

Carmel Mountain Ranch

Community Facilities Financing Plan

Fiscal Year 1995

Prepared by:
Leppert Engineering Corporation
5933 Balboa Avenue
San Diego, CA 92111
(619) 576-1984
fax: 576-0164

January 1995 - City of San Diego - Planning Department

331E

Dup

(R-95-1045)

RESOLUTION NUMBER R- 285248

ADOPTED ON JAN 24 1995

WHEREAS, the Carmel Mountain Ranch Community Plan amendment required a plan for the financing and timing of community facilities; and

WHEREAS, the owners and developers of Carmel Mountain Ranch have submitted a proposed plan for the financing of community facilities for the Carmel Mountain Ranch Community; and

WHEREAS, the Planning Commission recommended approval of the Carmel Mountain Ranch Community Facilities Financing Plan on September 22, 1994; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Carmel Mountain Ranch Community Facilities Financing Plan, Fiscal Year 1995, dated January 1995, on file in the office of the City Clerk as Document No. R-285248, be and the same is hereby approved as a replacement for the Carmel Mountain Ranch Community Facilities Financing Plan adopted May 20, 1985, as Document No. RR-263212.

APPROVED: JOHN W. WITT, City Attorney

By 

John K. Riess
Senior Deputy City Attorney

JKR:pev
01/11/95
Or.Dept:Plan.
R-95-1045
Form=r-t

TABLE OF CONTENTS

INTRODUCTION	1
Scope of Plan	1
Summary	2
Carmel Mountain Ranch Community Plan	3
Financing Plan Divided Into Sections	5
 ESTIMATED DEVELOPMENT FORECAST AND ANALYSIS	 7
 DESCRIPTION OF PUBLIC FACILITIES NEEDS	 10
Transportation Systems	10
Neighborhood Parks and Facilities	11
Community Parks and Recreation Centers	12
Sewerage Facilities	14
Water Storage and Pumps	16
Fire Station	16
Library	17
Open Space	18
Park and Ride Facilities	18
Project Listing	18
 ALTERNATIVE & PROPOSED METHODS OF FINANCING	 63
Alternatives	63
Proposed Methods of Financing	66

LIST OF TABLES

1.	Tentative Buildout Schedule	9
2.	Schedule of Park Fees by Housing Type	14
3.	Facilities Projects (Summary Table)	19
4.	CIP Projects Capital Improvements Program	25
5.	Project Thresholds	69

LIST OF FIGURES

1.	Projected Dwelling Units	7
2.	Population Projection	8
3.	Project Location Map	24

INTRODUCTION

Scope of Plan

This Financing Plan has been prepared in accordance with City of San Diego Council Policy 600-28 titled "Requirements for Development Approval in Planned Urbanizing Areas." The Policy requires, in part, that a community facilities financing program, setting forth the methods and sources of financing of all needed public improvements for a community, shall be adopted by the City Council.

The original Rancho Carmel Community Facilities Plan was adopted by City Council Resolution no. R-255249 on October 26, 1981. That Plan was based on the Rancho Carmel Community Plan which had been previously adopted by City Council Resolution no. R-253790 on March 16, 1981.

The Rancho Carmel Community Plan was subsequently amended by the adoption of the Carmel Mountain Ranch Community Plan on August 14, 1984 by City Council Resolution no. R-261374.

The first amendment to the Rancho Carmel Community Facilities Financing Plan, which was entitled "Carmel Mountain Ranch Community Facilities Financing Plan, March 1985", was prepared to conform to the new development plan for the Carmel Mountain Ranch Community and superseded the original Rancho Carmel Community Facilities Financing Plan. This Plan identified the community facilities needed to support the ultimate development of the Carmel Mountain Ranch Community Plan Area pursuant to the Community Plan which had been approved in

1984. This Plan additionally contained an estimated development forecast and analysis, a cost and timing estimate for the needed capital facilities and analysis of the proposed and recommended methods of financing.

This Update is the second update to the Financing Plan and will amend the March 1985 Plan by taking into account the actual development activity that has occurred since 1985. In addition, an amendment to the Community Plan is being processed with the City of San Diego concurrently with this update to the Financing Plan. It is anticipated that this Update will take into account the changes proposed by the Community Plan Amendment and will be approved concurrently with this Amendment.

Summary

This update to the Community Facilities Financing Plan provides the framework for the financing of approximately \$54 million of community facilities to serve the residents and businesses that will ultimately be located in Carmel Mountain Ranch. The method recommended for financing most of the community facilities is the straight forward approach of developer financing and construction. The facilities that have been or will be provided have been coordinated with the responsible City departments to assure consistency with City standards and requirements. Such coordination will continue through the design and construction phases thereby guaranteeing that the City will be provided with high quality community facilities.

The recommended financing approach places the responsibility for providing the needed community facilities directly on the developers of

the land, as required by Council Policy 600-28. This Plan will be reviewed annually, as appropriate, in light of changing financing techniques and actual development of the Community. Should circumstances warrant, additional updates to this Financing Plan may be proposed in order to assure that the Plan is kept consistent with the Community Plan, economic conditions and available financing methods.

Carmel Mountain Ranch Community Plan

The Carmel Mountain Ranch Community Plan was previously adopted by the City Council by resolution no. R-261374 on August 14, 1984. The Community Plan covers an area of approximately 1,489 acres located south of Rancho Bernardo, east of Rancho Penasquitos, west of the City of Poway and north of Sabre Springs. The Community Plan was further amended by the City Council on January 5, 1988 by resolution no. R-270089.

The 1994 amendment to the Community Plan calls for the ultimate development of 180.5 acres of industrial property, 132.4 acres of commercial property, and 626 acres of residential property. The remaining 550.1 acres consist of 347.2 acres of parks and open space (including golf course), 120.1 acres of major circulation roads and improvements, and 82.8 acres of schools and public facilities (e.g. fire station and library).

The community facilities included in the Carmel Mountain Ranch Community Plan and required for ultimate development of the Plan Area fall into the following categories:

Major circulation roads

Park Improvements
Trunk sewers
Water supply, storage and pump stations
Fire station
Library
Open Space
Park and Ride

Branch Library: While Carmel Mountain Ranch's development, by itself, would not require a branch library, the developers have previously agreed to construct and donate a library facility (contingent on the City's agreement to operate and maintain) that will serve not only Carmel Mountain Ranch, but also Sabre Springs to the south, Bernardo Heights to the north and other surrounding communities, per the requirements of the City of San Diego. With this update to the Financing Plan, the developers have agreed to expand the size of the library, to locate the library on a larger lot, and to expand the book budget by an additional \$200,000.

Park Improvements: The residential developments within Carmel Mountain Ranch have additionally contributed by way of park fees toward the cost of a Community Recreation Building to be located in the Community Park and a Community Swimming Pool that will serve this and neighboring communities.

SR-56 (Ted Williams Parkway): SR-56 is a proposed state highway that will ultimately provide a connection between Interstate 5 in the community of Carmel Valley and SR-125 in the City of Poway. Portions of this roadway have been constructed with or currently are under construction utilizing funding from TRANSNET, the one-half cent sales tax which was approved by the voters in 1987. Partial funding for this

roadway has also been received from the communities of Carmel Valley and Rancho Penasquitos from funds collected through their respective FBA (Facilities Benefit Assessment) accounts. Still unfunded is that portion of this roadway located in the North City Future Urbanizing Area. However, 100 percent of the funding for that portion of the roadway located between I-15 and Pomerado Road (City of Poway), with a construction cost of approximately \$13.9 million, has been funded by the developer of Carmel Mountain Ranch. As a result, it has been determined that the construction of this portion of the roadway, e.g. that portion located easterly of I-15, fulfills this community's obligation to share in the overall cost of this regional facility.

Schools: School facilities are not included in this Financing Plan, but are being determined through joint studies by the developer and the Poway Unified School District. The school district adopted an agreement with the developer on May 21, 1984 which designated the potential school sites within the Community and establishes the method for determination of the need for the sites. The developer and District have cooperated in the determination as to how to finance the school sites and facility acquisition and/or construction and have formed a Mello-Roos District for this purpose.

Financing Plan Divided Into Sections

This Financing Plan has been divided into several sections. The second section of this Plan provides an estimated forecast and analysis of the rate of development in Carmel Mountain Ranch. The third section describes the specific community facilities required for the development of Carmel Mountain Ranch and relates the need for those facilities to the development forecast. The fourth section discusses the alternative

means of financing the community facilities that were considered and sets forth the method recommended for adoption by the City Council. The final section provides a detailed description, cost estimate and location map for each of the community facilities covered by this plan.

ESTIMATED DEVELOPMENT FORECAST AND ANALYSIS

The residential component of the Carmel Mountain Ranch Community is expected to develop between 1984 and 1998. The industrial properties are expected to be fully developed by the end of the calendar year 1997, with first industrial occupancies having taken place in 1984. Most of the commercial development is expected to take place between 1985 and 1995.

The rate of residential development will vary throughout the buildout period. Table 1 shows the annual development forecast by fiscal year for the residential, commercial and industrial land uses based on the master developer's projection as of the date of preparation of this Plan.

Figure 1 illustrates the rate of residential development by fiscal year. Although the forecast reflects the developer's best projections as of the date of this Plan, the actual number dwelling units developed during any one or more years may be subject to variation due to presently unforeseen factors.

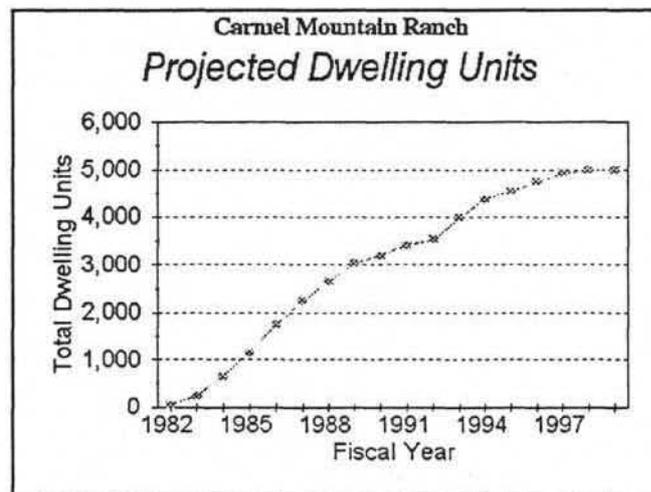


Figure 1

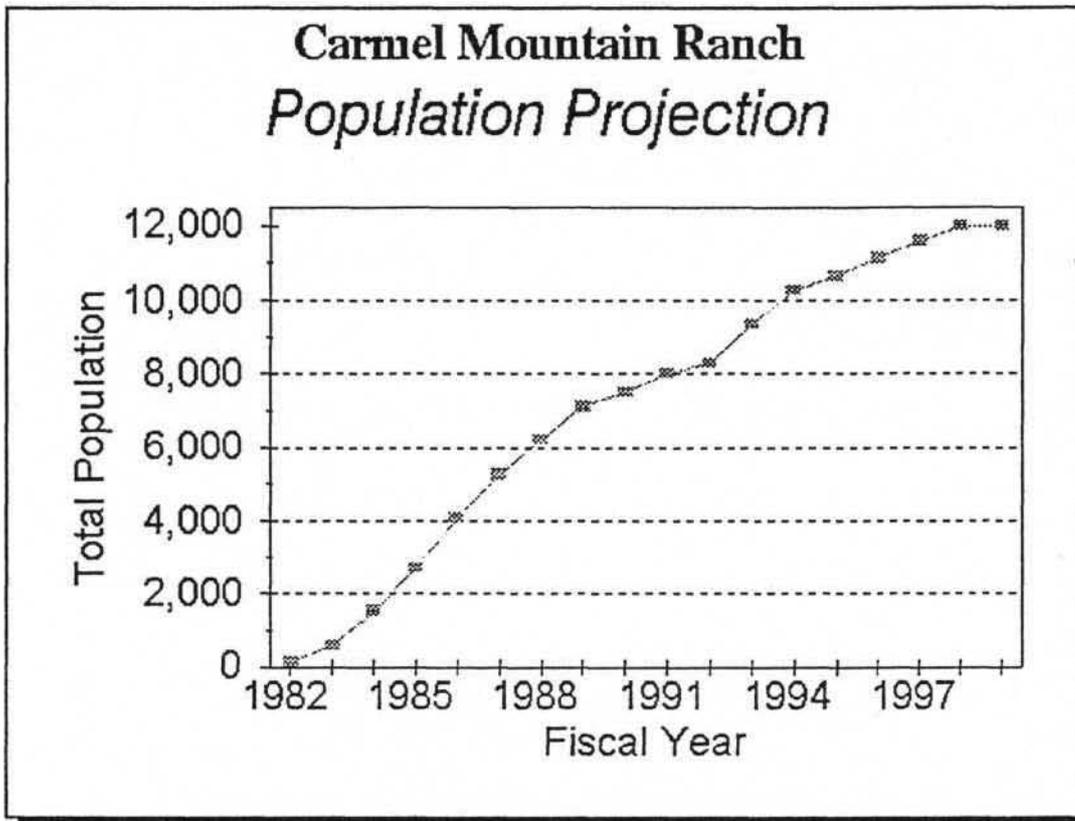


Figure 2

Figure 2 shows the projected population that would reside in Carmel Mountain Ranch by fiscal year based upon the projected residential development phasing and SANDAG population factors of 3.0 residents per single family detached housing, 2.2 residents per single family attached housing and 1.5 persons per multi-family dwelling units.

