

# Black Mountain Ranch

## Public Facilities Financing Plan and Facilities Benefit Assessment

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Fiscal Year 2013



THE CITY OF SAN DIEGO

Facilities Financing  
Development Services Department  
October 2012

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

*To view this document online, visit the City Planning and Community Investment Department on the City of San Diego website at:*

<http://www.sandiego.gov/planning/programs/facilitiesfinancing/plans/blackmtnranch.shtml>.

# **Introduction**

## **Authority**

This **financing plan** implements the improvement requirements set forth in the Black Mountain Ranch Subarea Plan, which was originally approved by the City Council on July 28, 1998 as Resolution No. R-290525, and subsequently amended on May 9, 2009 as Resolution No. R-304918.

The Phase Shift from the future urbanizing planning designation to planned urbanizing was subsequently approved by the voters during Fiscal Year 1999. This community is also subject to the requirements of two development agreements:

- Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-18387, March 17, 1997.
- First Amendment to Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-19020, December 10, 2001.

## **Third Update to Financing Plan**

On November 1, 2005, by Resolution R-301005, the City Council adopted the Fiscal Year 2006 Black Mountain Ranch Public Facilities Financing Plan. This report constitutes the third comprehensive update of the Public Facilities Financing Plan for the Black Mountain Ranch community. Future adjustments are anticipated to occur on an annual basis.

## **Scope of Report**

This Financing Plan for Black Mountain Ranch sets forth the major public facilities that will be needed over the next eight years during which the full community development is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Black Mountain Ranch, as required by City Ordinance O-15318, adopted August 25, 1980. The FBA is established to provide funds for public facilities which will benefit the Black Mountain Ranch community.

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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). Additionally, the FBA is established, increased, imposed and collected in accordance with the California Government Code sections 66000 *et seq.* 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 Black Mountain Ranch community planning area. For more information on the area of benefit, see Areas of Benefit and Projected Land Uses beginning on page 5.

## Methodology of the FBA

The methodology of the FBA is as follows:

- 1) An FBA **Assessment Roll** is prepared for Black Mountain Ranch where each remaining, unimproved parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of the property. Refer to Assessment Roll Description on page 9 for more information on the Assessment Roll.
- 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 obtaining construction permits for development. FBA fees are paid directly to the Development Services Department at the time of building permit issuance.
- 4) Fees are collected, placed into a separate City interest bearing fund, and used within the area of benefit solely for those capital improvements and administrative costs identified in the Black Mountain Ranch Public Facilities Financing Plan.

## Timing and Cost of Facilities

The public facilities projects anticipated to be financed by the Black Mountain Ranch FBA funds are shown in Table 9, beginning on page 31. 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, neighborhood parks and recreation, fire, libraries, and water & sewer. Descriptions of the anticipated projects, which are listed in Table 9 and can be found on the project sheets beginning on page 37. The FBA also funds the administrative costs associated with the development, implementation, and operation of the FBA program.

## **Expenditures**

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

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

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

## **Area 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 community boundary of Black Mountain Ranch are known as the area of benefit. A Facilities Benefit Assessment is applied to the residential, non-residential, and various other land use combinations of undeveloped property. Figure 1, on page 7, shows the community boundary and locations of the Black Mountain Ranch Facilities Benefit Assessment Districts or areas 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 designations and assessment payment history, provides the data for the Inventory of Land Uses table shown on page 6.

### **Projected Land Use**

#### **Residential**

The anticipated remaining residential development for Black Mountain Ranch is estimated at 2,694 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 remaining non-residential development for Black Mountain Ranch is projected to be 225,000 Commercial and 515,000 Employment/Office square footage, and 13.2 Institutional acres, and 300 hotel rooms. A list of the types and amount of planned non-residential development can also be found in Table 1 on page 6.

In the event that a landowner desires to proceed with development of a portion of the landowner's property based on a phased development program, which is subject to a lien for the total amount of FBA as provided in SDMC section 61.2210, the landowner may obtain building permits for the development phase after paying a portion of the FBA and making provision for payment of the remainder of the FBA to the satisfaction of the Mayor.

**Table 1 - Inventory of Land Uses**

*As of June 30, 2012 (projected)*

<b>Land Use</b>	<b>Actual</b>	<b>To Go</b>	<b>Total</b>
Single-Family Residential Units	2,100	1,344	3,444
Multi-Family Residential Units	606	850	1,456
Senior Housing Units	0	500	500
Commercial/Retail <sup>1</sup>	16,000	225,000	241,000
Institutional Acres <sup>2</sup>	2.8	13.2	16.0
Employment/Office	0	515,000	515,000
Hotel Rooms	0	300	300
Golf Course	1	0	1

<sup>1</sup> 16,000 square feet of the Commercial/Retail is located at the South Village Town Center. Pursuant to the Black Mountain Ranch Subarea Plan, the remaining 225,000 square feet of the Commercial/Retail development will be located in the North Village Town Center.

<sup>2</sup> Institutional land uses include such projects as churches, day care centers, assisted living, and the like.

**Figure 1 - Area of Benefit Map**



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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 Black Mountain Ranch Facilities Benefit Assessment.

**Table 2 - EDU Ratios**

<b>CATEGORY</b>	<b>Transportation</b>	<b>Parks</b>	<b>Fire</b>	<b>Library</b>	<b>Water</b>	<b>Sewer</b>
Single-Family	1.0	1.0	1.0	1.0	1.0	1.0
Multi-Family	0.7	0.7	0.7	0.7	0.7	0.7
Senior Housing	0.4	0.36	0.36	0.36	0.36	0.36
Commercial (per 1,000 SF)	0.4	0.0	0.4	0.0	0.8	0.8
Institutional (per acre)	4.0	0.0	4.0	0.0	8.9	8.9
Employ/Office (per 1,000 SF.)	0.2	0.0	0.4	0.0	1.14	1.14
Hotel (per room)	0.56	0.0	0.5	0.0	1.25	1.25
Golf Course	50	0.0	20.0	0.0	50.0	50.0

## Assessment Roll Description

For each undeveloped map portion or parcel in the Area of Benefit, the Assessment Roll 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 Roll 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 Roll is prepared, as shown on the last equalized Assessment Roll, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (SDMC section 61.2205). The current Assessment Roll is included in this financing plan and begins on page 125.

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

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

## **Fee Deferral Program**

The San Diego City Council approved [Ordinance O-19893](#) that allows for the deferral of FBA and Development Impact Fees (DIF). The FBA fee deferral program will be in effect for three years from the date of ordinance approval (termination date 12/31/2014). A Fee Deferral Agreement must be processed by the applicant, properly executed, duly recorded, and the applicable administration fee paid to defer the collection of FBA or DIF. The FBA or DIF can be deferred for a maximum period of two years, or until request for Final Inspection, whichever occurs first. The Final Inspection shall not be scheduled until the applicable FBA or DIF are paid.

FBA fees, including all annual inflationary rate increases, due shall be as set forth in the fee schedule in effect when the Fee Deferral Agreement is executed by the City, or the fees approved by the City Council for a subsequent update of the public facilities financing plan, whichever fee is lower.

## **Determination of Assessment Rates**

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

- Development schedule (in dwelling units and acres)
- Composite EDU ratios for each land use designation
- Schedule of facility expenditures (in FY 2013 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 3% for Fiscal Years 2013 through build out (applied to the fund balance)

- Annual inflation rate of 4% for Fiscal Years 2014 through build out (to determine the future costs of facilities that will be constructed in years beyond FY 2014)
- At the end of each fiscal year (June 30<sup>th</sup>), unpaid assessments are increased by the inflation factor.

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

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

## Development Impact Fees (DIF)

Development Impact Fees (DIF) are established, increased, imposed and collected in accordance with the California Government Code sections 66000 *et seq.* to mitigate the impact of additional development on properties that have either already paid FBAs and/or that have never been assessed. DIF, equal to current FBA, are appropriate for such development.

**Table 3 - FY 2013 Assessment Rate**

LAND USE	ASSESSMENT PER UNIT/ACRE (FY 2013 DOLLARS) <sup>1</sup>
Single-Family Residential Unit	50,900
Multi-Family Residential Unit	35,630
Senior Housing Unit	19,342
Commercial (per 1,000 SF)	8,653
Institutional Acre	168,479
Employment/Office (per 1,000 SF)	4,581
Hotel Room	23,414
Golf Course	2,439,914

<sup>1</sup> These are the FBA assessments that will go into effect upon adoption of this Public Facilities Financing Plan.



## Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. With this update, the FY 2013 assessment for the single family fee category is reduced by approximately 15.8% from the current assessment due to changes in the timing and phasing of the community's development and facilities. An inflation factor of 4% per year will be applied to the assessment starting in FY 2014. The inflation factor is used to provide automatic annual increases in the assessment rate and takes effect 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 Black Mountain Ranch FBA Schedule in Table 4 shows the projected rate of assessment for each category of land use during each year of community development.

**Table 4 - Facilities Benefit Assessment Schedule**

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INST AC	E/O KSF	HOTEL RM	GOLF
2013a <sup>2</sup>	60,452	42,316	0	20,010	200,085	10,412	27,684	2,346,074
2013b <sup>3</sup>	50,900	35,630	19,342	8,653	168,479	4,581	23,414	2,439,914
2014	52,936	37,055	20,116	8,999	175,218	4,764	24,351	2,054,324
2015	55,053	38,537	20,920	9,359	182,225	4,955	25,324	2,136,497
2016	57,255	40,079	21,757	9,733	189,514	5,153	26,337	2,221,939
2017	59,545	41,682	22,627	10,123	197,094	5,359	27,391	2,310,812
2018	61,927	43,349	23,532	10,528	204,978	5,573	28,486	2,403,236
2019	64,404	45,083	24,474	10,949	213,177	5,796	29,626	2,499,374
2020	66,980	46,886	25,452	11,387	221,704	6,028	30,811	2,599,345

SFDU = Single-family dwelling unit

MFDU = Multi-family dwelling unit

SNR = Senior housing unit

CKSF = Commercial (per 1,000 square feet)

INSTAC = Institutional acre

E/OKSF = Employment/Office (per 1,000 square feet)

HOTELRM = Hotel Room

GOLF= Golf Course

<sup>2</sup> These are the FBA assessment rates currently in effect pursuant to the adopted FY2006 Public Facilities Financing Plan.

<sup>3</sup> These are the FBA assessment rates that will go into effect upon approval of this Public Facilities Financing Plan.

## **Cash Flow Analysis**

The Black Mountain Ranch Cash Flow, Table 7, page 15, presents an analysis of the Black Mountain Ranch FBA. For each fiscal year during the development of the community, the cash flow shows the difference between anticipated FBA revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 3% annual return for FY 2013 through full community development.

The results verify that under the assumed conditions for inflation factors, interest rates, land use development rates and facility costs, sufficient funds are expected for all listed facility requirements without incurring a negative cash flow at any time throughout the build out of the community. This cash flow does not rely on developer construction of facilities, although it is expected that some facilities will be provided by the primary developers through reimbursement agreements.

Annual updates of the cash flow analyses, using actual event status (project status, revenues collected, actual construction costs incurred, etc.), are planned during community development. In this way, potential negative cash flow conditions can be anticipated, and expenditure adjustments can be scheduled to fit funding expectations. Facility needs are related to the community growth rate. Scheduling of facility development is contingent on actual development in the community. Therefore, any slowdown in development will result in shifting of the projected schedule for providing needed facilities. When changes in the development rate occur, facility schedules will be modified accordingly and a new cash flow analysis will be prepared.

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 Table 5 and Table 6 on page 14.

**Table 5 - Los Angeles/San Diego Construction Cost Index**

As reported by *Engineering News Record*

<b>Year</b>	<b>CCI</b>	<b>% Change/Year</b>
1999	6832	2.38%
2000	7056	3.28%
2001	7073	0.24%
2002	7440	3.75%
2003	7572	3.69%
2004	7735	2.15%
2005	8234	6.45%
2006	8552	3.87%
2007	8873	3.75%
2008	9200	3.68%
2009	9799	6.51%
2010	9770	(0.3%)
2011	10035	2.72%
2012	10284	2.48%

**Table 6 - San Diego Consumer Price Index**

<b>Year</b>	<b>CPI</b>	<b>% Change/Year</b>
1999	171.7	3.73%
2000	179.8	4.72%
2001	190.1	5.73%
2002	195.7	2.95%
2003	203.8	4.14%
2004	211.4	3.73%
2005	218.3	3.26%
2006	226.7	3.85%
2007	231.9	2.29%
2008	242.4	4.56%
2009	240.9	-0.6%
2010	244.2	1.39%
2011	252.5	3.40%
2012	256.6	1.66%

**Table 7 - Black Mountain Ranch Cash Flow**

FY	SFDU	MFDU	SNR	C/KSF	INST/AC	EO/KSF	HOTEL RM	SFDU	MFDU	SNR	C/KSF	INST/AC	EO/KSF	HOTEL RM	INPUT PLUS INTEREST	CIP	NET BALANCE
Prior	2,100	606	0	16.0	2.8	0.0	0										
2012								58,127	40,689	0	19,241	192,389	10,012	26,619			1,430,410
2013a	50	0	0	0.0	0.0	0.0	0	60,452	42,316	0	20,010	200,085	10,412	27,684	3,044,056	3,110,302	1,364,164
2013b	140	100	150	0.0	6.6	0.0	0	<b>50,900</b>	35,630	19,342	8,653	168,479	4,581	23,414	14,744,362	13,259,708	2,848,818
2014	241	159	174	0.0	3.2	0.0	0	52,936	37,055	20,116	8,999	175,218	4,764	24,351	22,819,521	21,162,695	4,505,644
2015	286	165	80	0.0	3.4	0.0	0	55,053	38,537	20,920	9,359	182,225	4,955	25,324	24,640,186	17,258,570	11,887,261
2016	275	165	83	0.0	0.0	0.0	0	57,255	40,079	21,757	9,733	189,514	5,153	26,337	24,519,606	24,409,184	11,997,682
2017	250	163	13	90.5	0.0	257	0	59,545	41,682	22,627	10,123	197,094	5,359	27,391	24,706,145	19,231,087	17,472,739
2018	91	67	0	90.5	0.0	258	0	61,927	43,349	23,532	10,528	204,978	5,573	28,486	11,581,611	2,721,079	26,333,271
2019	9	31	0	44.0	0.0	0.0	0	64,404	45,083	24,474	10,949	213,177	5,796	29,626	3,289,875	126,532	29,496,613
2020	2	0	0	0.0	0.0	0.0	300	66,980	46,886	25,452	11,387	221,704	6,028	30,811	9,888,215	34,749,271	4,635,557

Note: The FY 2013b FBA assessment for a golf course is not shown above as no additional golf courses are contemplated in Black Mountain Ranch. The calculated NEDU factor for a golf course is 40.360.

The FY2013b FBA assessment rates will go into effect upon approval of this Public Facilities Financing Plan.

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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 community planning area known as Black Mountain Ranch.

## **Development Forecast and Analysis**

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

The current development schedule assumes that the required transportation improvements will be provided by the time any thresholds are reached. The projected schedule of development for Black Mountain Ranch is presented in Table 8, on page 18. 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 2012 refers to those for which permits were issued, with fees paid, between July 1, 2011 and June 30, 2012. Development in Black Mountain Ranch is projected to reach 5,400 dwelling units by the end of Fiscal Year 2020.

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 result in a modification of the schedule for providing needed public facilities. In addition, the City may amend this Public Facilities Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

**Table 8 - Development Schedule**

<b>FISCAL YEAR</b>	<b>SFDU</b>	<b>MFDU</b>	<b>SNR</b>	<b>CKSF</b>	<b>INSTAC</b>	<b>E/OKSF</b>	<b>HOTEL</b>	<b>GOLF</b>
<b>Prior Yrs</b>	2100	606	0	16	2.8	0	0	1
<b>2013a</b>	50	0	0	0	0	0	0	0
<b>2013b</b>	140	100	150	0	6.6	0	0	0
<b>2014</b>	241	159	174	0	3.2	0	0	0
<b>2015</b>	286	165	80	0	3.4	0	0	0
<b>2016</b>	275	165	83	0	0	0	0	0
<b>2017</b>	250	163	13	90.5	0	257	0	0
<b>2018</b>	91	67	0	90.5	0	258	0	0
<b>2019</b>	9	31	0	44	0	0	0	0
<b>2020</b>	2	0	0	0	0	0	300	0
<b>PRIOR</b>	2100	606	0	16	2.8	0	0	1
<b>TO GO</b>	<b>1,344</b>	<b>850</b>	<b>500</b>	<b>225</b>	<b>13.2</b>	<b>515</b>	<b>300</b>	<b>0</b>
<b>TOTAL</b>	3,444	1,456	500	241	16.0	515	300	1

Note: As part of this FY 2013 Plan, the Hotel, together with 44,000 square feet of commercial, have been added back in to the development schedule. Previously, this development had completely satisfied or “pre-paid” their FBA obligation in advance of actual construction of these developments because these properties participated in the funding of certain FBA improvements that were required and programmed in the first years of development of Black Mountain Ranch. However, since these developments still have not yet developed, their pre-payment has been returned to the master developer for their use on other projects.

### **Residential**

In the FY 2006 Plan, the anticipated residential development for Black Mountain Ranch was estimated at 5,400 dwelling units. This reflected the maximum number of dwelling units approved by the voters as part of the “phase shift” vote approved by the voters in November, 1998. The anticipated residential forecast has been maintained at 5,400 dwelling units with this update to the Financing Plan. Subsequent changes to the rate of anticipated build out of residential development will be the subject of future annual updates to the Financing Plan. The anticipated remaining residential development for Black Mountain Ranch is estimated at 2,694 dwelling units. A list of the types and amount of planned residential development can be found in Table 1 on page 6.

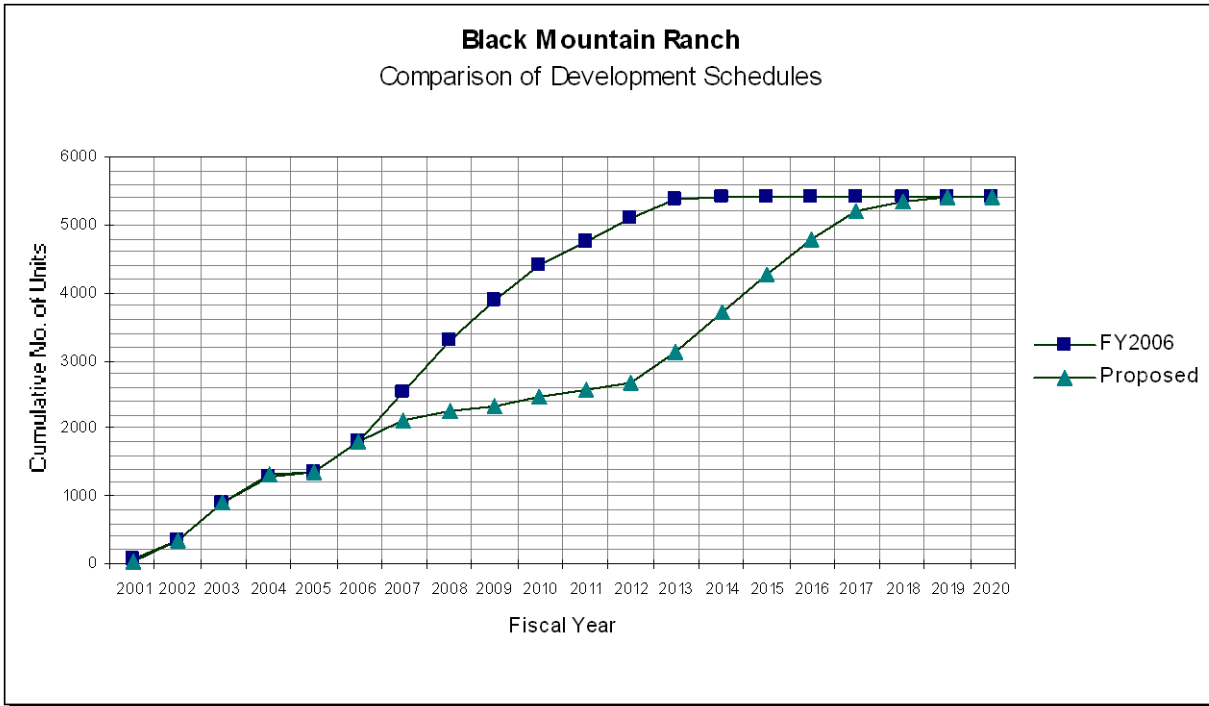
### **Non-residential**

In the FY 2006 Plan, the anticipated non-residential development for Black Mountain Ranch was budgeted with a 300 room hotel, two golf courses, 135,000 square feet of commercial/retail, 16 acres of institutional, and 450,000 square feet of employment center, and 65,000 square feet of office. With this update to the Financing Plan there will only be one golf course, the square footage of commercial/retail will increase to 241,000 square feet and the other projections will remain the same. A list of the types and amount of planned non-residential development can also be found in Table 1 on page 6.

**Annual Absorption Rate**

After an initial startup period, the FY 2006 Plan anticipated an annual absorption rate that peaked at 770 residential dwelling units in FY 2008. This update to the Financing Plan anticipates that, residential development will occur with a sustained annual rate of 400-600 dwelling units per year with a peak annual rate of approximately 574 dwelling units in FY 2014. Figure 2 on page 20 illustrates the differences in the cumulative absorption of residential development between the FY 2006 Plan and this update to the Financing Plan.





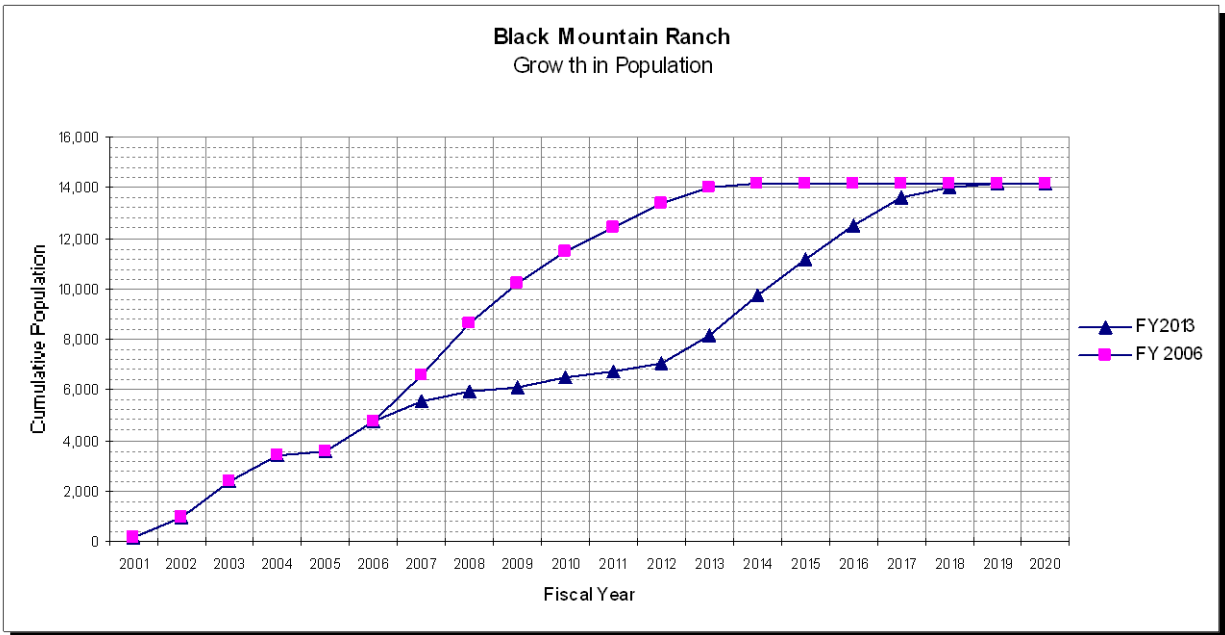
**Figure 2 - Comparison of Cumulative Absorption of Residential Development**

**Population Factors**

As part of the FY 2006 plan, when determining the population-based public facilities requirements, the Public Facilities Financing Plan has utilized a population factor of 2.62 persons per household consistent with the Framework Plan for the North City Future Urbanizing Area. No change in this methodology is proposed as part of this update.

**Population at Build out**

Based upon a utilization of the population factors discussed above, full community development of the Black Mountain Ranch Subarea remains the same as before and has been calculated at 14,148. The graph provided as Figure 3 on page 21 illustrates both, the previous rate of population growth, as reflected in the FY 2006 Plan, together with the proposed rate of population growth that is set forth as part of this update.



**Figure 3 - Growth in Population**

## Capital Improvement Program

### Future Public Facility Needs

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

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

The projects are summarized in Table 9 starting on page 31. The anticipated project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 37. The anticipated timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets. Refer to Table 8 on page 18 for the current development schedule anticipated for the community.

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

## **Changes to Capital Improvement Project List**

The following new projects have been added to the Black Mountain Ranch Public Facilities Financing Plan for FY 2013:

- T-47.3     Paseo Del Sur (Potomac Ridge Road to Camino Del Sur – 2 lanes):  
Total project cost estimate of 1,595,972.
- T-62        Del Sur Ridge Road (Paseo del Sur to Nighthawk Lane – 2 lanes):  
This project is listed as a subdivider expense. Total project cost estimate of 1,238,450.
- T-63        Nicole Ridge Rd (Camino San Bernardo to Potomac Ridge Rd):  
Total project cost estimate of 826,150.
- T-64        Babcock St (Camino Del Sur south for 370 ft.):  
This project is listed as a Subdivider expense. Total project cost estimate of 521,056.

With this FY 2013 update to the Black Mountain Ranch Public Facilities Financing Plan, the following two projects had changes in scope:

- T-34.1     Camino Del Sur (Paseo Del Sur to Bernardo Lakes Dr – 4 lanes):  
T-34 was separated into two segments; T-34.1 and T-34.2, and the western starting point was changed to Paseo Del Sur instead of Bing Crosby Dr.
- T-47.1     Paseo del Sur (Camino del Sur east Highschool Entrance)  
The FY 2006 plan shows the scope of the improvements as Paseo del Sur from Camino del Sur east to Camino San Bernardo. The alignment of this project was modified because of the resubdivision activity in the North Village.

Changes were made to two other projects. Project T-25, which pertains to Carmel Valley Road east of Black Mountain Road was split into three distinct phases. Project T-61, an incremental widening of SR-56, was deleted with the scope of work previously addressed by this project absorbed into Project T-54.2.

## **Fee Schedule for Facilities Benefit Assessments**

### **Annual Review**

The FBA Ordinance in the Municipal Code (SDMC 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
- 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 Black Mountain Ranch FBA Schedule in Table 4 on page 12, shows the rate of assessment for each category of land use during each year of community development. The FY 2013 assessment schedule includes an approximately 15.8% decrease in the current assessment for the single family fee category, with a 4% annual increase starting in FY 2014.

## **Financing Strategy**

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

### **Facilities Benefit Assessment (FBA)**

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

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

### **Development Impact Fee (DIF)**

Within urbanized communities which are near full community development, Development Impact Fees (DIF) are established, increased, imposed and collected in accordance with the California Government Code sections 66000 *et seq.* 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. Consistent with previous Council direction, Development Impact Fees, equal to the current FBA assessments, are appropriate for all properties in all FBA communities that have never been assessed or otherwise agreed to pay Facilities Benefit Assessments.

### **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.

### **Regional Transportation Congestion Improvement Fees (RTCIP)**

Where appropriate, the Facilities Financing Section assesses the Regional Transportation Congestion Improvement Program Fees (RTCIP) as originally authorized by the City Council by Resolution R-303554, adopted on April 14, 2008. This fee is applicable to new residential development. On-site Affordable (low income) units may be exempt from the RTCIP fee. These fees were established to ensure that new development directly invests in the region's transportation system to offset the negative impact of growth on congestion and mobility. This fee will be in addition to Development Impact Fees or Facilities Benefit Assessment Fees.

Development within Black Mountain Ranch is currently exempt from the RTCIP fee since new development pays FBA assessments in an amount greater than the average RTCIP rate per residential unit and therefore demonstrates a Maintenance of Effort in financing the Regional Arterial System.

### **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 and industrial land will be assessed FBAs for infrastructure (including transportation), fire, and utility facilities. However, developers of commercial and industrial land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Black Mountain Ranch community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, their fair share can be evaluated at that time.
- 3) Annual reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and assessments shall be evaluated for all portions of the program.
- 4) The developer, or permittee, shall pay the FBA as a condition of obtaining construction 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 a City fund that provides interest earnings for the benefit of Black Mountain Ranch.
- 7) The Development Schedule, shown in Table 8 on page 18, is an estimated schedule and is based on the latest information available at the time this financing plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Black Mountain Ranch.
- 8) Most public facilities identified in the financing plan are either “population based” or “transportation based”. The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project would actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections, coupled with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year in which to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update to the financing plan. In addition, the City may amend this Public Facilities Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.
- 9) Only those roadways that have been designed as a four-lane facility or larger or key circulation element roads have been considered in this financing plan as being funded by the FBA. All other roadways located within Black Mountain Ranch will be the responsibility of the developer/subdivider and are not reflected in the FBA calculations.
- 10) It has been assumed that a large majority of the cost necessary to construct SR-56 will be provided from funds other than the FBA, e.g. TRANSNET, state or federal (ISTEA) highway funds, and/or toll road funds, etc. In 2006, the voters of San Diego County approved the extension of the TRANSNET ½ cent sales tax and identified the widening of SR-56 as one of the projects to be funded by TRANSNET. Consequently, the funding of this project has now been identified in the RTP program managed by SanDAG. FBA funding has been identified solely as backup funding for the widening of SR-56 from four lanes to six, should these other sources of funding not be obtained at the time the improvements are required.
- 11) For projects that require land acquisition in this financing plan, property value estimates assume that the property is graded, in finished pad condition, and “ready to accept” for the project for which it is intended (i.e. the value of raw land plus the cost of improvements/environmental mitigation.). The actual price paid for land within Black Mountain Ranch will be based upon either a price established through direct negotiations between the affected owner(s) and relevant public agency or by fair market value, as determined by an appraisal that will be prepared in accordance with standard City policy.



- 12) It has been assumed that all costs for open space acquisition will be provided from funds other than the FBA, i.e. subdivision requirement, off-site mitigation for a particular project, etc.
- 13) It is expected that all right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the FBA. It is anticipated that if right-of-way must be acquired by the FBA by way of eminent domain, a cost reimbursement district, with the beneficiary being the Black Mountain Ranch FBA, will be processed to recover the cost of the right-of-way at such time as the property adjacent to the roadway frontage develops.
- 14) FBA fees shall be paid by all categories of private development, including affordable housing projects.
- 15) This financing plan identifies a number of anticipated public facility projects as being funded by the FBA. However, it is understood that, during the development of Black Mountain Ranch, alternative funding sources may be proposed in lieu of FBA funding, such as developer funds or Mello-Roos Community Facility District financing.
- 16) The reimbursable expenses that a developer, who enters into an agreement with the City to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA may include, but not limited to, any right-of-way acquired through negotiation and/or condemnation by either developer or the City, environmental mitigation costs related specifically to the project, construction costs for all public improvements including, but not limited to roadway improvements, grading and storm drain facilities located within the right-of-way, landscaping, traffic control devices and signs, design services, engineering, professional services, appraisal costs, environmental reports, soils testing, legal services, surveying, project administration, construction management and supervision, insurance premiums, bonds, and all other fees and charges, including, but not limited to, permit fees, inspection fees, etc. The specifics of what is to be credited and/or reimbursed shall be as set forth in the reimbursement agreement.

### **Consideration in Lieu of Assessment**

In prior versions of the Financing Plan consideration was offered to several developments that participated in the funding of certain public facilities improvements identified in the Financing Plan as being FBA-funded improvements.

As part of this FY 2013 Plan, the Hotel, together with 44,000 square feet of commercial, have been added back in to the development schedule. Previously, this development had completely satisfied or “pre-paid” their FBA obligation in advance of actual construction of these developments because these properties participated in the funding of certain FBA improvements that were required and programmed in the first years of the development of Black Mountain Ranch. However, since these developments still have not yet developed, their pre-payment has been returned to the master developer for their use on other projects.

## **Cross Funding Between Communities**

Developers of Black Mountain Ranch, Phase I (Santaluz), and Fairbanks Highlands have constructed a number of public facilities projects identified in the FY 2003 Plan as being partially the responsibility of the Torrey Highlands FBA. In an effort to simplify the “cross-funding” between Black Mountain Ranch and Torrey Highlands, the FY2006 Plan was revised to identify 100% FBA funding for a few projects in return for Torrey Highlands providing 100% FBA funding of a few others. After adjustment, the net funding obligation of both communities remained the same.

## **Developer Advance**

It is anticipated that some of the projects which have been identified as being FBA-funded, are to be constructed by developers in Black Mountain Ranch. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are sufficient FBA funds available to provide either cash reimbursement or credit against the developer’s obligation to pay FBA fees. In other words, the “need” for the project may occur before there are FBA funds available to cover the cost of the project. Additionally, a developer may have accumulated credits from one or more other FBA-funded projects such that the developer is unable to use credits as fast as they have been earned. In such cases, the project sheet for a given project will show the fiscal year in which it is anticipated that the developer will advance the cost of the project as a Developer Advance (DEV. ADVANCE) and reimbursement in the fiscal years in which it is anticipated that funds would be available or when it is anticipated that the developer would take credits against his obligation to pay FBA fees. Subject to the availability of funds, the year(s) in which reimbursement or credit for the Developer Advance occurs may be accelerated to the fiscal year in which the Developer Advance is extended. On some financing plan project sheets, a developer is identified as being the party who will provide the Developer Advance. During the course of development of the Black Mountain Ranch community, the developer who actually constructs a given project may turn out to be different from the developer identified on the project sheet. It is understood that by being named on the project sheet, a developer is in no way obligated to actually construct that particular project. A developer’s obligation to construct a project is determined not by being named in this financing plan but, rather, by the terms of a development agreement, map condition, reimbursement agreement or other such similar document.

