]
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others[c]
PHASE FOUR: In order to exceed 36,100 ADT (18,100 Residential, 18,000 Commercial/Retail), the following improvements need to be assured to the satisfaction of the City Engineer			
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./Others[c]
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./Others[c]
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	T.H.
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes.	T.H.
30A	n/a	Interim Improvements at El Camino Real & SR-56	City
30B	T-12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM	BMR[b]
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Real	T.H./Others[c]
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes.	T.H.
37	n/a	Carmel Mountain Road @ I-5: Construct Interchange.	Others[c]
PHASE FIVE: In order to exceed 57,760 ADT (f), the following improvements need to be assured to the satisfaction of the City Engineer.			
18	n/a	Via de la Valle: San Andres to El Camino Real East: Improve to 4 lanes.	Others[c]
20	n/a	I-5 @ Carmel Valley Road: NB connectors	Others[c]
24	n/a	El Camino Real: Half Mile Drive to Via de la Valle: Improve to 4 lane major.	Others[c]
25b	T-4.5	Carmel Valley Road (four/six lanes within Pacific Highlands Ranch).	P.H.R.
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.	T.H./Others[c]
28	T-1.2	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	Others[c]
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others[c]
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others[c]
35	n/a	SR-56: I-5 to I-15: Full Freeway	Others[c]

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

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

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

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

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

(4) At the start of Phase Four (36,100 average daily trips), advance $1.0 Million for the third westbound lane on SR-56 to I-5 (Project T-13) to begin the preliminary engineering and environmental document.

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

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RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY
Updated 15 August 2005

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

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

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NON-RESIDENTIAL DEVELOPMENT SUMMARY

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TORREY HIGHLANDS NON-RESIDENTIAL DEVELOPMENT SUMMARY
Updated 08 June 2006

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

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

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FACILITIES BENEFIT ASSESSMENT LISTING

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LEGEND FOR ASSESSMENTS:

27-Jul-06

SF:	SINGLE FAMILY =	$85,793	ECTC:	EMPLOYMENT CENTER =	$461,454
MF:	MULTI FAMILY =	$60,057	INST:	INSTITUTIONAL =	$128,690
LXMU:	LIMITED MIXED USE =	$692,350	CL:	LIMITED COMMERCIAL =	$153,569
CO:	COMMERCIAL =	$517,332	OS:	OPEN SPACE =	OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. $ AMT	TORREY HIGHLANDS OWNER NAMES
1	306-010-22	FM 13978	LOT S	1	SF	$85,793	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	$257,379	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
3	306-260-34	FM 13978	LOT 327	1	SF	$85,793	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
8	306-020-31			0	0	$0	CITY OF SAN DIEGO
8	306-020-27	FM 12873	Por. LOT 147	0	0	$0	CITY OF SAN DIEGO
12	306-021-15			108	SF	$9,265,644	PARDEE HOMES
12	306-021-15			21	MF	$1,261,197	PARDEE HOMES
14	306-250-27			0.51	CO	$263,839	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	$171,586	TORREY BROOKE DEV
22	306-011-41	PM 14768	PAR 2	41	SF	$3,517,513	BMR INVESTORS LTD
23	306-011-43	PM 6902	PAR 3	50	SF	$4,289,650	PENASQUITOS WEST
25	306-011-32	PM 8133	PAR 2	44	SF	$3,774,892	HORSESHOE INVESTORS LTD
26	306-410-01-73	FM 14643	LOTS 1 - 73	73	SF	$6,262,889	TR II LLC
27	306-411-02	FM 14643	LOT B	10.48	0	$0	POWAY UNIFIED SCHOOL DISTRICT
35	306-050-16			2.77	INST	$356,471	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	$357,758	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	$353,898	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	$359,045	ROMAN CATHOLIC BISHOP OF SD
38	306-042-14						RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-042-16			42	SF	$3,603,306	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-042-20			23	MF	$1,381,311	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-042-24			247	MF	$14,834,079	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR

LEGEND FOR ASSESSMENTS:

27-Jul-06

SF:	SINGLE FAMILY =	$85,793	ECTC:	EMPLOYMENT CENTER =	$461,454
MF:	MULTI FAMILY =	$60,057	INST:	INSTITUTIONAL =	$128,690
LXMU:	LIMITED MIXED USE =	$692,350	CL:	LIMITED COMMERCIAL =	$153,569
CO:	COMMERCIAL =	$517,332	OS:	OPEN SPACE =	OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. $ AMT	TORREY HIGHLANDS OWNER NAMES
38	306-042-21			6.69	CO	$3,460,951	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
42	306-261-21	FM 13978	LOT 326	1.71	CL	$262,603	GARY D, LORI S, LARRY R & NORMA ANDERSON
46	306-370-28	PM 19895	PAR 1	3.06	ECTC	$1,412,049	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-29	PM 19895	PAR 2	2.85	ECTC	$1,315,144	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-30	PM 19895	PAR 3	3.35	ECTC	$1,545,871	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-31	PM 19895	PAR 4	1.2	ECTC	$553,745	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-27	FM 14883	LOT B	5.21	ECTC	$2,404,175	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	$171,586	ENVIRONMENTAL TRUST
55	306-370-16	FM 14883	LOT 10	1.1	ECTC	$507,599	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-17	FM 14883	LOT 11	0.99	ECTC	$456,839	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-18	FM 14883	LOT 12	0.96	ECTC	$442,996	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-19	FM 14883	LOT 13	0.98	ECTC	$452,225	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-20	FM 14883	LOT 14	1.07	ECTC	$493,756	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-21	FM 14883	LOT 15	1.39	ECTC	$641,421	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-22	FM 14883	LOT 16	1.42	ECTC	$655,265	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-23	FM 14883	LOT 17	1	ECTC	$461,454	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-24	FM 14883	LOT 18	1.44	ECTC	$664,494	KILROY REALTY FINANCE PARTNERSHIP L P

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Insert resolution of designation here.

Facilities Benefit Assessment Schedule

FISCAL YEAR	$/ SFDU	$/ MFDU	$/ LMXU	$/ CO	$/ CL	$/ ECTC	$/ INST
2007	$85,793	$60,057	$692,350	$517,332	$153,569	$461,454	$128,690
2008	$91,799	$64,262	$740,818	$553,548	$164,320	$493,759	$137,699
2009	$98,225	$68,760	$792,676	$592,297	$175,823	$528,322	$147,338
2010	$102,154	$71,510	$824,383	$615,989	$182,856	$549,455	$153,231
2011	$106,240	$74,371	$857,357	$640,627	$190,170	$571,432	$159,360