**Carmel Mountain Ranch
Tentative Buildout Schedule**

Fiscal Year	Residential Dwelling Units (building permits issued per year)				Non-Residential Ac/Yr ¹ (building permits issued)		
	No. SFD	No. SFA	No. MFA	Cumm Total	Comm.	Indust.	Cumm Total
Prior	2,394	398	1,587	4,379	114.7	138.9	253.6
1995		158		4,537	14.5	9.6	277.7
1996	102	100		4,739	3.2	8	288.9
1997	111	80		4,930		8	296.9
1998		67		4,997		8	304.9
1999						8	312.9
2000							
Totals	2,607	911	1,587	4,997	132.4	180.5	312.9

SFD = Single Family Detached Dwelling Units (includes zero lot line)
 SFA = Single Family Attached Dwelling Units (i.e. Condominiums)
 MFA = Multi-Family Attached Dwelling Units (i.e. Apartments)

¹ Non-residential acreage means commercial and industrial acreage, not including the golf course or any acreage for public use such as the fire station, library, roads, post office, schools, parks or publicly dedicated open space.

Table 1

1. Tentative Buildout Schedule

DESCRIPTION OF PUBLIC FACILITIES NEEDS

The community facilities required to support the development of the Carmel Mountain Ranch Community Plan area are discussed below, followed by a listing of the specific projects remaining to be constructed within the Carmel Mountain Ranch Community.

Transportation Systems

Transportation systems projects have been identified and phased based on the Community Plan. Transportation projects area of three basic types:

- 1) those projects which provide for major circulation within the community
- 2) those projects which are adjacent to the community and will be of benefit to neighboring communities as well as Carmel Mountain Ranch
- 3) those projects within the community that provides major regional circulation.

The financing of the internal circulation systems will be provided by the developers of Carmel Mountain Ranch and phased with the actual development of the community. The external transportation projects, while identified in this plan, are anticipated to be financed by a combination of the Carmel Mountain Ranch developers and other sources, including possible State transportation funds and reimbursement agreements with developers of neighboring communities. In addition, the Carmel Mountain Ranch developers will advance funds to the City for its incremental share of the total cost of constructing the future improvements to the I-15/Camino del Norte Interchange. Portions of these funds will be advanced prior to buildout of the Community in order to provide for short term funding of other projects, as determined

by the City Council. Any funds which have been utilized to finance other projects shall be paid back to the I-15/Camino del Norte Interchange fund prior to the ultimate buildout of the Community or July 1, 1998, whichever occurs first.

Neighborhood Parks and Facilities

According to city standards, neighborhood park facilities should serve a resident population of 3,500 to 5,000 persons within a radius of approximately a one-half mile. Normally, they should have a minimum usable area of five acres when located adjacent to an elementary school or 10 acres when not so located. The Carmel Mountain Ranch Community Plan shows a total of three park facilities totaling 25.5 net acres. The park facilities are located on three sites consisting of 18.3 acres for the Community Park, 4.8 acres for the Neighborhood Park, and 2.4 acres for the Community Swimming Pool. The neighborhood park is located adjacent to one of the elementary school sites. The development of the park sites have been or will be phased with residential development so that the development of the sites will be under construction not later than when there are 1,500, 3,500 and 4,700 dwelling units, respectively. At an average community-wide population of 2.35 persons per dwelling unit, this is equivalent to a resident population of 3,525, 8,225 and 11,045, respectively. In the case of the neighborhood/community park site development, only the first phase development needed to be commenced by the 1,500th dwelling unit.

The parks will be developed on a turnkey basis by the developer of Carmel Mountain Ranch. When completed, the improved parks will be dedicated to the City.

The development agreement previously entered into between the developer and the City Council will assure the dedication and turnkey construction of parks by the developer when needed according to the development thresholds (see Table 5).

Community Parks and Recreation Centers

Community parks should serve a population of 18,000 to 25,000 residents within a 1.5 mile radius. Since the Carmel Mountain Ranch Community, when fully developed, is expected to have a population of only approximately 12,000 residents, it would not be required to contain a community park and recreation center on its own. According to City standards, Carmel Mountain Ranch would be expected to provide approximately 50% of a community park. This is equal to 10 acres of net useable land. Such a park site has been located in the southwestern portion of the Community.

The proportionate share of the cost of a Community Recreation Building will be paid for with park fees that are being collected at the time of residential building permit issuance. Since Carmel Mountain Ranch's share of the building is equal to only 50% of the total cost, the park fee was based on the need to raise \$847,000 in fiscal year 1995 dollars. The Sabre Springs Community is contributing a similar amount toward the cost of the Community Recreation Building by way of FBA fees.

General Plan standards call for Community swimming pools to serve a population of approximately 50,000 residents. Initially, based on the population of the Community, Carmel Mountain Ranch's share of the cost of the Pool was anticipated to be only 25% of the cost of a community swimming pool (total budget of \$1,400,000, exclusive of land

acquisition costs for an appropriate site), or \$365,750. Carmel Mountain Ranch Community's share of the cost of a Community Swimming Pool was being satisfied through park fees paid at the time of residential building permit issuance. The Sabre Springs Community was contributing a similar amount toward the cost of the Community Swimming Pool by way of FBA fees. This left approximately 50 percent of the cost of the Swimming Pool being unfunded. A reimbursement agreement has been prepared between the City of San Diego and the developers of Carmel Mountain Ranch and is expected to be approved concurrent with this update to the Financing Plan. In this Agreement, and contingent upon the approval of the proposed Community Plan Amendment, the developers of Carmel Mountain Ranch have agreed to remedy this situation by funding this shortfall, providing a building site for the project, and constructing this facility, as a turnkey project at a location within Carmel Mountain Ranch.

A special park fee ordinance has been adopted to establish a schedule of fees sufficient to cover the cost of the community's share of the Community Recreation Building and Community Swimming Pool. Due to the turnkey provisions, as assured by the development agreement noted above, the community has been exempt from other park fees. The following table, Table 2, shows the park fees that have been determined to be necessary to fund Carmel Mountain Ranch's share of the Community Recreation Building and Community Swimming Pool. Following approval of the reimbursement agreement mentioned above, the need for collecting park fees from the developers of Carmel Mountain Ranch may be terminated and a system of credits introduced to take into account the fact that the developer has advanced the cost of constructing these two facilities.

Carmel Mountain Ranch
Park Fees by Year and by Type of Unit

Fiscal Year	Single Family Detached	Single Family Attached	Multi-Family Attached
1985	186.66	130.66	130.66
1986	199.73	139.81	139.81
1987	217.70	152.39	152.39
1988	237.29	166.11	166.11
1989	258.65	181.06	181.06
1990	281.93	197.35	197.35
1991	307.30	215.11	215.11
1992	334.96	234.47	234.47
1993	365.11	255.58	255.58
1994	397.97	278.58	278.58
1995	433.79	303.65	303.65
1996	472.83	330.98	330.98
1997	515.38	360.77	360.77
1998	561.76	393.24	393.24

note: this schedule reflects a 9% annual adjustment rate; to determine the fee beyond FY98, multiply the fee for FY1998 by 1.09^n , where n is the number of years beyond FY1998.

Table 2

Sewerage Facilities

In addition to the onsite facilities which will be provided as normal subdivision improvements, there are three sewer mains necessary to tie

Carmel Mountain Ranch into the regional sewerage system. The first is the "Chicarita Creek Trunk Sewer" which ties into the Penasquitos Canyon Trunk Sewer. This sewer was constructed as part of the improvements necessary for the first final map in Carmel Mountain Ranch and Sabre Springs. The cost of this sewer was borne by Carmel Mountain Ranch, the developers of Sabre Springs, and contributions from earlier development in Rancho Penasquitos. The second sewer main located in Pomerado Road and called the Pomerado Relief Trunk Sewer ties into the City of Poway system to the south and east of the Carmel Mountain Ranch Community. This sewer line was constructed as a condition of an existing tentative map for Bernardo Heights. Those developments within Carmel Mountain Ranch that discharge into this pipeline will pay their portion of the cost of this line through sewer reimbursement fees at the time building permits are issued for these developments.

The third sewer line parallels Poway's existing Pomerado Outfall #1, connecting the Pomerado Relief Trunk Sewer to the Penasquitos Canyon Interceptor Sewer. This project has been constructed in two phases. Phase I, that portion of this line from Pomerado Road to Manhole #9, was initially constructed and financed by Bernardo Heights, Carmel Mountain Ranch, and Sabre Springs with reimbursements to be imposed by the City of San Diego on all subsequent developments benefitting from the facility based on the pro rata share of allocated capacity. The second phase of this pipeline, Phase II, from existing Manhole #9 to the Penasquitos Canyon Interceptor Sewer, has also been financed by Bernardo Heights, Carmel Mountain Ranch, and Sabre Springs. A reimbursement agreement has also been approved by the

City of San Diego to collect fees from all subsequent developments that likewise benefit from this facility.

Water Storage and Pumps

The ultimate buildout of Carmel Mountain Ranch required the construction of a 3.15 million gallon water storage reservoir and water pump plants to serve the community. A 24" water main from the Rancho Penasquitos main to the Carmel Mountain Ranch boundary has been constructed to supply water to the community. The water main extends to the community boundary and connects to a 24" water main which was constructed in Sabre Springs. The Industrial Park Pump Plant has been constructed to supply water to the existing Industrial Park. Construction of the Carmel Mall Pump Plant, as well as the Reservoir Pump Station, are both now completed. All of these projects have been financed by the developers of Carmel Mountain Ranch.

Fire Station

The development of Carmel Mountain Ranch required the construction of a permanent fire station to serve the Community. The Fire Station has been built and financed by the developers of Carmel Mountain Ranch and Sabre Springs to the City's standards and has been dedicated to the City. Carmel Mountain Ranch also financed the City's acquisition and equipping of one triple combination pumper which is housed in the Fire Station. The design and construction of the Fire Station followed the procedures contained in the development agreement.

The triple combination pumper that was acquired was of the same general type required by the Fire Department as part of the 1984 Lease Purchase Package. The specifications for the triple combination are on file with the Office of the City Clerk. The development agreement previously entered into between the developer and the City Council provided for the dedication of the land, construction of a permanent fire station on a turnkey basis, and procurement of a triple combination pumper apparatus.

Library

The developers of Carmel Mountain Ranch have offered to construct a branch library facility to serve the community. In accepting this offer, the City initially required that the Library be a maximum of ten thousand gross square feet in size and located on a one acre site within the Community. Subsequently, and contingent upon the approval of the 1994 amendment to the Community Plan, the City has asked that the facility be enlarged to 13,000 gross square feet. To accommodate this larger facility, the developers of Carmel Mountain Ranch have agreed to donate a larger 1.8 acre site. Such a facility will be of sufficient size to also serve Sabre Springs, Bernardo Heights and other adjacent communities.

The Library will be built and financed by the developers of Carmel Mountain Ranch to the City's standards and dedicated to the City when completed. The design and construction of the Library will follow the procedures contained in the development agreement. Subject to certain cost limitations, and in addition to the actual construction of the facility, the developers of Carmel Mountain Ranch will provide the Library Department with funds in the amount of \$743,000 for procurement of the

initial furnishings and equipment for the building, including the initial stock of books. The overall cost of the Library has been indicated on the capital improvement sheet for the project (CMR-30).

Open Space

There are approximately 146.7 acres of open space included in Carmel Mountain Ranch that has been or will be dedicated to the City as development in adjacent areas progresses. The improved portions of this open space, as well as street median and parkway landscaping, will be maintained by a lighting and landscape maintenance district established for this purpose on November 5, 1984 by Resolution no. R-261871, or by one or more property owner associations.

Park and Ride Facilities

The Community Plan identifies two park and ride facilities. These have been developed in cooperation with Commuter Computer/CALTRANS Planning. One site, containing 125 parking spaces, is located in the regional commercial area. The other site, containing 75 spaces, is located adjacent to, but across the street from, the Community Park. The acquisition and development of these sites has been financed by the developers within Carmel Mountain Ranch and CALTRANS.

Project Listing

The facilities needed to serve the projected development of Carmel Mountain Ranch are summarized in Table 3 in the pages that follow. Individual CIP (Capital Improvements Program) Project Sheets are provided as Table 4.