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**Table 9 - Black Mountain Ranch - Public Facilities Projects Summary**

PG NO.	PR. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2013)	BMR-FBA (FY 2013)	SUB-DIVIDER (FY 2013)	OTHERS (FY 2013)
<b>TRANSPORTATION PROJECTS:</b>							
37	T-1	SAN DIEGUITO ROAD (City Limit east to Camino del Sur-2 Lanes)	Completed	4,160,892	3,693,967	466,925	0
38	T-2	EL APAJO WIDENING (San Dieguito Road to Via de Santa Fe)	Completed	200,000	0	0	200,000
39	T-3	BLACK MOUNTAIN ROAD (Carmel Valley Road south to Rancho Penasquitos-4 Lanes)	Completed	2,505,389	2,130,712	374,677	0
40	T-4	RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS	Completed	1,504,334	1,377,107	0	127,227
41	T-5	CAMINO DEL SUR (San Dieguito Road to Bing Crosby Drive - 2 lanes)	Completed	19,191,672	16,797,774	2,393,898	0
42	T-6	CAMINO DEL SUR WIDENING (San Dieguito Road to Paseo del Sur - add 2 lanes)	Completed	2,727,684	2,727,684	0	0
43	T-7	CAMINO DEL SUR NORTH WILDLIFE CROSSING (2 lanes)	Completed	5,239,355	4,536,633	702,722	0
44	T-8	CAMINO DEL SUR NORTH WILDLIFE CROSSING WIDENING (add 2 lanes)	Completed	5,209,103	4,506,381	702,722	0
45	T-9	CAMINO DEL SUR (San Dieguito Road south to Carmel Valley Road - 2 lanes)	Completed	18,491,541	15,477,889	3,013,652	0
46	T-10	CAMINO DEL SUR WIDENING (San Dieguito Road south to Carmel Valley Road - add 2 lanes)	FY 2003-2012	7,189,939	7,186,191	3,748	0
47	T-11	CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - 2 lanes)	See T-9	0	0	0	0
48	T-12	CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - add 2 lanes)	FY 2012	3,726,473	3,726,473	0	0
49	T-13	CAMINO DEL SUR (Carmel Valley Road south to SR-56 - 2 Lanes)	Completed	10,964,810	0	0	10,964,810
50	T-14	CAMINO DEL SUR WIDENING (Carmel Valley Road south to SR-56)	FY 2002-2017	6,714,157	4,314,157	0	2,400,000

PG NO.	PR. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2013)	BMR-FBA (FY 2013)	SUB-DIVIDER (FY 2013)	OTHERS (FY 2013)
51	T-15.1	CAMINO DEL SUR AND SR-56 INTERCHANGE	FY 2001-2019	37,532,963	0	0	37,532,963
52	T-15.2	SR-56 BIKE INTERCHANGES	FY 2005-2018	12,324,000	605,168	0	11,718,832
53	T-16	CAMINO DEL SUR and SR-56 COMPLETE INTERCHANGE LOOPS	See T-15.1	0	0	0	0
54	T-17	CAMINO DEL SUR and SR-56 PARK & RIDE	FY 2018	1,488,370	0	0	1,488,370
55	T-18	CARMEL VALLEY ROAD at I-5 (Extension of right turn lane on El Camino Real)	Completed	50,000	0	0	50,000
56	T-19	CARMEL VALLEY ROAD (SR-56 east to Via Abertura - First Phase Improvements)	Completed	5,667,115	4,023,283	263,832	1,380,000
57	T-20	CARMEL VALLEY ROAD (Del Mar Heights Road east to Via Abertura - 4 Lanes)	FY 2006-2015	19,905,000	0	0	19,905,000
58	T-21.1	CARMEL VALLEY ROAD (Via Abertura to Camino del Sur - 2 Lanes)	Completed	1,789,540	1,521,917	267,623	0
59	T-21.2	CARMEL VALLEY ROAD (Camino del Sur to Black Mountain Road - 2 Lanes)	Completed	7,571,734	6,439,394	1,132,340	0
60	T-22.1	CARMEL VALLEY ROAD (Widen to Four Lanes: Via Abertura east to Camino del Sur)	FY 2004-2014	15,223,324	0	0	15,223,324
61	T-22.2	CARMEL VALLEY ROAD (Widen to Four Lanes: Camino del Sur to Black Mountain Road)	FY 2000-2013	5,835,276	3,453,870	607,348	1,774,058
62	T-23	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING (Via Abertura east to Camino del Sur)	See T-21.1	0	0	0	0
63	T-24	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING	See T-22.1	0	0	0	0
64	T-25.1	CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - 2 Lanes)	Completed	25,200,000	0	25,200,000	0
65	T-25.2	RANCHO BERNARDO PIPELINE	Completed	3,084,342	3,066,114	18,228	0
66	T-25.3	CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - add 2 Lanes)	FY 2015	4,816,052	4,816,052	0	0
67	T-27	CARMEL VALLEY RD EAST WILDLIFE CROSSING (btwn Blk Mtn Rd & Cm Crisalida - add 2 Lanes)	FY 2015	2,269,318	2,269,318	0	0
68	T-28	EL CAMINO REAL at SAN DIEGUITO ROAD INTERSECTION IMPROVEMENTS	Completed	473,665	473,665	0	0

PG NO.	PR. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2013)	BMR-FBA (FY 2013)	SUB-DIVIDER (FY 2013)	OTHERS (FY 2013)
69	T-29.1	EL CAMINO REAL WIDENING (Sea Country Lane to San Dieguito Road - add 2 lanes)	FY 2003-2020	5,444,383	4,256,000	988,383	200,000
70	T-29.2	EL CAMINO REAL WIDENING (San Dieguito Road north to Via de la Valle - add 2 lanes)	FY 2004-2014	33,008,867	714,354	0	32,294,513
71	T-29.3	EL CAMINO REAL (Studies to support EIS/EIR)	Completed	575,143	552,991	22,152	0
72	T-32.1	VIA DE LA VALLE WIDENING (West El Camino Real to San Andres Dr - add 2 Lanes)	FY 2002-2014	13,123,497	8,615,306	14,141	4,494,050
73	T-32.2	VIA DE LA VALLE (Retaining Walls for bike path)	Completed	100,000	100,000	0	0
74	T-34.1	CAMINO DEL SUR (Paseo del Sur east to Bernardo Lakes Road - 4 Lanes)	Completed	8,046,861	3,067,861	4,979,000	0
75	T-34.2	CAMINO DEL SUR (Bernardo Lakes Drive east to Lone Quail Road- 4 lanes)	FY 2011-2012	7,367,192	5,767,192	1,600,000	0
76	T-35	CAMINO DEL NORTE (City Limit East to 4S Parkway - 4 Lanes)	Completed	1,500,650	0	1,500,650	0
77	T-36	CAMINO DEL NORTE (4S Parkway east to Camino San Bernardo - 4 lanes)	Completed	4,132,850	0	4,132,850	0
78	T-37	CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	Completed	2,103,708	0	2,103,708	0
79	T-38	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS	Completed	11,482,000	1,967,000	9,515,000	0
80	T-39	RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)	Completed	7,855,622	0	7,855,622	0
81	T-40	RANCHO BERNARDO ROAD WIDENING (I-15 east to Bernardo Center Drive - add 2 lanes)	FY 2014	1,327,008	1,327,008	0	0
82	T-41	RANCHO BERNARDO ROAD AT I-15 RAMP IMPROVEMENTS	See T-39	0	0	0	0
83	T-42	RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE INTERSECTION IMPROVEMENTS	See T-39	0	0	0	0

PG NO.	PR. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2013)	BMR-FBA (FY 2013)	SUB-DIVIDER (FY 2013)	OTHERS (FY 2013)
84	T-43	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)	FY 2014	2,786,591	2,786,591	0	0
85	T-44	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS	Completed	220,000	0	0	220,000
86	T-45	WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	FY 2014	701,450	701,450	0	0
87	T-46	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS	Completed	1,533,000	252,000	341,000	940,000
88	T-47.1	PASEO DEL SUR (Camino del Sur east to High School Entrance)	FY 2012-13	14,437,138	12,839,728	1,597,410	0
89	T-47.2	CAMINO SAN BERNARDO (Nicole Ridge Road east to City Limit - 2 lanes )	FY 2007-2014	3,727,313	2,414,512	1,312,801	0
90	T-47.3	PASEO DEL SUR ( Potomac Ridge Road to Camino del Sur - 2 lanes)	FY 2014	1,595,972	1,595,972	0	0
91	T-48	CAMINO SAN BERNARDO (City Limits east to 4S Parkway - 4 lanes)	Completed	1,373,400	0	1,373,400	0
92	T-49	CAMINO SAN BERNARDO (4S Parkway east to Camino del Norte - 4 lanes)	Completed	1,086,150	0	1,086,150	0
93	T-50	DOVE CANYON ROAD (Rancho Bernardo Road south to Camino del Norte - 4 lanes)	Completed	1,736,550	0	1,736,550	0
94	T-51	DOVE CANYON ROAD (Camino del Norte south to Camino San Bernardo - 4 lanes)	Completed	2,850,000	0	2,850,000	0
95	T-52	DOVE CANYON ROAD (Camino San Bernardo south to Carmel Valley Rd - 4 lanes)	Completed	3,450,450	0	3,450,450	0
96	T-53	SAN DIEGUITO ROAD SPOT IMPROVEMENTS (El Camino Real east to City Limit/Subarea I)	Completed	3,395,954	142,078	3,876	3,250,000
97	T-54.1	SR-56 DEBT SERVICE	Completed	2,517,690	569,652	0	1,948,038
98	T-54.2	SR-56 WIDENING (Interstate 5 to Interstate 15 - add 2 lanes)	FY 2014-2040	135,000,000	12,091,000	0	122,909,000
99	T-55	INTERSTATE 15 ENHANCEMENTS (Lake Hodges Bridge south to SR-56)	Completed	471,000,000	7,150,000	0	463,850,000

Black Mountain Ranch Public Facilities Financing Plan FY 2013

PG NO.	PR. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2013)	BMR-FBA (FY 2013)	SUB-DIVIDER (FY 2013)	OTHERS (FY 2013)
100	T-56	SR-56 AT I-15 INTERCHANGE IMPROVEMENTS	Completed	25,000,000	580,000	0	24,420,000
101	T-57	BLACK MOUNTAIN ROAD WIDENING (SR-56 south to Mercy Road)	FY 2017	9,369,000	993,000	0	8,376,000
102	T-58	SR-56 AT 1-5 INTERCHANGE IMPROVEMENTS	FY 2002-2017	9,937,298	580,000	0	9,357,298
103	T-59	SUBAREA I TRANSIT PROGRAM	FY 2015	2,364,707	2,364,707	0	0
104	T-60	EL CAMINO REAL (Extension of right turn lane between Valley Centre Rd and Carmel Valley Rd)	FY 2013	293,188	0	293,188	0
105	T-61	SR-56 (Auxiliary Lane between westbound off-ramp and westbound on-ramp at Carmel Creek Road)	SEE T-54.2	0	0	0	0
106	T-62	Del Sur Ridge Road (Paseo del Sur to Nighthawk Lane - 2 lanes)	FY 2013	1,238,450	0	1,238,450	0
107	T-63	NICOLE RIDGE ROAD (Camino San Bernardo to Potomac Ridge Road -2 lanes)	FY 2013	826,150	826,150	0	0
108	T-64	BABCOCK STREET (Camino del Sur south for about 370 feet - 2 lanes)	FY 2012	521,056	0	521,056	0
		<b>TOTAL TRANSPORTATION PROJECTS:</b>		<b>1,069,576,879</b>	<b>177,194,556</b>	<b>85,064,327</b>	<b>775,023,483</b>
<b>PARK AND RECREATION PROJECTS:</b>							
109	P-1	COMMUNITY PARK	FY 2002-2017	19,393,993	17,502,304	282,905	1,608,784
110	P-2	COMMUNITY RECREATION BUILDING (Black Mountain Ranch)	FY 2017-2020	9,360,000	7,675,200	0	1,684,800
111	P-3	COMMUNITY SWIMMING POOL	FY 2020-2025	6,230,000	2,448,390	0	3,781,610
112	P-4	SOUTH NEIGHBORHOOD PARK (NP #1)	Completed	1,378,047	1,305,912	72,135	0
113	P-5	NORTH NEIGHBORHOOD PARK (NP#2)	FY 2013-2014	3,706,437	3,706,437	0	0
114	P-6	LA JOLLA VALLEY BIKE PATH	FY 2013	638,000	0	638,000	0
115	P-7	TRAIL - LA JOLLA VALLEY LINK	Completed	385,000	0	385,000	0
116	P-8	TRAIL - SOUTH LOOP	Completed	580,000	0	580,000	0
117	P-9	TRAIL - NORTH LOOP	FY 2007-2016	638,000	0	638,000	0
		<b>TOTAL PARK AND RECREATION PROJECTS:</b>		<b>42,309,477</b>	<b>32,638,243</b>	<b>2,596,040</b>	<b>7,075,194</b>



PG NO.	PR. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2013)	BMR-FBA (FY 2013)	SUB-DIVIDER (FY 2013)	OTHERS (FY 2013)
<b>FIRE PROJECTS:</b>							
119	F-1	SOUTH FIRE STATION - NO. 46	Completed	4,095,470	1,852,471	0	2,242,999
120	F-2	NORTH FIRE STATION - NO. 48	FY 2013-2014	9,540,143	9,540,143	0	0
		<b>TOTAL FIRE PROJECTS:</b>		<b>13,635,613</b>	<b>11,392,614</b>	<b>0</b>	<b>2,242,999</b>
<b>LIBRARY PROJECTS:</b>							
121	L-1	BRANCH LIBRARY	FY 2015-2029	19,324,000	7,592,000	0	11,732,000
		<b>TOTAL LIBRARY PROJECTS:</b>		<b>19,324,000</b>	<b>7,592,000</b>	<b>0</b>	<b>11,732,000</b>
<b>WATER AND SEWER PROJECTS:</b>							
123	U-1	CARMEL VALLEY TRUNK SEWER	FY 2002-2013	9,892,000	2,261,000	0	7,631,000
		<b>TOTAL WATER AND SEWER PROJECTS:</b>		<b>9,892,000</b>	<b>2,261,000</b>	<b>0</b>	<b>7,631,000</b>
		<b>GRAND TOTALS</b>		<b>1,154,737,969</b>	<b>231,078,413</b>	<b>87,660,367</b>	<b>803,704,676</b>

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SAN DIEGUITO ROAD (City Limit east to Camino del Sur-2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-1

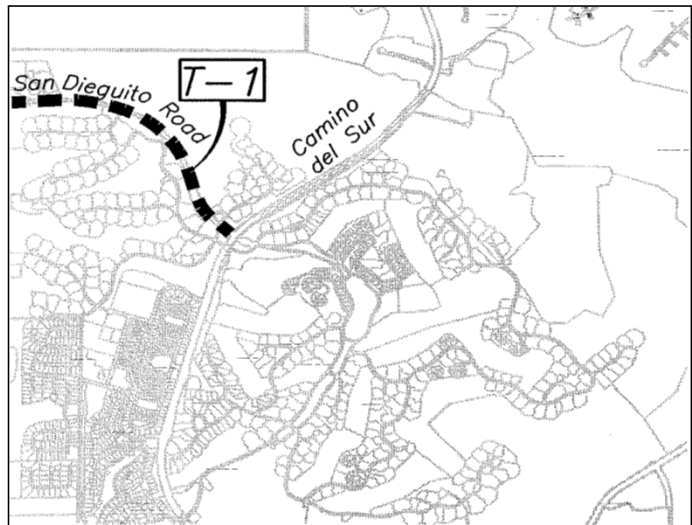
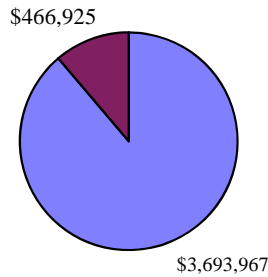
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
3,693,967	BMR-FBA	3,693,967						
466,925	SUBDIVIDER	466,925						
<b>4,160,892</b>	<b>TOTAL</b>	<b>4,160,892</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**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 two-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 Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by Santaluz LLC with reimbursement from the FBA. The water main was constructed as a Subdivider expense.

**Notes:** Torrey Highlands PFFP Project T-8.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL APAJO WIDENING (San Dieguito Road to Via de Santa Fe)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-2

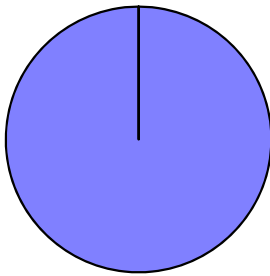
CIP or JO#:

COUNCIL DISTRICT: 1

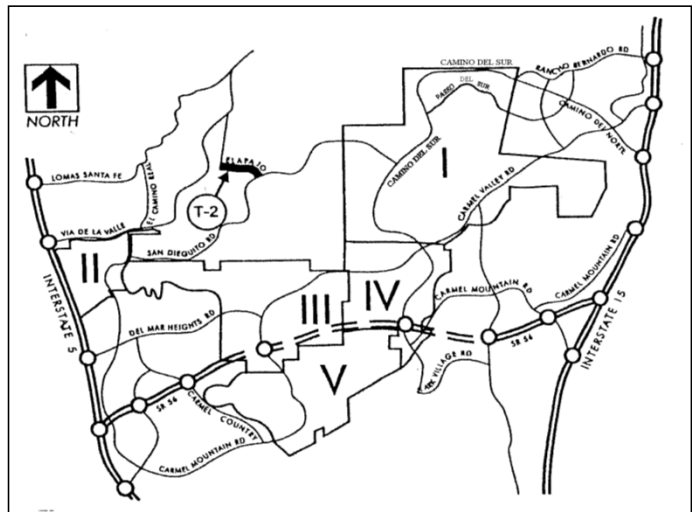
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
200,000	COUNTY	200,000						
<b>200,000</b>	<b>TOTAL</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$200,000



**Description:** Widen and/or restripe this two-lane roadway sufficiently to allow a center two-way left turn lane between San Dieguito Road and Via De Santa Fe.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Project was funded and constructed by the County of San Diego.

**Notes:** See County of San Diego CIP Project Rd-13.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BLACK MOUNTAIN ROAD (Carmel Valley Road south to Rancho Penasquitos-4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-3

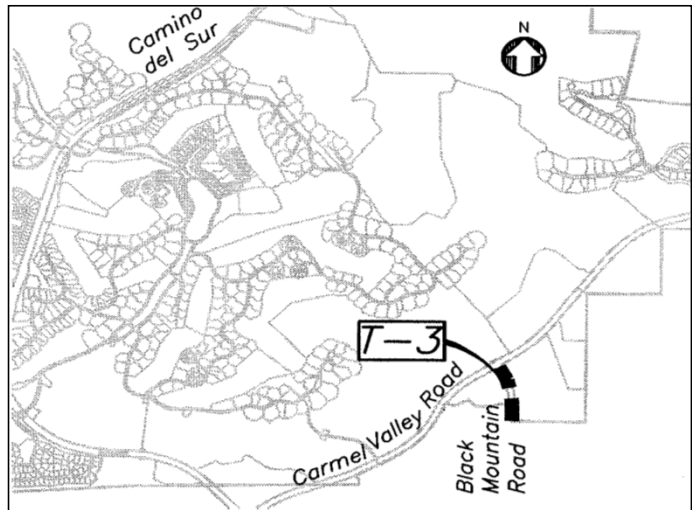
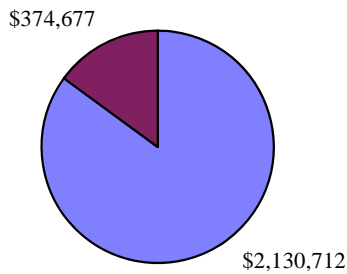
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,130,712	BMR-FBA	2,130,712						
374,677	SUBDIVIDER DEV. ADVANCE	374,677 0						
<b>2,505,389</b>	<b>TOTAL</b>	<b>2,505,389</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct the extension of Black Mountain Road from Carmel Valley Road southerly to the existing terminus of this roadway in the community of Rancho Penasquitos as a four-lane Major Street, to the satisfaction of the City Engineer. Provide 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 Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by Santaluz LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:** Torrey Highlands PFFP Project T-7

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-4

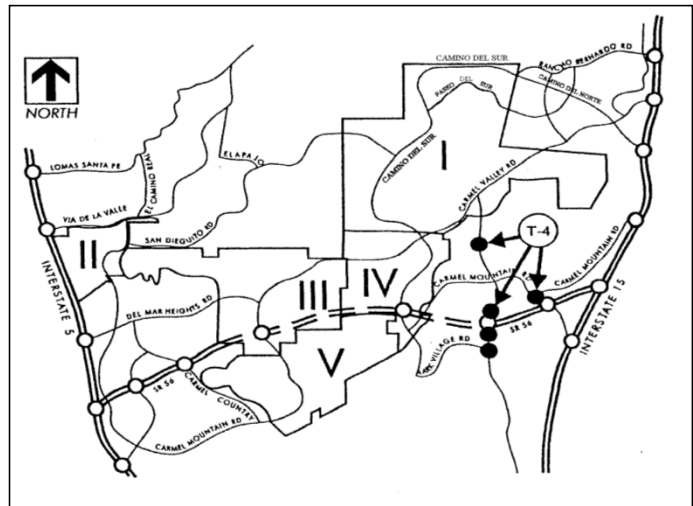
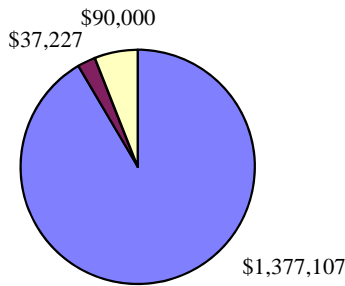
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2018
1,377,107	BMR-FBA	1,414,334		(37,227)				
37,227	PHR-FBA			37,227				
90,000	OTHERS-RPLMD	90,000						
<b>1,504,334</b>	<b>TOTAL</b>	<b>1,504,334</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



- Description:**
- A. Construct a traffic signal at existing Black Mountain Road and Maler Road intersection.
  - B. Widen the westbound ramp of SR-56 at Black Mountain Road for dual left turn and single right turn lanes. Modify the traffic signal to match the modified intersection.
  - C. Widen the southbound approach on Black Mountain Road at SR-56 for dual left turns and widen the northbound approach for an exclusive right turn lane. Modify the traffic signal to match the modified intersection.
  - D. Widen the northbound approach on Black Mountain Road at Park Village Road to provide for dual left turn lanes from Black Mountain Road to Park Village Road. Modify the traffic signal to match the modified intersection.
  - E. Widen the westbound ramp of SR-56 at Rancho Penasquitos Boulevard to provide a center left/through/right turn lane. Modify the traffic signal to match the modified intersection.
  - F. Rancho Penasquitos Median Improvements.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** First Developer Advance was provided by Santaluz LLC. Second Developer Advance for median improvements (F.) provided by BMR LLC. Pacific Highlands Ranch contributed a fair share to intersection D. Others-RPLMD = Rancho Penasquitos Landscape Maintenance District.

**Notes:** Pacific Highlands Ranch PFFP Project T-11.2.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (San Dieguito Road to Bing Crosby Drive - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-5

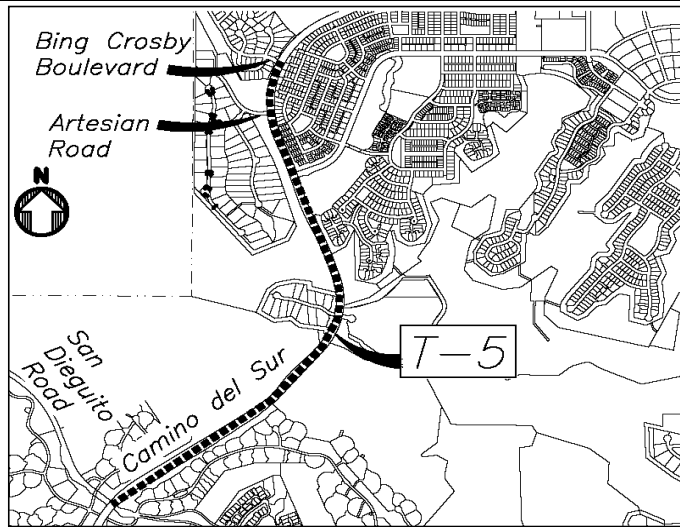
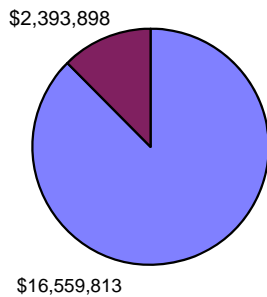
CIP or JO#: 52-401/ S-00842

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
16,797,774	BMR-FBA	15,230,799		1,566,975				
2,393,898	SUBDIVIDER DEV. ADVANCE	2,393,898 1,329,014		(1,329,014)				
<b>19,191,672</b>	<b>TOTAL</b>	<b>18,953,711</b>	<b>0</b>	<b>237,961</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct the two outside lanes and median of a four-lane major roadway northward from San Dieguito Road to Artesian Road and the westerly two lanes and transitions from Artesian Road to Bing Crosby Drive to serve the units being developed within Black Mountain Ranch (BMR). Right-of-way and slope rights for six lanes to be included. (See companion project T-7).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and to maintain access to surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete. Remaining reimbursement is scheduled for FY 2013.

**Funding:** Developer Advance was provided by BMR LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR WIDENING (San Dieguito Road to Paseo del Sur - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-6

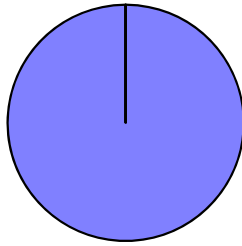
CIP or JO#: RD-11003

COUNCIL DISTRICT: 1

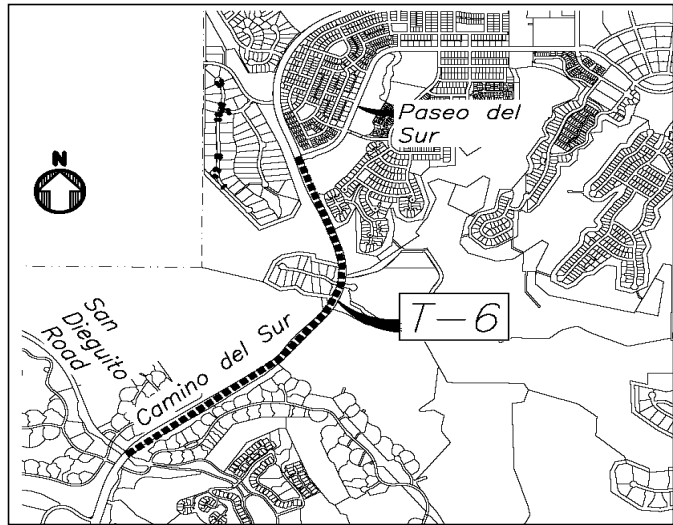
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013				
2,727,684	BMR-FBA	1,363,842		1,363,842				
	DEV. ADVANCE	2,727,684	(2,727,684)					
<b>2,727,684</b>	<b>TOTAL</b>	<b>4,091,526</b>	<b>(2,727,684)</b>	<b>1,363,842</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$2,727,684



**Description:** Construct the widening of Camino del Sur from its initial two lanes northward from San Dieguito Road to Paseo del Sur as an ultimate four-lane major street. (See companion project T-8). This project also includes a traffic signal at the intersection of Camino del Sur and Del Sur Court located about 300 feet north of the bridge over Lusardi Creek.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is complete. Remaining reimbursement is scheduled for FY 2013.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR NORTH WILDLIFE CROSSING (2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-7

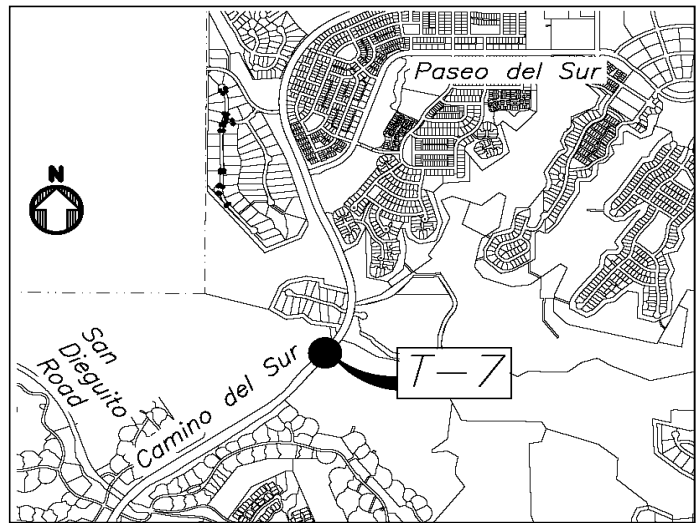
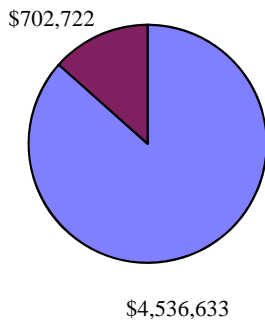
CIP or JO#: 52-402.0/ S-00843

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
4,536,633	BMR-FBA	4,536,633						
702,722	SUBDIVIDER	702,722						
<b>5,239,355</b>	<b>TOTAL</b>	<b>5,239,355</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a large span bridge for Camino del Sur across Lusardi Creek to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Camino del Sur. (See companion project T-5).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by BMR LLC. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR NORTH WILDLIFE CROSSING WIDENING (add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-8

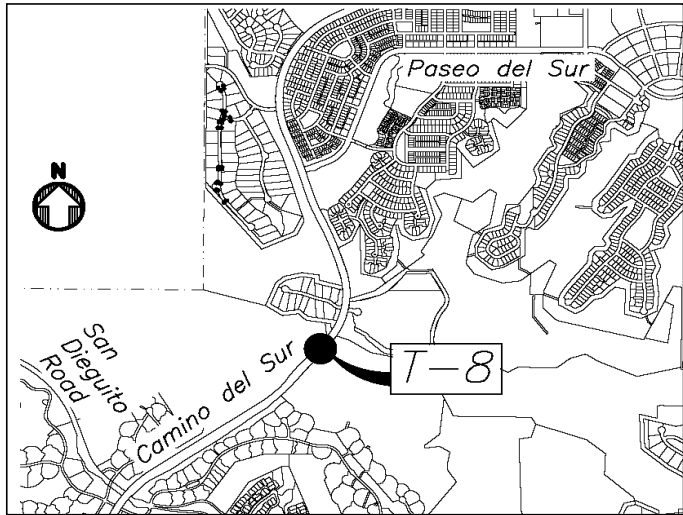
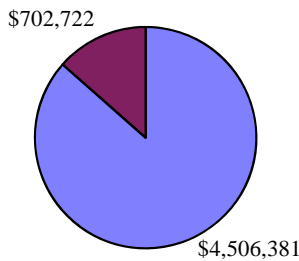
CIP or JO#: 53-063.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
4,506,381	BMR-FBA	4,506,381						
702,722	SUBDIVIDER	702,722						
<b>5,209,103</b>	<b>TOTAL</b>	<b>5,209,103</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Construct the widening of the bridge for Camino del Sur across the Lusardi Creek from its initial configuration to a full four-lane width. (See companion projects T-6 and T-7).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project is complete. This bridge widening project was required in advance of T-6 in order to provide utilities to the northerly half of the community.

**Funding:** Developer Advance was provided by BMR LLC. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (San Dieguito Road south to Carmel Valley Road - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-9

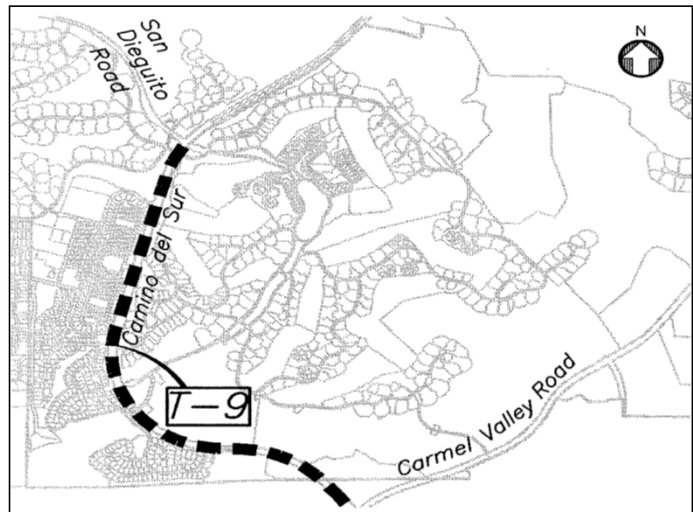
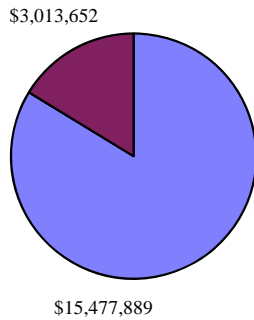
CIP or JO#: 52-403.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
15,477,889	BMR-FBA	12,322,387	0	271,608	1,029,600	1,070,784	783,510	
3,013,652	SUBDIVIDER DEV.ADVANCE	3,013,652 3,155,502		(271,608)	(1,029,600)	(1,070,784)	(783,510)	
<b>18,491,541</b>	<b>TOTAL</b>	<b>18,491,541</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Camino del Sur from San Dieguito Road south to Carmel Valley Road as a two-lane interim facility within a six-lane right-of-way. Provide wildlife undercrossing and traffic signals and intersection widening at San Dieguito Road, B Street and Carmel Valley Road. Subdivider costs include construction of a 16" and a 24" water main and sewer main within the right-of-way.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete. Remaining Reimbursement is scheduled for FY 2013-16.

**Funding:** Developer Advance was provided by Santaluz LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA. The cost of Project T-11 included here.

**Notes:** Torrey Highlands PFFP T-2.4

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR WIDENING (San Dieguito Road south to Carmel Valley Road - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-10

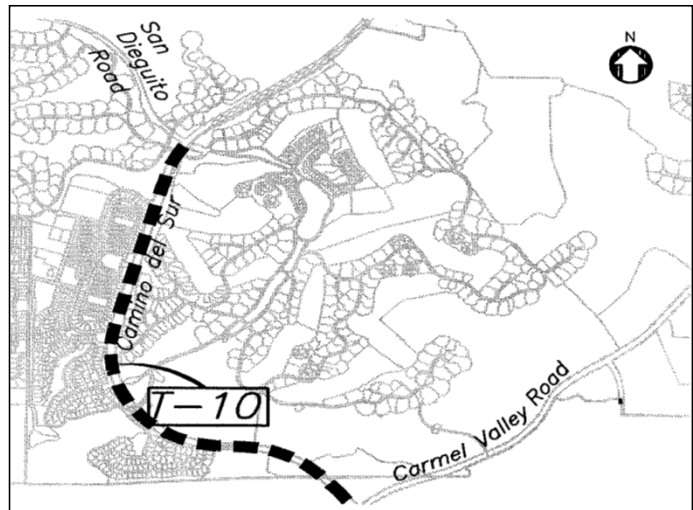
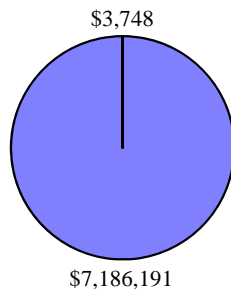
CIP or JO#: 52-403.1/S-00710

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
7,186,191	BMR-FBA	1,294,091		347,028	5,545,072			
3,748	SUBDIVIDER DEV. ADVANCE	3,748	5,892,100	(347,028)	(5,545,072)			
<b>7,189,939</b>	<b>TOTAL</b>	<b>1,297,839</b>	<b>5,892,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Construct an additional two lanes of Camino del Sur from San Dieguito Road southward to Carmel Valley Road. Modify traffic signals at San Dieguito Road, B Street and Carmel Valley Road to be consistent with this cross section. (see companion project T-12).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Shea Homes constructed a portion of this project adjacent to its development in the South Village in 2003. Construction of the remainder of the project will start in FY 2012, with reimbursement anticipated in FY 2013/14.

**Funding:** Shea advanced the cost of the portion of the project adjacent to its development (\$980,020). Developer Advance for the remainder provided BMR LLC. The "Subdivider" portion represents projects costs not reimbursed by the FBA.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-11

CIP or JO#:

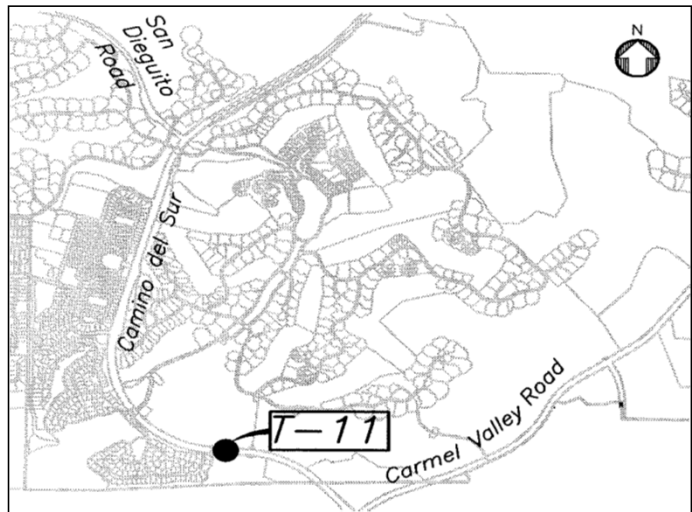
COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-9

**COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct a large span bridge beneath Camino del Sur to provide an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Camino del Sur. (See companion project T-9).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** See project T-9.

**Funding:** Cost and scope included in project T-9.

**Notes:** Torrey Highlands PFFP Project T-2.4.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-12

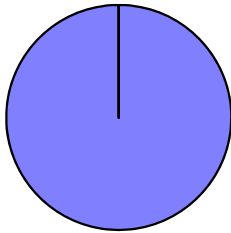
CIP or JO#: S-10016

COMMUNITY PLAN: Black Mountain Ranch

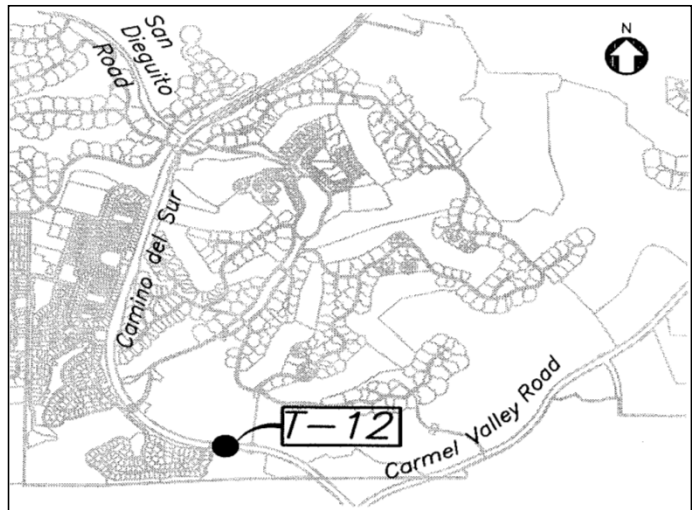
COUNCIL DISTRICT: 1

PROJECT YEAR: 2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
3,726,473	BMR-FBA				3,726,473			
	DEV. ADVANCE		3,726,473		(3,726,473)			
<b>3,726,473</b>	<b>TOTAL</b>	<b>0</b>	<b>3,726,473</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$3,726,473



**Description:** Construct the additional width necessary for the wildlife crossing under Camino del Sur (see project T-11) to allow for the widening of Camino del Sur (see project T-10).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction will start in FY 2012. Reimbursement is scheduled for FY 2014.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (Carmel Valley Road south to SR-56 - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-13

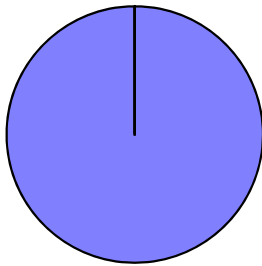
CIP or JO#: 52-725.0/ S-00899

COUNCIL DISTRICT: 1

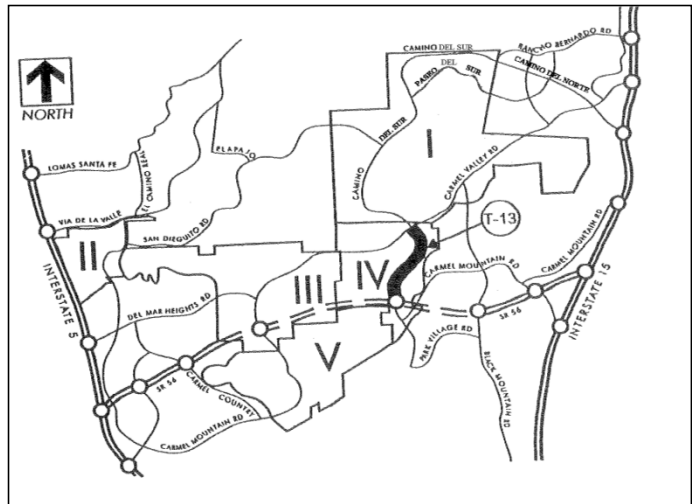
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
10,964,810	TH - FBA TH - DEV. ADVANCE	7,315,000 3,649,810	3,649,810 (3,649,810)						
<b>10,964,810</b>	<b>TOTAL</b>	<b>10,964,810</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$10,964,810



**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 intermediate vicinity of the interchange. (See companion project T-14).

**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.

**Schedule:** This project was required with the first phase of development within Torrey Highlands.

**Funding:** The right-of-way for this roadway came as a subdivider contribution in conjunction with the tentative subdivision map approval process (Western Pacific Housing).

**Notes:** Construction of this roadway satisfied the development agreement requirement that Black Mountain Ranch, Phase I, has to participate in the construction of Camino del Sur, south of Carmel Valley Road. See Exhibit B-2, item 27, of the Second Amended and Restated Development Agreement Between the City of San Diego and Black Mountain Ranch Limited Partnership.

Torrey Highlands PFFP Project T-2.1.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR WIDENING (Carmel Valley Road south to SR-56)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-14

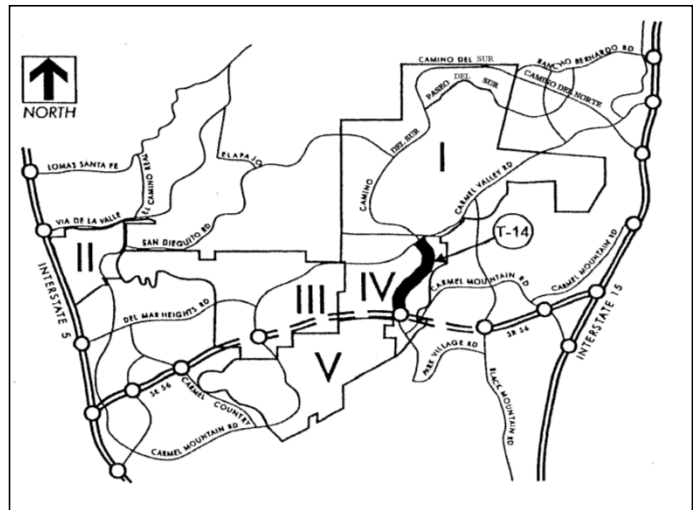
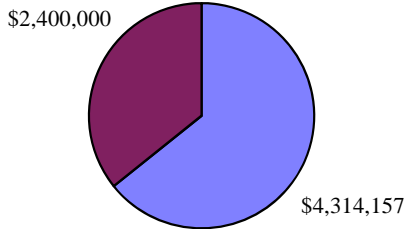
CIP or JO#: 52-725.0/S-00899

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2017

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2017	2018
4,314,157	BMR-FBA						3,775,796	538,361
2,400,000	DEV. ADVANCE TH - FBA	2,400,000					538,361	(538,361)
<b>6,714,157</b>	<b>TOTAL</b>	<b>2,400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,314,157</b>	<b>0</b>



**Description:** Design and construct additional travel lanes for Camino del Sur, complete with median improvement, within a six-lane right-of-way. (See companion project T-13). This project addresses the incremental widening of this six-lane major roadway. It is anticipated that this widening will occur in two phases. The first phase commensurate with Phase III of the Torrey Highlands Transportation Phasing (TPP), will cover the widening to four 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 for its entire length, which may not be required until build out of 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.