**TABLE 3
CARMEL MOUNTAIN RANCH - FACILITIES PROJECTS**

PROJECT NO.	DESCRIPTION	FISCAL YR. OF NEED	EST. COST (FY 1995)	FUNDING SOURCE		
				DEVELOPER	PARK FEES	OTHER
TRANSPORTATION IMPROVEMENTS:						
1	Carmel Mountain Road. Construction of a six lane primary arterial from Interstate 15 to SA 680.	N/A	COMPLETED (3)	5,120,000		
2	Rancho Carmel Drive - North.	N/A	COMPLETED (3)	3,588,000		
3	SA 680 (Camino Del Norte). A four lane primary arterial from Pomerado Road to Interstate 15.	N/A	COMPLETED (3)	1,491,595		
9	Rancho Carmel Drive - South Construction of a major street from Carmel Mountain Road to the intersection with SR 56.	N/A	COMPLETED (3)	4,152,000		
10	Project Deleted.	---		0		
11	SR 56 - Phase I from I-15 to Pomerado Road. Construction of Expressway from Interstate 15 to Pomerado Road.	N/A	COMPLETED (3)	13,940,000		
13	Project Deleted.	---		0		
14	Paseo Lucido. Construction of a Four Lane Primary Arterial from SA 680 to the Northern Community Boundary.	N/A	COMPLETED (3)	520,500		
15	Highland Ranch Road. Construction of a Major Street from Carmel Mountain Road to SR 56.	N/A	COMPLETED (3)	2,477,000		
16	Shoal Creek Road. Construction of a Collector Street from Rancho Carmel Drive to North City Parkway.	N/A	COMPLETED (3)	460,000		

TABLE 3
CARMEL MOUNTAIN RANCH - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YR. OF NEED	EST. COST (FY 1995)	FUNDING SOURCE		
				DEVELOPER	PARK FEES	OTHER
18	Project Deleted. (SEE PROJECT CMR-11)	---	0	0		
20	Carmel Mountain Road Interchange at I-15. Improve existing interchange to increase traffic flow.	N/A	COMPLETED (3)	243,214		
21	Intersection improvements at Carmel Mountain Road and SA 680.	1997	857,000	857,000		
22	Project Deleted. (SEE PROJECT CMR-11)	---	0	0		
23	Project Deleted.	---				
26	Project Deleted.	---				
28	Grade Separated Interchange at Rho. Carmel Dr. Construction of a Grade Separated interchange between Rho. Carmel Dr. and SR-56.	N/A	COMPLETED (3)	1,290,000		
33	Future Improvements to I-15/SA-680 Interchange	1997	10,100,000	1,317,000	CALTRANS	8,783,000
36	SA 680 Expansion to a Six Lane Facility. Expansion of SA 680 from a Four Lane to a Six Lane Facility through Carmel Mountain Ranch to Pomerado Road.	N/A	COMPLETED (3)	1,005,000		
37	Intersection improvements at Rancho Carmel Drive and Carmel Mountain Road	1997	151,861	105,000	CITY	46,861

**TABLE 3
CARMEL MOUNTAIN RANCH - FACILITIES PROJECTS**

PROJECT NO.	DESCRIPTION	FISCAL YR. OF NEED	EST. COST (FY 1995)	FUNDING SOURCE		
				DEVELOPER	PARK FEES	OTHER
38	Intersection improvements at World Trade Drive and Camino Del Norte (SA-680)	1997	200,000	200,000		
TOTAL - TRANSPORTATION IMPROVEMENTS			11,308,861 (2)	36,766,309	0	8,829,361
MAJOR UTILITIES:						
4	Industrial Park Pump Station.	N/A	COMPLETED (3)	1,000,000		
5	24" Water Main.	N/A	COMPLETED (3)	448,810		
6	Sewer Line.	N/A	COMPLETED (3)	2,180,000		
7	Offsite Grading for Utilities.	N/A	COMPLETED (3)	204,000		
8	Pump Station.	N/A	COMPLETED (3)	1,000,000		
17	Project Deleted.	---		0		
24	Reservoir.	N/A	COMPLETED (3)	3,600,000		
25	Reservoir Pump Station.	N/A	COMPLETED (3)	1,300,000		
32	Pomerado Extension Trunk Sewer.	N/A	COMPLETED (3)	1,200,000		3,600,000
TOTAL - MAJOR UTILITIES			0 (2)	10,932,810	0	3,600,000
PARKS AND OPEN SPACE:						
19	Community/Neighborhood Park No. 1.	N/A	COMPLETED (3)	1,527,000	127,500	153,300

**TABLE 3
CARMEL MOUNTAIN RANCH - FACILITIES PROJECTS**

PROJECT NO.	DESCRIPTION	FISCAL YR. OF NEED	EST. COST (FY 1995)	FUNDING SOURCE		
				DEVELOPER	PARK FEES	OTHER
27	Project Deleted.	---	0	0		
31	Highland Ranch Neighborhood Park.	N/A	COMPLETED (3)	400,000		
34	Community Recreation Building.	1995	1,651,400	0	847,000	804,400
35	Community Swimming Pool.	1995	1,400,000	657,550	365,750	376,700
TOTAL - PARKS AND OPEN SPACE			3,051,400 (2)	2,584,550	1,340,250	1,334,400
PARK AND RIDE:						
29	Park and Ride Facilities.	N/A	COMPLETED (3)	150,000		
FIRE STATION:						
12	Fire Station.	N/A	COMPLETED (3)	800,000		445,000
LIBRARY:						
30	Community Library.	1995	3,926,000	3,926,000		
GRAND TOTAL			18,286,261 (2)	55,159,669	1,340,250	14,209,261

TABLE 3
CARMEL MOUNTAIN RANCH - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YR. OF NEED	EST. COST (FY 1995)	FUNDING SOURCE -----		
				DEVELOPER	PARK FEES	OTHER

FOOTNOTES:

- (1) The "fiscal year of need" is the year in which the project is required. See Table 2, Capital Improvement Program sheets, for year(s) in which FBA fund reimbursements are projected.
- (2) The total does not reflect the costs for the completed projects. It only reflects the total cost for those projects yet to be completed. A GRAND TOTAL of \$52,422,919 has been incurred to date for the completed projects.
- (3) The costs for the completed projects are expressed in total costs incurred to date, not in FY 1995 dollars.
- (3) The costs for the completed projects are expressed in total costs incurred to date, not in FY 1995 dollars.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-1

TITLE: CARMEL MOUNTAIN ROAD

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 5,120,000

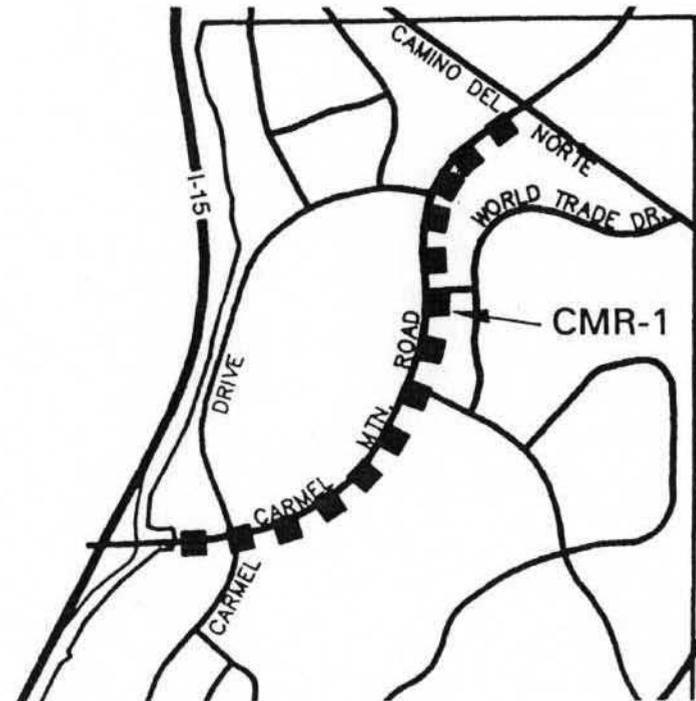
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
5,120,000	SUB	5,120,000							
0									
0									
0									
0									
0									
5,120,000	TOTAL	5,120,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT CONCERNS THE CONSTRUCTION OF A SIX LANE PRIMARY ARTERIAL (122' ROW) FROM INTERSTATE 15 TO SA 680.

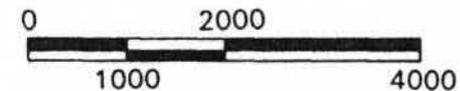
NOTE: COSTS INCLUDE SIGNALIZATION WHERE REQUIRED.

JUSTIFICATION:



PROJECT COMPLETED

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-2

TITLE: RANCHO CARMEL DRIVE - NORTH

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

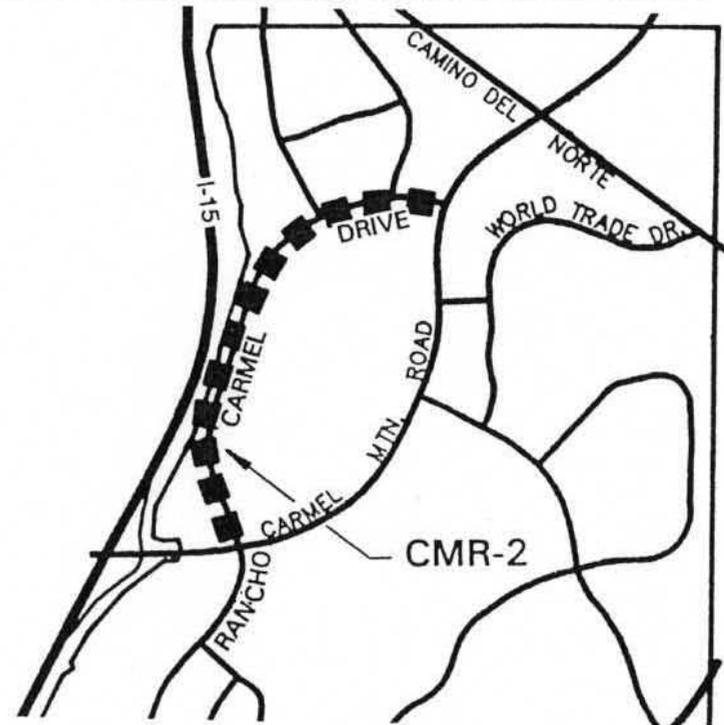
COSTS: LAND ENGR/CONST 3,588,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
3,588,000	SUB	3,588,000							
0									
0									
0									
0									
0									
0									
3,588,000	TOTAL	3,588,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

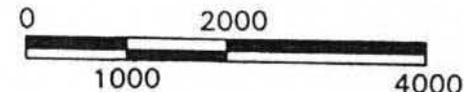
DESCRIPTION: THIS PROJECT IS THE CONSTRUCTION OF A MAJOR STREET (98' ROW) LOOPING THROUGH THE SHOPPING CENTER SITE AND CONNECTING TWO PORTIONS OF CARMEL MOUNTAIN ROAD.

JUSTIFICATION:



PROJECT COMPLETED

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-3

TITLE: SA 680 (CAMINO DEL NORTE)

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

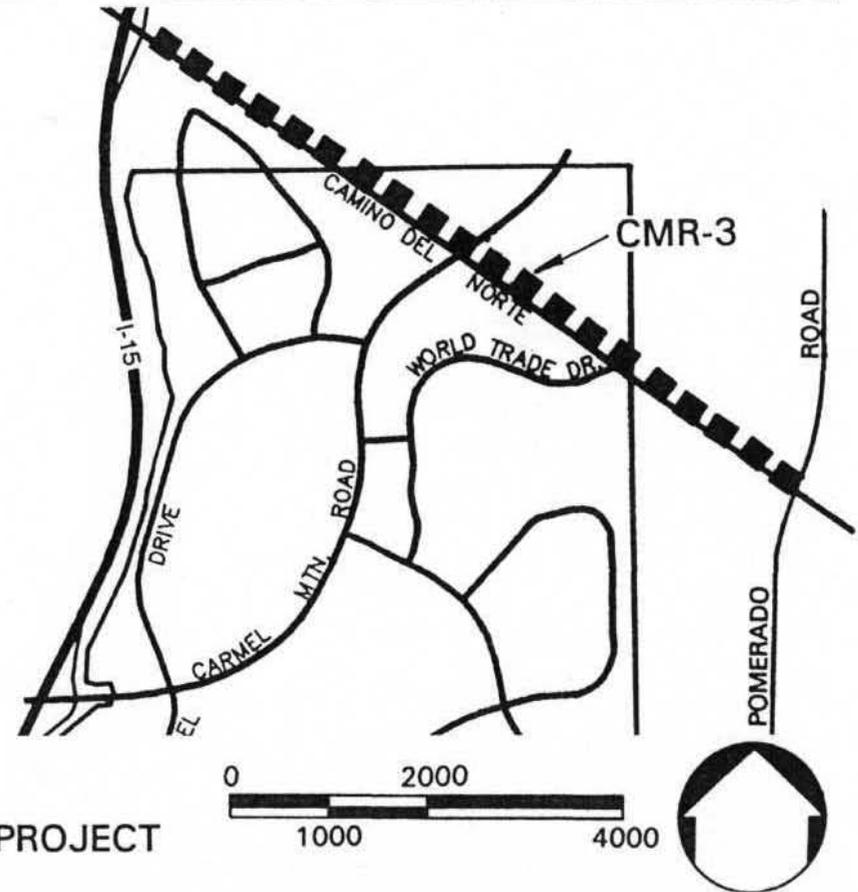
DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 1,491,595

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,491,595	SUB	1,491,595							
0									
0									
0									
0									
0									
0									
1,491,595	TOTAL	1,491,595	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT IS THE CONSTRUCTION OF A FOUR LANE PRIMARY ARTERIAL ALONG THE SA 680 RIGHT-OF-WAY FROM POMERADO ROAD TO INTERSTATE 15. THE PORTION WITHIN THE CITY OF SAN DIEGO WILL BE CONSTRUCTED WITH 82' CURB TO CURB IMPROVEMENTS AND AN 18' MEDIAN. PORTIONS BEYOND THE CITY LIMITS WILL CONFORM TO THE DEDICATED RIGHT-OF-WAY.

JUSTIFICATION:



PROJECT COMPLETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-4

TITLE: INDUSTRIAL PARK PUMP STATION

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

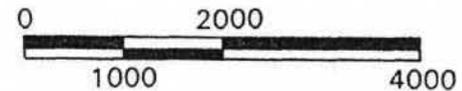
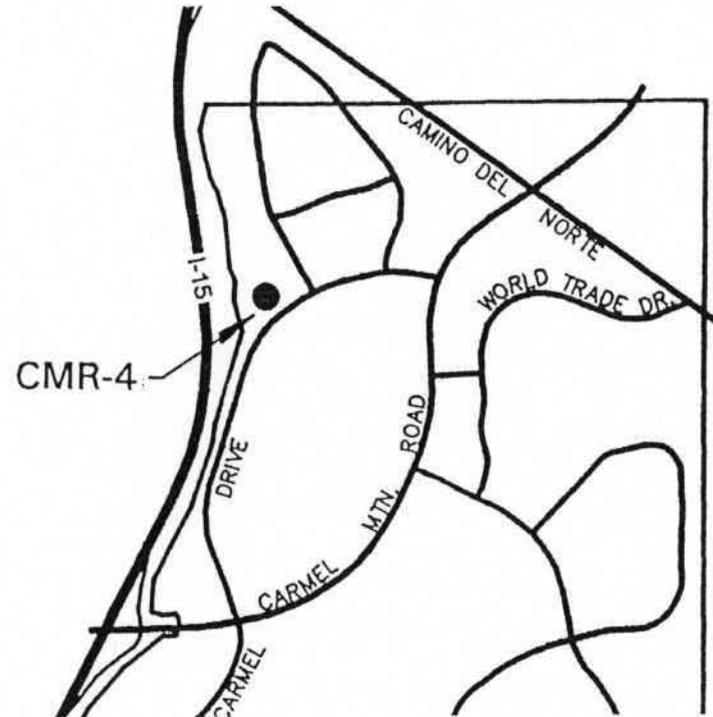
DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 1,000,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,000,000	SUB	1,000,000							
0									
0									
0									
0									
0									
1,000,000	TOTAL	1,000,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A WATER PUMP STATION TO SERVE THE NEEDS OF CARMEL MOUNTAIN RANCH INDUSTRIAL PARK DEVELOPMENT ABOVE THE 770' GROUND SURFACE LEVEL.

JUSTIFICATION:



● - PROJECT

PROJECT COMPLETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-5

TITLE: WATER MAIN

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 448,810

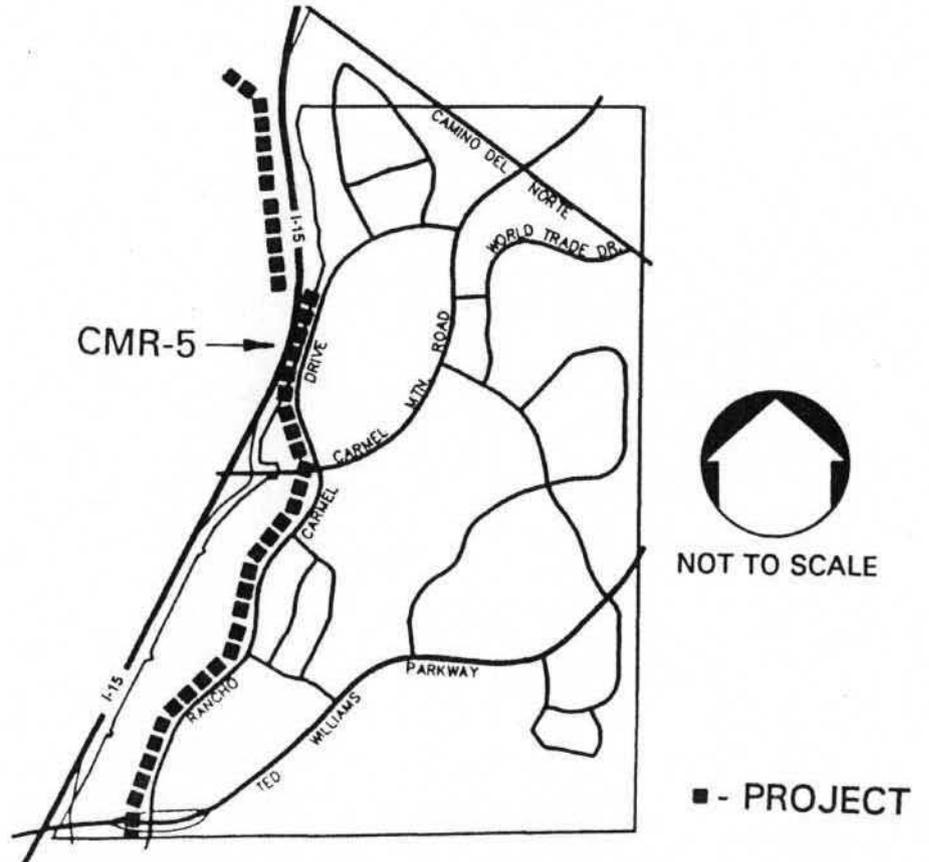
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
448,810	SUB	448,810							
0									
0									
0									
0									
0									
448,810	TOTAL	448,810	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A 24" WATER MAIN FROM THE RANCHO PENASQUITOS MAIN TO THE CARMEL MOUNTAIN RANCH SOUTHERLY BOUNDARY. THE COST REFLECTED ABOVE IS FOR THE NORTHERLY PORTION OF THE WATER LINE. THE COST OF THE SOUTHERLY PORTION RUNNING FROM THE COMMERCIAL CENTER SOUTH TO THE SOUTHERLY COMMUNITY BOUNDARY ARE INCLUDED IN THE COST ESTIMATES FOR THE CONSTRUCTION OF THE NORTH-SOUTH MAJOR, PROJECTS CMR-9 AND CMR-26. THE EXTENSION OF THE WATER LINE WILL BE ACCOMPLISHED WHEN THE ROAD IMPROVEMENTS ARE CONSTRUCTED.

JUSTIFICATION:

PROJECT COMPLETED



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: **CMR-6**

TITLE: CHICARITA CREEK TRUNK SEWER

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 2,180,000

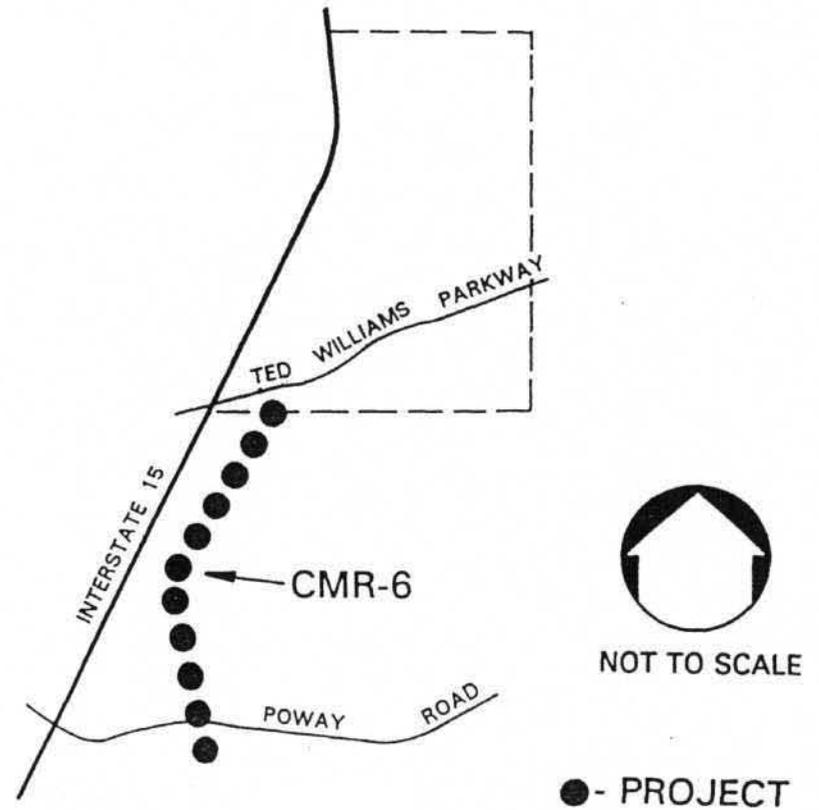
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,180,000	SUB	1,180,000							
1,000,000	OTHERS	1,000,000							
0									
0									
0									
0									
2,180,000	TOTAL	2,180,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A TRUNK SEWER DOWN CHICARITA CREEK TO TIE IN WITH THE 24" PENASQUITOS TRUNK SEWER.

JUSTIFICATION:

PROJECT COMPLETED



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-7

TITLE: OFFSITE GRADING FOR UTILITIES

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 204,000

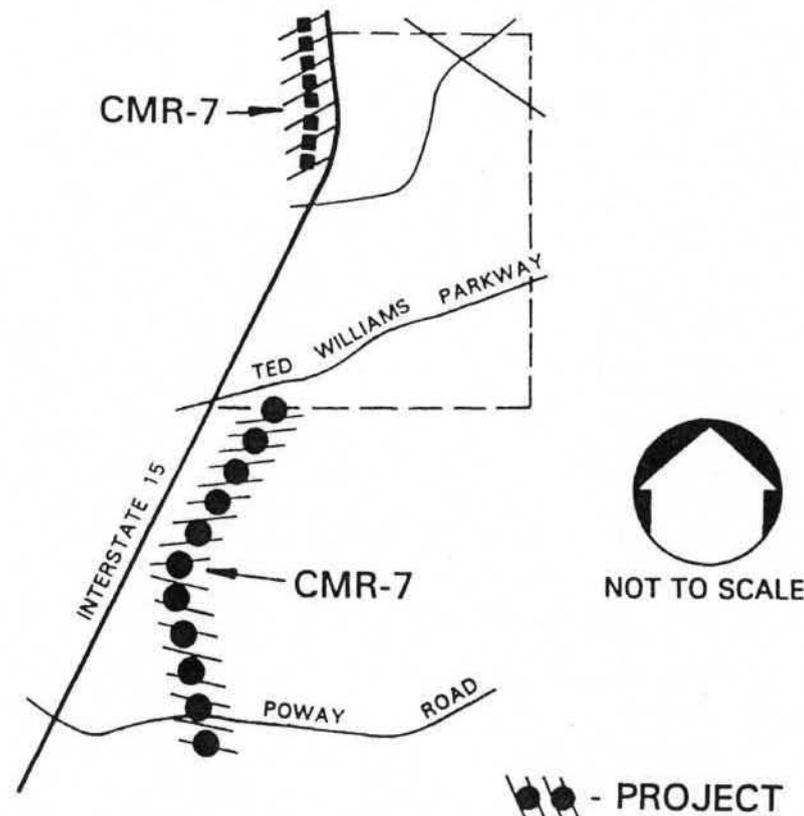
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
204,000	SUB	204,000							
0									
0									
0									
0									
0									
204,000	TOTAL	204,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE GRADING NECESSARY FOR TWO PREVIOUS PROJECTS, THE WATER MAIN AND TRUNK DEWER OFFSITE EXTENSIONS.

JUSTIFICATION:

PROJECT COMPLETED



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-8

TITLE: PUMP STATION

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

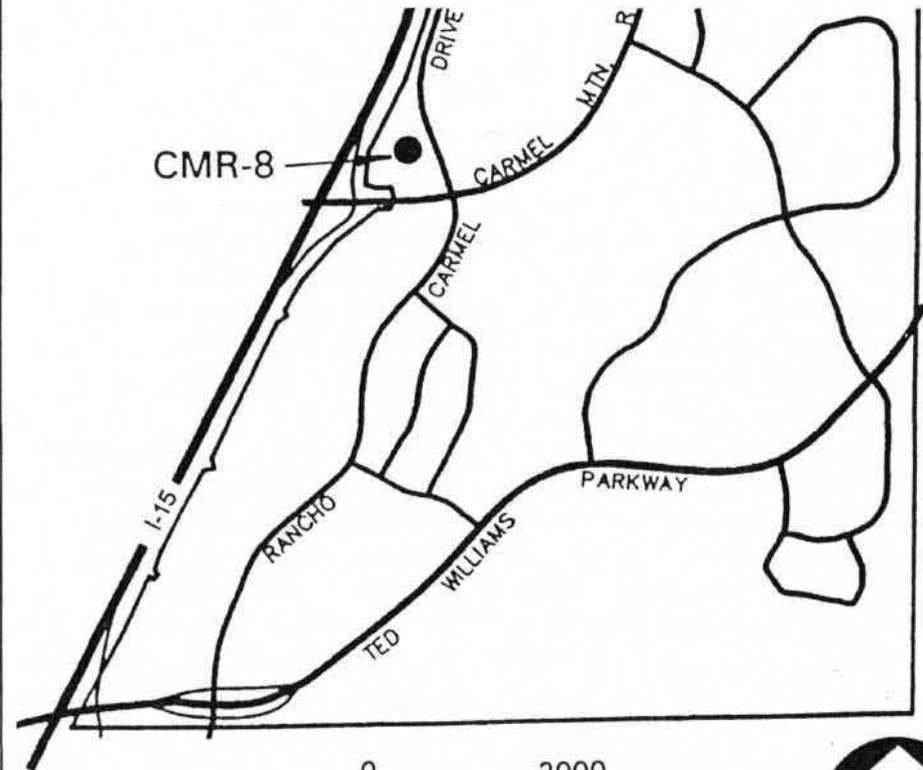
COSTS: LAND ENGR/CONST 1,000,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,000,000	SUB	1,000,000							
0									
0									
0									
0									
0									
1,000,000	TOTAL	1,000,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

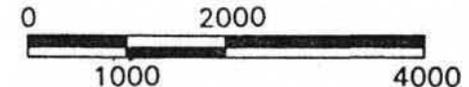
DESCRIPTION: THIS PROJECT INVOLVES THE THE CONSTRUCTION OF A WATER PUMP STATION TO SERVE THE PROPERTIES LOCATED ABOVE THE 600' GROUND LEVEL.