**Schedule:** Phase 1 of this project is complete. Phase 2 will occur commensurate with the requirements of the Black Mountain Ranch Transportation Phasing Plan.

**Funding:** Phase 1 of the project was funded by the Torrey Highlands FBA. Phase 2 will be funded by the BMR FBA. The actual timing for FBA contribution may differ as PFFP's are updated separately.

**Notes:** Torrey Highlands PFFP Project T-2.2.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-15.1

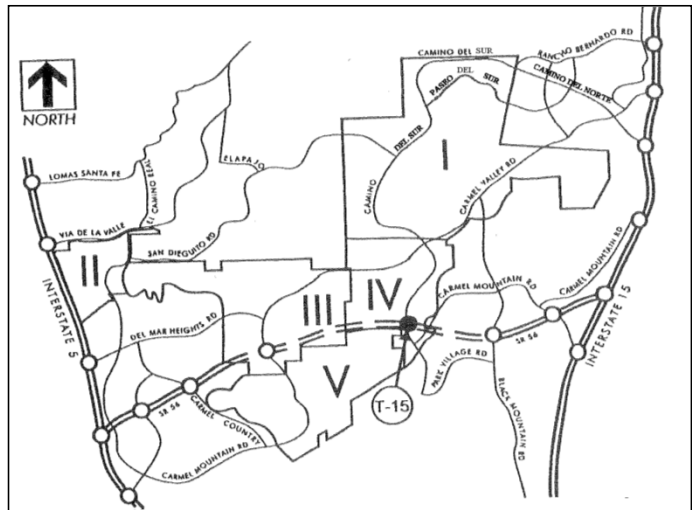
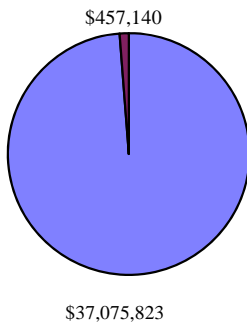
CIP or JO#: 52-463.4/S-00714

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2001 - 2019

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2019
37,075,823	TH - FBA	29,973,248	2,575					7,100,000
457,140	DEV/SUBD	457,140						
<b>37,532,963</b>	<b>TOTAL</b>	<b>30,430,388</b>	<b>2,575</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,100,000</b>



**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 westerly limits of the city's portion of the SR-56 project to the two on/off ramps on the east side of the interchange. 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.

**Schedule:** Phase I -East is complete. Phase II- West is complete. Phase III- Loop Ramp has been scheduled for design and construction in FY 2019, depending on funding availability.

**Funding:** Caltrans has been assigned the responsibility to construct the westerly extension of 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. Cost and scope includes project T-16.

**Notes:** Phase I was funded by direct contributions by Torrey Highlands Subdividers into a separate fund. Torrey Highlands PFFP Project T-1.3.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

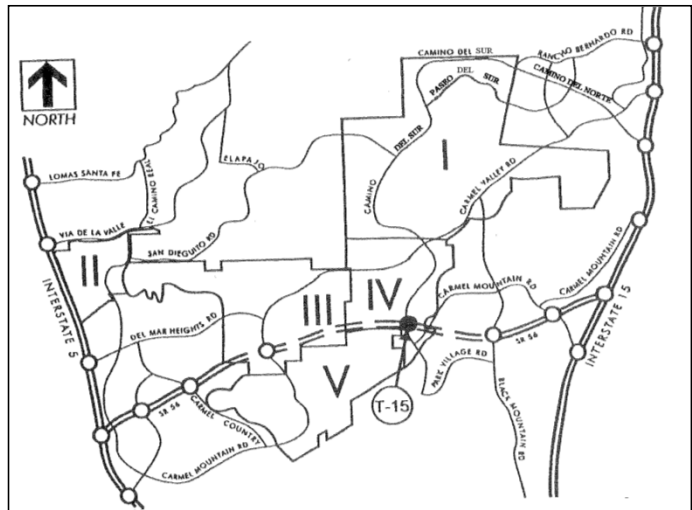
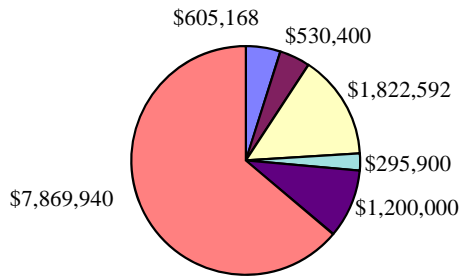
**TITLE:** SR-56 BIKE INTERCHANGES

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS  
CIP or JO#: 58-171.0/ S-00955  
COUNCIL DISTRICT: 1

PROJECT: T-15.2

COMMUNITY PLAN: Black Mountain Ranch  
PROJECT YEAR: 2005-2018

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2018	2020	2024
605,168	BMR-FBA					605,168		
530,400	PHR-FBA							530,400
1,822,592	DMMA-FBA/RP-FBA							1,822,592
1,200,000	SANDAG	1,200,000						
295,900	TH-FBA						295,900	
7,869,940	UNIDENTIFIED							
<b>12,324,000</b>	<b>TOTAL</b>	<b>1,200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>605,168</b>	<b>295,900</b>	<b>2,352,992</b>



**Description:** This project will provide grade-separated bicycle path interchange facilities along State Route 56, at Camino Del Sur and Black Mountain Rd.

**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.

**Schedule:** Environmental, design, and construction to be completed as funding becomes available.

**Funding:** The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Black Mountain Ranch Limited Partnership and the City are parties to a development agreement. Pursuant to this Agreement, Black Mountain Ranch (BMR) did not object to the inclusion of this project in the Facilities Financing Program because this project did not result in an increase in the FBA fee applicable to BMR. As part of the FY 2006 Update to the PFFP, the contribution to be made by BMR was fixed at the amount shown above.

Torrey Highlands PFFP Project T-11.  
Pacific Highlands Ranch PFFP Project T-1.7.  
Del Mar Mesa PFFP Project 43-26.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR and SR-56 COMPLETE INTERCHANGE LOOPS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-16

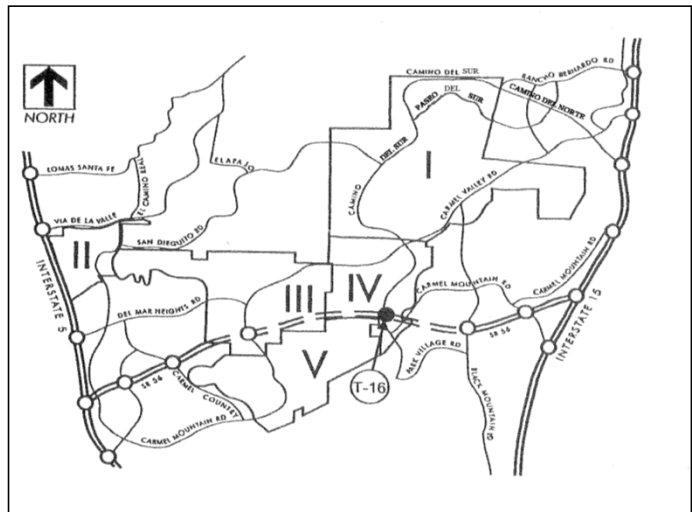
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-15.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	TOTAL	0	0	0	0	0	0	0



**Description:** Completion of a full grade separated, six-lane (with dual left turn lanes and loops) freeway interchange at the intersection of Camino del Sur and SR-56. This intersection will be built in two phases, with the first phase being a diamond interchange (see project T-15.1) with ramps at all four quadrants of the interchange.

**Justification:** See Project T-15.1.

**Schedule:** See Project T-15.1.

**Funding:** Cost and scope included in project T-15.1.

**Notes:** Torrey Highlands PFFP Project T-1.3.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR and SR-56 PARK & RIDE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-17

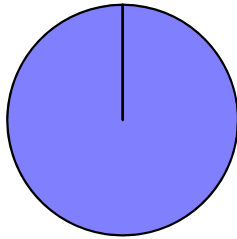
CIP or JO#:

COUNCIL DISTRICT: 1

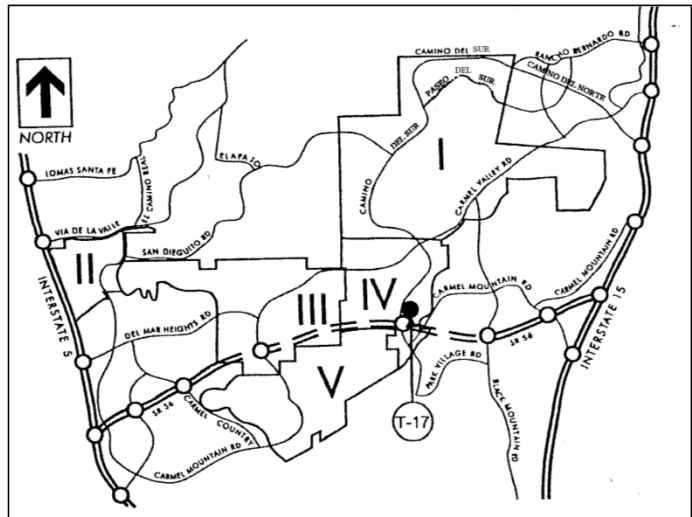
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2018

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2018
1,488,370	TH - FBA							1,488,370
<b>1,488,370</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,488,370</b>



\$1,488,370



**Description:** Provide for the design and construction of a one-acre park and ride facility to accommodate 100 cars near the SR-56/Camino del Sur interchange.

**Justification:** This facility is required to accommodate traffic generated by new development in Torrey Highlands and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Completion is scheduled for FY 2018.

**Funding:** Torrey Highlands FBA.

**Notes:** Torrey Highlands PFFP Project T-2.3.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

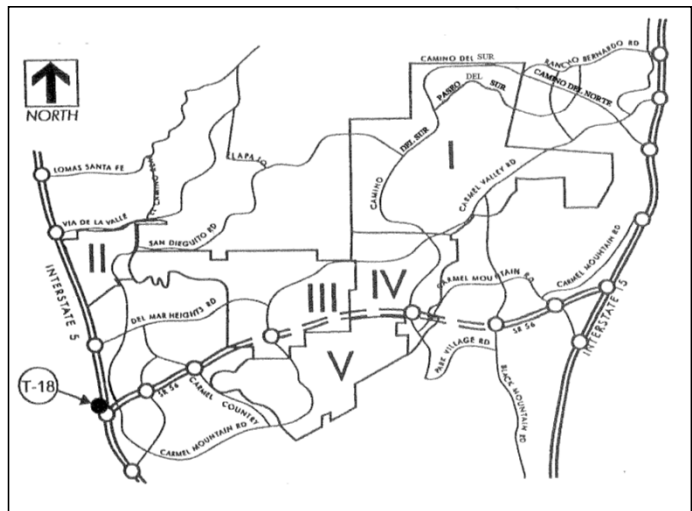
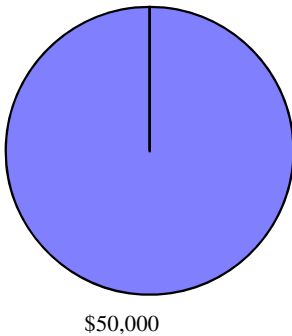
**TITLE:** CARMEL VALLEY ROAD at I-5 (Extension of right turn lane on El Camino Real)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS  
CIP or JO#:  
COUNCIL DISTRICT: 1

PROJECT: T-18

COMMUNITY PLAN: Black Mountain Ranch  
PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
50,000	CALTRANS	50,000							
<b>50,000</b>	<b>TOTAL</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Modify traffic signal at the southbound I-5 ramp at Carmel Valley Road for split phasing and restripe intersection for a westbound shared left and through lane.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** This project was completed by Caltrans prior to the commencement of construction within BMR.

**Funding:** Project funded and constructed by Caltrans.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (SR-56 east to Via Abertura - First Phase Improvements)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-19

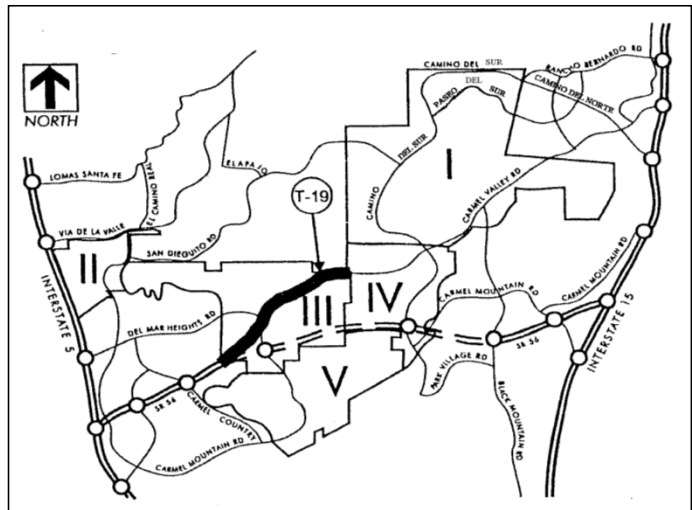
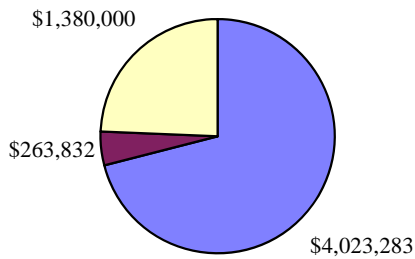
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
4,023,283	BMR-FBA	4,023,283							
263,832	SUBDIVIDER	263,832							
1,380,000	SUBDIVIDER (2)	1,380,000							
<b>5,667,115</b>	<b>TOTAL</b>	<b>5,667,115</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct interim widening of existing Carmel Valley Road from existing SR-56 to Via Abertura as a two-lane facility. (See companion projects T-21.1 and T-22.1). Includes traffic signal at Rancho Santa Fe Farms Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by Santaluz, with reimbursement from development within Pacific Highlands Ranch. Prorata funding distribution was based on the share of traffic contributed by each community.

"SUBDIVIDER" costs represent Santaluz' share of the project costs which were not reimbursed by the BMR FBA.

"SUBDIVIDER (2)" represents shares of cost from Seabreeze Farms, Pardee Homes, and the Catholic High School in PHR.

**Notes:** Pacific Highlands Ranch PFFP Project T-4.1.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Del Mar Heights Road east to Via Abertura - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-20

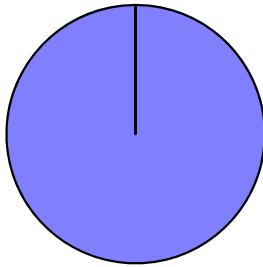
CIP or JO#: 52-747.0/ S-00906

COUNCIL DISTRICT: 1

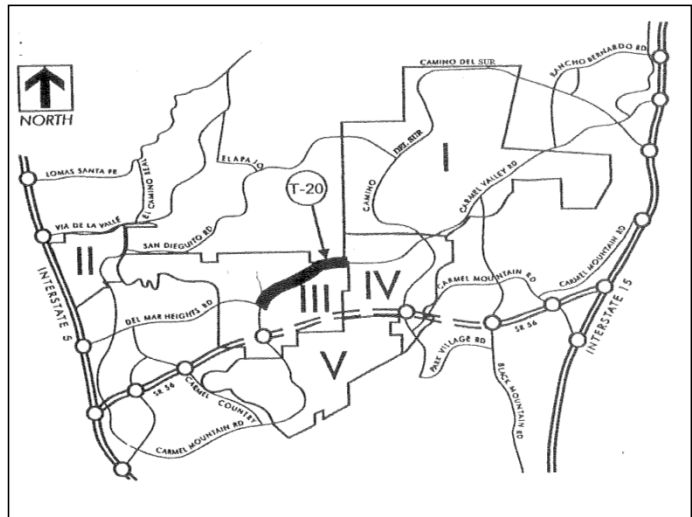
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2006 - 2015

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017/18
19,905,000	PHR-FBA PHR DEV. ADVANCE	6,319,198 1,170,989	567,813 (3,000)	1,167,989 5,532,011	2,000,000 (2,000,000)	5,150,000	600,000 (600,000)	9,250,000 (9,250,000)
<b>19,905,000</b>	<b>TOTAL</b>	<b>7,490,187</b>	<b>564,813</b>	<b>6,700,000</b>	<b>0</b>	<b>5,150,000</b>	<b>0</b>	<b>0</b>



\$19,905,000



**Description:** Design and construct Carmel Valley Road from Del Mar Heights Road to Via Abertura as a four-lane facility within a 122 foot right-of-way that could accommodate six lanes in the future.

**Justification:** This facility is required to accommodate traffic generated by new development in Pacific Highlands Ranch (PHR) and surrounding communities (such as BMR) as well as existing sub-regional traffic needs.

**Schedule:** The widening of Carmel Valley from Del Mar Heights Rd to Lopelia Meadows Place has been completed. The widening of Carmel Valley Rd from Lopelia Meadows Place to Via Abertura will be done in two phases. Phase I is scheduled for completion in FY 2013. Phase II is anticipated to be constructed with adjacent subdivision development estimated to occur in FY 2015.

**Funding:** This project is presented here for information only. A Pacific Highlands Ranch Developer (Pardee) advanced funding for the project and will be reimbursed through the Pacific Highlands Ranch (PHR) FBA under the terms of a reimbursement agreement.

**Notes:** Pacific Highlands Ranch PFFP Projects T-4.3 & T-4.4.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Via Abertura to Camino del Sur - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-21.1

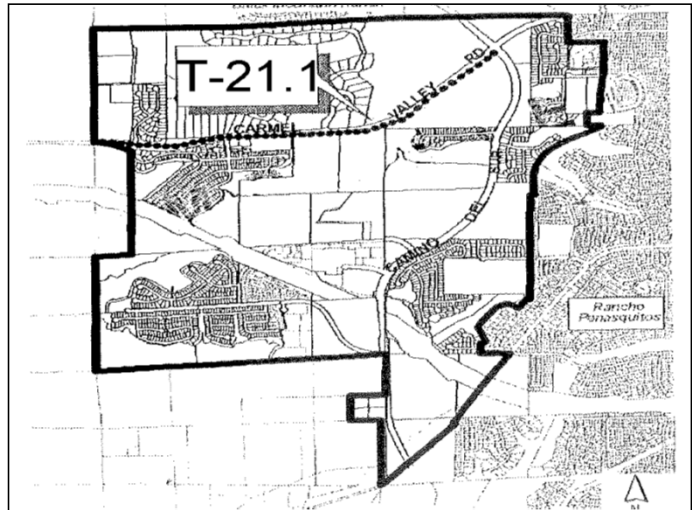
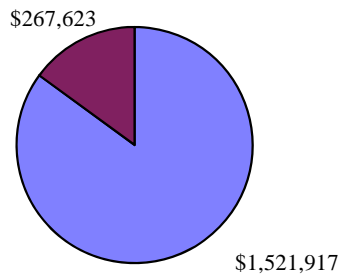
CIP or JO#: 292754/S-00854

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,521,917	BMR-FBA	1,521,917						
267,623	SUBDIVIDER DEV. ADVANCE	267,623 0						
<b>1,789,540</b>	<b>TOTAL</b>	<b>1,789,540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Carmel Valley Road from Via Abertura to Camino del Sur as a two-lane interim facility. (See companion project T-22.1).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance provided by Santaluz LLC with reimbursement from the BMR FBA. Cost included project T-23. Water main improvements were constructed as a subdivider improvement.

**Notes:** Torrey Highlands PFFP Project T-4.1.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Camino del Sur to Black Mountain Road - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-21.2

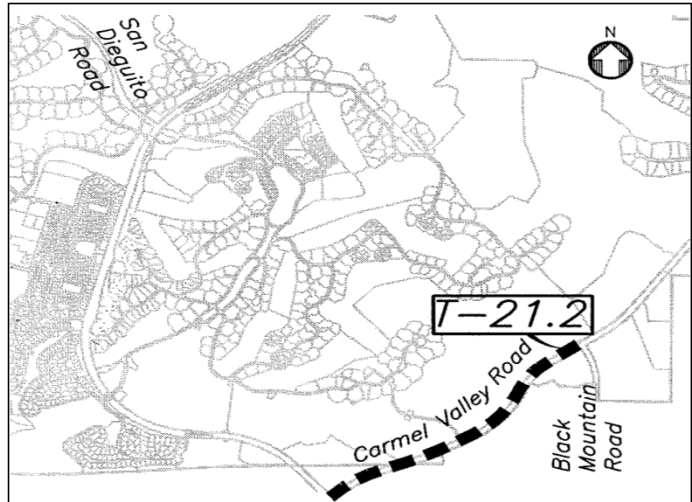
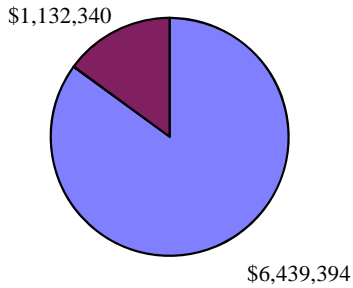
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
6,439,394	BMR-FBA	1,169,939		5,269,455				
1,132,340	SUBDIVIDER DEV. ADVANCE	1,132,340 5,269,455		(5,269,455)				
<b>7,571,734</b>	<b>TOTAL</b>	<b>7,571,734</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Carmel Valley Road from Camino del Sur to Black Mountain Road as a two-lane interim facility including traffic signal at Black Mountain Road. (See companion project T-22.2).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by Santaluz LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA. The cost of Project T-24 included here.

**Notes:** Torrey Highlands PFFP Project T-4.2.



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Widen to Four Lanes: Via Abertura east to Camino del Sur)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-22.1

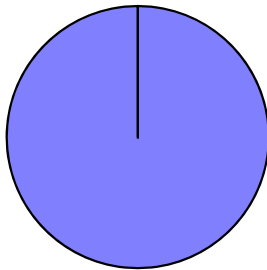
CIP or JO#: 52-466.0/ S-00854

COUNCIL DISTRICT: 1

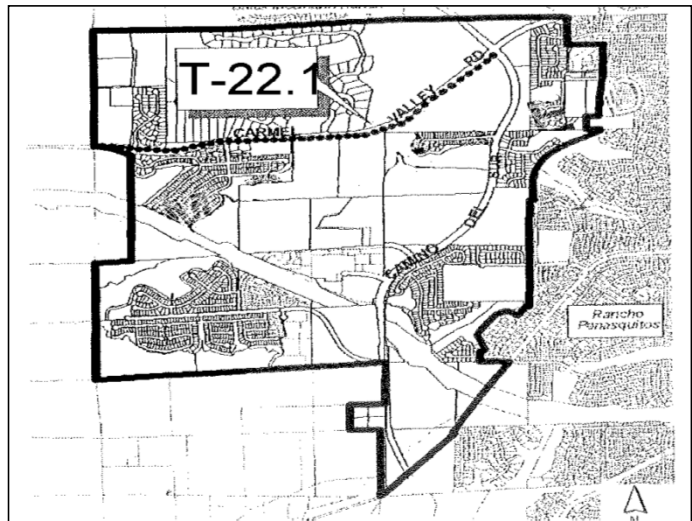
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2004 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
15,223,324	TH-FBA	2,674,667	7,706,783	2,420,937	2,420,937			
15,223,324	<b>TOTAL</b>	<b>2,674,667</b>	<b>7,706,783</b>	<b>2,420,937</b>	<b>2,420,937</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$15,223,324



**Description:** Design and construct two additional travel lanes in two increments. This widening shall occur 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. (See companion project T-21.1). Timing of each increment of widening will be based on the transportation phasing plan for Torrey Highlands.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** The first phase has been completed. The second phase is scheduled for FY 2013/14.

**Funding:** Developer Advance to be provided by Western Pacific Housing.

**Notes:** Torrey Highlands PFFP Project T-4.3.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-22.2

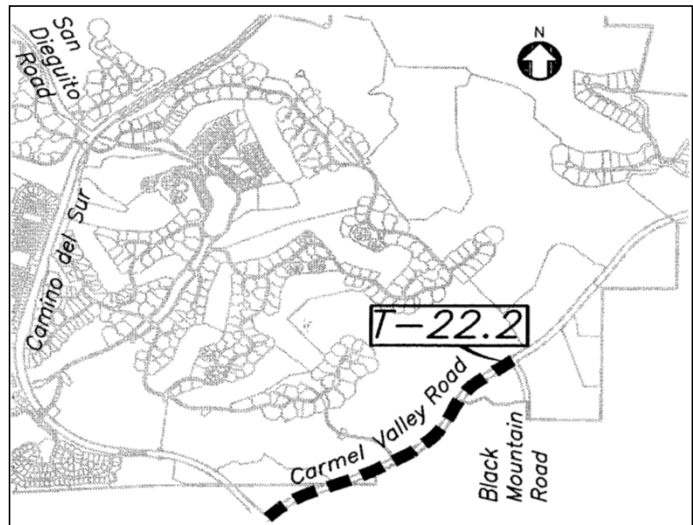
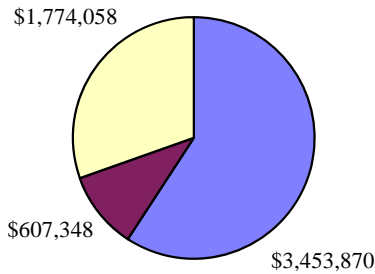
CIP or JO#: 292754

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2000 - 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
3,453,870	BMR-FBA	3,453,870						
607,348	SUBDIVIDER DEV. ADVANCE	607,348 0						
1,774,058	TH - FBA			1,774,058				
<b>5,835,276</b>	<b>TOTAL</b>	<b>4,061,218</b>	<b>0</b>	<b>1,774,058</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct two additional travel lanes for Carmel Valley Road. This widening shall occur in two increments. 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. Timing of each increment of widening will be based on the Transportation Phasing Plan for Torrey Highlands. (See companion project T-21.2).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** The first phase of the project is complete. Construction of second increment scheduled for FY 2013.

**Funding:** Developer Advance was provided by Santaluz LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Torrey Highlands PFFP Project T-4.4.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD WEST WILDLIFE CROSSING (Via Abertura east to Camino del Sur)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-23

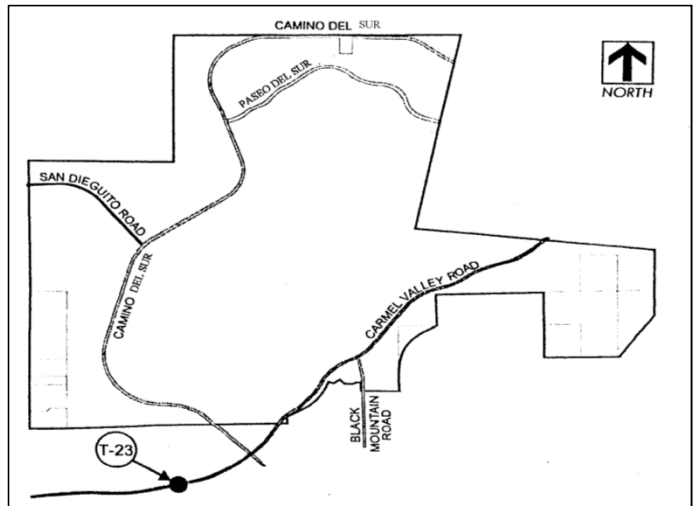
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-21.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing occurred concurrent with the construction Carmel Valley Road. The scope of work for this project is now included in project T-21.1.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** See project T-21.1

**Funding:** Cost included in project T-21.1

**Notes:** Torrey Highlands PFFP Project T-4.1.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-24

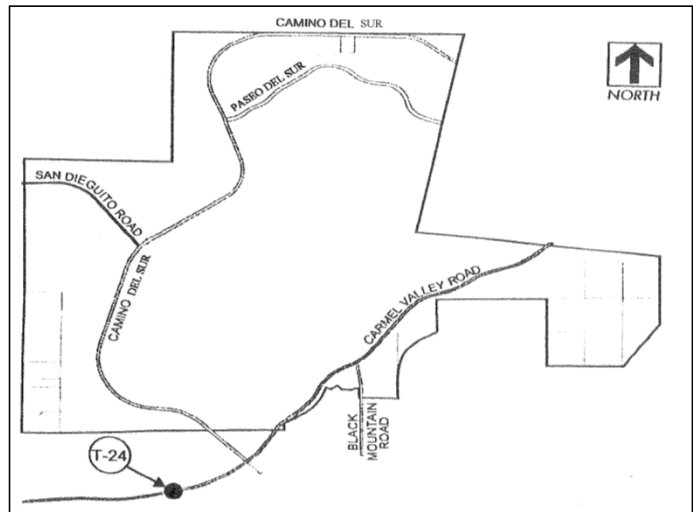
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-22.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	TOTAL	0	0	0	0	0	0	0



**Description:** Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing occurred concurrent with the construction Carmel Valley Road. The scope of work for this project is now included in project T-22.1.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** See project T-22.1.

**Funding:** Cost included in T-22.1.

**Notes:** Project is assured by WPH.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-25.1

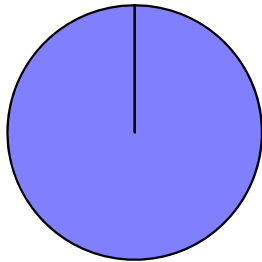
CIP or JO#:

COUNCIL DISTRICT: 1

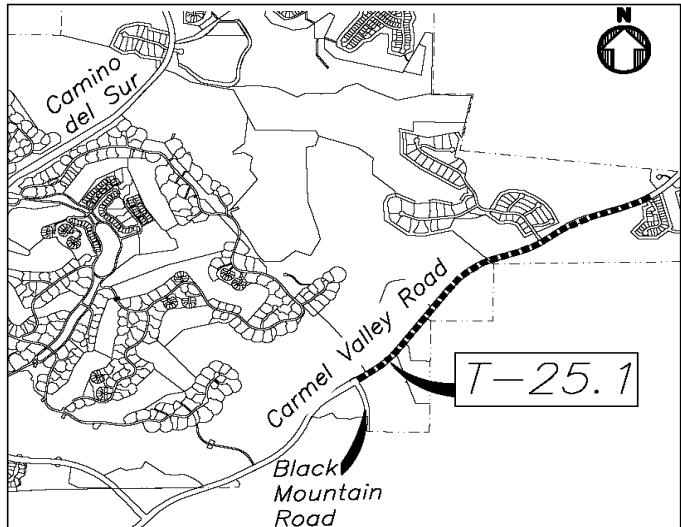
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
25,200,000	SUBDIVIDER	25,200,000						
<b>25,200,000</b>	<b>TOTAL</b>	<b>25,200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$25,200,000



**Description:** Design and construct the two outboard lanes, the median, one bridge and transitions of Carmel Valley Road from Black Mountain Road east to Camino Crisalida within a six-lane right-of-way.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" is the developer of 4S Ranch, which is located in the County of San Diego.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO PIPELINE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-25.2

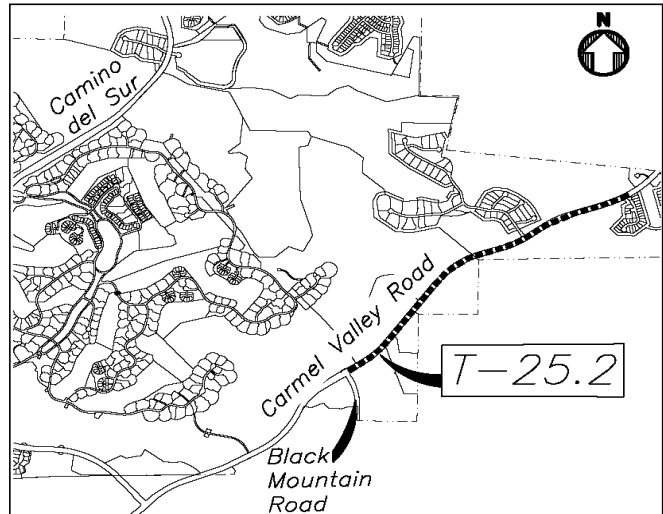
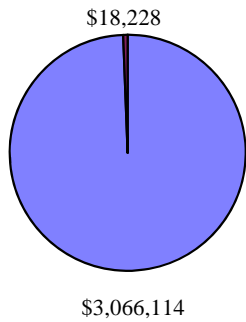
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
3,066,114	BMR-FBA	3,066,114						
18,228	SUBDIVIDER	18,228						
<b>3,084,342</b>	<b>TOTAL</b>	<b>3,084,342</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and relocation of existing Rancho Bernardo water pipeline in the area into the right-of-way for this project.

**Justification:** Design and relocation of existing Rancho Bernardo water pipeline in the area into the right-of-way for this project.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by BMR LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - add 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-25.3

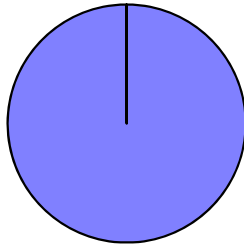
CIP or JO#:

COUNCIL DISTRICT: 1

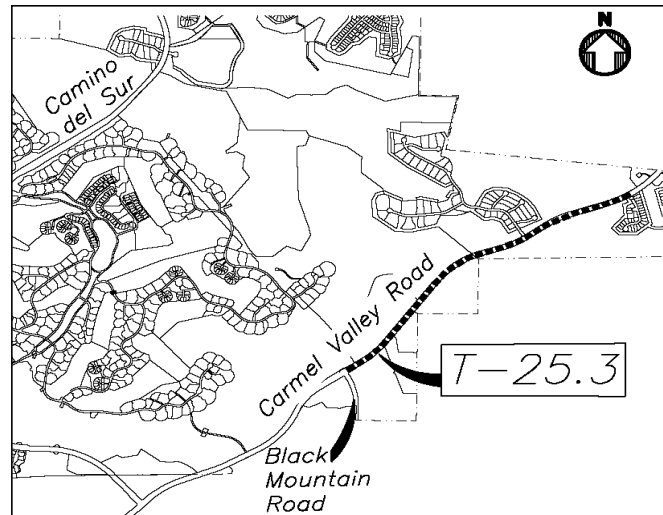
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2015

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
4,816,052	BMR-FBA							4,816,052
	DEV. ADVANCE					4,816,052		(4,816,052)
<b>4,816,052</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,816,052</b>	<b>0</b>	<b>0</b>



\$4,816,052



**Description:** Design and construct the two inside lanes from Black Mountain Road east to Camino Crisalida within a six-lane right-of-way.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is anticipated in FY 2015. Reimbursement is anticipated in FY 2017.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY RD EAST WILDLIFE CROSSING (btwn Blk Mtn Rd & Cm Crisalida - add 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-27

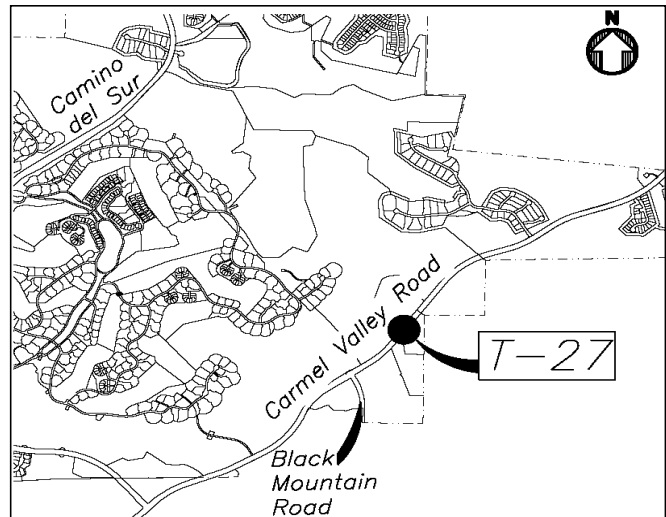
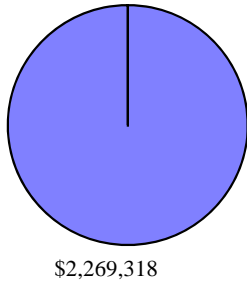
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2015

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
2,269,318	BMR-FBA						1,799,346	469,972
	DEV. ADVANCE					2,269,318	(1,799,346)	(469,972)
<b>2,269,318</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,269,318</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Carmel Valley Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is scheduled for FY 2015. Reimbursement is anticipated in FY 2016/17.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL at SAN DIEGUITO ROAD INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-28

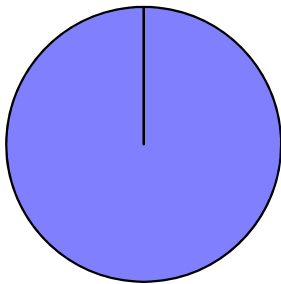
CIP or JO#: 292754

COMMUNITY PLAN: Black Mountain Ranch

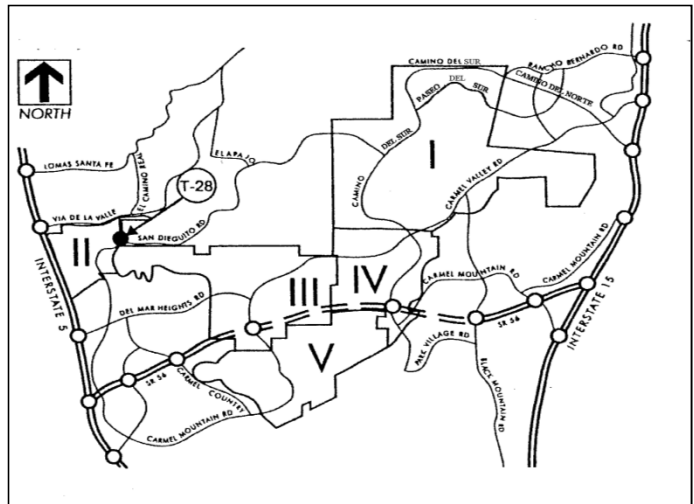
COUNCIL DISTRICT: 1

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
473,665	BMR-FBA	473,665							
<b>473,665</b>	<b>TOTAL</b>	<b>473,665</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$473,665



**Description:** Widen the westbound approach on San Dieguito Road at El Camino Real to provide a shared left and right turn lane. Modify existing traffic signal as necessary.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by Santaluz LLC with reimbursement from the BMR FBA.