JUSTIFICATION:



PROJECT COMPLETED

● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-9

TITLE: RANCHO CARMEL DRIVE - SOUTH

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

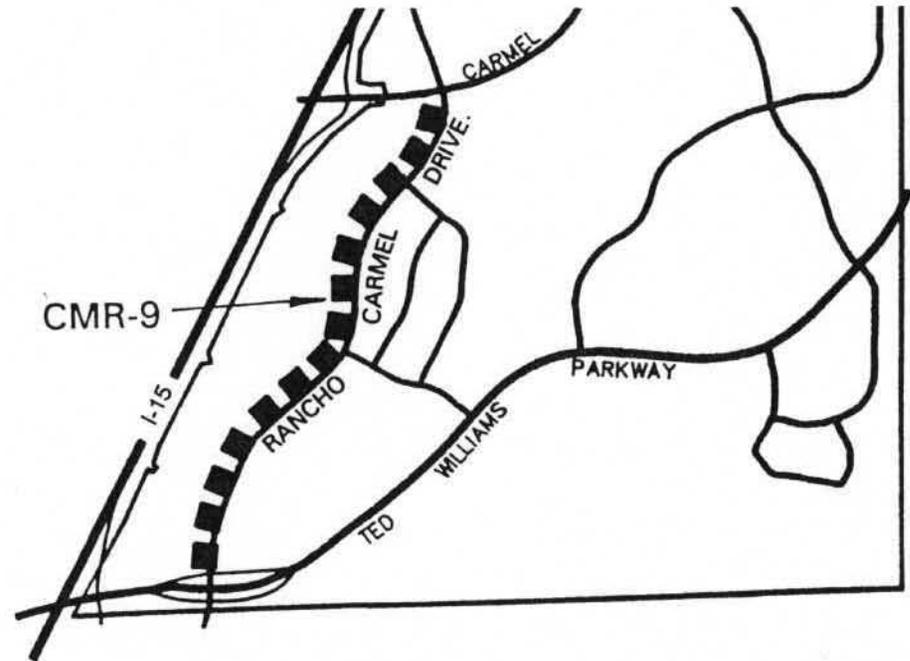
COSTS: LAND ENGR/CONST 4,152,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
4,152,000	SUB	4,152,000							
0									
0									
0									
0									
0									
0									
4,152,000	TOTAL	4,152,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

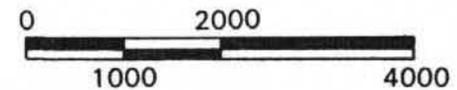
DESCRIPTION: THIS PROJECT IS THE CONSTRUCTION OF A MAJOR STREET (98' ROW) FROM CARMEL MOUNTAIN ROAD SOUTH TO THE INTERSECTION WITH SR 56, AND A SIX LANE MAJOR FROM SR 56 TO THE SOUTH COMMUNITY BOUNDARY.

JUSTIFICATION:



PROJECT COMPLETED

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-16

TITLE: EAST-WEST MAJOR STREET

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONSTR

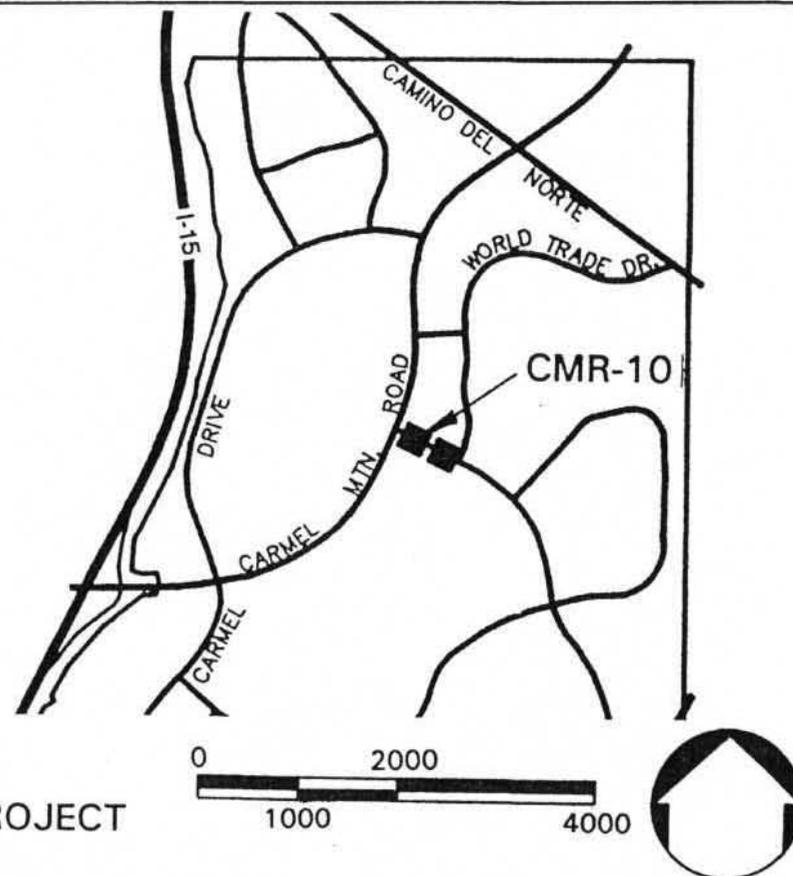
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0	SUB								
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A MAJOR STREET (98' ROW) FROM CARMEL MOUNTAIN ROAD TO THE NORTH-EAST COLLECTOR STREET. THIS SECTION OF ROAD IS INCLUDED IN CMR-15.

JUSTIFICATION: THIS PROJECT WAS DELETED AS PART OF THE FY1985 UPDATE TO THE CFFP.

PROJECT DELETED



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-11

TITLE: SR 56 - FROM I-15 TO POMERADO ROAD (TED WILLIAMS PARKWAY)

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 13,940,000

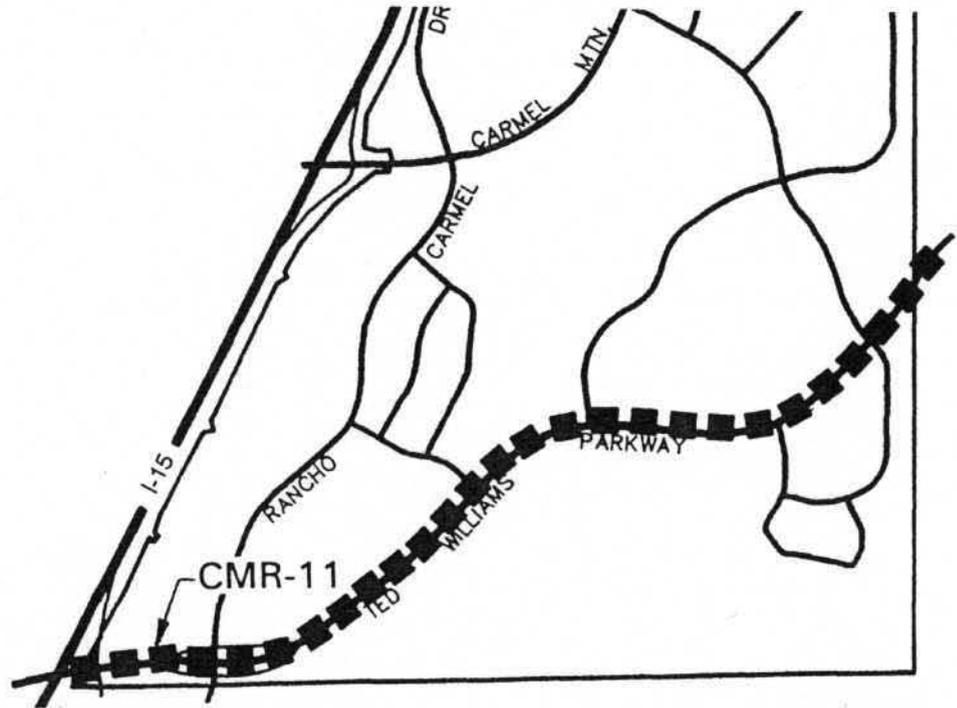
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
13,940,000	SUB	13,940,000							
0									
0									
0									
0									
0									
0									
13,940,000	TOTAL	13,940,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF AN EXPRESSWAY (126' ROW) FROM INTERSTATE 15 TO POMERADO ROAD IN THE CITY OF POWAY.

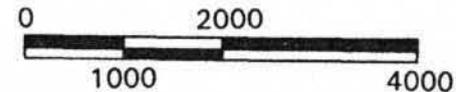
JUSTIFICATION:

NOTE: THIS PROJECT CONSOLIDATES PROJECTS 11, 18, AND 22 INTO ONE PROJECT.



PROJECT COMPLETED

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-12

TITLE: FIRE STATION

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

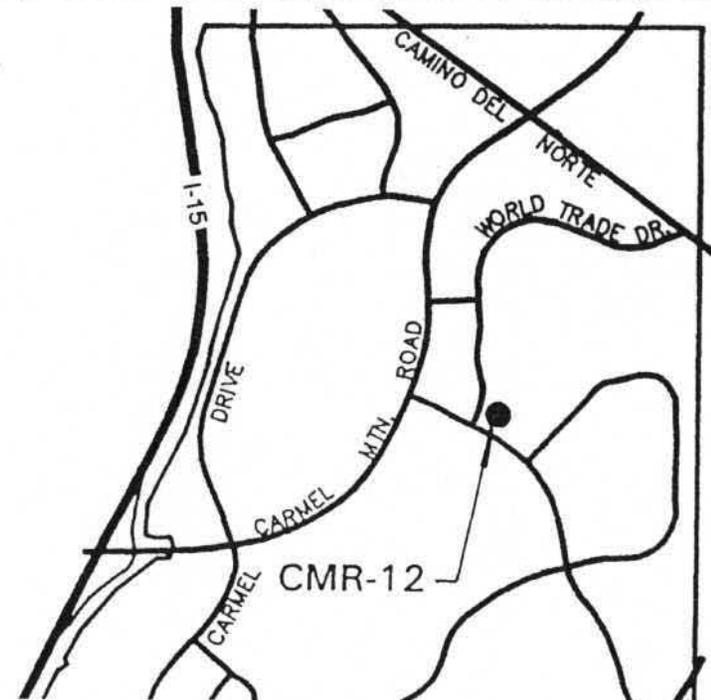
COSTS: LAND 261,360 ENGR/CONST 800,340 FURNISHINGS 183,300

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
800,000	SUB	800,000							
445,000	OTHER	445,000							
0									
0									
0									
0									
1,245,000	TOTAL	1,245,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PROVIDES FOR SITE ACQUISITION, DESIGN, CONSTRUCTION FURNISHING AND EQUIPPING A TWO ENGINE FIRE STATION TO SERVE THE CARMEL MOUNTAIN RANCH COMMUNITY.

JUSTIFICATION:



● - PROJECT



PROJECT COMPLETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-13

TITLE: CARMEL MOUNTAIN ROAD FLYOVER

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

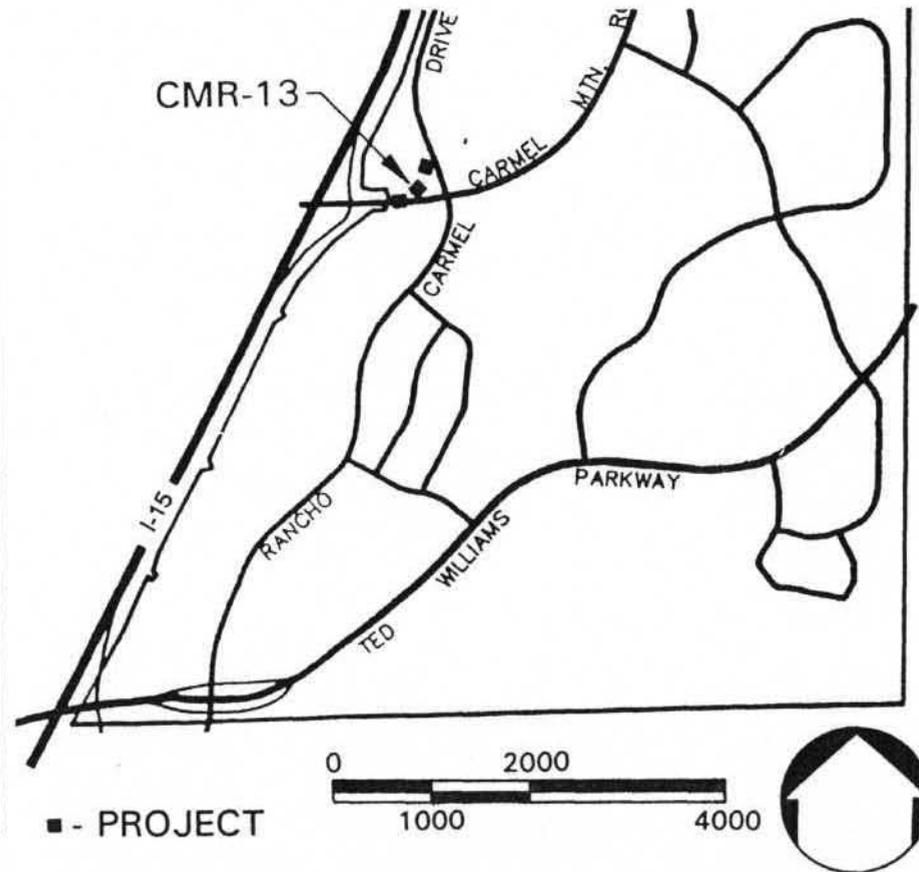
COSTS: LAND ENGR/CONST 0

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE THE CONSTRUCTION OF A FLYOVER FROM CARMEL MOUNTAIN ROAD TO THE NORTH-SOUTH MAJOR STREET.