**Notes:** Pacific Highlands Ranch PFFP Project T-12.1.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL WIDENING (Sea Country Lane north to San Dieguito Road - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-29.1

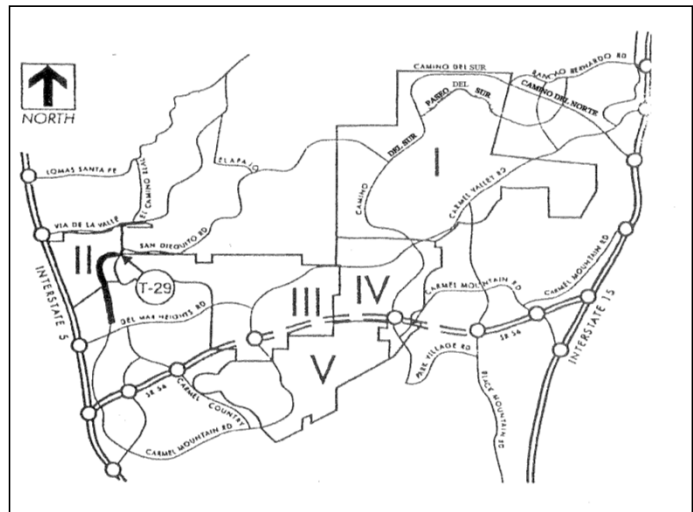
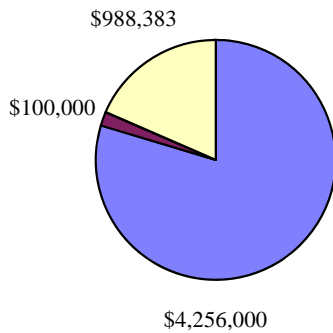
CIP or JO#: 52-767.0; S-00916

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2003 - 2020

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2020
4,256,000	BMR-FBA	3,406,621	849,379					
988,383	SUBDIVIDER							988,383
100,000	SUBDIVIDER (2)		100,000					
100,000	PHR-FBA	955	99,045					
<b>5,444,383</b>	<b>TOTAL</b>	<b>3,407,576</b>	<b>1,048,424</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>988,383</b>



**Description:** Complete the construction of existing El Camino Real between Sea Country Lane and San Dieguito Road as a four-lane major street within the existing graded right-of-way. The cost includes a traffic signal at El Camino Real and Sea Country Lane and a wildlife undercrossing.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** The widening improvements to four lanes was completed in FY 2011. The traffic signal is under construction. The wildlife undercrossing is expected to be completed in FY 2013.

**Funding:** The Subdivider funding refers to the future construction of curb, gutter and sidewalk on the west side of the road-way, if ultimately required, shall be the obligation of others; either the fronting property owner(s) or the Pacific Highlands FBA, when they develop. The Subdivider (2) funding refers to Pardee, a developer in Pacific Highlands Ranch, who is obligated to contribute \$100,000 for the wildlife undercrossing associated with this project. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** The completion of the widening improvements in FY 2011 fulfilled the BMR Transportation Phasing Plan requirements.

Pacific Highlands Ranch PFFP Project T-12.2.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL WIDENING (San Dieguito Road north to Via de la Valle - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-29.2

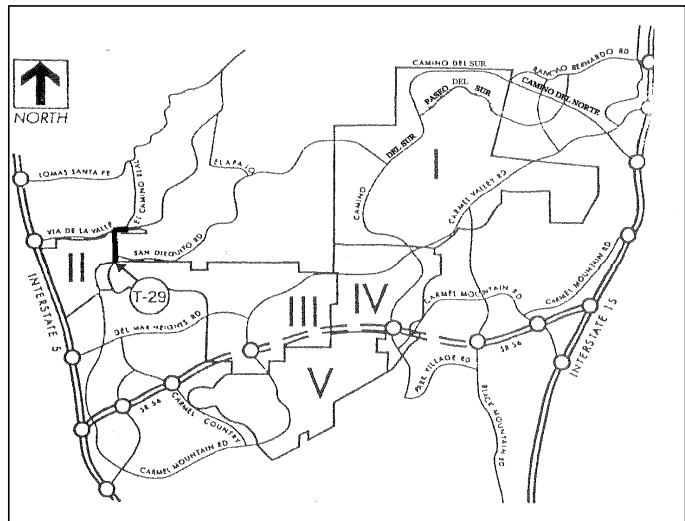
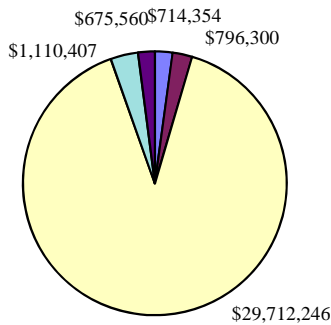
CIP or JO#: 52-479.0/S-00856

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2004 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
714,354	BMR-FBA				714,354			
	DEV. ADVANCE			714,354	(714,354)			
796,300	PHR-FBA	57,688	738,612					
29,712,246	OTHERS	3,351,806	3,493,690	3,050,000	4,700,000	3,000,000		12,116,750
1,110,407	SUBDIVIDER			1,110,407				
675,560	DIF-FRCC	675,560						
<b>33,008,867</b>	<b>TOTAL</b>	<b>4,085,054</b>	<b>4,232,302</b>	<b>4,874,761</b>	<b>4,700,000</b>	<b>3,000,000</b>	<b>0</b>	<b>12,116,750</b>



**Description:** Reconstruct existing El Camino Real between San Dieguito Road and Via De La Valle as a four-lane major street and construct a 900-foot taper on Via de la Valle from El Camino Real West eastbound. Replace the existing El Camino Real bridge over the San Dieguito River with a new four-lane bridge. Widening of Via de la Valle to four lanes between West El Camino Real and East El Camino Real. (See companion project T-29.1).

**Justification:** This project is required in order to improve the structural integrity of the bridge over the San Dieguito river, alleviate problems associated with high flood events, improve pedestrian and vehicular access to nearby coastal and recreational resources, relieve traffic congestion and improve consistency with the adopted land use plan for the project area.

**Schedule:** Construction is scheduled for FY 2013-14.

**Funding:** Pardee Letter of Credit in the amount of \$1,110,407 for Del Mar Highlands Estates obligation to El Camino Real.

HBRR = Highway Bridge Replacement/Repair fund \$10,000,000.

RTIP = Regional Transportation Improvement Program= \$6,987,000.

FRCC = Fairbanks Ranch Country Club.

The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Pacific Highlands Ranch PFFP Project T-12.3.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL (Studies to support EIS/EIR)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-29.3

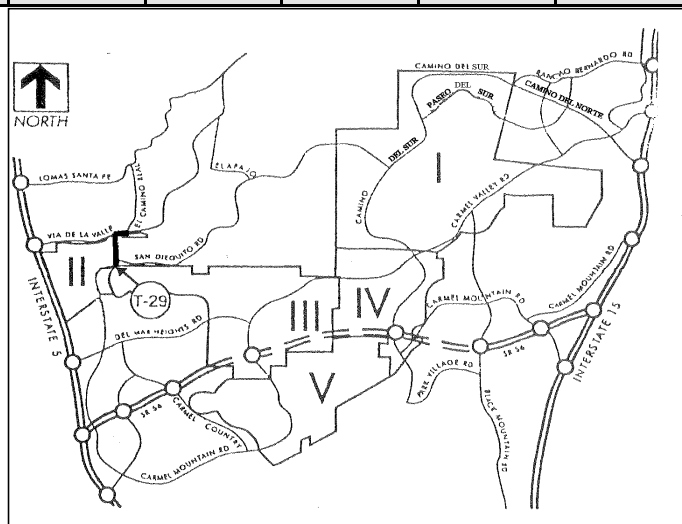
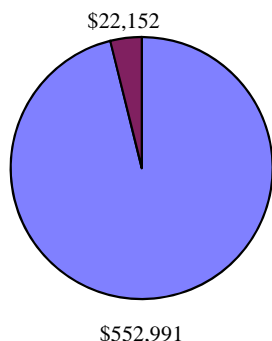
CIP or JO#: 59-025.0

COUNCIL DISTRICT: 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
552,991	BMR-FBA	552,991							
22,152	SUBDIVIDER	22,152							
575,143	TOTAL	575,143	0	0	0	0	0	0	0



**Description:** In conjunction with companion project T-29.2 provide supplemental funding for El Camino Real studies to support the EIS/EIR for this project.

**Justification:** This project will pay for the engineering support for the environmental document necessary for project T-29.2.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by BMR LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** VIA DE LA VALLE WIDENING (West El Camino Real to San Andres Dr - add 2 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-32.1

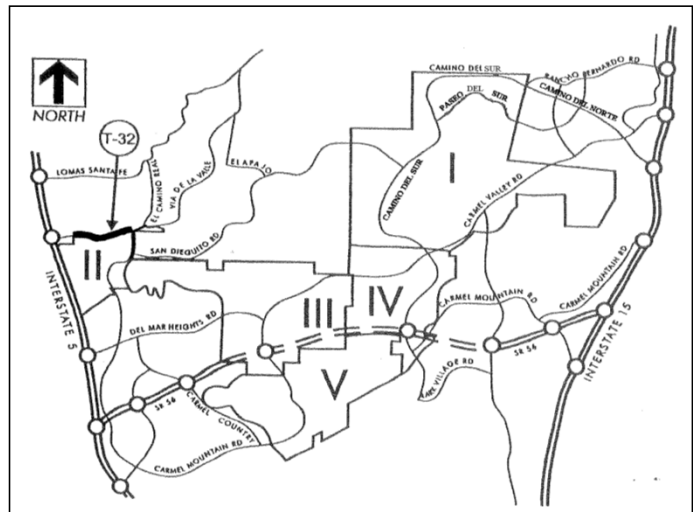
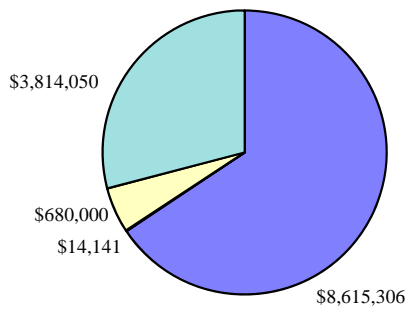
CIP or JO#: RD-11001

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
8,615,306	BMR-FBA	1,351,395			2,176,329	5,087,582		
14,141	SUBDIVIDER DEV.ADVANCE	14,141		7,263,911	(2,176,329)	(5,087,582)		
680,000	PHR-SUBD.				680,000			
3,814,050	OTHERS					3,814,050		
<b>13,123,497</b>	<b>TOTAL</b>	<b>1,365,536</b>	<b>0</b>	<b>7,263,911</b>	<b>680,000</b>	<b>3,814,050</b>	<b>0</b>	<b>0</b>



**Description:** Reconstruct existing Via de la Valle between San Andres Drive and El Camino Real West to a modified four-lane major street to accommodate existing and projected sub-regional traffic. Modify signals at San Andres Drive and El Camino Real West as required and relocate existing overhead utilities to underground locations. Restripe Via de la Valle between San Andres Drive and I-5 to six lanes.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Preliminary engineering and design is on-going, with final design and construction currently scheduled for FY 2013/2014.

**Funding:** BMR LLC will advance the funding for the construction of this project. There is also a Pardee Letter of Credit in the amount of \$680,000 representing the Del Mar Highlands Estates obligation for this project. The "Others" funding includes the Flower Hill Mall LLC obligation of 7.7% of the project cost (\$1,010,298); property owners within Subarea II with street frontage on Via de la Valle; Verde Del Mar (TM 92-0430); Lomas Santa Fe/ Via de la Valle Specific Plan/ Carmel Valley North obligation for north half of improvements fronting Via de la Valle Specific Plan, and the 22nd Agricultural District. The Flower Hill Mall LLC contribution will be collected by the City prior to issuance of a certificate of occupancy for the Flower Hill Mall project. BMR LLC may form a cost reimbursement district to collect reimbursement from fronting property owners, if and when they develop. Reimbursement collected from fronting property owners would be used to reimburse the BMR FBA. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Pacific Highlands Ranch PFFP Project T-13.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** VIA DE LA VALLE (Retaining Walls for bike path)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-32.2

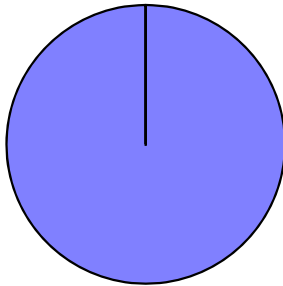
CIP or JO#: 52-788.0

COUNCIL DISTRICT: 1

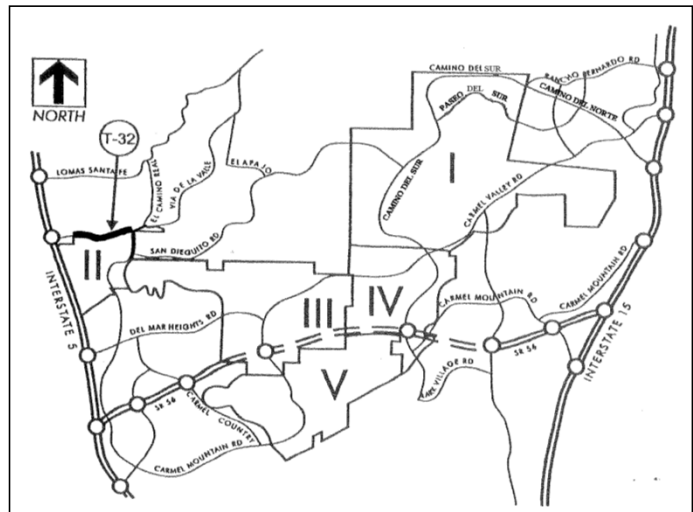
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
100,000	BMR-FBA	100,000						
<b>100,000</b>	<b>TOTAL</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$100,000



**Description:** This project provided supplemental funding for the construction of retaining walls for a one mile Class II bike path along Via de la Valle. The City CIP was 58-077.0.

**Justification:** The bike path project will mitigate traffic congestion and air pollution by encouraging bicycle transportation.

**Schedule:** Project complete.

**Funding:** Black Mountain Ranch provided \$100,000 in supplemental funding to assure completion of this project in a timely manner. The total cost of the project was \$1,684,950.

**Notes:** City CIP project 58-077.0

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (Paseo del Sur east to Bernardo Lakes Drive - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-34.1

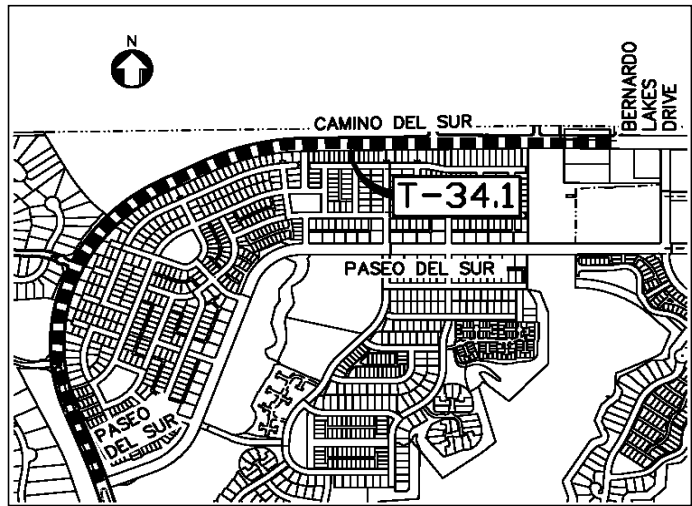
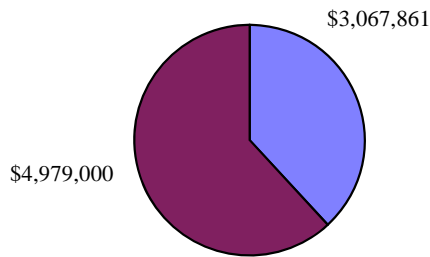
CIP or JO#: RD-11002

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
3,067,861	BMR-FBA	3,067,861						
4,979,000	SUBDIVIDER DEV. ADVANCE	4,979,000 653,409	(653,409)					
<b>8,046,861</b>	<b>TOTAL</b>	<b>8,700,270</b>	<b>(653,409)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** The project was built in two phases. The first phase consisted of design and construction of the two internal lanes from Paseo del Sur to Artesian Road and the second phase consisted of the two southerly and easterly lanes including the median from Artesian Road to Bernardo Lakes Drive within a six-lane right-of-way.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance was provided by BMR LLC with reimbursement from the BMR FBA. The funding source listed above as "Subdivider" consists of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (Bernardo Lakes Drive east to Lone Quail Road- 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-34.2

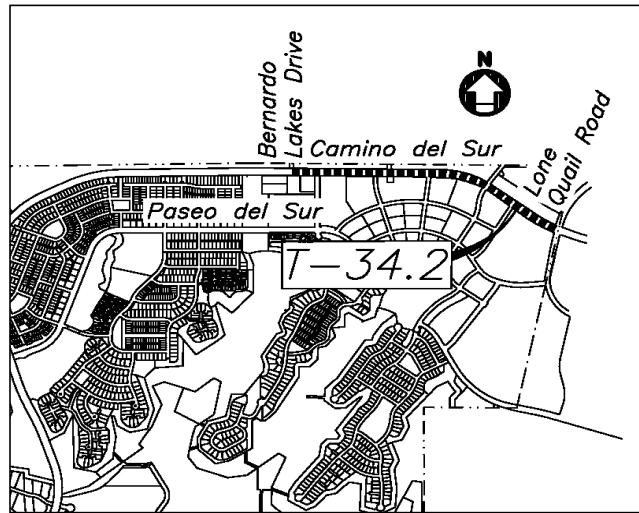
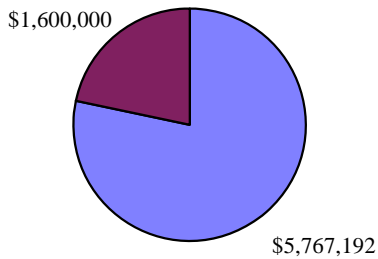
CIP or JO#: RD-11000

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2011-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
5,767,192	BMR-FBA	2,303,579		3,463,613				
1,600,000	SUBDIVIDER DEV. ADVANCE	1,600,000	3,463,613	(3,463,613)				
<b>7,367,192</b>	<b>TOTAL</b>	<b>3,903,579</b>	<b>3,463,613</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a four-lane major roadway within a six-lane right-of-way. The project will be built in two phases. The first phase consisted of the two northerly lanes between Bernardo Lakes Drive and Lone Quail Road that have been built as a subdivider improvement. The second phase consists of design and construction of the southerly two lanes and the median from Bernardo Lakes Drive to Lone Quail Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is scheduled to start in FY 2012. Reimbursement is anticipated in FY2012 - FY 2013.

**Funding:** Developer Advance to be provided by BMR LLC. The funding source listed above as "Subdivider" consists of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE (City Limit East to 4S Parkway - 4 Lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-35

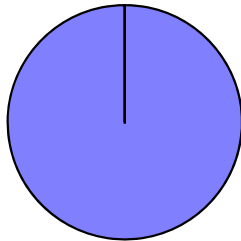
CIP or JO#:

COUNCIL DISTRICT: 1

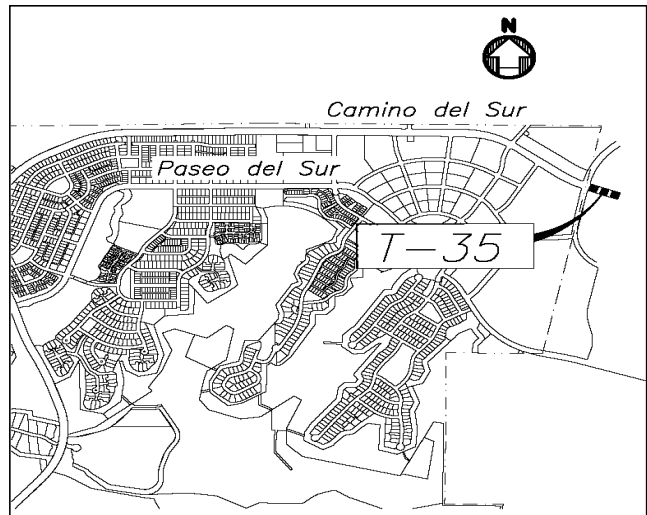
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,500,650	SUBDIVIDER	1,500,650						
<b>1,500,650</b>	<b>TOTAL</b>	<b>1,500,650</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$1,500,650



**Description:** Design and construct a four-lane major roadway for Camino Del Norte eastward from the Black Mountain Ranch (BMR) boundary to 4S Parkway.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consists of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE (4S Parkway east to Camino San Bernardo - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-36

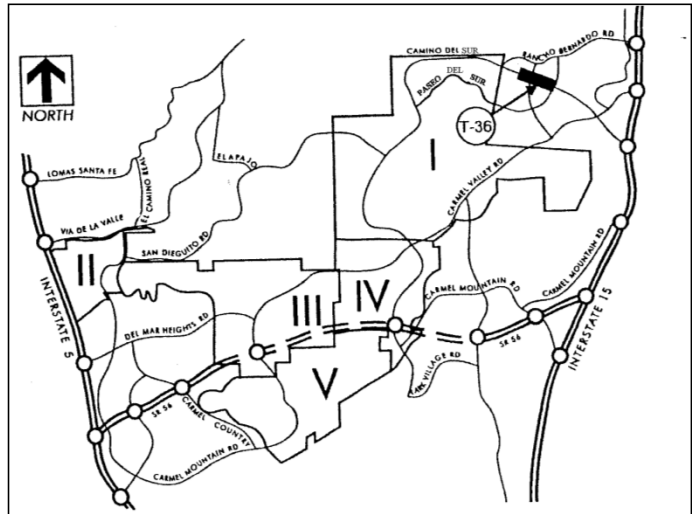
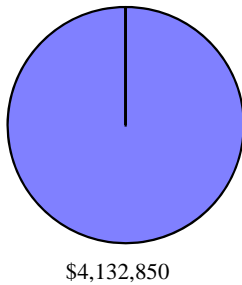
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
4,132,850	SUBDIVIDER	4,132,850						
<b>4,132,850</b>	<b>TOTAL</b>	<b>4,132,850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a four-lane roadway for Camino Del Norte between the 4S Parkway and Camino San Bernardo.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consists of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-37

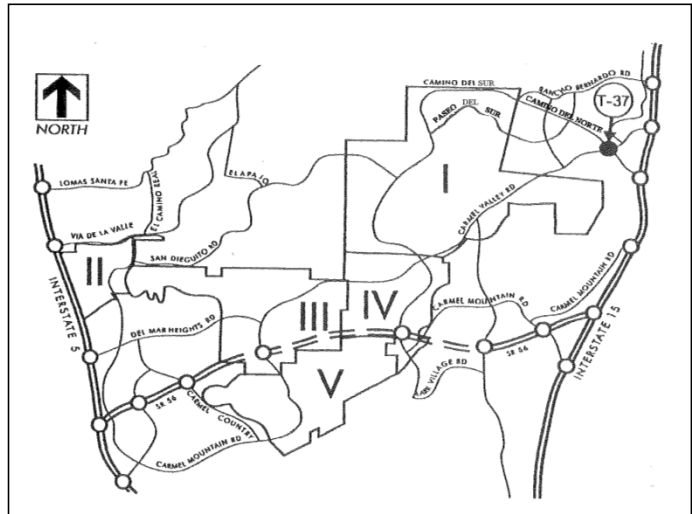
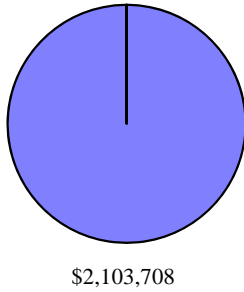
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,103,708	SUBDIVIDER	2,103,708						
<b>2,103,708</b>	<b>TOTAL</b>	<b>2,103,708</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements at the intersection of Camino Del Norte and Bernardo Center Road including dual left turns from each approach and full use of the through lanes. Provide right turn lane for westbound to northbound movement. Provide pedestrian bridge over Camino Del Norte.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consists of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-38

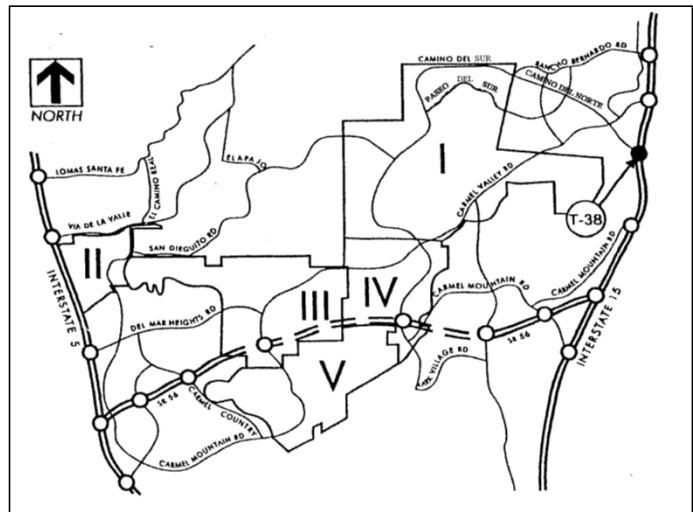
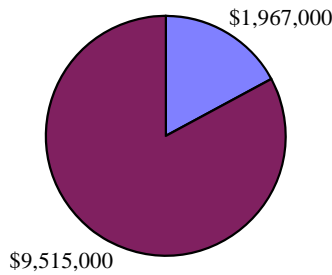
CIP or JO#: 52-791.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
1,967,000	BMR-FBA	1,967,000							
9,515,000	SUBDIVIDER	9,515,000							
<b>11,482,000</b>	<b>TOTAL</b>	<b>11,482,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements to the interchange at I-15 and Camino Del Norte to achieve dual left turn lanes from Camino Del Norte entering I-15 and selected ramp widening.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** BMR LLC advanced the funds for this project with reimbursement from the BMR FBA. The funding source listed above as "Subdivider" consists of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:** The BMR FBA share of the project cost shown is taken from the "Joint Community Facilities Agreement", dated April 3, 2006, Agreement No. 110623.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)

DEPARTMENT: ENGINEERING AND DEVELOPMENT

PROJECT: T-39

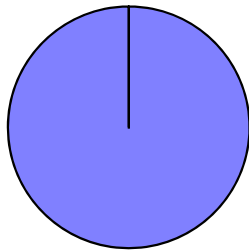
CIP or JO#:

COUNCIL DISTRICT: 1

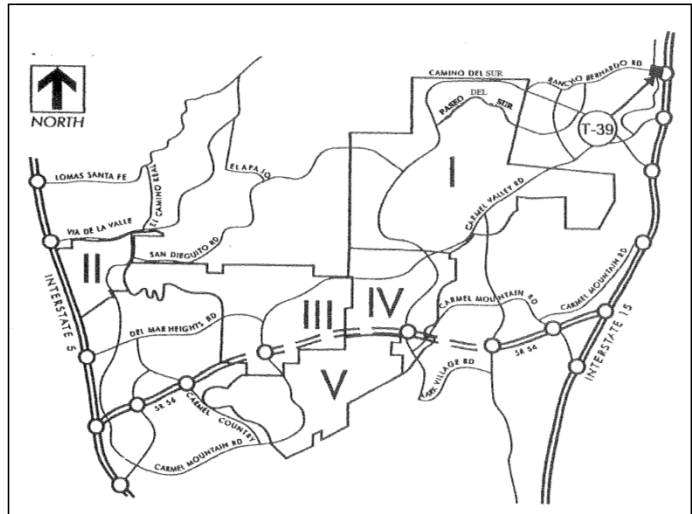
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
7,855,622	SUBDIVIDER	7,855,622						
<b>7,855,622</b>	<b>TOTAL</b>	<b>7,855,622</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$7,855,622



**Description:** Design and construct the addition of two lanes to the existing four-lane portion of Rancho Bernardo Road between west Bernardo Road and I-15 southbound ramps to attain the six-lane major cross section identified in the adopted community plan.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consists of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:** Cost and scope of projects T-41 and T-42 included here.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD WIDENING (I-15 east to Bernardo Center Drive - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-40

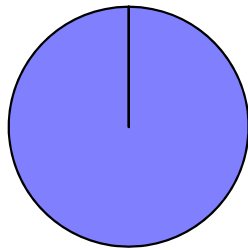
CIP or JO#:

COUNCIL DISTRICT: 1

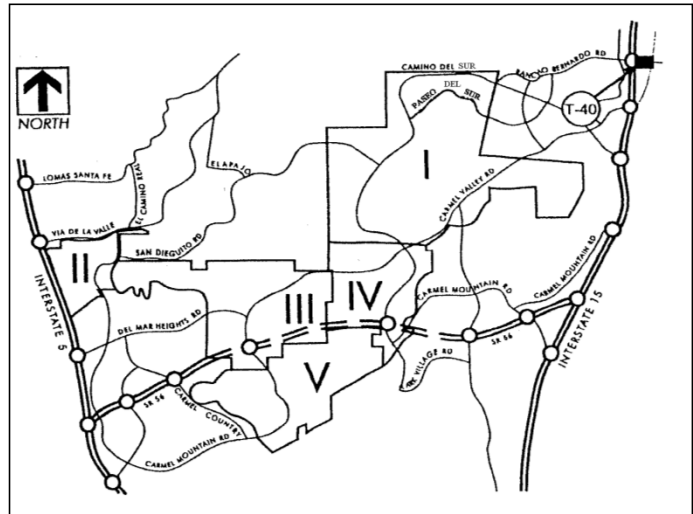
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
1,327,008	BMR-FBA						1,327,008	
	DEV. ADVANCE				1,327,008		(1,327,008)	
<b>1,327,008</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,327,008</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$1,327,008



**Description:** Design and construct the addition of two lanes to the existing four-lane portion of Rancho Bernardo Road between the I-15 northbound ramps and Bernardo Center Drive to attain a modified six-lane major street as identified in the adopted community plan.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is anticipated in FY 2014. Reimbursement is anticipated in FY 2016.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:** Rancho Bernardo PFFP Project T-21.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-41

CIP or JO#:

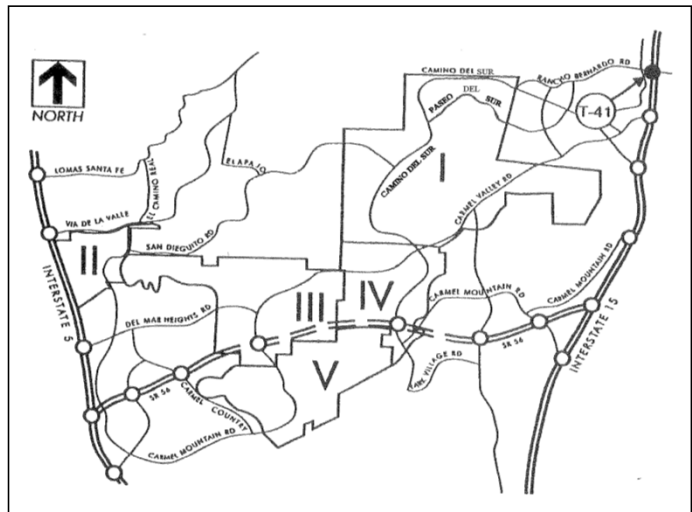
COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-39

**COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
		0	0	0	0	0	0	0



**Description:** Design and construct improvements to Rancho Bernardo Road at the I-15 interchange to benefit from the adjacent widening of Rancho Bernardo Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete. See project T-39.

**Funding:** Cost included in project T-39.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-42

CIP or JO#:

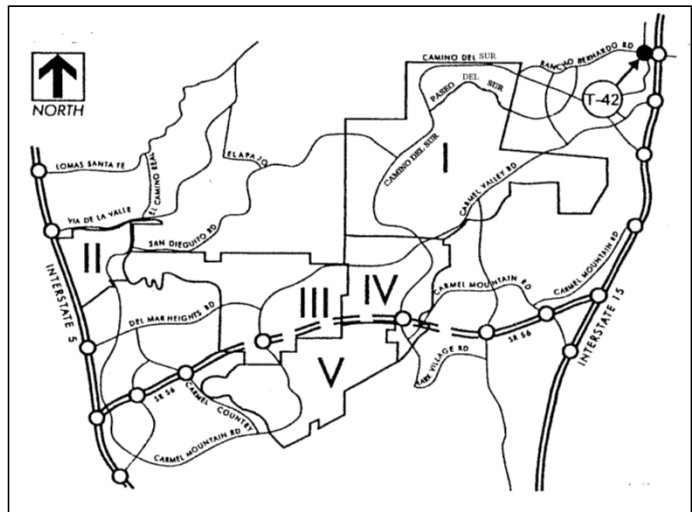
COMMUNITY PLAN: Black Mountain Ranch

COUNCIL DISTRICT: 1

PROJECT YEAR: SEE T-39

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
		0	0	0	0	0	0	0



**Description:** Design and construct improvements at the intersection of Rancho Bernardo Road at West Bernardo Drive, including dual left turns from each approach and shared through and right turn lanes for the southbound, eastbound and northbound approach. Provide exclusive right turn lanes for the westbound and northbound approaches.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete. See project T-39.

**Funding:** Cost included in project T-39.

**Notes:**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-43

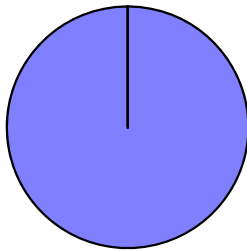
CIP or JO#:

COUNCIL DISTRICT: 1

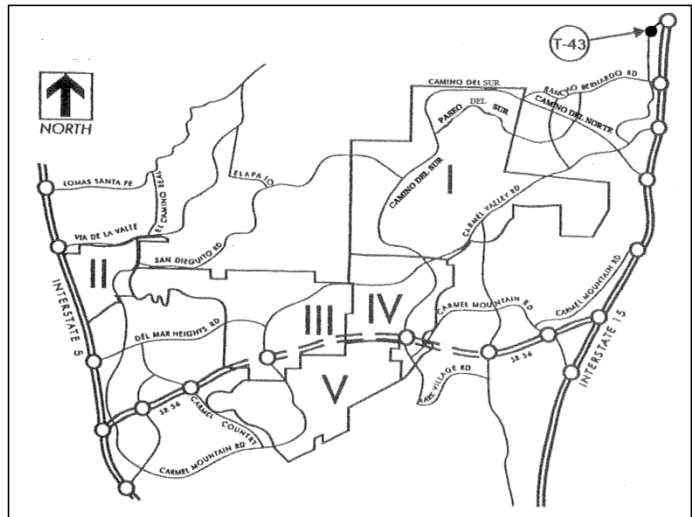
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
2,786,591	BMR-FBA					2,786,591		
	DEV. ADVANCE				2,786,591	(2,786,591)		
<b>2,786,591</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,786,591</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$2,786,591



**Description:** Design and construct spot widening to allow two through lanes, bike lanes and additional width at intersections with park entrances to West Bernardo Road between the I-15 southbound ramps southward to Aguamiel Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is scheduled in FY 2014. Reimbursement is anticipated in FY 2015.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-44

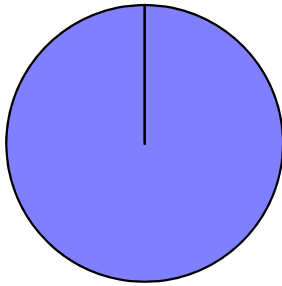
CIP or JO#:

COUNCIL DISTRICT: 1

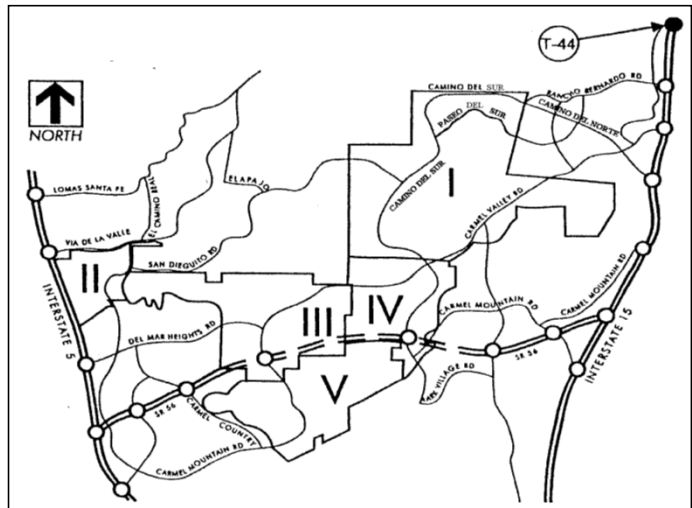
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
220,000	CALTRANS	220,000							
<b>220,000</b>	<b>TOTAL</b>	<b>220,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$220,000



**Description:** Design and construct improvements at the West Bernardo Drive approach to the I-15 southbound ramps to provide for signalization and to provide a transition of the improvements on west Bernardo Road to the south.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Project funded and constructed by Caltrans.

**Notes:**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-46

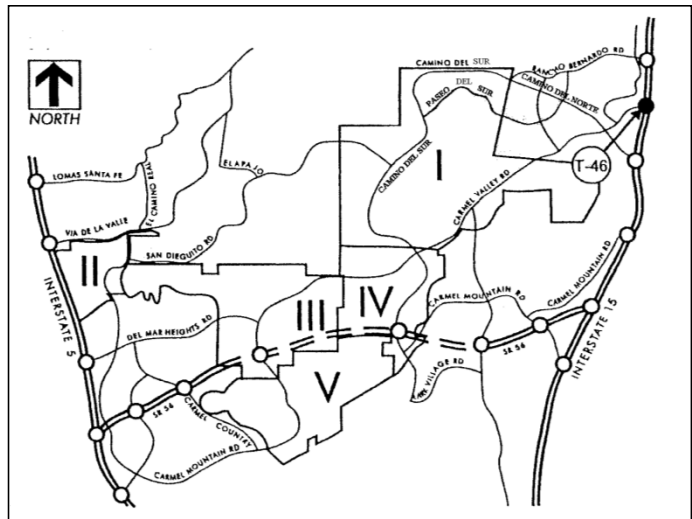
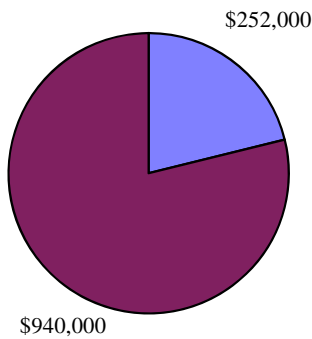
CIP or JO#: 52-796.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
252,000	BMR-FBA	252,000							
341,000	SUBDIVIDER	341,000							
940,000	CALTRANS	940,000							
<b>1,533,000</b>	<b>TOTAL</b>	<b>1,533,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements at the interchange of Bernardo Center Drive at I-15 including improvements to the northbound I-15 ramps consisting of dual left turn lanes from each approach and an exclusive right turn lane for the westbound to northbound movement. Includes a southbound right turn lane from I-15 to Bernardo Center Drive.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** This project was completed by CALTRANS, with funding from BMR LLC per a Joint Community Facilities Agreement, as well as funding from developers from Santa Fe Valley and 4S Ranch in the County of San Diego.