JUSTIFICATION: THIS PROJECT WAS DELETED AS PART OF THE FY1985 UPDATE TO THE CFFP.



PROJECT DELETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-14

TITLE: PASEO LUCIDO

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 520,500

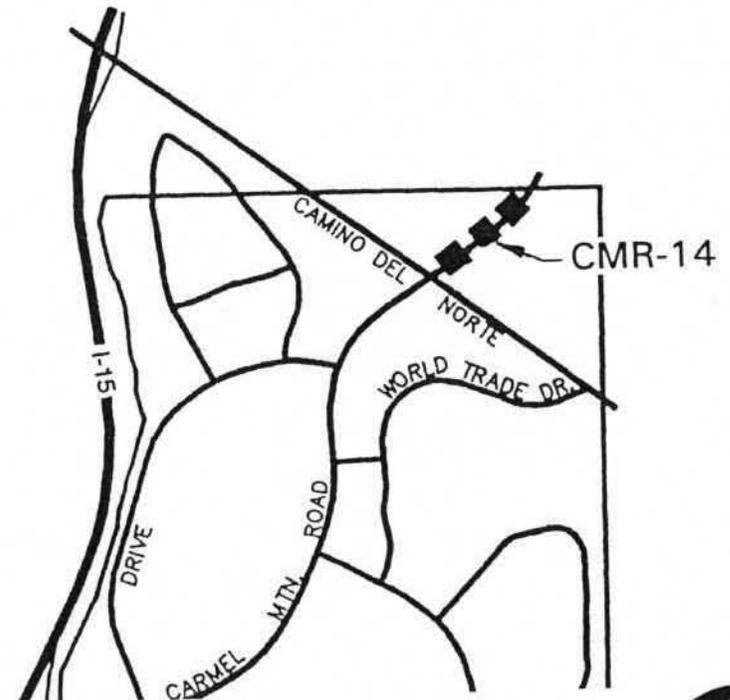
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
520,500	SUB	520,500							
0									
0									
0									
0									
0									
520,500	TOTAL	520,500	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: A FOUR LANE PRIME ARTERIAL FROM SA 680 TO THE NORTHERN COMMUNITY BOUNDARY.

JUSTIFICATION:

PROJECT COMPLETED



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-15

TITLE: HIGHLAND RANCH ROAD

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

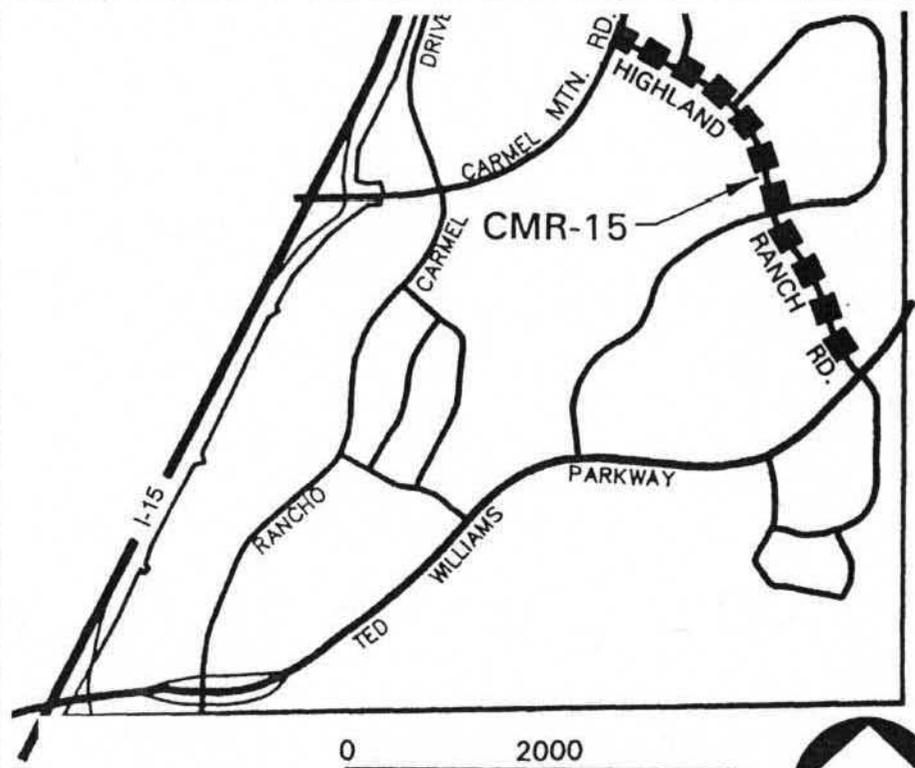
DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 2,477,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
2,477,000	SUB	2,477,000							
0									
0									
0									
0									
0									
2,477,000	TOTAL	2,477,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

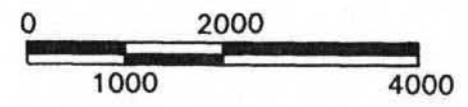
DESCRIPTION: THIS INVOLVES THE CONSTRUCTION OF A MAJOR STREET (98' ROW) FROM CARMEL MOUNTAIN ROAD TO SR 56 (TED WILLIAMS PARKWAY).

JUSTIFICATION:



PROJECT COMPLETED

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-16

TITLE: SHOAL CREEK ROAD

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

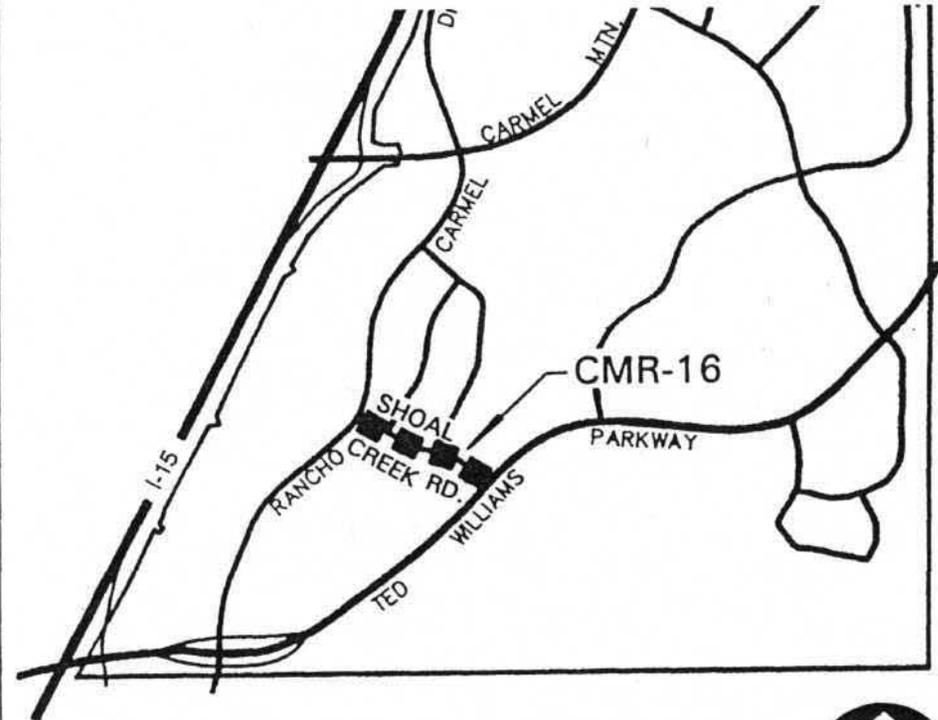
COSTS: LAND ENGR/CONST 460,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
460,000	SUB	460,000							
0									
0									
0									
0									
0									
0									
460,000	TOTAL	460,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

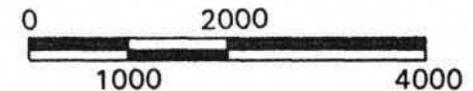
DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A COLLECTOR STREET (60' ROW) FROM RANCHO CARMEL DRIVE TO SR 56 (TED WILLIAMS PARKWAY).

JUSTIFICATION:



PROJECT COMPLETED

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-17

TITLE: PUMP STATION

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

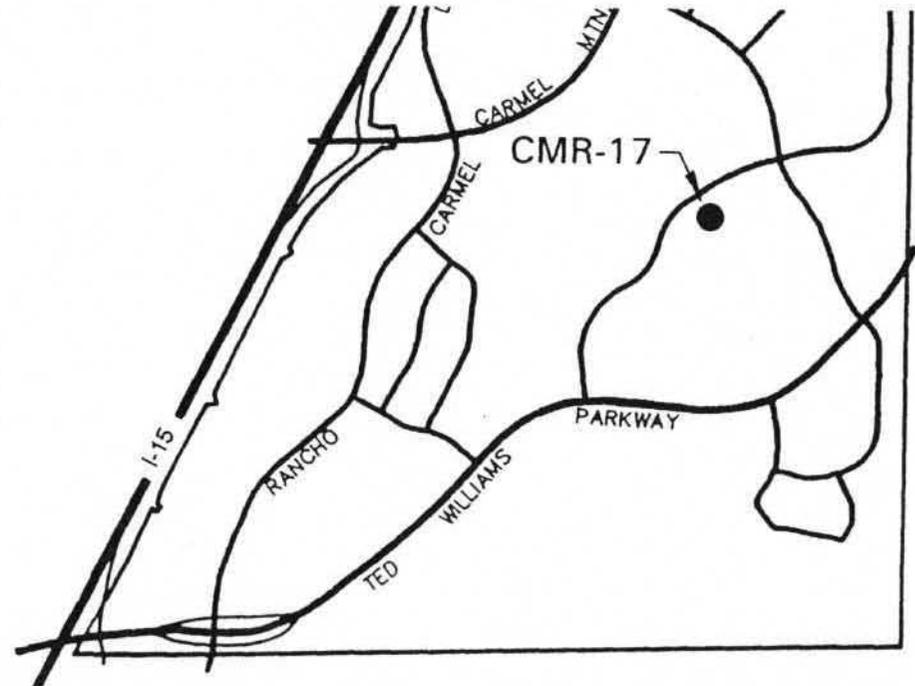
COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0	SUB								
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction

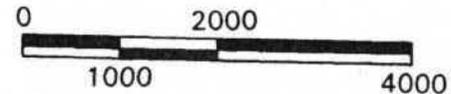
DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A WATER PUMP STATION TO SERVE PROPERTIES ABOVE THE 770' LEVEL.

JUSTIFICATION: THIS PROJECT WAS DELETED AS PART OF THE FY1985 UPDATE TO THE CFFP.



PROJECT DELETED

● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-18

TITLE: SR 56 - PHASE II (TED WILLIAMS PARKWAY)

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0	SUB								
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

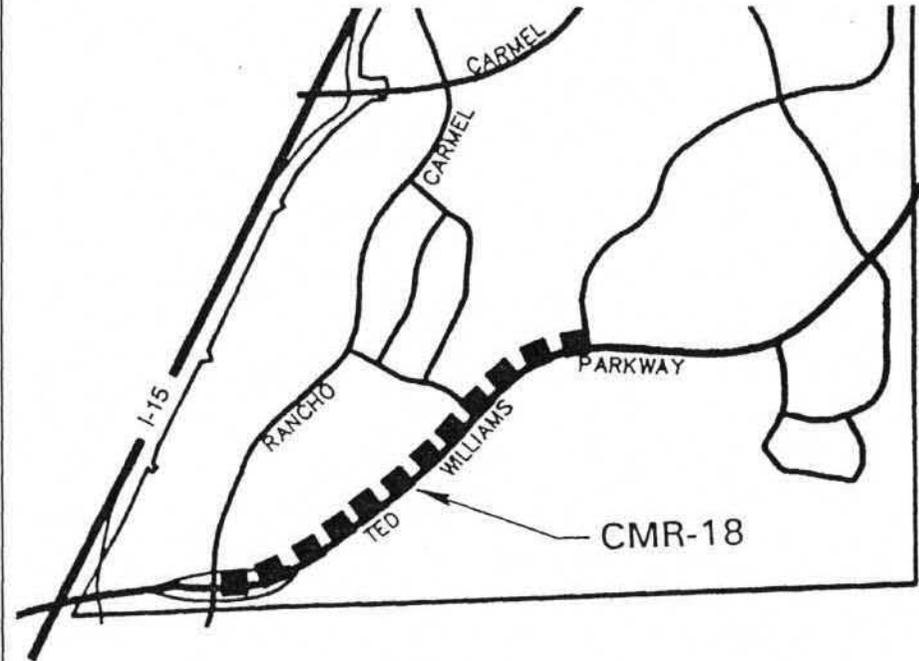
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONTINUATION OF SR 56 (126' ROW) FROM THE NORTH-SOUTH MAJOR STREET EASTERLY FROM APPROXIMATELY 4800 LINEAL FEET AS A 6 LANE PRIMARY ARTERIAL.