**Notes:** The BMR FBA share of project cost shown is taken from the "Joint Community Facilities Agreement", dated April 3, 2006, Agreement No. 110623.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** PASEO DEL SUR (Camino del Sur east to High School Entrance)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-47.1

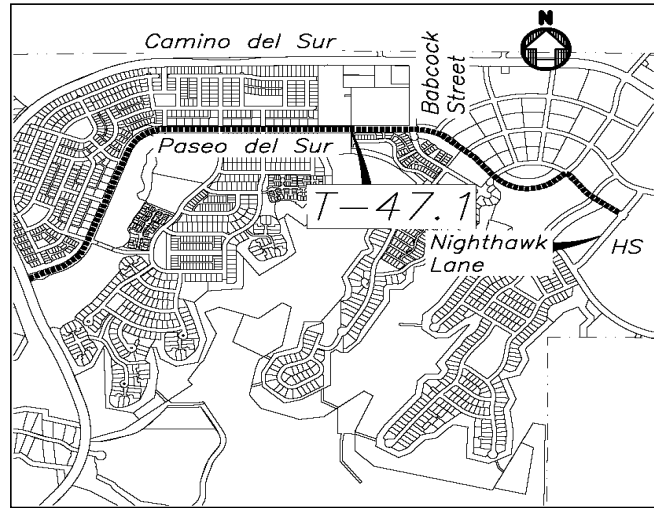
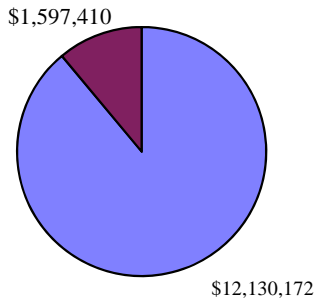
CIP or JO#: 52-797.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: FY 2012-2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
12,839,728	BMR-FBA	9,066,154		1,316,812		2,456,762		
1,597,410	SUBDIVIDER DEV. ADVANCE	1,597,410	1,316,812	1,139,950		(2,456,762)		
<b>14,437,138</b>	<b>TOTAL</b>	<b>10,663,564</b>	<b>1,316,812</b>	<b>2,456,762</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Paseo del Sur as a modified two-lane major street between Camino del Sur and Babcock Street and from Babcock Street to the High School Entrance as a two-lane collector. The project will be constructed in two phases. The first phase (T-47.1a) consists of Paseo del Sur as a modified two-lane major between Camino del Sur and Babcock Street. The second phase (T-47.1b) encompasses Paseo del Sur as a two-lane collector from Babcock Street easterly to the Del Norte High School entrance.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** The first phase (T-47.1a) is complete. The second phase (T-47.1b) is scheduled to start in FY 2012. Reimbursement for the second phase is currently scheduled for FY 2013, extending into FY 2015.

**Funding:** Developer Advance for the first phase was provided by BMR LLC, and will be provided for the second phase by BMR LLC with reimbursement from the BMR FBA. The "Subdivider" portion represents project costs not reimbursed by the FBA.

**Notes:** The alignment of this project was modified because of the resubdivision activity in the North Village.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO SAN BERNARDO (Nicole Ridge Road east to City Limit - 2 lanes )

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-47.2

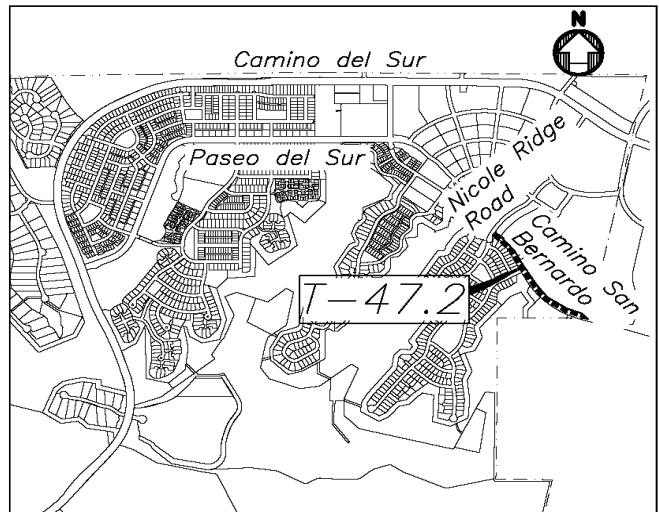
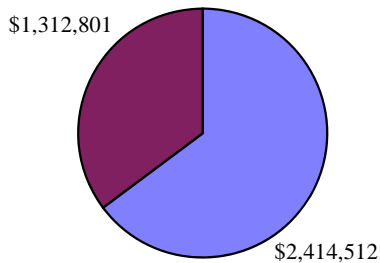
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2007-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
2,414,512	BMR-FBA			1,312,801			1,101,711	
1,312,801	SUBDIVIDER DEV. ADVANCE	1,312,801 1,312,801		(1,312,801)	1,101,711		(1,101,711)	
<b>3,727,313</b>	<b>TOTAL</b>	<b>2,625,602</b>	<b>0</b>	<b>0</b>	<b>1,101,711</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Camino San Bernardo as a two-lane collector street between Nicole Ridge Road and the City limits to the east. This road is built in phases. Phase 1 (T-47.2a) is the portion between Nighthawk Lane and the City Limits. Phase 2 (T-47.2b) is the remaining portion between Nighthawk Lane and Nicole Ridge Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Phase 1 (T-47.2a) adjacent to the high school was completed in FY 2008. The construction of Phase 2 (T-47.2b) is scheduled for FY 2013-2014.

**Funding:** Developer Advance was provided for Phase 1 and will be provided for Phase 2 by BMR LLC with reimbursement from the BMR FBA per the terms of a reimbursement agreement. For Phase 1 Poway Unified School District funded half of the improvements as the fronting subdivider.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** PASEO DEL SUR ( Potomac Ridge Road to Camino del Sur - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-47.3

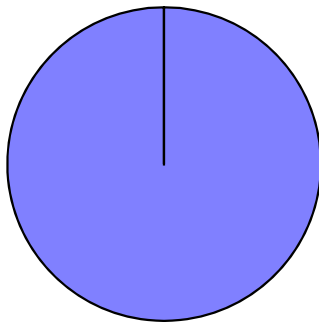
CIP or JO#:

COUNCIL DISTRICT: 1

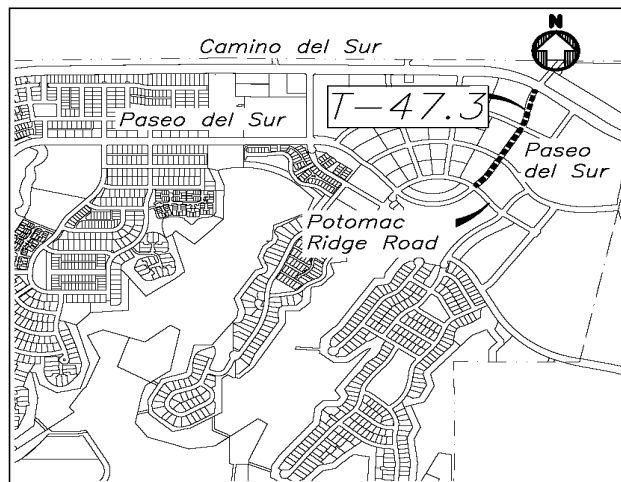
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
1,595,972	BMR-FBA			0	1,595,972			
1,595,972	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,595,972</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$1,595,972



**Description:** Design and construct Paseo del Sur as a two-lane collector street from Potomac Ridge Road to Camino del Sur.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is anticipated in FY 2014.

**Funding:** The project will be funded by the BMR FBA.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO SAN BERNARDO (City Limits east to 4S Parkway - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-48

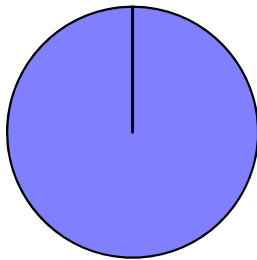
CIP or JO#:

COUNCIL DISTRICT: 1

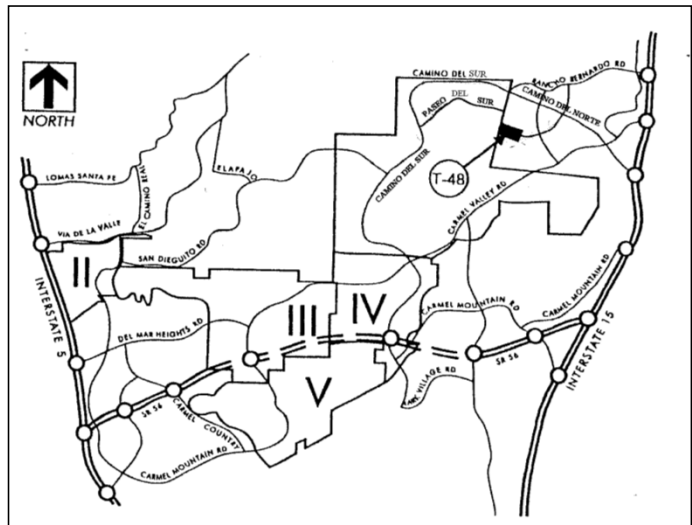
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,373,400	SUBDIVIDER	1,373,400						
<b>1,373,400</b>	<b>TOTAL</b>	<b>1,373,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$1,373,400



**Description:** Design and construct Camino San Bernardo as a four-lane major street between the city limit and 4S Ranch Parkway to the east.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO SAN BERNARDO (4S Parkway east to Camino del Norte - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-49

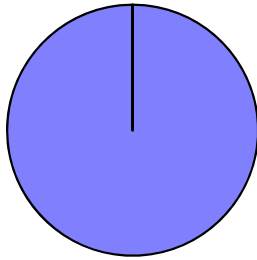
CIP or JO#:

COUNCIL DISTRICT: 1

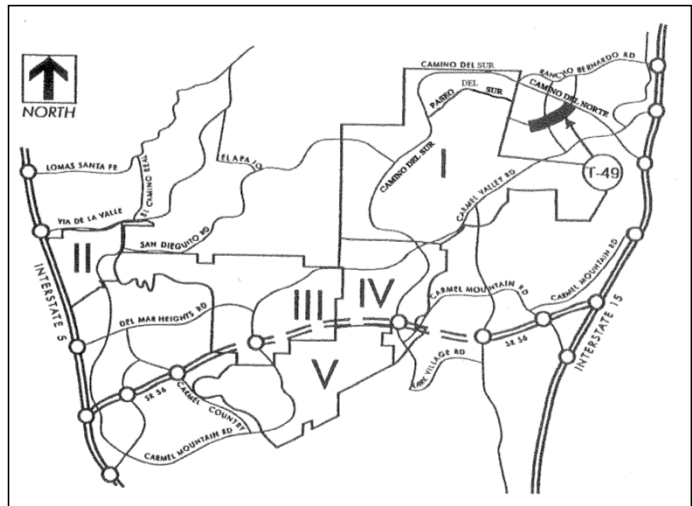
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
1,086,150	SUBDIVIDER	1,086,150							
<b>1,086,150</b>	<b>TOTAL</b>	<b>1,086,150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$1,086,150



**Description:** Design and construct Camino San Bernardo as a four-lane major street between 4S Ranch Parkway and Camino del Norte to the east.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** DOVE CANYON ROAD (Rancho Bernardo Road south to Camino del Norte - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-50

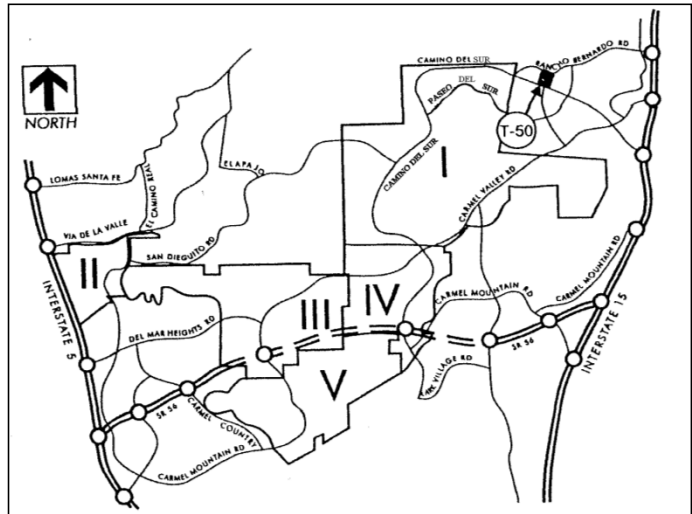
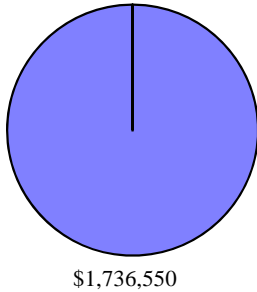
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,736,550	SUBDIVIDER	1,736,550						
<b>1,736,550</b>	<b>TOTAL</b>	<b>1,736,550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Dove Canyon Road as a four-lane major street between Rancho Bernardo Road on the north and Camino Del Norte on the south.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** DOVE CANYON ROAD (Camino del Norte south to Camino San Bernardo - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-51

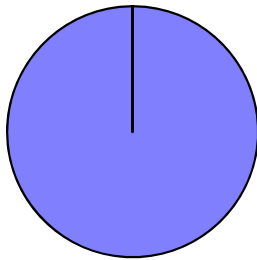
CIP or JO#:

COUNCIL DISTRICT: 1

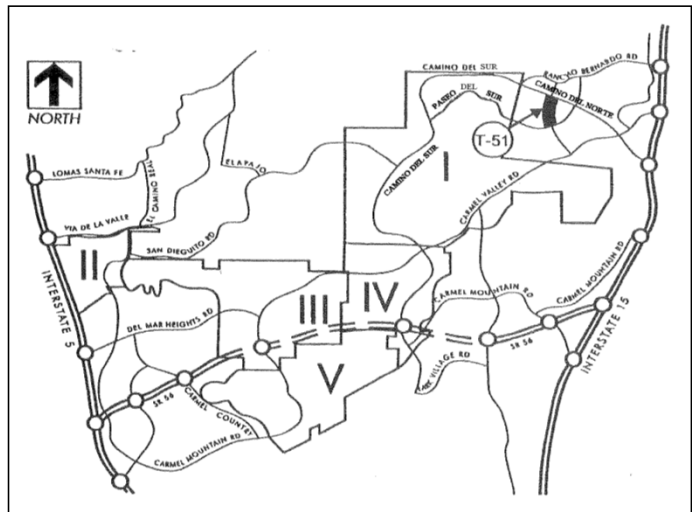
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,850,000	SUBDIVIDER	2,850,000						
<b>2,850,000</b>	<b>TOTAL</b>	<b>2,850,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$2,850,000



**Description:** Design and construct Dove Canyon Road as a four-lane major street between Camino Del Norte on the north and Camino San Bernardo on the south.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** DOVE CANYON ROAD (Camino San Bernardo south to Carmel Valley Rd - 4 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-52

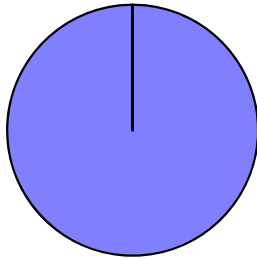
CIP or JO#:

COUNCIL DISTRICT: 1

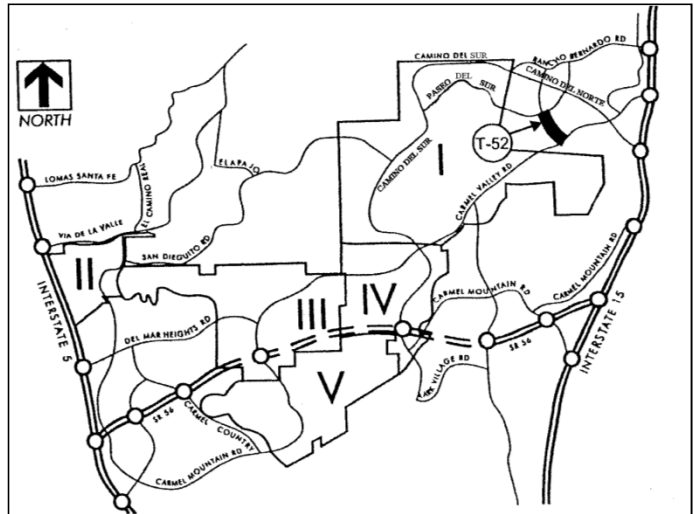
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
3,450,450	SUBDIVIDER	3,450,450						
<b>3,450,450</b>	<b>TOTAL</b>	<b>3,450,450</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$3,450,450



**Description:** Design and construct Dove Canyon Road as a four-lane major between Camino San Bernardo on the north and Carmel Valley Road on the south.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SAN DIEGUITO ROAD SPOT IMPROVEMENTS (El Camino Real east to City Limit/Subarea I)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-53

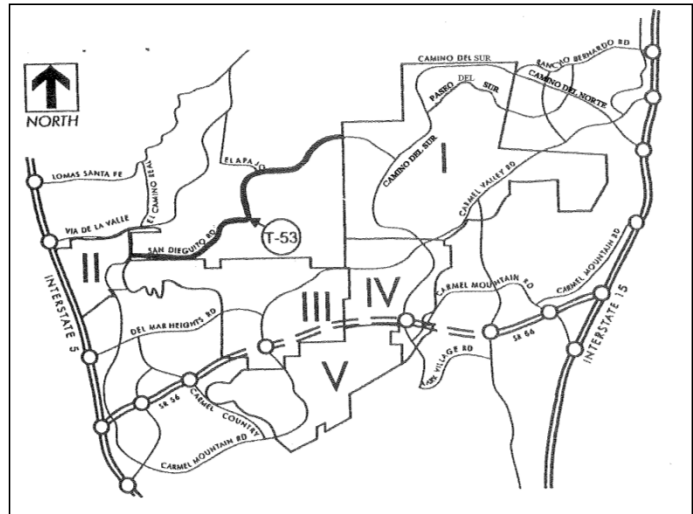
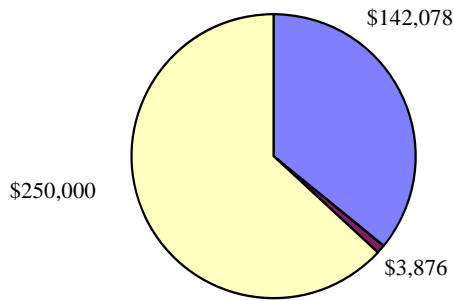
CIP or JO#: 62-330.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
142,078	BMR-FBA	142,078						
3,876	SUBDIVIDER	3,876						
3,000,000	FAIRBANKS	3,000,000						
250,000	OTHER	250,000						
<b>3,395,954</b>	<b>TOTAL</b>	<b>3,395,954</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct spot improvements along the length of San Dieguito Road to enhance safety and capacity. These improvements included left turn channelization and/or traffic signalization at public street intersections where required. In addition, this project includes those improvements made by the Fairbanks Ranch Association pursuant to a Settlement Agreement with the City of San Diego, Black Mountain Ranch Limited Partnership, and the Perimeter Property Owners within Black Mountain Ranch. This Agreement is dated February 2, 2000.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Project complete.

**Funding:** Developer Advance for the traffic signal was provided by BMR LLC. The "Subdivider" portion represents project costs not reimbursed by the FBA. As part of the Settlement Agreement, the Fairbanks Ranch Association received multiple payments from Black Mountain Ranch that totaled \$3M to be used for this project.

**Notes:** "Other" funding is Pacific Highlands Ranch Subdividers (Del Mar Highlands Estates) and County of San Diego Subdividers.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

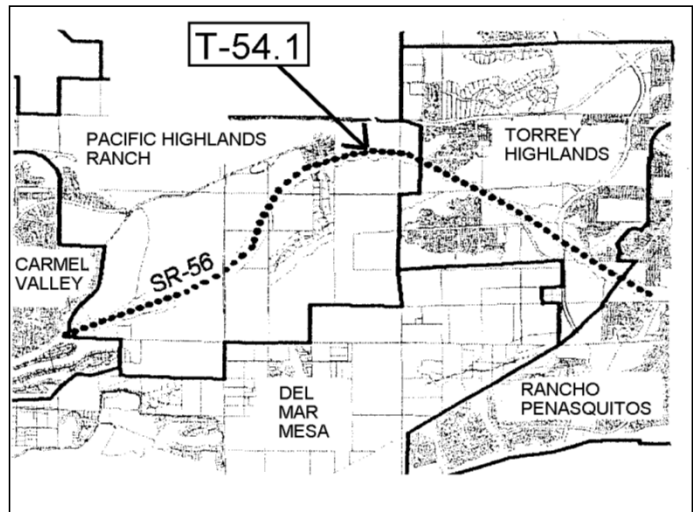
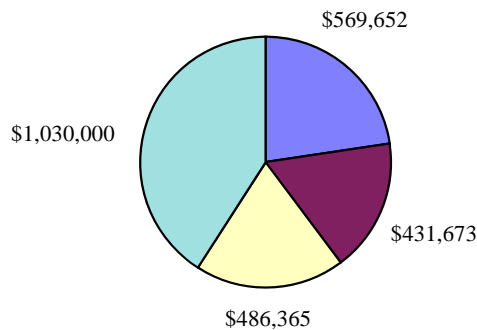
**TITLE:** SR-56 DEBT SERVICE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS  
CIP or JO#: 52-703.0  
COUNCIL DISTRICT: 1

PROJECT: T-54.1

COMMUNITY PLAN: Black Mountain Ranch  
PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
569,652	BMR-FBA	569,652						
431,673	TH-FBA	431,673						
486,365	PHR-FBA	486,365						
1,030,000	DMM-FBA	1,030,000						
<b>2,517,690</b>	<b>TOTAL</b>	<b>2,517,690</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** This project provided for the debt service for Transnet Commercial Paper Funding issued in FY 2001 for the construction of the SR-56 between Carmel Valley and Los Penasquitos (CIP 52-463.0).

**Justification:** From FY 2003 to FY 2006, various FBAs within the SR-56 corridor reimbursed the Transnet Commercial Paper Funding utilized in FY 2001 for CIP 52-463.0, including interest. The above allocation of cost represents each Subarea's fair share, absent sufficient funding from other sources.

**Schedule:** Repayment of funding from various FBA communities to Transnet was completed in FY 2006.

**Funding:** Repayment of funding from various FBA communities to Transnet was completed in FY 2006.

**Notes:** Pacific Highlands Ranch PFFP Project T-1.2A  
Torrey Highlands PFFP Project T-1.2A  
Del Mar Mesa PFFP Project 43-5B

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 WIDENING (Interstate 5 to Interstate 15 - add 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-54.2

CIP or JO#:

COUNCIL DISTRICT: 1

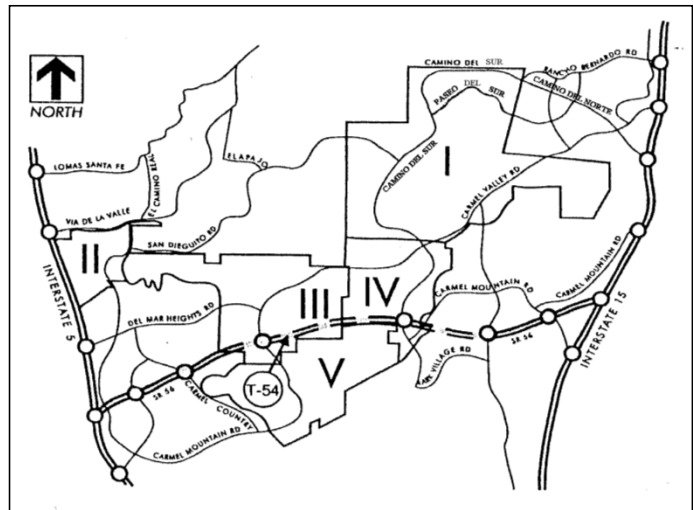
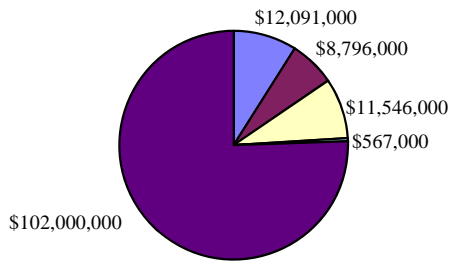
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2014 - 2040

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2020
12,091,000	BMR-FBA				500,000	1,500,000	1,500,000	8,591,000
8,796,000	TH-FBA							
11,546,000	PHR-FBA							
567,000	DMM-FBA							
102,000,000	OTHER-TRANSNET							
<b>135,000,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>8,591,000</b>



**Description:** Conversion of the four-lane freeway into a six-lane facility. High occupancy vehicle lanes can be accommodated within the center median at some point in the future once regional funding is identified. This project will be completed in multiple phases as funding becomes available.

**Justification:** Due to the regional serving nature of this freeway, it is anticipated that federal, state or other outside funding for this segment of SR-56 will be obtained to finance the cost of this project. In the absence of these other funding sources, development within the individual communities of the North City Future Urbanizing Area may be required to fund, or at least advance, the cost of this project.

**Schedule:** This project will be completed when funding for the entire project is identified.

**Funding:** This project is now funded by the TRANSNET half-cent sales tax, with funding programmed for sometime after FY 2020. The above allocation of costs represents each community's fair share of the cost of the project, absent sufficient funding from other sources. This contribution will be reduced as these other funds, e.g. TRANSNET, become available. The timing for the funding by the other communities, as shown above, is contingent on the actual buildout schedule of each community. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** If outside funding is obtained for this project, Black Mountain Ranch and Pacific Highlands Ranch will be reimbursed on a priority basis until advances are reduced to a proportionate share calculated utilizing a traffic link analysis. Thereafter, any reimbursements would be distributed to all communities on a prorata basis. Black Mountain Ranch Limited Partnership and the City are parties to a development agreement which provides that the Black Mountain Ranch (BMR) project will be subject to the inclusion of this project in the Facilities Financing Program. As part of the FY 2006 Update to the PFFP, the contribution to be made by BMR was fixed at the amount shown above. PHR PFFP Project T-1.2B., TH PFFP Project T-1.2B, Del Mar Mesa PFFP Project 43-5C.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** INTERSTATE 15 ENHANCEMENTS (Lake Hodges Bridge south to SR-56)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-55

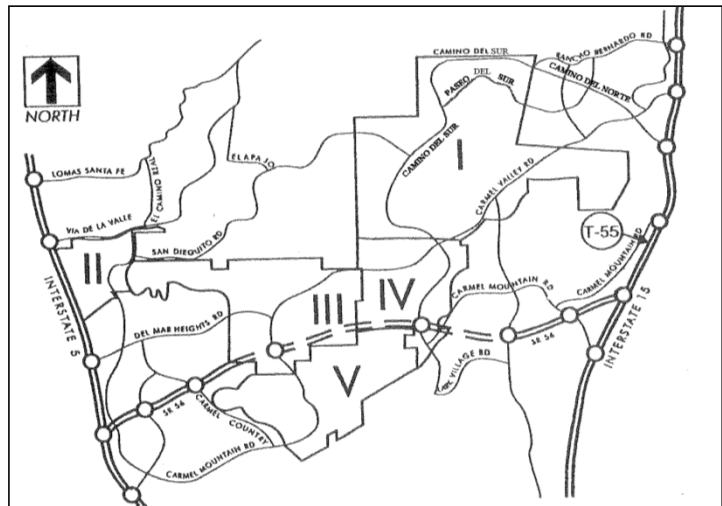
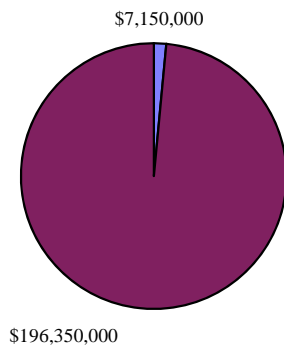
CIP or JO#: 52-800.0/ S-00931

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
7,150,000	BMR-FBA	7,150,000							
463,850,000	OTHERS	463,850,000							
<b>471,000,000</b>	<b>TOTAL</b>	<b>471,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construction of capacity improvements on the I-15 freeway between SR-56 and the northern City of San Diego limits near Lake Hodges that included HOV/express lanes, direct access ramps, and widening of the northbound bridge over Lake Hodges. These improvements were known as the Middle Segment of the I-15 Express Lanes Project.

**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.

**Schedule:** Project complete.

**Funding:** "Other" funding comprised of City, State and Federal freeway construction funding.

**Notes:** The BMR FBA share of the project cost shown is taken from the "Joint Community Facilities Agreement", dated April 3, 2006, Agreement No. 110623.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 AT I-15 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-56

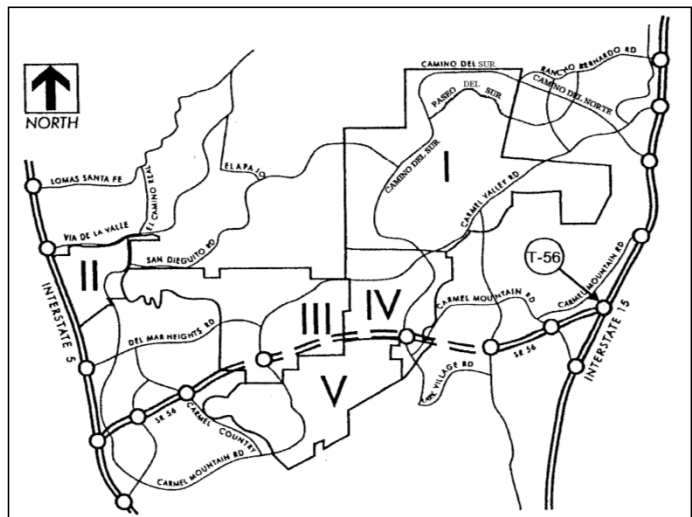
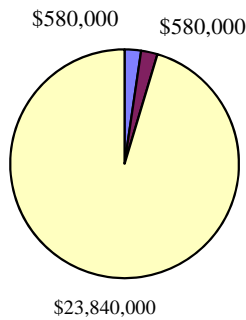
CIP or JO#: 52-801.0/ 52-771.0/ S-00920

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
580,000	BMR-FBA	580,000						
580,000	PHR-FBA	580,000						
23,840,000	OTHERS	23,840,000						
<b>25,000,000</b>	<b>TOTAL</b>	<b>25,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct the missing loop ramp in the southeast quadrant of SR-56 at I-15 for eastbound to northbound movements to eliminate the need for making left turns at the existing traffic signal. Widen southbound to westbound ramp and eastbound to southbound ramp.

**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.

**Schedule:** Project complete.

**Funding:** "Other" funding comprised of City, State and Federal freeway construction funding. The actual funding of FBA contributions may differ as PFFP's are updated separately.

**Notes:** The BMR FBA share of the project cost shown is taken from the "Joint Community Facilities Agreement", dated April 3, 2006, Agreement No. 110623.

Pacific Highlands Ranch PFFP Project T-1.6.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BLACK MOUNTAIN ROAD WIDENING (SR-56 south to Mercy Road)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-57

CIP or JO#:

COUNCIL DISTRICT: 1

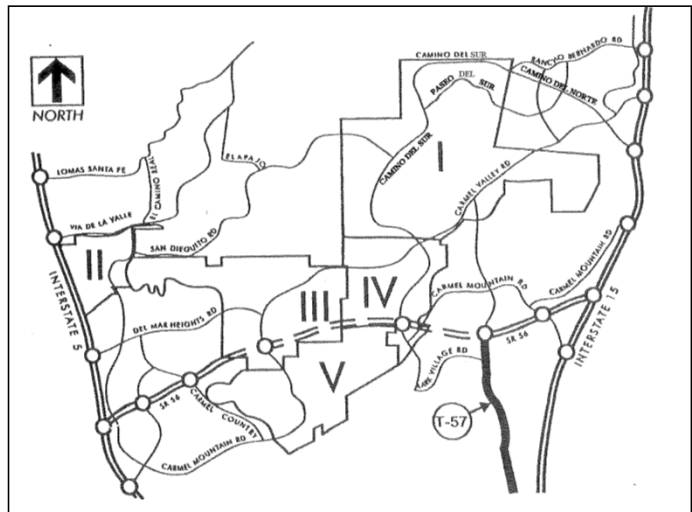
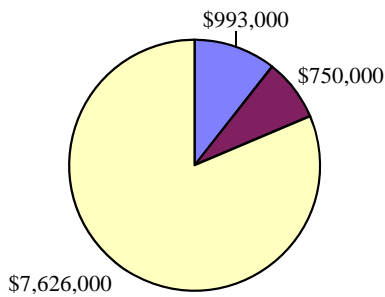
COMMUNITY PLAN:

Black Mountain Ranch

PROJECT YEAR:

2017

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2017	2018	2024
993,000	BMR-FBA						993,000	
0								
0	DEV. ADVANCE					993,000	(993,000)	
750,000	PHR-FBA							750,000
7,626,000	UNIDENTIFIED							
0								
<b>9,369,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>993,000</b>	<b>0</b>	<b>750,000</b>



**Description:** Widen Black Mountain Road in Rancho Penasquitos, from SR-56 southerly to Mercy Road to a modified six-lane arterial with class II bike lanes. The intersection of Black Mountain Road and Park Village Road will be modified to provide for the class II bicycle lanes.

**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.

**Schedule:** This project will be completed when funding for the entire project is identified.

**Funding:** The funding allocation between FBAs is based on the share of traffic contributed by each community. BMR share is 10.6%, while PHR share is 8%. The actual timing for FBA contributions may differ as PFFP's are updated separately.

**Notes:** Pacific Highlands Ranch PFFP Project T-11.1.  
Rancho Penasquitos PFFP Projects 2C and 2D.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

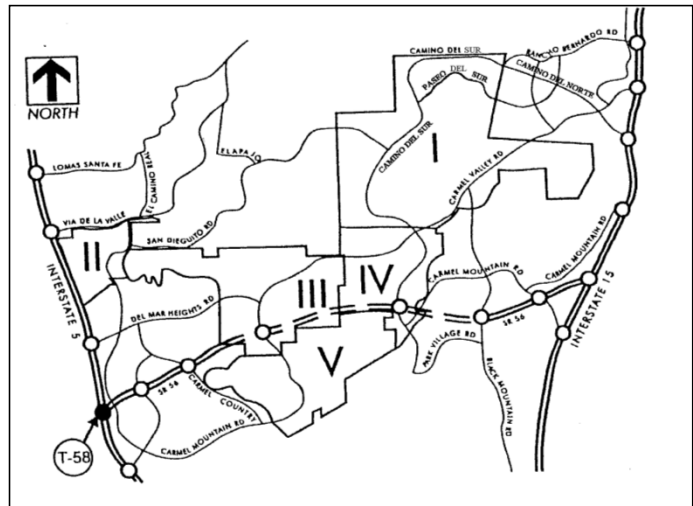
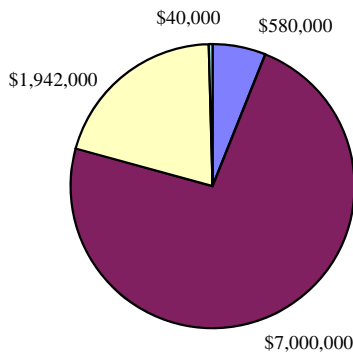
**TITLE:** SR-56 AT I-5 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS  
CIP or JO#: 52-311.0/S-00707  
COUNCIL DISTRICT: 1

PROJECT: T-58

COMMUNITY PLAN: Black Mountain Ranch  
PROJECT YEAR: 2002 - 2017

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2016	2017	2018	2029
580,000	BMR-FBA					580,000		
	PHR-DEV. ADVANCE				6,020,676			(6,020,676)
7,000,000	PHR-FBA	711,027	168,297	100,000				6,020,676
1,942,000	FD GRANT	1,107,188	834,812					
375,298	FD GRANT	349,367	25,931					
40,000	STP/LTF	40,000						
<b>9,937,298</b>	<b>TOTAL</b>	<b>2,207,582</b>	<b>1,029,040</b>	<b>100,000</b>	<b>6,020,676</b>	<b>580,000</b>	<b>0</b>	<b>0</b>



**Description:** This project provides for the preparation of a project report and environmental document (PR/ED) for the northerly connectors of the I-5 and SR-56 freeways. Alternatives under consideration include direct freeway to freeway from west bound SR-56 to northbound I-5 and southbound I-5 to eastbound SR-56; an auxiliary lane alternative which proposes providing operational improvements on I-5 between Del Mar Heights Rd and Carmel Valley Rd between I-5 and SR-56, and on SR-56 west of Carmel Country Rd; or direct freeway connectors from westbound SR-56 to northbound I-5 and the auxiliary lane improvements on southbound I-5, eastbound on Carmel Valley Rd, and eastbound SR-56.

**Justification:** State Route 56 introduced a significant volume of traffic to the Interstate 5 corridor in Carmel Valley, some of which will need to go to or from the north. This project will provide the improvements necessary to make these moves most efficiently and avoid the heavy use of local streets.

**Schedule:** Preparation of the project report and environmental document (PR/ED) began in FY 2004 and is scheduled to be completed in FY 2012. The proposed interim improvements were scheduled to be constructed in FY 2006. The ultimate improvements are scheduled for FY 2014-2016.

**Funding:** Due to the regional serving nature of this project, funding for Phase 1 of this project was provided by federal funds approved by Congress. It is anticipated that additional federal, state or other outside funding will also be used for Phase 2 of this project. Pardee will advance or otherwise assure the Pacific Highlands Ranch share of the project. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Some funding from Pacific Highlands Ranch (PHR) as well as others may be provided as a "local match" as an inducement to obtain these outside funds. These funds may permit portions of Phase 2 to be constructed in advance of receipt of funds from other sources. The Black Mountain Ranch obligation to contribute funds for this project is capped at \$580,000 and is not subject to increase.