NOTE: SOME FUNDING FOR THIS PROJECT MAY BE SHARED WITH OTHER DEVELOPMENTS IN THE AREA OF THE PROJECT.

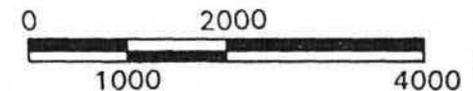
JUSTIFICATION:

NOTE: PROJECT DELETED (SEE PROJECT CMR-11).



SEE PROJECT CMR-11

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-19

TITLE: COMMUNITY PARK

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

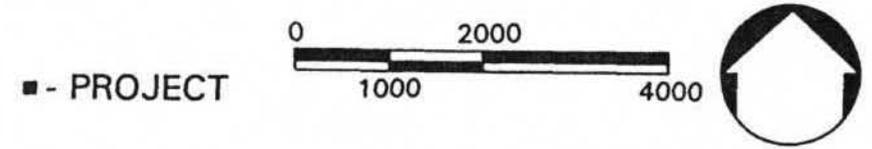
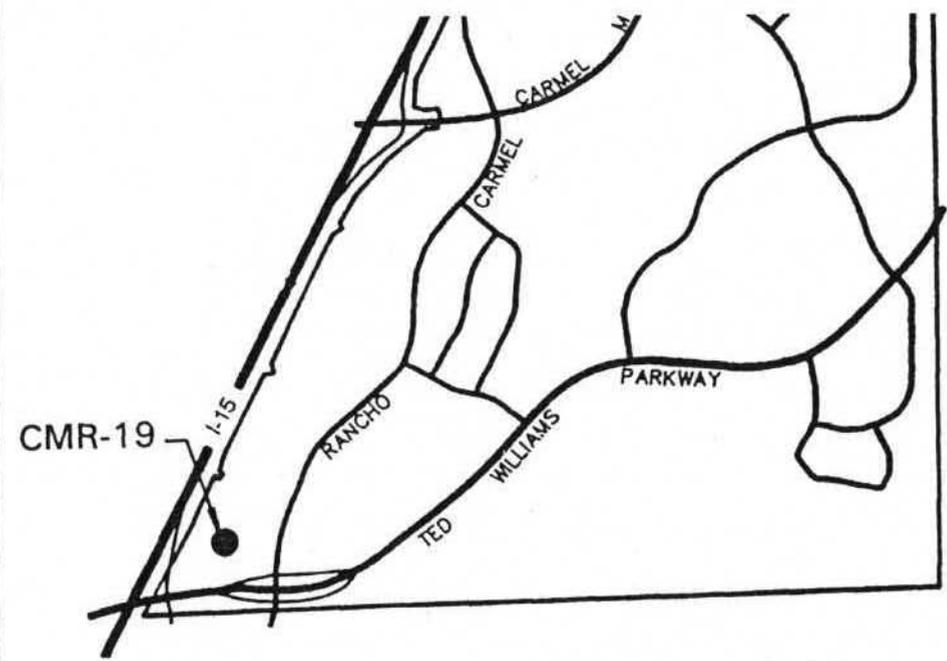
COSTS: LAND 1,010,000 ENGR/CONST 797,800

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,527,000	SUB	1,527,000							
127,500	SPF		127,500						
153,300	PSD		153,300						
0									
0									
0									
1,807,800	TOTAL	1,627,000	280,800	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS WILL PROVIDE FOR THE ACQUISITION AND DEVELOPMENT OF A 18.5 ACRES OF COMMUNITY PARK AND OTHER FACILITIES. THE PARK IMPROVEMENTS ARE ESSENTIALLY COMPLETE.

JUSTIFICATION:



PROJECT COMPLETED

- 43 -

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-20

TITLE: CARMEL MOUNTAIN ROAD INTERCHANGE AT I-15

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 243,214

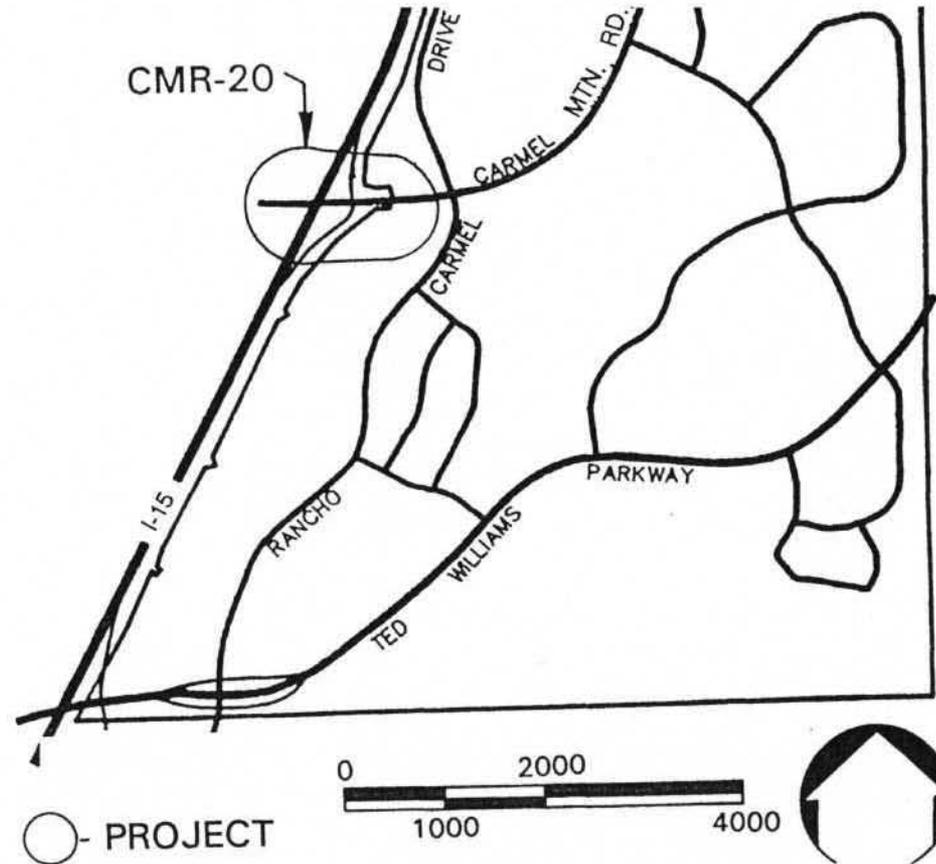
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
243,214	SUB	243,214							
0									
0									
0									
0									
0									
0									
243,214	TOTAL	243,214	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE IMPROVEMENT OF THE EXISTING INTERCHANGE TO INCREASE TRAFFIC CAPACITY. IMPROVEMENTS INCLUDE SIGNALIZATION, SIGNAGE, AND STRIPING.

JUSTIFICATION:

PROJECT COMPLETED.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-21

TITLE: INTERSECTION IMPROVEMENTS AT CARMEL MOUNTAIN ROAD AND SA 680

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

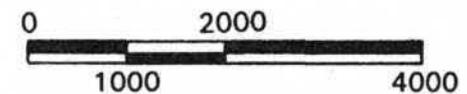
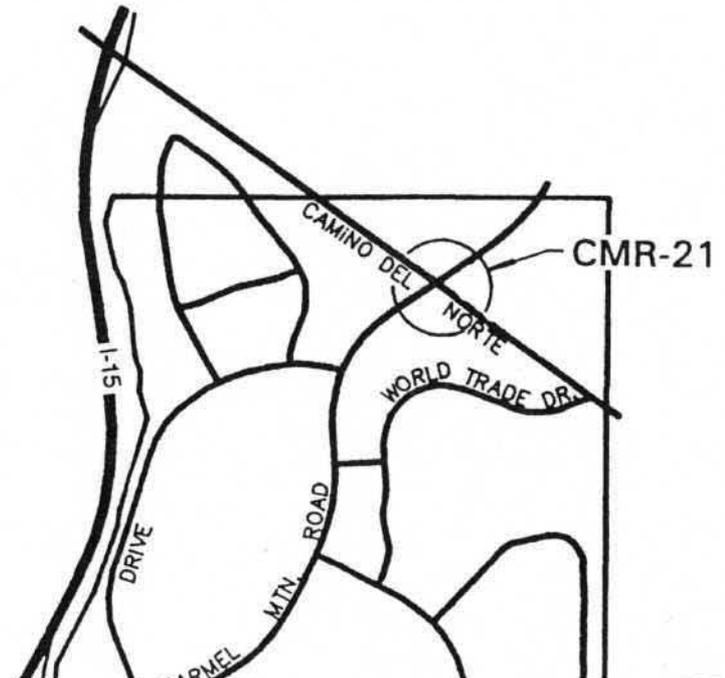
COSTS: LAND ENGR/CONST 857,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
857,000	SUB	357,000			75,000	425,000			
0									
0									
0									
0									
0									
857,000	TOTAL	357,000	0	0	75,000	425,000	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE IMPROVEMENTS TO THE CARMEL MOUNTAIN ROAD AND SA 680 INTERSECTION TO INCREASE ITS CAPACITY. IMPROVEMENTS WILL INCLUDE THE ADDITION OF RIGHT TURN LANES AND/OR ADJUSTMENTS TO THE EXISTING SIGNAL AS A MEANS OF IMPROVING THE CAPACITY OF THIS INTERSECTION, ALL TO THE SATISFACTION OF THE CITY ENGINEER.

SCHEDULE: BASED ON THE DEVELOPMENT SCHEDULE CONTAINED IN THE FINANCING PLAN, IT IS CURRENTLY ESTIMATED THAT THE PROJECT WILL BE CONSTRUCTED IN THE YEAR SHOWN ABOVE.



○ PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-22

TITLE: SR 56 - PHASE III

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0	SUB								
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

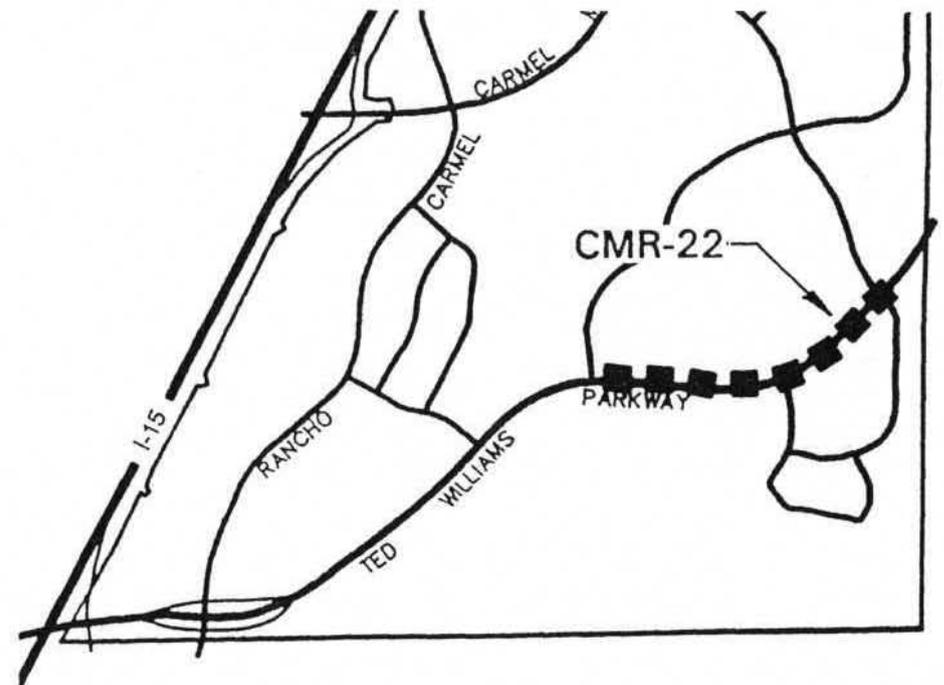
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONTINUATION OF SR 56 (126' ROW) FROM THE END OF PHASE II (CMR-18) TO THE EASTERN BOUNDARY OF CARMEL MOUNTAIN RANCH AS A SIX LANE PRIMARY ARTERIAL.

NOTE: PORTIONS OF THE COST OF THIS PROJECT MAY BE SHARED BY OTHER DEVELOPMENTS IN THE AREA OF THE PROJECT.

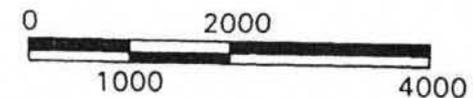
JUSTIFICATION:

NOTE: PROJECT DELETED (SEE PROJECT CMR-11).