Pacific Highlands Ranch PFFP Project T-1.5.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SUBAREA I TRANSIT PROGRAM

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-59

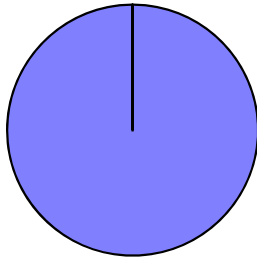
CIP or JO#:

COUNCIL DISTRICT: 1

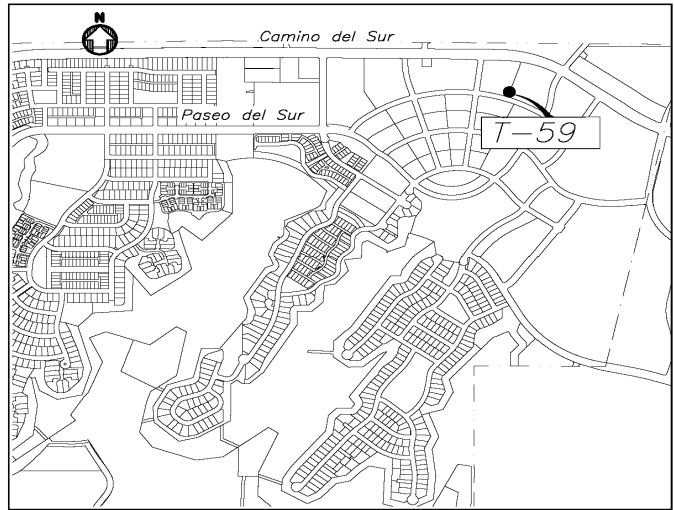
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2015

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
2,364,707	BMR-FBA							2,364,707
	DEV. ADVANCE					2,364,707		(2,364,707)
<b>2,364,707</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,364,707</b>	<b>0</b>	<b>0</b>



\$2,364,707



**Description:**

- A) Design and construct transit center including shelter, bicycle storage and vehicle parking facilities in the South Village of Black Mountain Ranch (BMR).
- B) Design and construct transit center including shelter, bicycle storage and vehicle parking facilities in the North Village of BMR.
- C) Provide passenger vans for van pool services until Subarea is linked to I-15.
- D) Provide shuttle buses for shuttle service once connections are made to I-15 express bus corridor.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is scheduled for FY 2015. Reimbursement is anticipated in FY 2017.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL (Extension of right turn lane between Valley Centre Rd and Carmel Valley Rd)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-60

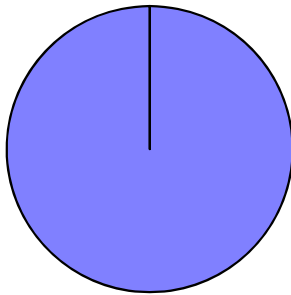
CIP or JO#:

COUNCIL DISTRICT: 1

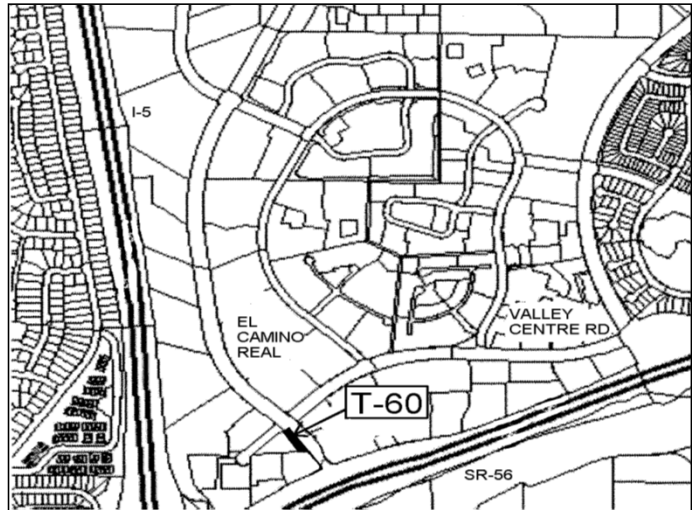
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
293,188	SUBDIVIDER		293,188					
<b>293,188</b>	<b>TOTAL</b>	<b>0</b>	<b>293,188</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$293,188



**Description:** This project consists of the extension of the right turn lane on southbound El Camino Real between Valley Centre Road and Carmel Valley Road (frontage of vacant pad to the north of AM/PM).

**Justification:** This facility is required to accommodate additional traffic experienced following the completion of SR-56 as a four-lane freeway.

**Schedule:** Construction is anticipated in FY 2013.

**Funding:** This project has been assured by the fronting property owner, Carmel Valley Residence Inn, who was issued a public improvement permit in FY2012.

**Notes:** Torrey Highlands PFFP Project T-12.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 (Auxiliary Lane between westbound off-ramp and westbound on-ramp at Carmel Creek Road)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-61

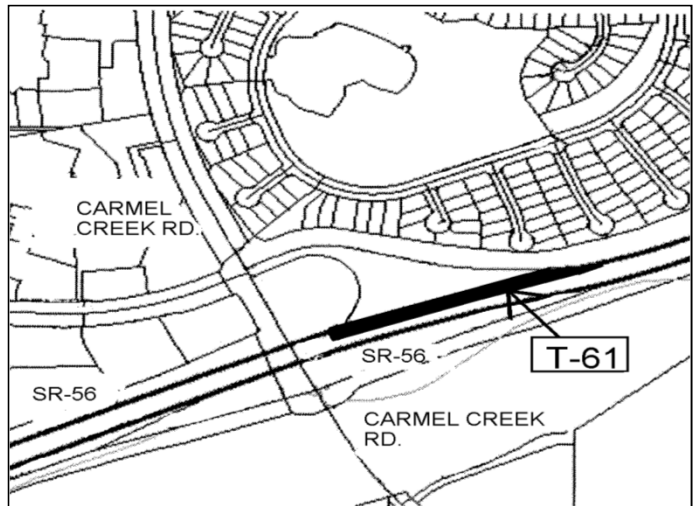
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: SEE T-54.2

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2020
0	TOTAL	0	0	0	0	0	0	0



**Description:** The 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 the new development in Torrey Highlands and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Preliminary engineering, final design, and construction will be scheduled when full funding is identified.

**Funding:** The scope and funding for this project are now included in Project T-54.2.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** DEL SUR RIDGE ROAD (Paseo del Sur to Nighthawk Lane - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-62

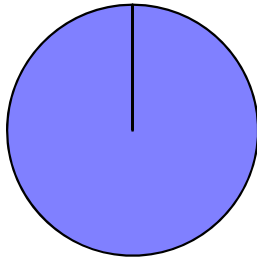
CIP or JO#:

COUNCIL DISTRICT: 1

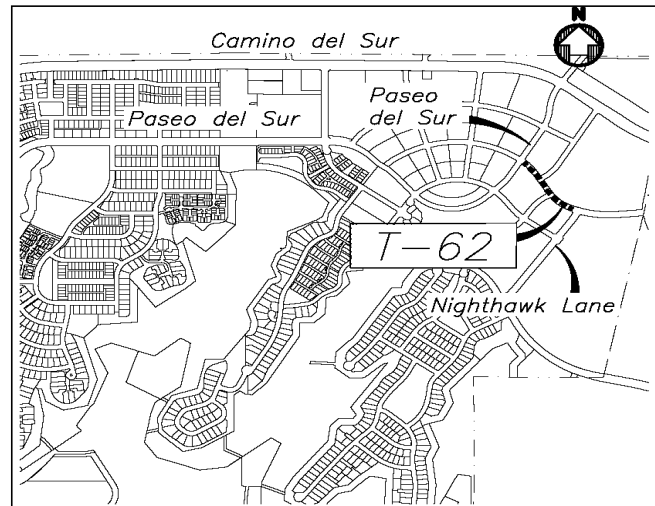
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
1,238,450	SUBDIVIDER			1,238,450				
<b>1,238,450</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>1,238,450</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$1,238,450



**Description:** Design and construct Del Sur Ridge Road as a two-lane collector street between Paseo del Sur and Nighthawk Lane.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is anticipated in FY 2013.

**Funding:** Funding to be provided by BMR LLC.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NICOLE RIDGE ROAD (Camino San Bernardo to Potomac Ridge Road -2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-63

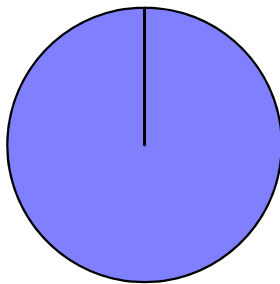
CIP or JO#:

COUNCIL DISTRICT: 1

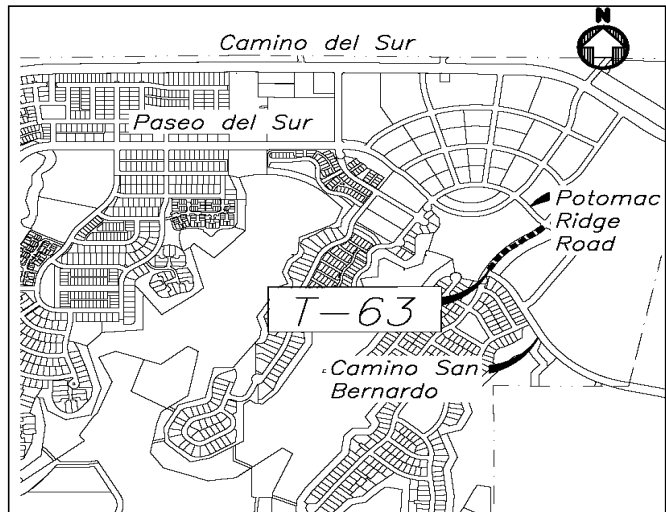
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
826,150	BMR-FBA					826,150		
	DEV. ADVANCE			826,150		(826,150)		
<b>826,150</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>826,150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$826,150



**Description:** Design and construct Nicole Ridge Road as a two-lane collector street between Camino San Bernardo and Potomac Ridge Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is anticipated in FY 2013. Reimbursement is scheduled in FY 2015.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BABCOCK STREET (Camino del Sur south for about 370 feet - 2 lanes)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-64

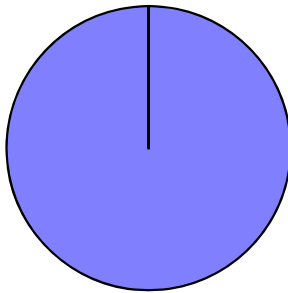
CIP or JO#:

COUNCIL DISTRICT: 1

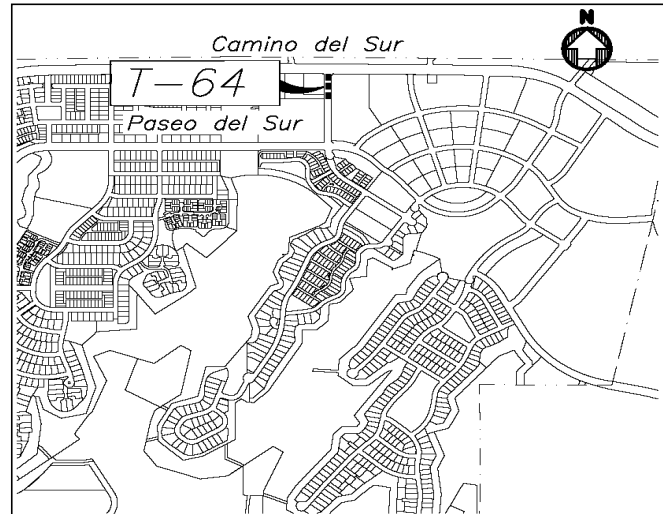
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
521,056	SUBDIVIDER		521,056					
<b>521,056</b>	<b>TOTAL</b>	<b>0</b>	<b>521,056</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$521,056



**Description:** Design and construct Babcock Street as a two-lane collector street from Camino del Sur south for 370 feet.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Schedule:** Construction is anticipated in FY 2012.

**Funding:** Funding to be provided by BMR LLC.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

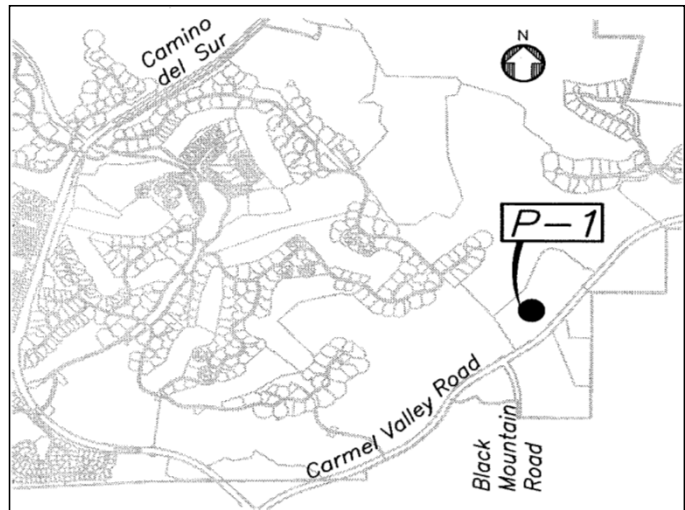
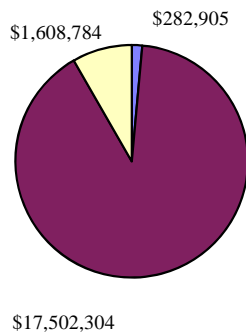
**TITLE: COMMUNITY PARK**

DEPARTMENT: PARK AND RECREATION  
CIP or JO#: 29-427.0/S-00639  
COUNCIL DISTRICT: 1

PROJECT: P-1

COMMUNITY PLAN: Black Mountain Ranch  
PROJECT YEAR: 2002 - 2017

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
17,502,304	BMR-FBA	5,066,304					9,000,000	3,436,000
282,905	DEV./ SUBDIVIDER	282,905						
1,608,784	TH-FBA	1,258,784					350,000	
<b>19,393,993</b>	<b>TOTAL</b>	<b>6,607,993</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,350,000</b>	<b>3,436,000</b>



**Description:** Acquisition and development of a 30.0 usable acre community park. The facilities planned at this park include four multi-purpose ball fields with lighting, three soccer fields, four basketball courts, security lighting, and a pre-fabricated restroom facility. Park development will be implemented in two phases. Phase 1 has been completed. This phase developed approximately 13 acres, and includes four multi-purpose sports fields, including one lighted field. Phase 2, which is currently scheduled for FY 2016, is expected to complete all the remaining park improvements planned at this park.

**Justification:** In accordance with the City's General Plan guidelines, this project will satisfy the population-based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles. Black Mountain Ranch LLC has made available a park site that exceeds the General Plan requirements and which provides a greater opportunity to provide community park facilities for the development that is anticipated in the NCFUA.

**Schedule:** Design was completed in FY 2003. Phase 1 construction was completed in FY 2005. Phase 2 construction is currently estimated to begin in FY 2016. However, this schedule is dependent upon the actual rate of development within the Black Mountain Ranch and Torrey Highlands communities.

**Funding:** Phase 1 of the park was constructed by Santaluz LLC per a reimbursement agreement with the City of San Diego. BMR LLC advanced \$1M for the park per the terms of its Development Agreement with the City of San Diego. Pardee Homes and Western Pacific Housing (DR Horton) advanced a total of \$3.2M for the park per the terms of the Four Party Agreement. The Torrey Highlands FBA also provided it prorata share, and has budgeted funding for a temporary comfort station. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Black Mountain Ranch Limited Partnership and the City are parties to a development agreement which provides that the Black Mountain Ranch (BMR) project will be subject to the inclusion of this project in the Facilities Financing Program. The development agreement limits changes in the scope of the project. Torrey Highlands PFFP Project P-3.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY RECREATION BUILDING (Black Mountain Ranch)

DEPARTMENT: PARK AND RECREATION

PROJECT: P-2

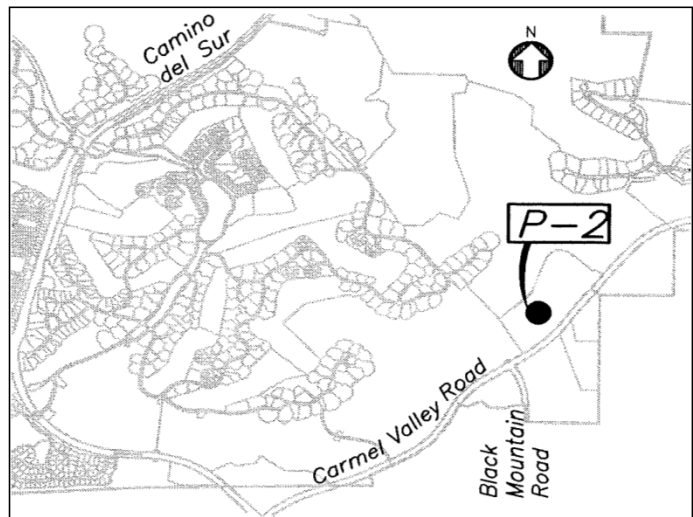
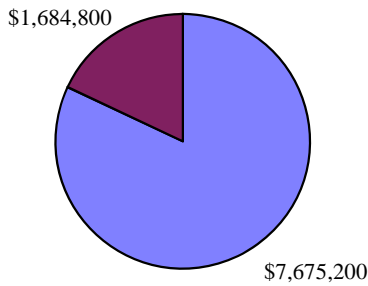
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2017 - 2020

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2017	2020
7,675,200	BMR-FBA							7,675,200
1,684,800	TH-FBA						1,684,800	
<b>9,360,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,684,800</b>	<b>7,675,200</b>



**Description:** Design and construction of a 17,000 SF recreation building to be located at the community park site in Black Mountain Ranch (see companion project P-1).

**Justification:** This project is in conformance with the city's General Plan guidelines for population-based park and recreation facilities, and implements the Black Mountain Ranch and Torrey Highland Subarea Plans.

**Schedule:** The schedule for this facility is dependent upon the actual rate of development within both the Black Mountain Ranch (BMR) and Torrey Highlands (TH) communities.

**Funding:** The majority of this project will be funded by the BMR FBA, with an incremental share of the funding provided by the Torrey Highlands FBA. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Torrey Highlands PFFP Project P-4.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY SWIMMING POOL

DEPARTMENT: PARK AND RECREATION

PROJECT: P-3

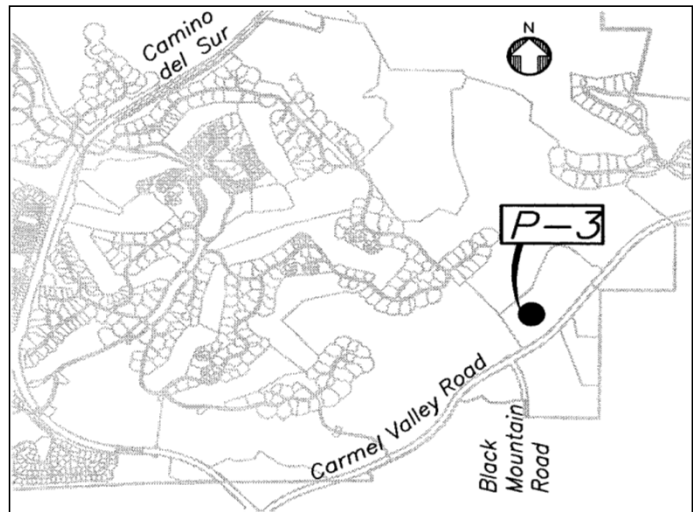
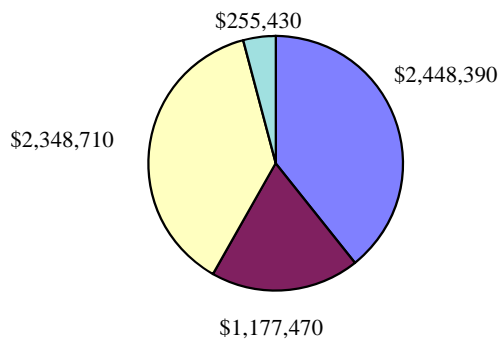
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2020 - 2025

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2020	2025
2,448,390	BMR-FBA						2,448,390	
1,177,470	TH-FBA						1,177,470	
2,348,710	PHR-FBA							2,348,710
255,430	DMM-FBA							255,430
<b>6,230,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,625,860</b>	<b>2,604,140</b>



**Description:** Design and construction of a new swimming pool complex, including a standard 25 meter by 25 yard swimming pool, and other recreational or therapeutic aquatic elements, to be located at the Black Mountain Ranch Community Park.

**Justification:** This project is in conformance with the city's General Plan guidelines for population-based park and recreation facilities, and implements the Black Mountain Ranch, Torrey Highlands, and Pacific Highlands Ranch Subarea Plans, as well as the Del Mar Mesa Specific Plan recommendations.

**Schedule:** The schedule for this facility is dependent upon the actual rate of development within the Black Mountain Ranch, (BMR), Torrey Highlands (TH), Pacific Highlands Ranch (PHR), and Del Mar Mesa (DMM) communities.

**Funding:** Design and construction costs for this project will be shared by the BMR (39.3%), PHR (37.7%), TH (18.9%) and DMM (4.1%) communities on a pro rata basis determined as a percentage of population. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Torrey Highlands PFFP Project P-5.  
Pacific Highlands Ranch PFFP Project P-3.3.  
Del Mar Mesa PFFP Project 43-20.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SOUTH NEIGHBORHOOD PARK (NP #1)

DEPARTMENT: PARK AND RECREATION

PROJECT: P-4

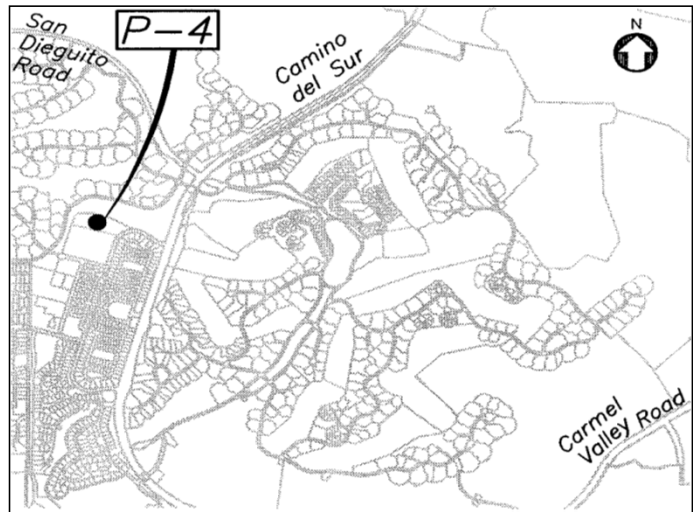
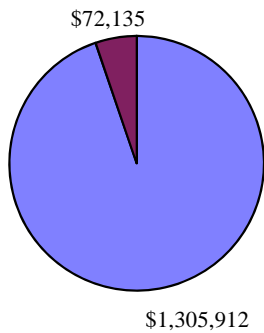
CIP or JO#: 29-525.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
1,305,912	BMR-FBA	79,520					330,105	896,287
72,135	SUBDIVIDER DEV. ADVANCE	72,135 1,226,392					(330,105)	(896,287)
<b>1,378,047</b>	<b>TOTAL</b>	<b>1,378,047</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Acquisition, design and development of a 5.0 acre (usable acres) neighborhood park adjacent to a proposed elementary school site. This project included the cost of half-width street improvements for the local roadways adjacent to the project.

**Justification:** This project is in conformance with the City's General Plan guidelines for population-based park acreage, and implements the Black Mountain Ranch Subarea Plan.

**Schedule:** Construction was completed in FY 2005. Remaining Reimbursement is scheduled for FY 2016/17.

**Funding:** Developer Advance was provided by Santaluz with reimbursement from the BMR FBA. Remaining reimbursement scheduled for FY 2016/2017. The "Subdivider" portion represents the project costs not reimbursed by the FBA.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NORTH NEIGHBORHOOD PARK (NP#2)

DEPARTMENT: PARK AND RECREATION

PROJECT: P-5

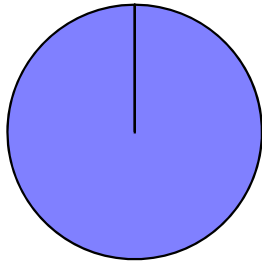
CIP or JO#:

COUNCIL DISTRICT: 1

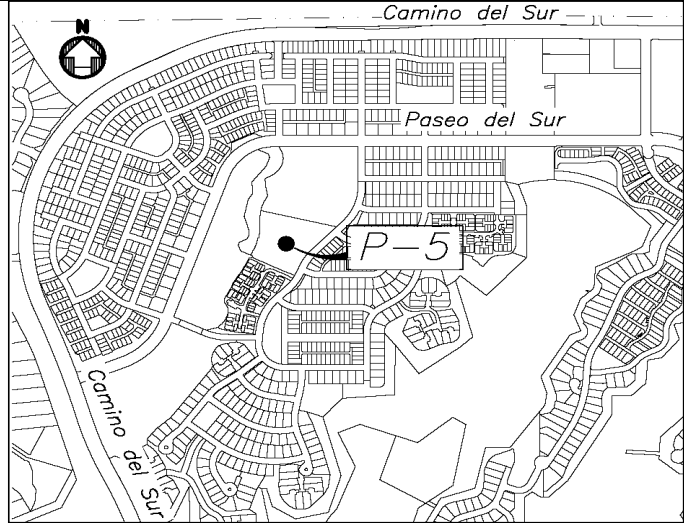
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2013-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
3,706,437	BMR-FBA				926,609	610,828	2,169,000	
	DEV. ADVANCE			926,609	1,853,219	(610,828)	(2,169,000)	
<b>3,706,437</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>926,609</b>	<b>2,779,828</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$3,706,437



**Description:** Acquisition and development of a 5.0 acre (useable acres) neighborhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvement for the local roadway(s) adjacent to the project.

**Justification:** This project is in conformance with the City's General Plan guidelines for population-based park acreage, and implements the Black Mountain Ranch Subarea Plan.

**Schedule:** Design is scheduled to begin in FY 2013, with construction scheduled to be completed in FY 2014. However, this schedule is dependent on the actual rate of development in Black Mountain Ranch.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:**

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** LA JOLLA VALLEY BIKE PATH

DEPARTMENT: PARK AND RECREATION

PROJECT: P-6

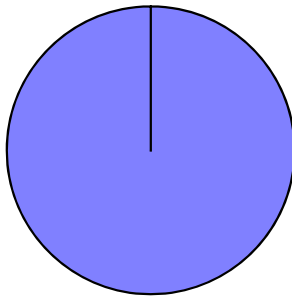
CIP or JO#: S-10081

COUNCIL DISTRICT: 1

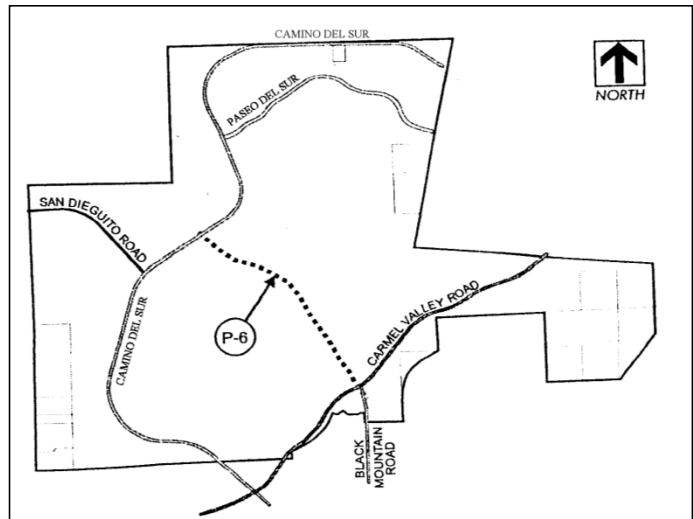
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
638,000	SUBDIVIDER			638,000				
<b>638,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>638,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$638,000



**Description:** Construction of 1.7 miles of 8 foot wide, asphalt bike path along the south side of La Jolla Valley between Carmel Valley Road and Camino del Sur within the area of Black Mountain Ranch (BMR) to be dedicated for public use.

**Justification:** This project is in conformance with the City's General Plan guidelines for population-based park acreage, and implements the Black Mountain Ranch Subarea Plan, the Del Mar Mesa Specific Plan, the Pacific Highlands Ranch Subarea Plan and the Torrey Highlands Subarea Plan recommendations.

**Schedule:**

**Funding:** The cost estimate was provided by the developer and is included for information purposes.

**Notes:** Project is to be constructed by Santaluz developers under the terms of their development agreement.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TRAIL - LA JOLLA VALLEY LINK

DEPARTMENT: PARK AND RECREATION

PROJECT: P-7

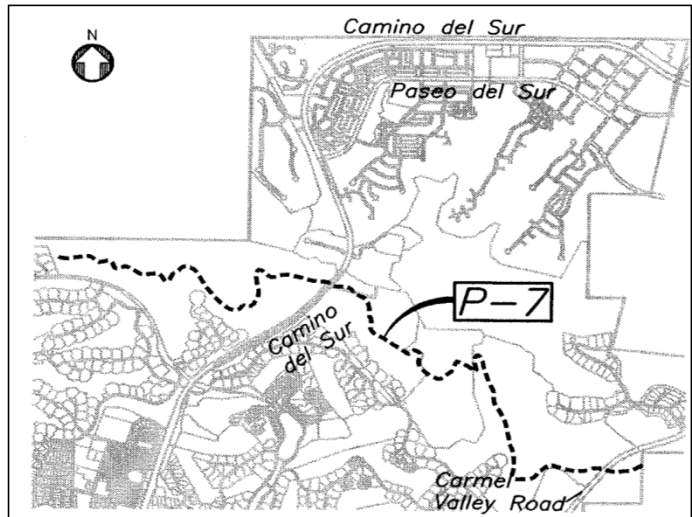
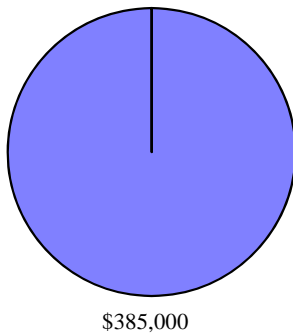
CIP or JO#: S-10082

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
385,000	SUBDIVIDER	385,000						
<b>385,000</b>	<b>TOTAL</b>	<b>385,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Construction of 3.6 miles of 8 - 10 foot wide unpaved, multi-purpose trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, generally parallel to Lusardi Creek within La Jolla Valley. This trail will provide a link from the BMR community park (P-1) to the western limit of Lusardi Creek within BMR near its connection to the San Dieguito River Regional Park.

**Justification:** This project is in conformance with the City's General Plan guidelines for population-based park acreage, and implements the Black Mountain Ranch Subarea Plan, the Del Mar Mesa Specific Plan, the Pacific Highlands Ranch Subarea Plan and the Torrey Highlands Subarea Plan recommendations..

**Schedule:** Project complete.

**Funding:** Project was constructed by Santaluz developers under the terms of their development agreement.

**Notes:**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TRAIL - SOUTH LOOP

DEPARTMENT: PARK AND RECREATION

PROJECT: P-8

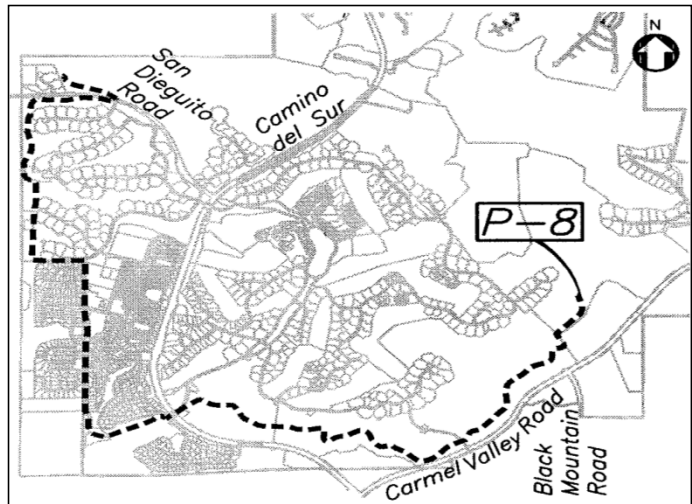
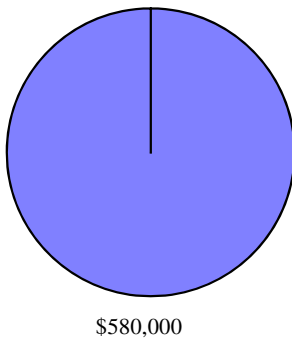
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
580,000	SUBDIVIDER	580,000						
<b>580,000</b>	<b>TOTAL</b>	<b>580,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Construction of 6.2 miles of 8 - 10 foot wide, unpaved, multi-purpose trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the southern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the southern portion of BMR.

**Justification:** This project is in conformance with the City's General Plan guidelines for population-based park acreage, and implements the Black Mountain Ranch Subarea Plan, the Del Mar Mesa Specific Plan, the Pacific Highlands Ranch Subarea Plan and the Torrey Highlands Subarea Plan recommendations.

**Schedule:** Construction was completed in FY 2006.

**Funding:** Project was constructed by Santaluz developers under the terms of their development agreement.

**Notes:**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TRAIL - NORTH LOOP

DEPARTMENT: PARK AND RECREATION

PROJECT: P-9

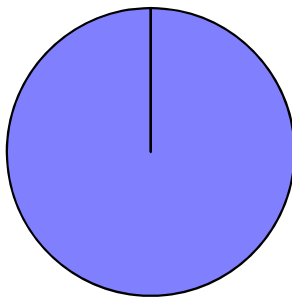
CIP or JO#: S-10083

COUNCIL DISTRICT: 1

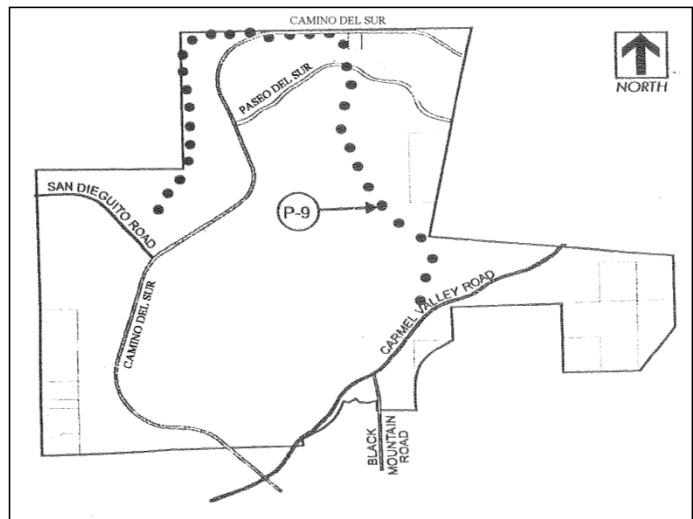
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2007-2016

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
638,000	SUBDIVIDER	319,000				160,000	159,000	
<b>638,000</b>	<b>TOTAL</b>	<b>319,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>160,000</b>	<b>159,000</b>	<b>0</b>



\$638,000



**Description:** Construction of 6.6 miles of 8 - 10 foot wide unpaved, multi-purpose trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the northern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the northern portion of BMR.

**Justification:** This project is in conformance with the City's Progress Guide and General Plan guidelines for population-based park acreage, and implements the Black Mountain Ranch Subarea Plan, the Del Mar Mesa Specific Plan, the Pacific Highlands Ranch Subarea Plan and the Torrey Highlands Subarea Plan recommendations.

**Schedule:** The northerly portion of this project is partially complete. Project is scheduled for completion in FY 2015-16 concurrent with the construction of the development adjacent to the trail.

**Funding:** Project to be constructed by BMR LLC developers under the terms of their development agreement.

**Notes:**

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## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SOUTH FIRE STATION - NO. 46

DEPARTMENT: FIRE-RESCUE

PROJECT: F-1

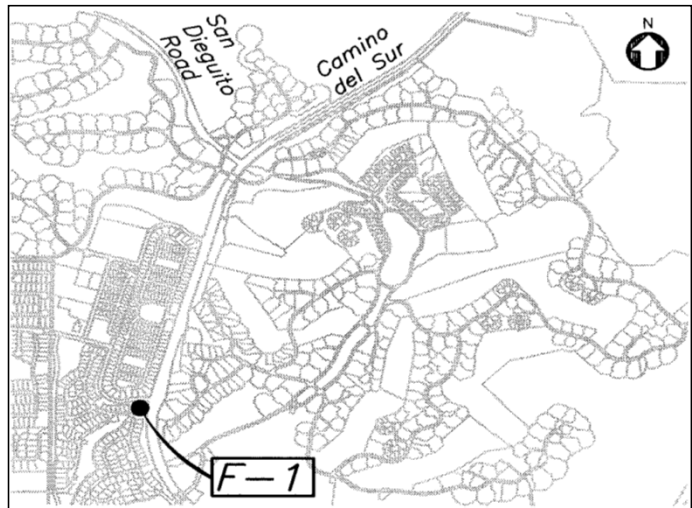
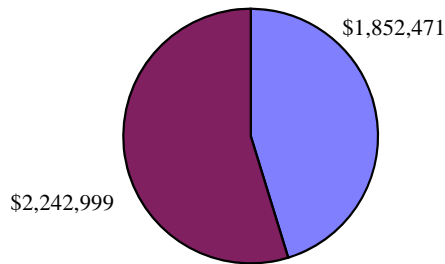
CIP or JO#: 33-099.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,852,471	BMR-FBA	1,852,471						
2,242,999	TH-FBA	2,242,999						
<b>4,095,470</b>	<b>TOTAL</b>	<b>4,095,470</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construction of an approximately 9,900 square foot fire station on a one-acre site in Black Mountain Ranch (BMR) to serve development in both BMR and Torrey Highlands (TH). The station houses 10 fire personnel, one engine company and a ladder truck.

**Justification:** The developers of BMR, pursuant to their development agreement, agreed to construct a fire station facility, complete with necessary furnishings and apparatus. This facility also provides support to Torrey Highlands.

**Schedule:** Project complete.

**Funding:** Santaluz developers advanced this project under the terms of their development agreement and received FBA credits per the terms of a reimbursement agreement.

**Notes:** Torrey Highlands PFFP Project F-1.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NORTH FIRE STATION - NO. 48

DEPARTMENT: FIRE-RESCUE

PROJECT: F-2

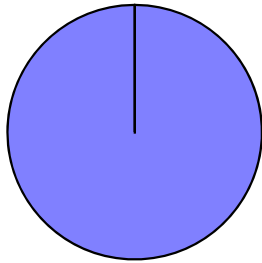
CIP or JO#:

COUNCIL DISTRICT: 1

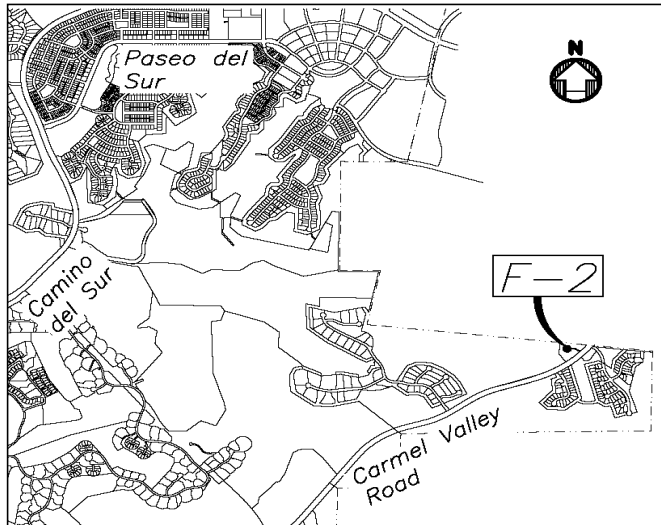
COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2013-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
9,540,143	BMR-FBA			600,440	3,034,336	816,371	5,088,996	
	DEV. ADVANCE			1,784,596	4,120,771	(816,371)	(5,088,996)	
<b>9,540,143</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>2,385,036</b>	<b>7,155,107</b>	<b>0</b>	<b>0</b>	<b>0</b>



\$9,540,143



**Description:** Design and construct a 10,500 square foot fire station in the northern portion of Black Mountain Ranch (BMR) to accommodate six fire personnel, one engine, and brush apparatus.

**Justification:** This facility will provide the fire protection needs of development in BMR and adjacent communities that meet City and national response times standards.

**Schedule:** The phasing of this project is dependent on the actual rate of development.

**Funding:** Developer Advance to be provided by BMR LLC with reimbursement from the BMR FBA per terms of a reimbursement agreement.

**Notes:** Black Mountain Ranch Limited Partnership and the City are parties to a development agreement which provides that the Black Mountain Ranch (BMR) project will be subject to the inclusion of this project in the Facilities Financing Program. The development agreement limits changes in the scope of the project.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BRANCH LIBRARY

DEPARTMENT: LIBRARY

CIP or JO#:

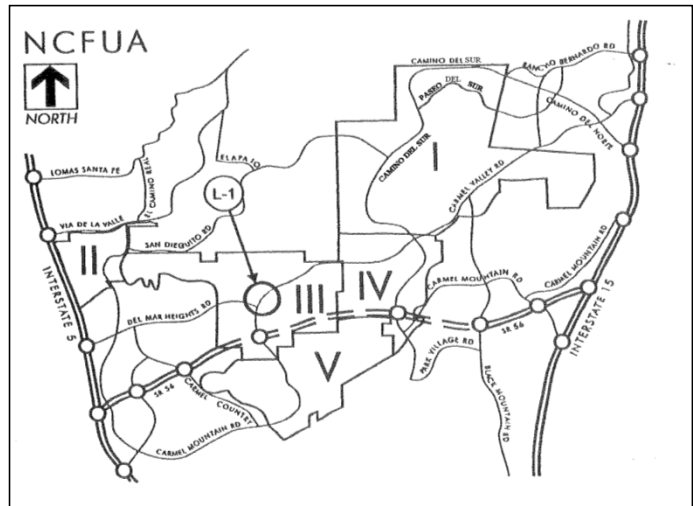
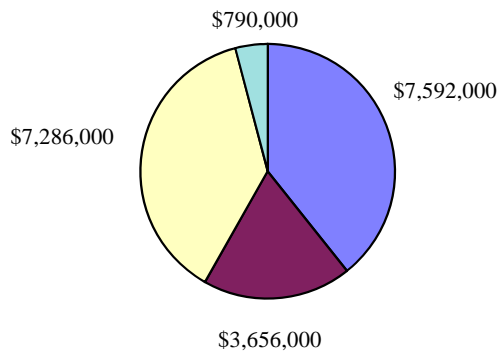
COUNCIL DISTRICT: 1

PROJECT: L-1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2015-2029

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2015	2020	2027	2029
7,592,000	BMR-FBA					7,592,000		
3,656,000	TH-FBA				3,656,000			
7,286,000	PHR-FBA						2,700,000	4,586,000
790,000	DMM-FBA				790,000			
<b>19,324,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,446,000</b>	<b>7,592,000</b>	<b>2,700,000</b>	<b>4,586,000</b>



**Description:** Construct an 18,000 square foot Branch Library facility on a three-acre site in Pacific Highlands Ranch (PHR) to serve the entire NCFUA. The library 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:** The combined population of the North City Future Urbanizing Area (NCFUA) warrants construction of one branch library to be located in Subarea 3 (Pacific Highlands Ranch) and shared by all five Subareas. Each Subarea FBA, except for Subarea 2, will provide its proportionate share of the cost of the library.

**Schedule:** The schedule for this facility is dependent upon the actual rate of development within the Black Mountain Ranch, (BMR), Torrey Highlands (TH), Pacific Highlands Ranch (PHR), and Del Mar Mesa (DMM) communities.

**Funding:** Each Subarea within the North City Future Urbanizing Area (NCFUA) is contributing its prorata share of a complete library facility. Funding contributions for BMR (39.3%), PHR (37.7%), TH (18.9%) and DMM (4.1%) are based on population. The actual timing of FBA contributions may differ as PFFP's are updated separately.

**Notes:** Pacific Highlands Ranch PFFP Project L-1.  
Torrey Highlands PFFP Project L-1.  
Del Mar Mesa PFFP Project L-1.

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## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY TRUNK SEWER

**DEPARTMENT:**

**PROJECT:** U-1

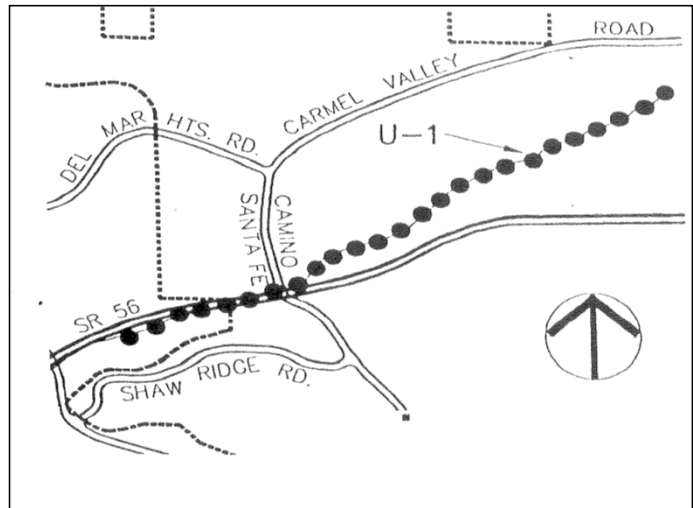
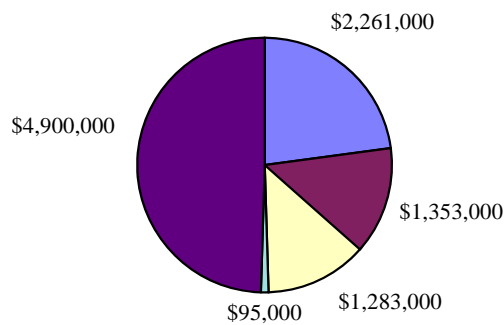
**CIP or JO#:** 46-136.0/S-00325

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2002 - 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2013	2014	2015	2016	2017
2,261,000	BMR-FBA	834,857	1,181,480	244,663				
1,353,000	TH-FBA		1,353,000					
1,283,000	PHR-FBA		1,283,000					
95,000	DMM-FBA		95,000					
4,900,000	CITY-CIP	4,900,000						
<b>9,892,000</b>	<b>TOTAL</b>	<b>5,734,857</b>	<b>3,912,480</b>	<b>244,663</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Provide funding for the replacement and upsizing of this existing 18" - 27" sewer line in order to provide capacity to most all of the NCFUA and Rancho Penasquitos. The project includes design, environmental mitigation, and pipeline construction, together with access roads and right-of-way, where required.

**Justification:** While there is capacity available within this 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 build out for the NCFUA.

**Schedule:** Project has been completed. Final allocation and reimbursement from the NCFUA communities to Public Utilities is pending.

**Funding:** The City provided interim funding to replace and upsize this pipeline and with reimbursement from each of the communities in the NCFUA at such time as the available capacity in the existing trunk sewer has been exceeded.

**Notes:** Torrey Highlands PFFP Project U-1.  
Pacific Highlands Ranch PFFP Project U-1.  
Del Mar Mesa PFFP Project 43-23



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# BLACK MOUNTAIN RANCH

REV 8/23/2012 & Thru Doc#390/ 11-21-05added par 2 (Rev-9-07-12)

SF	50,900	MF	35,630	SENIOR UNIT	19,342
COMM	8,653	INSTITUTION	168,479		
EMP / OFF	4,581	HOTEL ROOM	23,414		

**Types of Development**  
 EMP / OFF - Employment Center / Office (1000 sf)  
 Comm - Commercial (1000 sf) Institutional (acre)  
 SF - Single Family Unit (ea)  
 MF - Multifamily Unit (ea)

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUS	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2671500600	PM18504	PAR 8	OS	286.63	\$0	BLACK MOUNTAIN RANCH L L C
1	2671500700	PM18504	PAR 10	OS	2.52	\$0	BLACK MOUNTAIN RANCH L L C
1	2671503300	PM20877	PAR 1	SENIOR UNIT	150	\$3,512,100	BLACK MOUNTAIN RANCH L L C
1	2671501300	PM18504	PAR 17	OS	7.17	\$0	BLACK MOUNTAIN RANCH L L C
1	2671502600	PM19546	PAR 1	PUMP STATION		\$0	CITY OF SAN DIEGO
1	2671503400	PM20877	PAR 2	SENIOR UNIT	150	\$3,512,100	BLACK MOUNTAIN RANCH L L C
1	2672315400	FM15149	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672315500	FM15149	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672315600	FM15149	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672315700	FM14880	PAR B	PRIVATE PARK		\$0	BLACK MOUNTAIN RANCH L L C
1	2672328500	FM15150	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672328600	FM15150	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672328700	FM15150	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672328800	FM15150	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672328900	FM15150	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672329000	FM15150	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672329100	FM15150	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672701000	PM18504	PAR 21	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672701300		LOT 1	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673000100	FM15151	LOT 1	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000200	FM15151	LOT 2	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000300	FM15151	LOT 3	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000400	FM15151	LOT 4	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000500	FM15151	LOT 5	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000600	FM15151	LOT 6	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000700	FM15151	LOT 7	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000800	FM15151	LOT 8	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673000900	FM15151	LOT 9	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673001000	FM15151	LOT 10	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673001100	FM15151	LOT 11	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673001200	FM15151	LOT 12	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673001300	FM15151	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001400	FM15151	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001500	FM15151	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001600	FM15151	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001700	FM15151	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673100800	FM15090	LOT 8	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673102100	FM15090	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673102200	FM15090	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673102500	FM15090	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673102600	FM15090	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673112900	FM15090	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673130100	FM15090	LOT L	OS	18.95	\$0	BLACK MOUNTAIN RANCH L L C
1	2673130200	FM15090	LOT M	OS	1.34	\$0	BLACK MOUNTAIN RANCH L L C
1	2673130300	FM15090	LOT N	OS	0.69	\$0	BLACK MOUNTAIN RANCH L L C
1	2673400800	FM15148	LOT 65	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673400900	FM15148	LOT 66	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401000	FM15148	LOT 67	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401100	FM15148	LOT 68	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401200	FM15148	LOT 69	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401300	FM15148	LOT 70	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401400	FM15148	LOT 71	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401500	FM15148	LOT 72	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401600	FM15148	LOT 73	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401700	FM15148	LOT 74	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401800	FM15148	LOT 75	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673401900	FM15148	LOT 76	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402000	FM15148	LOT 77	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402100	FM15148	LOT 78	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402200	FM15148	LOT 79	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402300	FM15148	LOT 80	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402400	FM15148	LOT 81	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402500	FM15148	LOT 82	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402600	FM15148	LOT 83	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402700	FM15148	LOT 84	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402800	FM15148	LOT 85	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673402900	FM15148	LOT 108	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403000	FM15148	LOT 109	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403100	FM15148	LOT 110	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403200	FM15148	LOT 111	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403300	FM15148	LOT 112	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403400	FM15148	LOT 113	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403500	FM15148	LOT 114	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673403600	FM15148	LOT 115	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673407100	FM15148	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673407200	FM15148	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673412300	FM15165	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673412400	FM15032	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673505800	FM15164	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673505900	FM15164	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673506000	FM15164	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673506100	FM15164	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673506200	FM15164	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607400	FM15207	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607500	FM15207	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607600	FM15207	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673607700	FM15207	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607800	FM15207	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607900	FM15207	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673608000	FM15207	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673608100	FM15207	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673608200	FM15207	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673608300	FM15207	LOT AE	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673608400	FM15207	LOT AF	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673610100	FM15207	LOT 74	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673610200	FM15207	LOT 75	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673610300	FM15207	LOT 76	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673610400	FM15207	LOT 77	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673610500	FM15207	LOT 78	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673611400	FM15207	LOT 87	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673611500	FM15207	LOT 88	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673611600	FM15207	LOT 89	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673611700	FM15207	LOT 90	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673611800	FM15207	LOT 91	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673611900	FM15207	LOT 92	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612000	FM15207	LOT 93	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612100	FM15207	LOT 94	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612200	FM15207	LOT 95	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612300	FM15207	LOT 96	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612400	FM15207	LOT 97	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612500	FM15207	LOT 98	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612600	FM15207	LOT 99	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612700	FM15207	LOT 100	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612800	FM15207	LOT 101	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673612900	FM15207	LOT 102	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613000	FM15207	LOT 103	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613100	FM15207	LOT 104	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613200	FM15207	LOT 105	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613300	FM15207	LOT 106	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613400	FM15207	LOT 107	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613500	FM15207	LOT 108	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613600	FM15207	LOT 109	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613700	FM15207	LOT 110	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613800	FM15207	LOT 111	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673613900	FM15207	LOT 112	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614000	FM15207	LOT 113	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614100	FM15207	LOT 114	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614200	FM15207	LOT 115	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614300	FM15207	LOT 116	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614400	FM15207	LOT 117	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614500	FM15207	LOT 118	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673614600	FM15207	LOT 119	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614700	FM15207	LOT 120	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614800	FM15207	LOT 121	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673614900	FM15207	LOT 122	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615000	FM15207	LOT 123	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615100	FM15207	LOT 136	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615200	FM15207	LOT 137	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615300	FM15207	LOT 138	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615400	FM15207	LOT 221	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615500	FM15207	LOT 222	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615600	FM15207	LOT 223	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615700	FM15207	LOT 224	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615800	FM15207	LOT 225	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673615900	FM15207	LOT 226	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673616100	FM15207	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616200	FM15207	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616300	FM15207	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616400	FM15207	LOT U	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616500	FM15207	LOT V	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616600	FM15207	LOT W	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673620100	FM15207	LOT 124	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620200	FM15207	LOT 125	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620300	FM15207	LOT 126	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620400	FM15207	LOT 127	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620500	FM15207	LOT 128	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620600	FM15207	LOT 129	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620700	FM15207	LOT 130	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620800	FM15207	LOT 131	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673620900	FM15207	LOT 132	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621000	FM15207	LOT 154	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621100	FM15207	LOT 155	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621200	FM15207	LOT 156	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621300	FM15207	LOT 157	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621400	FM15207	LOT 158	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621500	FM15207	LOT 159	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621600	FM15207	LOT 160	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621700	FM15207	LOT 161	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621800	FM15207	LOT 162	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673621900	FM15207	LOT 163	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622000	FM15207	LOT 164	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622100	FM15207	LOT 165	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622200	FM15207	LOT 166	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622300	FM15207	LOT 167	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622400	FM15207	LOT 168	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622500	FM15207	LOT 169	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673622600	FM15207	LOT 170	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622700	FM15207	LOT 171	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622800	FM15207	LOT 172	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673622900	FM15207	LOT 173	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673623000	FM15207	LOT 174	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673624800	FM15207	LOT 212	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673624900	FM15207	LOT 213	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625000	FM15207	LOT 214	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625100	FM15207	LOT 215	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625200	FM15207	LOT 216	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625300	FM15207	LOT 217	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625400	FM15207	LOT 218	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625500	FM15207	LOT 219	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625600	FM15207	LOT 220	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673625700	FM15207	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673625800	FM15207	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626100	FM15207	LOT X	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626200	FM15207	LOT Y	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626300	FM15207	LOT Z	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626400	FM15207	LOT AB	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673626500	FM15207	LOT AM	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630100	FM15207	LOT 133	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630200	FM15207	LOT 134	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630300	FM15207	LOT 135	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630400	FM15207	LOT 139	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630500	FM15207	LOT 140	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630600	FM15207	LOT 141	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630700	FM15207	LOT 142	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630800	FM15207	LOT 143	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673630900	FM15207	LOT 144	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631000	FM15207	LOT 145	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631100	FM15207	LOT 146	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631200	FM15207	LOT 147	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631300	FM15207	LOT 148	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631400	FM15207	LOT 149	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631500	FM15207	LOT 150	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631600	FM15207	LOT 151	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631700	FM15207	LOT 152	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631800	FM15207	LOT 153	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673631900	FM15207	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673632000	FM15207	LOT AA	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673632100	FM15207	LOT AG	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673632200	FM15207	LOT AH	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640100	FM15207	LOT 175	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640200	FM15207	LOT 176	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673640300	FM15207	LOT 177	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640400	FM15207	LOT 178	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640500	FM15207	LOT 179	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640600	FM15207	LOT 180	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640700	FM15207	LOT 181	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640800	FM15207	LOT 182	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673640900	FM15207	LOT 183	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641000	FM15207	LOT 184	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641100	FM15207	LOT 185	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641200	FM15207	LOT 186	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641300	FM15207	LOT 187	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641400	FM15207	LOT 188	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641500	FM15207	LOT 189	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641600	FM15207	LOT 190	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641700	FM15207	LOT 191	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641800	FM15207	LOT 192	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673641900	FM15207	LOT 193	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673642000	FM15207	LOT 194	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673642100	FM15207	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673642200	FM15207	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673642300	FM15207	LOT AC	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673642400	FM15207	LOT AD	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673642500	FM15207	LOT AI	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673642600	FM15207	LOT AL	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673650100	FM15207	LOT AJ	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673650200	FM15207	LOT AK	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673700200	FM15304	LOT A	PUBLIC PARK	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673700300	FM15304	LOT B	PRIVATE PARK	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673700400	FM15304	LOT C	OS	10.31	\$524,779	BLACK MOUNTAIN RANCH L L C
1	2673700500	FM15304	LOT D	OS	11.15	\$567,535	BLACK MOUNTAIN RANCH L L C
1	2673700600	FM15304	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673800700	FM15328	LOT 40	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2673801400	FM15328	LOT 62	SF	1	\$50,900	TENCATE FAMILY TRUST
1	2673801500	FM15328	LOT 63	SF	1	\$50,900	ORLANSKY INTER VIVOS TRUST
1	2674003000	FM15327	LOT 30	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674003100	FM15327	LOT 31	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674003200	FM15327	LOT 32	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674003300	FM15327	LOT 33	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674004200	FM15327	LOT 42	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674004600	FM15327	LOT 46	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674004700	FM15327	LOT 47	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674004800	FM15327	LOT 48	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674004900	FM15327	LOT 49	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674005500	FM15327	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674005600	FM15327	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C

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1	2674005700	FM15327	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674016500	FM15327	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674016600	FM15327	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674016700	FM15327	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674016800	FM15327	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674016900	FM15327	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674017000	FM15327	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674017100	FM15327	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674017200	FM15327	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674017400	FM15327	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674020500	FM15327	LOT 123	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674020600	FM15327	LOT 124	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674020700	FM15327	LOT 125	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674020800	FM15327	LOT 126	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674020900	FM15327	LOT 127	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021000	FM15327	LOT 128	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021100	FM15327	LOT 129	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021200	FM15327	LOT 130	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021300	FM15327	LOT 131	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021400	FM15327	LOT 132	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021500	FM15327	LOT 133	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021600	FM15327	LOT 134	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021700	FM15327	LOT 135	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021800	FM15327	LOT 136	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674021900	FM15327	LOT 137	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022000	FM15327	LOT 138	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022100	FM15327	LOT 139	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022200	FM15327	LOT 140	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022300	FM15327	LOT 141	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022400	FM15327	LOT 142	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022500	FM15327	LOT 143	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	2674022600	FM15327	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674022700	FM15327	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674022800	FM15327	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674022900	FM15327	LOT U	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674023000	FM15327	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674030200	FM15327	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674030300	FM15327	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674030400	FM15327	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	3121420600	PM18504	PAR 6	MF	17	\$605,710	BLACK MOUNTAIN RANCH L L C
1	3121420600	PM18504	PAR 6	SF	44	\$2,239,600	BLACK MOUNTAIN RANCH L L C
1	3121420700	PM18504	PAR 7	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	3121600500	PM18504	PAR 1	SF	90	\$4,581,000	BLACK MOUNTAIN RANCH L L C
1	3121600600	PM18504	PAR 2	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	3121600700	PM18504	PAR 3	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C



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1	3121600800	PM18504	PAR 4	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	3121600900	PM18504	PAR 5	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
1	3121601100	PM18504	PAR B	OS	0.85	\$0	BLACK MOUNTAIN RANCH L L C
1	3122910500	FM14720	PAR J	OS	16.50	\$0	BLACK MOUNTAIN RANCH L L C
1	6782303900	PM12046	PAR 3	MF	514	\$18,313,820	BLACK MOUNTAIN RANCH L L C
1	6782301900	PM18504	PAR 24	OS	2.61	\$0	BLACK MOUNTAIN RANCH L L C
1	6782302000	PM18504	PAR 25	OS	4.54	\$0	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	SF	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	MF	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	EMP / OFF	65	\$297,765	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	EMP / OFF	450	\$2,061,450	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	COMM	225	\$1,946,925	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	SENIOR UNIT	200	\$3,868,400	BLACK MOUNTAIN RANCH L L C
1	6782303800	PM20146	PAR 1	HOTEL	300	\$7,024,200	BLACK MOUNTAIN RANCH L L C
1	6782303200	PM18504	PAR 20			\$0	BLACK MOUNTAIN RANCH L L C
2	3122920600	FM14720	LOT H	SF	1	\$50,900	CITY OF SAN DIEGO
4	3032303600	FM14583	LOT 36	SF	1	\$50,900	MIRASOL COMMUNITY ASSOC
4	3032303700	FM14583	LOT 37	SF	1	\$50,900	MIRASOL COMMUNITY ASSOC
5	3032401900	FM14672	LOT A	OS	0	\$0	PARDEE HOMES
6	3030701800		PAR 2	MF	10	\$356,300	MAY FAMILY TRUST 05-10-91
6	3030701800	PM08982	PAR 2	SF	52	\$2,646,800	MAY FAMILY TRUST
7	3030701900		PAR 1	MF	5	\$178,150	EQUINE HAVEN L L C
7	3030701900	PM08982	PAR 1	SF	27	\$1,374,300	EQUINE HAVEN L L C
8	3120103800		PAR A	SF	12	\$610,800	CITY OF SAN DIEGO
9	3122920800		PAR 1	OS	0	\$0	CITY OF SAN DIEGO
10	3120101500		LOTS 1 & 2	MF	31	\$1,104,530	FAZIO SALVATORE
10	3120101500		LOTS 1 & 2	SF	164	\$8,347,600	FAZIO SALVATORE
11	3120101600			MF	19	\$676,970	DEBEVOISE FAMILY TRUST
11	3120101600			SF	98	\$4,988,200	DEBEVOISE FAMILY TRUST
12	3121410200		LOT 8	MF	150	\$5,344,500	CAMELOT INVESTMENTS
12	6782300400		LOT 5	MF	150	\$5,344,500	CAMELOT INVESTMENTS
13	3121600200			SF	25	\$1,272,500	FAZIO SALVATORE
14	3130105900			OS	80	\$0	TOM VIII PARTNERSHIP
15	2672701100	PM18504	PAR 22	OS	0	\$0	SAN DIEGO GAS&ELECTRIC COMPANY
15	2672701200		LOT 1	OS	0	\$0	SAN DIEGO GAS&ELECTRIC CO
16	3122931400	PM18925	PAR 3	OS			SANTALUZ L L C
17	3122931100	PM17996	PAR 6	SF	1	\$50,900	POWAY UNIFIED SCHOOL DISTRICT
17	6782300800	PM17995	PAR 2				POWAY UNIFIED SCHOOL DISTRICT
18	3138110200	FM14589	POR 6	SF	1	\$50,900	CITY OF SAN DIEGO
22	2692501900	FM14255	LOT 30	OS			SANTALUZ L L C
22	2692502000	FM14255	LOT 31	OS			SANTALUZ L L C
22	2692502100	FM14255	LOT 32	OS			SANTALUZ L L C
22	2692502300	FM14255	LOT 34	OS			SANTALUZ L L C
22	2692503300			SF	1	\$50,900	SANTALUZ L L C
22	2692503500	PM19580	PAR 1				SANTALUZ L L C

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22	2692511200	FM14255	LOT 36				SANTALUZ L L C
23	2692206600	PM18892	LOT 236	OS	2.67	\$0	SANTALUZ L L C
23	2692320500	FM14307	LOT 265	OS	7.61	\$0	SANTALUZ L L C
24	3031102700	FM14065	LOT 137				SANTALUZ MAINTENANCE ASSOC
28	3031742000	PM19362	PAR 1	SF	1	\$50,900	SANTALUZ L L C
28	3031760600	FM14223	LOT 110				SANTALUZ L L C
29	3031514800	FM14231	LOT A	OS	1.68	\$0	SANTALUZ L L C
30	3031520300	FM14231	LOT C	SF	10	\$509,000	SANTALUZ L L C
30	3031604900	FM14231	LOT A				SANTALUZ MAINTENANCE ASSOC
30	3031606300	FM14863	LOT B				SANTALUZ MAINTENANCE ASSOC
30	3031606400	FM14863	LOT C				SANTALUZ MAINTENANCE ASSOC
36	3031822800	FM14276	LOT 124				SANTALUZ L L C
36	3031823000	FM14276	LOT 126				SANTALUZ L L C
36	3031823300	FM14276	LOT 146				SANTALUZ L L C
36	3031834000	PM19363	PAR 1				SANTALUZ L L C
36	3031840900	FM14276	LOT 131				SANTALUZ L L C
36	3031841000	FM14276	LOT 148				SANTALUZ L L C
37	3031520100	FM14231	LOT 72	SF	1	\$50,900	SANTALUZ L L C
38	3031411600	FM14097	LOT 65				SANTALUZ MAINTENANCE ASSOC
38	3031421200	FM14097	LOT 64	OS	0.69	\$0	SANTALUZ L L C
39	3138110300	FM14589	POR 6	SF	1	\$50,900	CITY OF SAN DIEGO
40	6786200500	FM14699	PAR 5	PUMP STATION		\$0	SANTALUZ L L C
47	2692400700	PM19666	PAR 2	SF	1	\$50,900	CITY OF SAN DIEGO
47	2692410900	PM19666	PAR 2	SF	1	\$50,900	CITY OF SAN DIEGO
47	2692502700	FM14255	LOT 41	OS	24.35	\$0	CITY OF SAN DIEGO
47	2692703300	FM14297	LOT 33				CITY OF SAN DIEGO
47	2692804900	FM14893	LOT C	OS	0	\$0	CITY OF SAN DIEGO
47	2692805000	FM14893	LOT D	OS	0	\$0	CITY OF SAN DIEGO
47	2692805100	FM14893	LOT E	OS	0	\$0	CITY OF SAN DIEGO
47	2692811000	FM14878	LOT C	SF	0	\$0	CITY OF SAN DIEGO
47	3031200900	FM14065	LOT 149	OS	3.8	\$0	CITY OF SAN DIEGO
47	3031240500	FM14065	LOT 130	OS			CITY OF SAN DIEGO
47	3031304300	FM14096	LOT A	OS	0	\$0	CITY OF SAN DIEGO
47	3031312500	FM14096	LOT F	OS	1.13	\$0	CITY OF SAN DIEGO
47	3031411700	FM14097	LOT B				CITY OF SAN DIEGO
47	3031411800	FM14097	LOT E				CITY OF SAN DIEGO
47	3031421700	FM14097	LOT C				CITY OF SAN DIEGO
47	3031520200	FM14231	LOT B				CITY OF SAN DIEGO
47	3122931300	PM18925	PAR 2				CITY OF SAN DIEGO
48	3031904600	FM14338	LOT 225	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031904700	FM14338	LOT 226	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031904800	FM14338	LOT 230				VERRAZZANO HOMEOWNERS ASSOC
48	3031904900	FM14338	LOT 231				VERRAZZANO HOMEOWNERS ASSOC
48	3031914600	FM14338	LOT 232				VERRAZZANO HOMEOWNERS ASSOC
48	3031914700	FM14338	LOT 236				VERRAZZANO HOMEOWNERS ASSOC

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48	3031923800	FM14338	LOT 222				VERRAZZANO HOMEOWNERS ASSOC
48	3031923900	FM14338	LOT 227	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031924000	FM14338	LOT 233				VERRAZZANO HOMEOWNERS ASSOC
48	3031924100	FM14338	LOT 237				VERRAZZANO HOMEOWNERS ASSOC
48	3031924200	FM14338	LOT 238				VERRAZZANO HOMEOWNERS ASSOC
48	3031924300	FM14338	LOT 239				VERRAZZANO HOMEOWNERS ASSOC
48	3031936100	FM14338	LOT 223	OS			VERRAZZANO HOMEOWNERS ASSOC
48	3031936200	FM14338	LOT 224	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031936300	FM14338	LOT 234				VERRAZZANO HOMEOWNERS ASSOC
48	3031936400	FM14338	LOT 240				VERRAZZANO HOMEOWNERS ASSOC
48	3031936500	FM14338	LOT 241				VERRAZZANO HOMEOWNERS ASSOC
48	3031936600	FM14338	LOT 242	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031943500	FM14338	LOT 228	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031943600	FM14338	LOT 229	SF	1	\$50,900	VERRAZZANO HOMEOWNERS ASSOC
48	3031943700	FM14338	LOT 235				VERRAZZANO HOMEOWNERS ASSOC
49	2692703200	FM14297	LOT 32	OS	0	\$0	SANTALUZ L L C
50	2692400400	FM14179	LOT D	OS	0	\$0	SANTALUZ L L C
50	2692400500	FM14497	LOT 2	SF	1	\$50,900	SANTALUZ L L C
50	2692411000	FM14497	LOT 3	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
50	2692411100	FM14497	LOT 4	SF	1	\$50,900	SANTALUZ L L C
50	2692411300	FM14497	LOT 6	SF	1	\$50,900	SANTALUZ L L C
50	2692411700	FM14497	LOT B	SF	1	\$50,900	SANTALUZ L L C
51	2692810400	FM14878	LOT 1	SF	1	\$50,900	NATIONAL BANK OF ARIZONA
51	2692810500	FM14878	LOT 2	SF	1	\$50,900	NATIONAL BANK OF ARIZONA
51	2692810700	FM14878	LOT 4	SF	1	\$50,900	BAYWOOD HOMES II-SANTALUZ L L C
53	3032110300	FM14438	LOT X		2.63	\$0	SANTA MONICA AT BLACK MOUNTAIN HOA
57	2692901300	PM19050	PAR 2	OS		\$0	SANTALUZ L L C
57	2692911800	FM14358	LOT 50	SF	1	\$50,900	SANTALUZ L L C
57	2692912500	FM14709	LOT 40	SF	1	\$50,900	SANTALUZ L L C
57	2692912600	FM14709	LOT 56				SANTALUZ L L C
57	2692921300	FM14709	LOT 41	SF	1	\$50,900	SANTALUZ L L C
57	2692921400	FM14709	LOT 57				SANTALUZ L L C
57	2692931500	FM14358	LOT 46	SF	1	\$50,900	SANTALUZ L L C
57	2692931600	FM14358	LOT 47	SF	1	\$50,900	SANTALUZ L L C
57	2692931700	FM14358	LOT 48	SF	1	\$50,900	SANTALUZ L L C
57	2692931800	FM14358	LOT 49	SF	1	\$50,900	SANTALUZ L L C
57	2692932300	FM14709	LOT 45	SF	1	\$50,900	SANTALUZ L L C
63	2692313200	FM14307	LOT 204	SF	1	\$50,900	F A E C HOLDINGS 376661 L L C
64	2692313300	FM14307	LOT 206	SF	1	\$50,900	SCHMIDT ARNOLD&VALERIE REVOCABLE 2005 TRUST
71	2692133300	FM14307	LOT 40	SF	1	\$50,900	HALLAM REVOCABLE TRUST
77	2692215400	FM14307	LOT 125	SF	1	\$50,900	SAVOIA TRUST 09-21-05
80	2692100600	FM14064	LOT 64	SF	1	\$50,900	EVP HOMES L L C
86	3031230300	FM14065	LOT 113	SF	1	\$50,900	JAMES THOMAS A&NANCY B TRUST
95	2692600900	FM14296	LOT 9	SF	1	\$50,900	MUNOZ ENRIQUE W
100	2692610100	FM14296	LOT 15	SF	1	\$50,900	HENRY&DEBBIE HOLDINGS L L C

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103	2692610600	FM14296	LOT 20	SF	1	\$50,900	D&D LANDHOLDINGS
103	2692610700	FM14296	LOT 21	SF	1	\$50,900	D&D LANDHOLDINGS
107	2692600700	FM14296	LOT 7	SF	1	\$50,900	MULVEY CUSTOM BUILDERS INC
109	2692600100	FM14296	LOT 1	SF	1	\$50,900	MOORE FAMILY REVOCABLE TRUST
116	3122931200	PM18925	PAR 1	SF	1	\$50,900	SAINT DEMIANA COPTIC ORTHODOX CHURCH
117	6786200600	FM14699	PAR B	OS	0	\$0	TAYLOR WOODROW HOMES INC
117	6786200700	FM14699	PAR B	SF	12	\$610,800	TAYLOR WOODROW HOMES INC
121	2692701900	FM14297	LOT 19	SF	1	\$50,900	DAVIS STEPHEN R&DEANNE M
121	2692702000	FM14297	LOT 20	SF	1	\$50,900	GOMEZ FAMILY TRUST
121	2692702500	FM14297	LOT 25	SF	1	\$50,900	VIEN TRUST 08-18-81
122	2692702200	FM14297	LOT 22	SF	1	\$50,900	ALBION LIVING TRUST
124	3031710200	FM14223	LOT 11	SF	1	\$50,900	MAICHEN GROUP INC
131	3031712200	FM14223	LOT 46	SF	1	\$50,900	SANTA LUZ DEVELOPMENT L L C
133	3031700200	FM14223	LOT 2	SF	1	\$50,900	ABDOU M SAMY
139	3031700900	FM14223	LOT 9	SF	1	\$50,900	CLARK ROBERT M&MCMAHON JULIE P
140	3031701100	FM14223	LOT 50	SF	1	\$50,900	SCHMIDT 1984 TRUST
142	2692510200	FM14255	LOT 7	SF	1	\$50,900	ALI MIR&MIR ISHRAQ
146	2692500100	FM14255	LOT 1	SF	1	\$50,900	NATIONAL BANK OF ARIZONA
149	2692500400	FM14255	LOT 4	SF	1	\$50,900	DIXON FAMILY TRUST
150	2692500500	FM14255	LOT 5	SF	1	\$50,900	ELLIS KEVIN M&DONNA J
151	2692503200			SF	0	\$0	ASP PROPERTIES GROUP L P
152	2692503100			SF	1	\$50,900	SCHMIDT ARNOLD J
152	2692503400			SF	1	\$50,900	SCHMDT ARNOLD&VALERIE TR
153	2692921000	FM14709	LOT 17	SF	1	\$50,900	PODSTRELENY STJEPAN S&HATT HOLLY D
156	3031800600	FM14276	LOT 115	SF	1	\$50,900	SCHMIDT MARK S&MARIA D
157	3031240600	FM14065	LOT 131	OS	14.81	\$0	SANTALUZ CLUB
157	3031801400	FM14698	LOT A				SANTALUZ CLUB
157	3031801500	FM14698	LOT B	OS		\$0	SANTALUZ CLUB
159	6782302100	PM19273	PAR 1	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
162	3031200200	FM14065	LOT 93	SF	1	\$50,900	HIGHLAND PRODUCTIONS I LLC
164	3031820200	FM14276	LOT 16	SF	1	\$50,900	SCHMIDT ARNOLD&VALERIE REVOCABLE 2005 TR
166	3031820500	FM14276	LOT 19	SF	1	\$50,900	HAMBARIAN PROPERTIES L P
170	3031822500	FM14276	LOT 90	SF	1	\$50,900	MAICHEN GROUP
172	3031822700	FM14276	LOT 92	SF	1	\$50,900	ADINS FAMILY TRUST 10-23-06
175	2692122700	FM14307	LOT 17	SF	1	\$50,900	HICKEL W&R FAMILY TRUST
181	3031840400	FM14276	LOT 63	SF	1	\$50,900	PACIFIC ART GROUP INC
184	3031834100	PM19363	PAR 2	SF	1	\$50,900	MIDDLETON CHRISTINA
189	3031820400	FM14276	LOT 18	SF	1	\$50,900	VILLA CHAI L L C
190	3031820800	FM14276	LOT 22	SF	1	\$50,900	COLESTOCK FAMILY TRUST 02-12-02
191	3031823800	FM14772	LOT 83	SF	1	\$50,900	HAUF WILLIAM J
193	3031710400	FM14223	LOT 13	SF	1	\$50,900	FARMANI FRED&HONARCARARAGHI PARICHEHR
194	3031801000	FM14698	LOT 1	SF	1	\$50,900	SILVERMAN DAVID E&SUSAN H
195	2692501200	FM14255	LOT 23	SF	1	\$50,900	DABELGOTT CHARLES
199	2692911200	FM14358	LOT 36	SF	1	\$50,900	LEE SCOTT&LUANN N
201	2692911400	FM14358	LOT 38	SF	1	\$50,900	SWIFT WENDY

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
202	2692912300	FM14709	LOT 7	SF	1	\$50,900	GOODRICH FAMILY INTER VIVOS TRUST
203	2692921200	FM14709	LOT 23	SF	1	\$50,900	SCHMIDT MARK S
206	3031103200	PM19292	PAR 2	SF	1	\$50,900	SCHMIDT ARNOLD&VALERIE REVOCABLE 2005 TR
207	3031103100	PM19292	PAR 1	SF	1	\$50,900	WILLMARK COMMUNITIES INC
207	3031103300	PM19292	PAR 3	SF	1	\$50,900	WILLMARK COMMUNITIES INC
207	3031103400	PM19292	PAR 4	SF	1	\$50,900	WILLMARK COMMUNITIES INC
207	3031103600	PM19292	PAR 6	SF	1	\$50,900	WILLMARK COMMUNITIES INC
208	3031823900	FM14772	LOT 85	SF	1	\$50,900	MARKS ELLEN J TRUST 05-08-97
210	3031721000	FM14223	LOT 36	SF	1	\$50,900	LI ELIZABETH SURVIVORS TRUST
211	3031721200	FM14223	LOT 38	SF	1	\$50,900	MULVEY DOUGLAS&MARYROSE
212	3031200300	FM14065	LOT 94	SF	1	\$50,900	NABAVI FAMILY TRUST
217	3031750200	FM14223	LOT 69	SF	1	\$50,900	SMITH VINCENT XAVIER JR&MARIA CARMEN
218	3031750300	FM14223	LOT 70	SF	1	\$50,900	H M INDUSTRIES LTD
219	3031750500	FM14223	LOT 72	SF	1	\$50,900	SCHMIDT MARK S LIVING TRUST
221	3031750700	FM14223	LOT 74	SF	1	\$50,900	TELFER GRANT R
224	2692101900	FM14307	LOT 2	SF	1	\$50,900	SHIH JENG-KANG&STEPHANIE
226	2692102100	FM14307	LOT 4	SF	1	\$50,900	ANDERSON PAUL J TRUST
234	2692701700	FM14297	LOT 17	SF	1	\$50,900	BISHOP BRANDON J SEPARATE PROPERTY TRUST
238	2692701300	FM14297	LOT 13	SF	1	\$50,900	FINN KATHLEEN M
239	2692113000	FM14307	LOT 5	SF	1	\$50,900	GOLDSTEIN CAROLINA
240	2692113100	FM14307	LOT 9	SF	1	\$50,900	HOPE JEAN F&MONIQUE
243	2692122900	FM14307	LOT 45	SF	1	\$50,900	CHARLES FAMILY TRUST 12-07-87
248	2692932200	FM14709	LOT 27	SF	1	\$50,900	TRAVER TIMOTHY C 2001 TRUST
249	3031210100	FM14065	LOT 91	SF	1	\$50,900	COHRS ROBERT L&JUDITH
251	3031701500	FM14768	LOT 123	SF	1	\$50,900	MCCHESEY JOHN A&CHRISTINE L FAMILY TRUST
253	3031730100	FM14223	LOT 51	SF	1	\$50,900	HARTSOCK WILLIAM D
256	3031733200	FM14768	LOT 57	SF	1	\$50,900	SIGNATURE PROJECTS L L C
257	3031733300	FM14768	LOT 59	SF	1	\$50,900	WELDNER SCOTT&TAMMY
262	3031740200	FM14223	LOT 66	SF	1	\$50,900	BOTTE MICHAEL J
265	3031742200	PM19362	PAR 3	SF	1	\$50,900	CABRAL JOHN
267	3031800500	FM14276	LOT 114	SF	1	\$50,900	SANTA LUZ DEVELOPMENT L L C
270	3031814300	FM14772	LOT 104	SF	1	\$50,900	HIGHLAND PRODUCTIONS I LLC
272	3032000500	FM14436	LOT 5	SF	1	\$50,900	CHAUDHARY F JAVED&FARZANA
273	3032000600	FM14436	LOT 6	SF	1	\$50,900	KEVAL ANUP&ARUNA
274	3122900400	FM14720	LOT 4	SF	1	\$50,900	KHAN MUHAMMAD K R&SHABANA K
275	3122900500	FM14720	LOT 5	SF	1	\$50,900	NATIONAL BANK OF ARIZONA
276	3122900600	FM14720	LOT 6	SF	1	\$50,900	HENRY&DEBBIE HOLDINGS L L C
279	2692301300	FM14064	LOT 246	SF	1	\$50,900	SIGNATURE PROJECTS L L C
282	2673130400	PM18504	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
282	2673130500	PM18504	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
284	2692503600	PM19580	PAR 2	SF	1	\$50,900	BARI MOHAMMED A&KANITA K FAMILY TRUST
284	2692620600	PM19580	PAR 2	SF	1	\$50,900	BARI MOHAMMED A&KANITA K FAMILY TRUST
285	3031421800	FM14231	LOT G	OS	0.74	\$0	PARDEE HOMES
286	2692100900	FM14064	LOT 220	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC
286	2692101100	FM14064	LOT 222	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC

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286	2692101200	FM14064	LOT 242	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC
286	2692101300	FM14064	LOT 242	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC
286	2692102200	FM14307	LOT 221	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692123200	FM14307	LOT 229	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692204900	FM14064	LOT 300	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692206800	PM18892	PAR 13	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692214600	FM14064	LOT 243				SANTALUZ MAINTENANCE ASSOC
286	2692216600	PM19011	PAR 15				SANTALUZ MAINTENANCE ASSOC
286	2692218200	PM19047	PAR 16				SANTALUZ MAINTENANCE ASSOC
286	2692218300	PM19047	PAR 17				SANTALUZ MAINTENANCE ASSOC
286	2692218500	PM19047	PAR 19				SANTALUZ MAINTENANCE ASSOC
286	2692224000	FM14064	LOT 250				SANTALUZ MAINTENANCE ASSOC
286	2692224100	FM14064	LOT 251				SANTALUZ MAINTENANCE ASSOC
286	2692225100	PM19049	PAR 6				SANTALUZ MAINTENANCE ASSOC
286	2692301700	FM14064	LOT 257				SANTALUZ MAINTENANCE ASSOC
286	2692302500	PM19048	PAR 3	OS	0.68	\$0	SANTALUZ MAINTENANCE ASSOC
286	2692330100	FM14064	LOT 244	OS	8	\$0	SANTALUZ MAINTENANCE ASSOC
286	2692330200	FM14064	LOT 244	OS	3.22	\$0	SANTALUZ MAINTENANCE ASSOC
286	2692502500	FM14255	LOT 37	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	2692502600	FM14255	LOT 39	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692511300	FM14255	LOT 38				SANTALUZ MAINTENANCE ASSOC
286	2692511500	FM14255	LOT 43				SANTALUZ MAINTENANCE ASSOC
286	2692601500	FM14296	LOT 30				SANTALUZ MAINTENANCE ASSOC
286	2692601600	FM14296	LOT 31				SANTALUZ MAINTENANCE ASSOC
286	2692601800	FM14296	LOT 33				SANTALUZ MAINTENANCE ASSOC
286	2692601900	FM14296	LOT 41				SANTALUZ MAINTENANCE ASSOC
286	2692602200	FM14296	LOT 44				SANTALUZ MAINTENANCE ASSOC
286	2692602300	FM14296	LOT 45				SANTALUZ MAINTENANCE ASSOC
286	2692602400	FM14296	LOT 46				SANTALUZ MAINTENANCE ASSOC
286	2692611400	FM14296	LOT 28				SANTALUZ MAINTENANCE ASSOC
286	2692611700	FM14296	LOT 39				SANTALUZ MAINTENANCE ASSOC
286	2692611800	FM14296	LOT 40	OS	22	\$0	CITY OF SAN DIEGO
286	2692620100	FM14296	LOT 34	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692620300	FM14296	LOT 36	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692620400	FM14296	LOT 37	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692620500	PM19580	PAR 1	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692702700	FM14297	LOT 27				SANTALUZ MAINTENANCE ASSOC
286	2692702800	FM14297	LOT 28				SANTALUZ MAINTENANCE ASSOC
286	2692702900	FM14297	LOT 29				SANTALUZ MAINTENANCE ASSOC
286	2692703000	FM14297	LOT 30				SANTALUZ MAINTENANCE ASSOC
286	2692803600	FM14893	LOT 16	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692803700	FM14893	LOT 17	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692803800	FM14893	LOT 18	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692804800	FM14893	LOT B	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	2692810900	FM14878	LOT B	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC

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286	2692811100	FM14878	LOT D	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	2692811200	FM14878	LOT E	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	2692811300	FM14878	LOT F	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	2692911900	FM14358	LOT 51	SF	1	\$50,900	SANTALUZ MAINTAINANCE ASSOC
286	3031120600	FM14065	LOT 117	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3031120700	FM14065	LOT 118	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3031121000	FM14065	LOT 150	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3031132200	FM14065	LOT 151	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3031132700	FM14308	LOT 126	OS	1	\$50,900	SANTALUZ MAINT ASSOC
286	3031142900	FM14065	LOT 92				SEVANA REAL ESTATE DEVELOPMENT INC
286	3031200800	FM14065	LOT 148				SANTALUZ MAINTENANCE ASSOC
286	3031221300	FM14065	LOT 116				SANTALUZ MAINTENANCE ASSOC
286	3031221400	FM14065	LOT 119				SANTALUZ MAINTENANCE ASSOC
286	3031240200	FM14065	LOT 125	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3031240300	FM14308	LOT 129	OS	4.03	\$0	SANTALUZ MAINT ASSOC
286	3031240400	FM14065	LOT 130	OS	2.13	\$0	SANTALUZ MAINTENANCE ASSOC
286	3031240700	FM14065	LOT 133				SANTALUZ MAINTENANCE ASSOC
286	3031240800	FM14065	LOT 152				SANTALUZ MAINTENANCE ASSOC
286	3031240900	FM14308	LOT 124	OS	4.44	\$0	SANTALUZ MAINTENANCE ASSOC
286	3031304400	FM14096	LOT C				SANTALUZ MAINTENANCE ASSOC
286	3031304500	FM14096	LOT D				SANTALUZ MAINTENANCE ASSOC
286	3031312400	FM14096	LOT B	OS	5.86	\$0	SANTALUZ MAINTENANCE ASSOC
286	3031403900	FM14097	LOT A				SANTALUZ MAINTENANCE ASSOC
286	3031411900	FM14097	LOT F	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC
286	3031412000	FM14097	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC
286	3031412100	FM14097	LOT H				SANTALUZ MAINTENANCE ASSOC
286	3031421400	FM14097	LOT D	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3031502600		LOT G	OS	1.05	\$0	SANTALUZ MAINTENANCE ASSOC
286	3031514900	FM14231	LOT F				SANTALUZ MAINTENANCE ASSOC
286	3031520400	FM14231	LOT D	SF	10	\$509,000	SANTALUZ MAINTENANCE ASSOC
286	3031520500	FM14231	LOT H	SF	10	\$509,000	SANTALUZ MAINTENANCE ASSOC
286	3031520600	FM14231	LOT I	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3031520700	FM14863	LOT A	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3031712500	FM14223	LOT 102				SANTALUZ MAINTENANCE ASSOC
286	3031721600	FM14223	LOT 100				SANTALUZ MAINTENANCE ASSOC
286	3031722100	PM19077	PAR 2				SANTALUZ MAINTENANCE ASSOC
286	3031733900	FM14768	LOT 99				SANTALUZ MAINTENANCE ASSOC
286	3031734000	FM14768	LOT 115				SANTALUZ MAINTENANCE ASSOC
286	3031734100	FM14768	LOT 116				SANTALUZ MAINTENANCE ASSOC
286	3031760100	FM14223	LOT 122	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3031760700	FM14223	LOT 120				SANTALUZ MAINTENANCE ASSOC
286	3031760800	FM14223	LOT 121				SANTALUZ MAINTENANCE ASSOC
286	3031800700	FM14276	LOT 116	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3031813200	FM14276	LOT 117				SANTALUZ MAINTENANCE ASSOC
286	3031813300	FM14276	LOT 118				SANTALUZ MAINTENANCE ASSOC

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286	3031813400	FM14276	LOT 128				SANTALUZ MAINTENANCE ASSOC
286	3031813500	FM14276	LOT 129				SANTALUZ MAINTENANCE ASSOC
286	3031813600	FM14276	LOT 130				SANTALUZ MAINTENANCE ASSOC
286	3031822900	FM14276	LOT 125				SANTALUZ MAINTAINANCE ASSOC
286	3031823100	FM14276	LOT 127	SF	1	\$50,900	SANTALUZ MAINTAINANCE ASSOC
286	3031823400	FM14276	LOT 147	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3031823500	FM14276	LOT 149				SANTALUZ MAINTAINANCE ASSOC
286	3122900900	FM14720	LOT M				SANTALUZ MAINTENANCE ASSOC
286	3122901000	FM14720	LOT U	OS	0	\$0	SANTALUZ MAINTENANCE ASSOC
286	3122901200	PM19045	PAR 2	SF	1	\$50,900	SANTALUZ MAINTENANCE ASSOC
286	3122920700	FM14720	LOT K	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930100	FM14720	LOT G	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930300	FM14720	LOT L	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930400	FM14720	LOT N	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930500	FM14720	LOT O	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930600	FM14720	LOT P	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930700	FM14720	LOT Q	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930800	FM14720	LOT R	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122930900	FM14720	LOT S	OS		\$0	SANTALUZ MAINTENANCE ASSOC
286	3122931000	FM14720	LOT S	OS		\$0	SANTALUZ MAINTENANCE ASSOC
287	3032110100			OS	1.63	\$0	SANTA MONICA AT BLACK MOUNTAIN HOA
287	3032110200	FM14438	LOT 141		23.65	\$0	WESTERN PACIFIC HOUSING INC
288	3032204000	FM14437	LOT M	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN HOA
288	3032204100	FM14437	LOT N	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN HOA
288	3032204200	FM14437	LOT O	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN HOA
288	3032212800	FM14437	LOT P	SF	1	\$50,900	SANTA MONICA AT BLACK MOUNTAIN HOA
289	2672311700	FM15100	LOT F	OS	0	\$0	STANDARD PACIFIC CORP
290	2672700800	FM15032	LOT 8	OS	0	\$0	C I C FAIRBANKS L P
291	2692802400	FM14893	LOT 4	SF	1	\$50,900	HENRY&DEBBIE HOLDINGS L L C
292	2692804100	FM14893	LOT 21	SF	1	\$50,900	SVET ROBERT
294	2692802100	FM14893	LOT 1	SF	1	\$50,900	ENCENDIDO 1&2 L L C
294	2692802200	FM14893	LOT 2	SF	1	\$50,900	ENCENDIDO 1&2 L L C
296	2692803000	FM14893	LOT 10	SF	1	\$50,900	MULVEY DOUGLAS&MARYROSE
296	2692804000	FM14893	LOT 20	SF	1	\$50,900	MULVEY DOUGLAS&MARYROSE
297	2692803100	FM14893	LOT 11	SF	1	\$50,900	MOJAVER FAMILY TRUST
298	2692803900	FM14893	LOT 19	SF	1	\$50,900	HOROZ CHANTELE D
299	2692804300	FM14893	LOT 23	SF	1	\$50,900	MCKINLEY STEVEN A&KAREN G
300	2692804400	FM14893	LOT 24	SF	1	\$50,900	J F C A 46 L L C
303	2692912400	FM14709	LOT 9	SF	1	\$50,900	LEDFORD MICHAEL S TRUST
306	3031733400	FM14768	LOT 61	SF	1	\$50,900	MINAI M HOSSEIN&MITRA
308	2692411400	FM14497	LOT 7	SF	1	\$50,900	SANTALUZ M C C INC
310	2672404200	FM15093	LOT N	OS	0	\$0	DW LA JOLLA VALLEY L P
310	2672404300	FM15093	LOT O	OS	0	\$0	DW LA JOLLA VALLEY L P
311	2672414200		LOT J	OS	0	\$0	SHEA HOMES LIMITED PARTNERSHIP
311	2672414300		LOT K	OS	0	\$0	SHEA HOMES LIMITED PARTNERSHIP



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311	2672414400	FM15076	LOT L	OS	0	\$0	SHEA HOMES LIMITED PARTNERSHIP
311	2672813800	FM15076	LOT G	OS	0	\$0	SHEA HOMES LIMITED PARTNERSHIP
312	2672905300	FM15123	LOT M	OS	0	\$0	WILLIAM LYON HOMES INC
312	2672905400	FM15123	LOT A	OS	0	\$0	WILLIAM LYON HOMES INC
314	2673102300	FM15090	LOT H	OS	0	\$0	STANDARD PACIFIC CORP
314	2673102400	FM15090	LOT I	OS	0	\$0	STANDARD PACIFIC CORP
314	2673112600	FM15090	LOT B	OS	0	\$0	STANDARD PACIFIC CORP
314	2673112700	FM15090	LOT E	OS	0	\$0	STANDARD PACIFIC CORP
314	2673112800	FM15090	LOT G	OS	0	\$0	STANDARD PACIFIC CORP
314	2673121500	FM15090	LOT A	OS	0	\$0	STANDARD PACIFIC CORP
314	2673121600	FM15090	LOT F	OS	0	\$0	STANDARD PACIFIC CORP
314	2673201600	FM15094	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOC
314	2673211500	FM15094	LOT H	OS	0	\$0	STANDARD PACIFIC CORP
314	2673303200	FM15095	LOT 211	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673303300	FM15095	LOT 212	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673303400	FM15095	LOT 213	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673303500	FM15095	LOT 214	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673303600	FM15095	LOT 215	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673303700	FM15095	LOT 216	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673303800	FM15095	LOT 217	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304200	FM15095	LOT 221	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304300	FM15095	LOT 222	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304400	FM15095	LOT 223	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304500	FM15095	LOT 224	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304600	FM15095	LOT 225	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304700	FM15095	LOT 226	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673304800	FM15095	LOT 227	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673307000	FM15095	LOT A	OS	0	\$0	STANDARD PACIFIC CORP
314	2673307100	FM15095	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOC
314	2673307200	FM15095	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOC
314	2673307300	FM15095	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOC
314	2673307400	FM15095	LOT E	OS	0	\$0	STANDARD PACIFIC CORP
314	2673307500	FM15095	LOT F	OS	0	\$0	STANDARD PACIFIC CORP
314	2673307600	FM15095	LOT R	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673307700	FM15095	LOT S	OS	0	\$0	STANDARD PACIFIC CORP
314	2673307800	FM15095	LOT T	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673307900	FM15095	LOT W	OS	0	\$0	DEL SUR COMMUNITY ASSOC
314	2673308000	FM15095	LOT PP	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673606900	FM15207	LOT 69	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673607000	FM15207	LOT 70	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673607100	FM15207	LOT 71	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673607200	FM15207	LOT 72	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2673607300	FM15207	LOT 73	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674013900	FM15327	LOT 93	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014000	FM15327	LOT 94	SF	1	\$50,900	STANDARD PACIFIC CORP

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
314	2674014100	FM15327	LOT 95	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014200	FM15327	LOT 96	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014300	FM15327	LOT 97	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014400	FM15327	LOT 98	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014500	FM15327	LOT 99	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014600	FM15327	LOT 100	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014700	FM15327	LOT 101	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014800	FM15327	LOT 102	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674014900	FM15327	LOT 103	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674015000	FM15327	LOT 104	SF	1	\$50,900	STANDARD PACIFIC CORP
314	2674015100	FM15327	LOT 105	SF	1	\$50,900	STANDARD PACIFIC CORP
316	3031823600	FM14772	LOT 25	SF	1	\$50,900	DURHAM MICHAEL D
318	2673800600	FM15328	LOT 39	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673800800	FM15328	LOT 56	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673800900	FM15328	LOT 57	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801000	FM15328	LOT 58	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801100	FM15328	LOT 59	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801200	FM15328	LOT 60	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801300	FM15328	LOT 61	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801600	FM15328	LOT 64	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801700	FM15328	LOT 65	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801800	FM15328	LOT 66	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673801900	FM15328	LOT 67	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673802300	FM15328	LOT A	OS	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673802400	FM15328	LOT B	OS	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673802500	FM15328	LOT E	OS	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673802600	FM15328	LOT F	OS	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673802700	FM15328	LOT G	OS	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673802800	FM15328	LOT H	OS	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673810900	FM15328	LOT 24	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673811000	FM15328	LOT 25	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673811200	FM15328	LOT 27	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812200	FM15328	LOT 41	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812300	FM15328	LOT 42	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812400	FM15328	LOT 43	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812500	FM15328	LOT 44	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812600	FM15328	LOT 45	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812700	FM15328	LOT 46	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812800	FM15328	LOT 47	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673812900	FM15328	LOT 48	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813000	FM15328	LOT 49	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813100	FM15328	LOT 50	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813200	FM15328	LOT 51	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813300	FM15328	LOT 52	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813400	FM15328	LOT 53	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
318	2673813500	FM15328	LOT 54	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813600	FM15328	LOT 55	SF	1	\$50,900	BLACK MOUNTAIN RANCH L L C
318	2673813700	FM15328	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
318	2673813800	FM15328	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
318	2673813900	FM15328	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
318	2673814000	FM15328	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
320	2673616000	FM15207	LOT D	OS	0	\$0	W L HOMES L L C
320	2673625900	FM15207	LOT H	OS	0	\$0	W L HOMES L L C
320	2673626000	FM15207	LOT I	OS	0	\$0	W L HOMES L L C
321	2672404400	FM15093	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOC
321	2672503000	FM15099	LOT L	OS	0	\$0	DELSUR COMMUNITY ASSOC
321	2672503100	FM14880	LOT A	PRIVATE PARK		\$0	DEL SUR COMMUNITY ASSOC
321	2672803200	FM15082	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOC
321	2672813900	FM15076	LOT U	OS	0	\$0	DEL SUR COMMUNITY ASSOC
321	2672814000	FM15076	LOT V	OS	0	\$0	DEL SUR COMMUNITY ASSOC
321	2672814100	FM14879	LOT A	PRIVATE PARK		\$0	DEL SUR COMMUNITY ASSOC
322	3122900200	FM14720	LOT 2	SF	1	\$50,900	ALLOS ANTHONY L TRUST
324	3031103500	PM19292	PAR 5	SF	1	\$50,900	D J S PROPERTIES GROUP L P
325	3122900100	FM14720	LOT 1	SF	1	\$50,900	MINAI M HOSSEIN
326	3122900300	FM14720	LOT 3	SF	1	\$50,900	KHOUBEHI KAMRAN&JILA
328	2692133400	FM14307	LOT 41	SF	1	\$50,900	SANTALUZ PROJECT B L L C
329	2692503000			SF	1	\$50,900	ASP PROPERTIES GROUP LP
331	2673605500	FM15207	LOT 55	SF	1	\$50,900	WILLIAM LYON HOMES INC
333	2692701400	FM14297	LOT 14	SF	1	\$50,900	CAPOZZA LIVING TRUST 04-15-01
335	2674030100	FM15327	LOT 144	MF	1	\$35,630	BLACK MOUNTAIN RANCH L L C
336	2674000700	FM15327	LOT 7	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674000800	FM15327	LOT 8	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674000900	FM15327	LOT 9	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674001000	FM15327	LOT 10	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674001100	FM15327	LOT 11	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674002700	FM15327	LOT 27	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674002800	FM15327	LOT 28	SF	1	\$50,900	C W V DEL SUR 54 L L C
336	2674002900	FM15327	LOT 29	SF	1	\$50,900	C W V DEL SUR 54 L L C
337	2692802500	FM14893	LOT 5	SF	1	\$50,900	RHODE FAMILY TRUST
339	2692802800	FM14893	LOT 8	SF	1	\$50,900	BENJAMIN MARK
341	2692804200	FM14893	LOT 22	SF	1	\$50,900	SVET ADAM G
342	2692810600	FM14878	LOT 3	SF	1	\$50,900	CAO HUY QUANG&DO THUY TRANG

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**VTM PHASE**

PFFP Proj.	Facility	Location	Required Improvement Description	Status
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**Vesting Tentative Map Phase One:** Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:

<b>On-Site Roads</b>				
T-3	Black Mtn. Rd.	Carmel Valley Rd. to existing Black Mtn. Rd.	Construct 4 lane major street.	Complete
T-9	Camino Del Sur	At San Dieguito Rd.	Construct traffic signal.	Complete
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Construct 2 lanes of an ultimate 4 lane major road.	Complete
T-9	Camino Del Sur	At B Street	Construct traffic signal.	Complete
T-9	Camino Del Sur	At Carmel Valley Rd.	Construct traffic signal.	Complete
T-3	Carmel Valley Rd.	At Black Mountain Rd.	Construct traffic signal.	Complete
T-1	San Dieguito Rd.	Property boundary east to Camino Del Sur	Construct a 2-lane collector street with intersection widening.	Complete
<b>Off-Site Roads</b>				
T-4	Black Mtn. Rd.	At Maler Rd.	Construct traffic signal.	Complete
T-4	Black Mtn. Rd.	At SR-56 WB Ramp	Widen WB approach for dual lefts and right turn lanes. Modify signal.	Complete
T-4	Black Mtn. Rd.	At SR-56 EB Ramp	Widen SB approach for dual lefts; Widen NB approach for exclusive right turn lane.	Complete
T-4	Black Mtn. Rd.	At Park Village Rd.	Widen SB approach for exclusive right turn lane.	Complete
T-19	Carmel Valley Rd.	Western portion of SR-56 to Via Abertura	Provide striping, signing, and widening improvements as required by City Engineer. enhance existing 2-lane road	Complete
T-21.1 T-21.2	Carmel Valley Rd.	Via Abertura to Black Mtn. Rd.	Construct 2 lanes of an ultimate 4 lane major road with intersection widening	Complete
T-19	Carmel Valley Rd.	At Rancho Santa Fe Farms Rd.	Construct traffic signal	Complete
T-28	El Camino Real	At San Dieguito Rd.	Widen WB approach for shared left and right turn lane	Complete
T-4	Rcho Penasquitos Blvd.	At SR-56 WB Ramp	Widen WB off ramp to provide a center left/through/right turn lane.	Complete

**Vesting Tentative Map Phase Two:** Prior to exceeding 600 equivalent dwelling units in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:

<b>On-Site Roads</b>				
N/A or T-10 T-13 T-14	SR-56 or Camino Del Sur Camino Del Sur	Black Mountain Rd. to Camino Del Sur San Dieguito Rd. to Carmel Valley Rd. Carmel Valley Rd. to SR-56	Extend to Camino Del Sur (4 lanes are complete) or Widen to 4 lane major street Construct 4-lane major street	Complete Assured Complete
<b>Off-Site Roads</b>				
T-18	Carmel Valley Rd.	At I-5 SB Ramp	Restripe the intersection for a WB shared left/through lane. Modify signal for split phasing	Complete

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I**  
**PHASE I-A & I-B**

<b>PFFP Proj.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>	<b>Status</b>
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**Black Mountain Ranch Subarea I Phase I-A:** Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and any equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.

<b>On-Site Roads</b>				
T-5	Camino Del Sur	San Dieguito Rd. to Paseo Del Sur	Construct 2 lanes of ultimate 4-lane major street	Complete
T-47.1a T-47.2a T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals	Complete
<b>Off-Site Roads</b>				
T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	If not complete, widen to 4 lanes	Complete
T-22.1	Carmel Valley Rd.	Via Abertura to Camino Del Sur	Widen to 4 lanes	Assured
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Construct 4 lane freeway (3) (4)	Complete
T-53	San Dieguito Rd.	At El Apajo	Traffic signal or Contribute funding for improvement	Complete
T-29.1	El Camino Real	San Dieguito Rd. south to Half Mile Dr.	Widen to 4 lanes	Complete
T-32.1	Via de la Valle	El Camino Real West to San Andres Dr.	Widen to 4 lanes (1) (5)	Assured
T-32.1	Via de la Valle	San Andres Dr. to I-5	Restripe for 6 lanes (1)	Complete

**Black Mountain Ranch Subarea I Phase I-B:** Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 1,870 equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.

<b>On-Site Roads</b>				
T-10, T-12	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	If not complete, widen roadway (T-10) and bridge (T-12) to 4 lanes	Assured
T-47.1b T-47.2b	Internal Roadways	As required by internal development	Construct roadways and traffic signals	As Needed
T-6, T-34.1 T-34.2	Camino Del Sur	San Dieguito Rd. to Camino del Norte	Widen to 4 lanes (6)	Assured
<b>Off-Site Roads</b>				
T-19	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Construct 4 lanes	Complete
N/A	Del Mar Heights Rd.	Lansdale Dr. to Carmel Valley Rd.	Construct 4 lanes	Complete
T-2	El Apajo	Via de Santa Fe to San Dieguito Rd.	Widen to 3 lanes	Complete
N/A	SR-56	Camino Del Sur to east of Carmel Country Rd.	Construct 4 lane freeway (3) (4)	Complete
T-15.1	SR-56	At Camino Del Sur	Construct diamond interchange	Complete
N/A	SR-56	At Carmel Valley Rd.	Construct diamond interchange	Complete
T-56	SR-56	At I-15	Contribution of \$580,000 for interchange improvements	Complete
T-29.2	El Camino Real	Via de la Valle to San Dieguito Rd.	Widen to four-lanes (2)	Assured
T-29.2	Via de la Valle	El Camino Real (E) to El Camino Real (W)	Widen to four-lanes (2) (5)	Assured
N/A	Interstate 5	SR-56 to I-805	Construct dual freeways (3)	Complete

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I**  
**PHASE II-A & II-B**

PFFP Proj.	Facility	Location	Required Improvement Description	Status
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**Black Mountain Ranch Subarea I Phase II-A:** Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 2,170 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

<b>On-Site Roadways</b>				
T-25.1	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Construct 2 lanes (7) (8)	Complete
T-47.3	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
<b>Off-site Roadways</b>				
T-46	Bernardo Center Dr.	At I-15	Construct ramp improvements	Complete
T-35, T-36	Camino del Norte	Camino Del Sur to Camino San Bernardo	If not constructed, construct 4-lanes (9)	Complete
T-37	Camino del Norte	At Bernardo Center Dr.	Improve capacity at-grade, pedestrian bridge	Complete
T-38	Camino del Norte	At I-15 Ramps	Complete interchange improvements, NB & SB truck climbing lanes	Complete
T-55	I-15	SR-163 to Escondido	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.	Complete
T-40	Rancho Bernardo Rd.	Bernardo Center Dr. to I-15	Widen to 6-lanes	Remaining
T-39	Rancho Bernardo Rd.	At West Bernardo Dr.	Construct intersection improvements	Complete
T-39	Rancho Bernardo Rd.	At I-15 NB/SB Ramps	Construct intersection improvements	Complete
T-45	West Bernardo Dr.	At Bernardo Center Dr.	Construct intersection improvements	Remaining
T-43	West Bernardo Dr.	I-15 SB Ramps to Aguamiel Rd.	Improve cross-section at park entries	Remaining
T-44	West Bernardo Dr.	At I-15 SB Ramp	Construct traffic signal	Complete
T-61	SR-56 Westbound	Between Carmel Creek Rd. On & Off Ramps	Contribute fair share of \$1,000,000. for Auxiliary Lane	Assured
T-60	El Camino Real SB	At Carmel Valley Rd./SR-56	Contribute fair share of \$600,000 for turn pocket	Assured
N/A	Camino Del Sur	SR-56 south to Carmel Mountain Rd.	Complete construction plans for 4 lanes (10)	Remaining
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Complete construction plans for-2 lanes (2) (10)	Remaining
T-20	Carmel Valley Rd.	Via Abertura west to Del Mar Heights Rd.	Widen to 4 lanes	Assured
T-22.2	Carmel Valley Rd.	Camino Del Sur to Black Mountain Rd.	Widen to 4 lanes	Remaining

**Black Mountain Ranch Subarea I Phase II-B:** Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 3,190 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

<b>On-Site Roadways</b>				
T-63	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
<b>Off-Site Roadways</b>				
N/A	I-5	I-805 to Birmingham	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.	Complete
T-25.3 T-27	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Widen roadway (T-25.3) and bridge (T-27) to 4 lanes (8)	Remaining
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Complete construction plans for 4 lanes (10)	Remaining

**Summary of Required Circulation Improvements By Phase**  
**Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I**  
**PHASE III**

PFFP Proj.	Facility	Location	Required Improvement Description	Status
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**Black Mountain Ranch Subarea I Phase III:** Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 4,270 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

<b>On-Site Roadways</b>				
N/A	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
<b>Off-Site Roadways</b>				
T-14	Camino Del Sur	Carmel Valley Rd. to Torrey Santa Fe Road	Widen to six-lanes and transition to 4 lanes from Torrey Santa Fe to Carmel Mountain Road	Remaining
T-54.2	State Route 56	I-5 to I-15	Contribute fairshare of cost to widen to 6-lane freeway.	Remaining
T-58	State Route 56	At I-5	Contribute \$580,000 for north facing ramps.	Remaining
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange.	Remaining
N/A	Carmel Valley Rd,	Del Mar Heights Rd. to SR-56	Widen to six-lanes.	Remaining
T-57	Black Mountain Rd	Twin Trails Rd. to north of Mercy Rd.	Widen to six-lanes	Remaining

**NAME CHANGE NOTES:**

- a) Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- b) Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- c) The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

**PHASING NOTES:**

- (1) Project is assured by a Deferred Improvement Agreement between the City of San Diego and Black Mountain Ranch LLC dated March 3, 2010.
- (2) Current City CIP projects. Project T-29.2 funding has been identified and project is assured as a City CIP project.
- (3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.
- (4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.
- (5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).
- (6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.
- (7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations. (Referenced Carmel Valley Road project is complete.)
- (8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.
- (9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.
- (10) At the start of II-A, for development which is served by existing streets, the following Torrey Highlands FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B) in order to obtain building permits. See Torrey Highlands Transportation Phasing Plan Notes (6) and(7) as well as Pacific Highlands Ranch Transportation Phasing Plan Note (12).

## Black Mountain Ranch Land Uses and Trip Generation - Revised May 19, 2009

<i>Land Use</i>	<i>Units</i>	<i>Intensity</i>	<i>Daily Trip Rate (Vehicle Trips)</i>	<i>Total Daily Trips (Vehicle Trips)</i>
<b>VTM PHASE</b>				
<b><i>Black Mountain Ranch Land Uses Under VTM 95-0173</i></b>				
Estate Residential	Dwelling Units	71	12	852
Single Family Residential	Dwelling Units	871	10	8,710
Affordable Housing	Dwelling Units	179	8	1,432
Middle School	Acres	17	40	680
Elementary School	Acres	10	60	600
Church (2)	Acres (Total)	6	60	360
Golf Course	Courses (Total)	1	600	600
Neighborhood Park (2)	Acres (Total)	10	10	100
Community Park	Acres	30	10	300
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>1,121</b>	<b>Trips:</b>	<b>13,634</b>
<b><i>Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161</i></b>				
Neighborhood Commercial	Thousand Sq. Feet	16	120	1,920
Single Family Residential	Dwelling Units	218	10	2,180
Multi-Family Residential	Dwelling Units	42	8	336
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>260</b>	<b>Trips:</b>	<b>4,436</b>
<b><i>Perimeter Ownership Land Uses</i></b>				
Single Family Residential	Dwelling Units	190	10	1,900
Affordable Housing	Dwelling Units	36	7	252
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>226</b>	<b>Trips:</b>	<b>2,152</b>
<b>VTM PHASE TOTALS:</b>	<b>Dwelling Units:</b>	<b>1,607</b>	<b>Trips:</b>	<b>20,222</b>

<b>PHASE I, II &amp; III</b>				
<b><i>Phase I, II &amp; III Black Mountain Ranch Ownership Land Uses</i></b>				
Estate Residential	Dwelling Units	120	12	1,440
Single Family Residential	Dwelling Units	1,600	10	16,000
Multi-Family Residential	Dwelling Units	830	8	6,640
Age Restricted Residential	Dwelling Units	500	4	2,000
High School (portion)	Acres	40	50	2,000
Middle School	Acres	20	40	800
Elementary School	Acres	10	60	600
Employment Center	Thousand Sq. Feet	450	16	7,200
Neighborhood/ Community Shopping	Thousand Sq. Feet	225	70	15,750
Office	Thousand Sq. Feet	65	20	1,300
Hotel	Rooms	300	8	2,400
Neighborhood Park	Acres	7	40	280
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>3,050</b>	<b>Trips:</b>	<b>56,410</b>
<b><i>Phase I, II &amp; III Perimeter Ownership Land Uses</i></b>				
SW Perimeter – Single Family	Dwelling Units	79	10	790
SW Perimeter - Affordable	Dwelling Units	15	8	120
SE Perimeter – Single Family	Dwelling Units	293	10	2,930
SE Perimeter - Affordable	Dwelling Units	56	8	448
NE Perimeter – Multi- Family	Dwelling Units	252	8	2,016
NE Perimeter - Affordable	Dwelling Units	48	8	384
<b>Subtotals:</b>	<b>Dwelling Units:</b>	<b>743</b>	<b>Trips:</b>	<b>6,688</b>
<b>PHASE I, II &amp; III TOTALS:</b>	<b>Dwelling Units:</b>	<b>3,793</b>	<b>Trips:</b>	<b>63,098</b>
<b>TOTAL DWELLING UNITS BLACK MOUNTAIN RANCH SUBAREA I</b>		<b>5,400</b>		
<b>TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I</b>				<b>83,320*</b>

\* Note: Original Subarea Plan EIR, Table 4B-6, shows the total approved trips as 84,206. The difference is mainly due to the deletion of the south High School and other small changes over time.



# FACILITIES BENEFIT ASSESSMENT SCHEDULE

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INST AC	E/O KSF	HOTEL RM	GOLF
<b>2013a<sup>1</sup></b>	60,452	42,316	0	20,010	200,085	10,412	27,684	2,346,074
<b>2013b<sup>2</sup></b>	50,900	35,630	19,342	8,653	168,479	4,581	23,414	2,439,914
<b>2014</b>	52,936	37,055	20,116	8,999	175,218	4,764	24,351	2,054,324
<b>2015</b>	55,053	38,537	20,920	9,359	182,225	4,955	25,324	2,136,497
<b>2016</b>	57,255	40,079	21,757	9,733	189,514	5,153	26,337	2,221,939
<b>2017</b>	59,545	41,682	22,627	10,123	197,094	5,359	27,391	2,310,812
<b>2018</b>	61,927	43,349	23,532	10,528	204,978	5,573	28,486	2,403,236
<b>2019</b>	64,404	45,083	24,474	10,949	213,177	5,796	29,626	2,499,374
<b>2020</b>	66,980	46,886	25,452	11,387	221,704	6,028	30,811	2,599,345

SFDU = Single-family dwelling unit

MFDU = Multi-family dwelling unit

SNR = Senior housing unit

CKSF = Commercial (per 1,000 square feet)

INSTAC = Institutional acre

E/OKSF = Employment/Office (per 1,000 square feet)

HOTELRM = Hotel Room

GOLF=Golf Course

<sup>1</sup> These are the FBA assessment rates currently in effect pursuant to the adopted FY2006 Public Facilities Financing Plan.

<sup>2</sup> These are the FBA assessment rates that will go into effect upon approval of this Public Facilities Financing Plan.