SEE PROJECT CMR-11

■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-24

TITLE: RESERVOIR

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

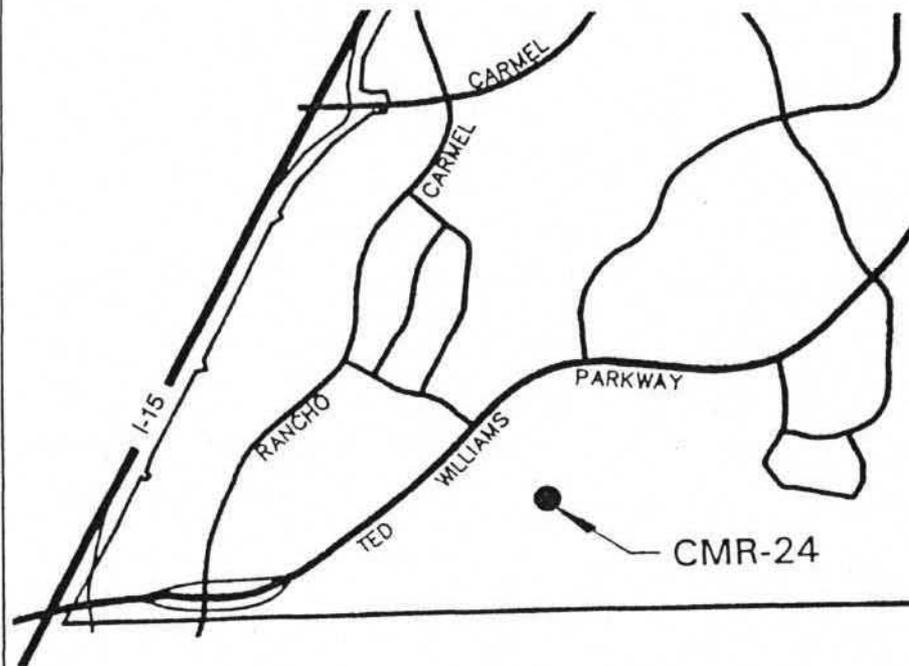
COSTS: LAND ENGR/CONST 3,600,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
3,600,000	SUB	3,600,000							
0									
0									
0									
0									
0									
0									
3,600,000	TOTAL	3,600,000	0	0	0	0	0	0	0

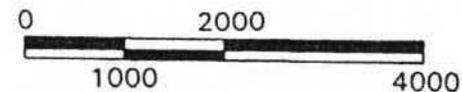
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A 3.15 MILLION GALLON UNDERGROUND WATER STORAGE RESERVOIR TO SERVE THE NEEDS OF THE CARMEL MOUNTAIN RANCH COMMUNITY.

JUSTIFICATION:



● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-25

TITLE: RESERVOIR PUMP STATION

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 1,300,000

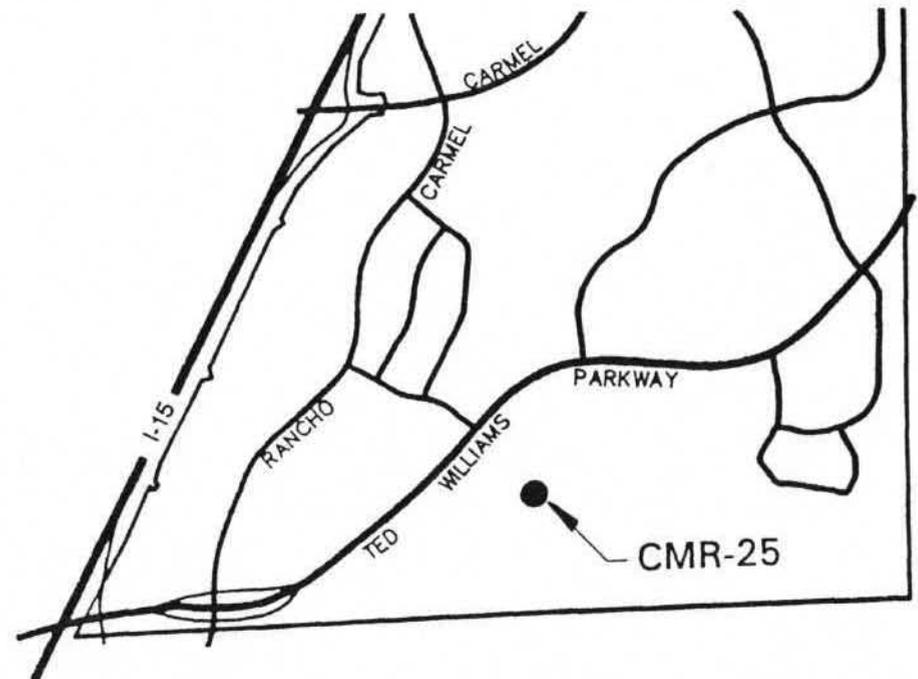
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,300,000	SUB	1,300,000							
0									
0									
0									
0									
0									
1,300,000	TOTAL	1,300,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A PUMP STATION AT THE WATER STORAGE RESERVOIR.

JUSTIFICATION:

PROJECT COMPLETED



● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-26

TITLE: NORTH-SOUTH MAJOR

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONSTR

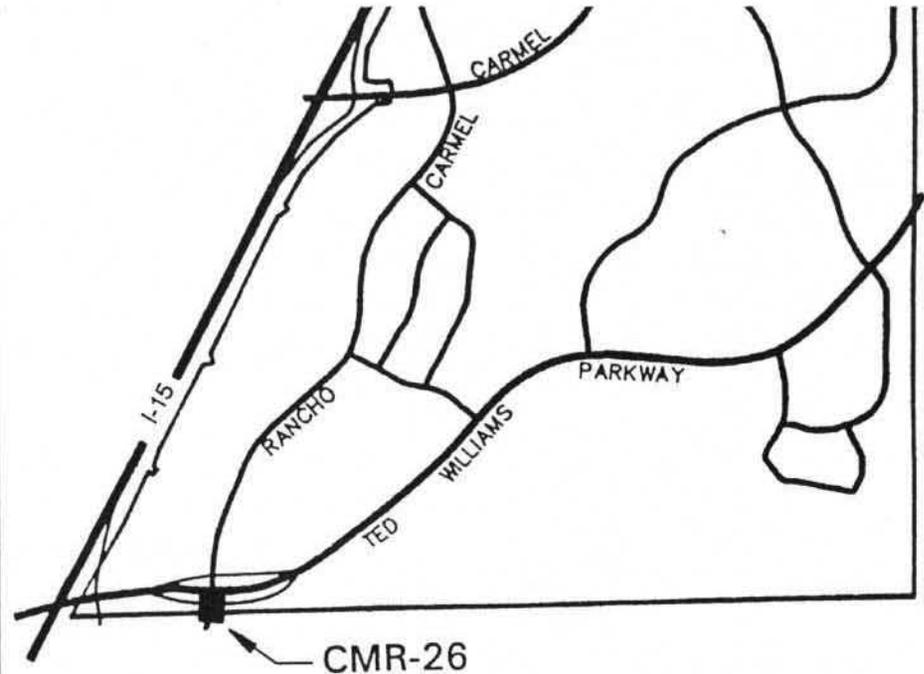
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction

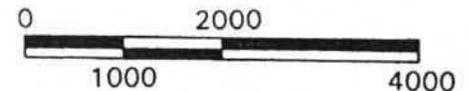
DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A MAJOR STREET (122' ROW) FROM SR 56 TO THE SOUTHERN COMMUNITY BOUNDARY.

JUSTIFICATION: THIS PROJECT WAS DELETED AS PART OF THE FY1985 UPDATE TO THE CFFP. THE SCOPE OF WORK WAS ADDED TO PROJECT CMR-9.

SEE PROJECT CMR-9



■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-27

TITLE: NEIGHBORHOOD PARK NO. 2

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

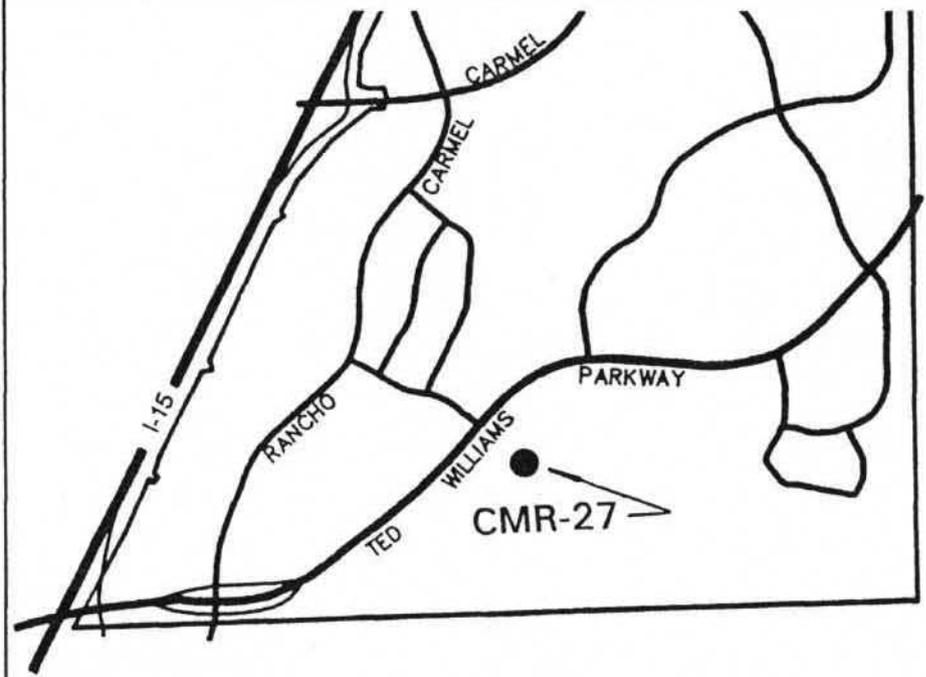
COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0	SUB								
0									
0									
0									
0									
0									
0									
0	TOTAL	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction

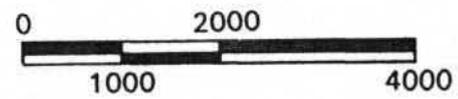
DESCRIPTION: ACQUIRE AND DEVELOP A 5 ACRE NEIGHBORHOOD PARK ADJACENT TO THE SOUTHERN ELEMENTARY SCHOOL.

JUSTIFICATION: THE PROJECT HAS BEEN DELETED FROM THE CFFP BECAUSE THE COMMUNITY WILL NOT REACH THE PREVIOUSLY IMPOSED THRESHOLD OF 5,400 DU'S.



PROJECT DELETED

● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-28

TITLE: GRADE SEPARATED INTERCHANGE AT RANCHO CARMEL DRIVE AND SR-56 (TED WILLIAMS PARKWAY)

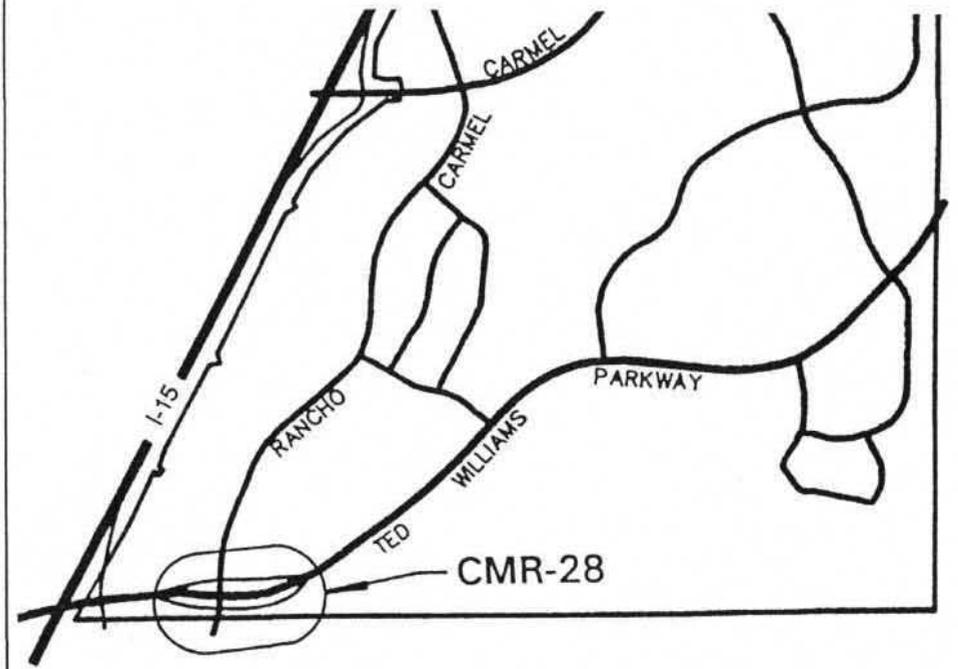
COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 1,290,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,290,000	SUB	1,290,000							
0									
0									
0									
0									
0									
1,290,000	TOTAL	1,290,000	0	0	0	0	0	0	0

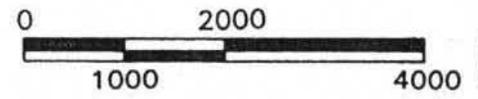
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A GRADE SEPARATED INTERCHANGE BETWEEN RANCHO CARMEL DRIVE AND SR 56 (TED WILLIAMS PARKWAY).



PROJECT COMPLETED

○ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-29

TITLE: PARK AND RIDE FACILITIES

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

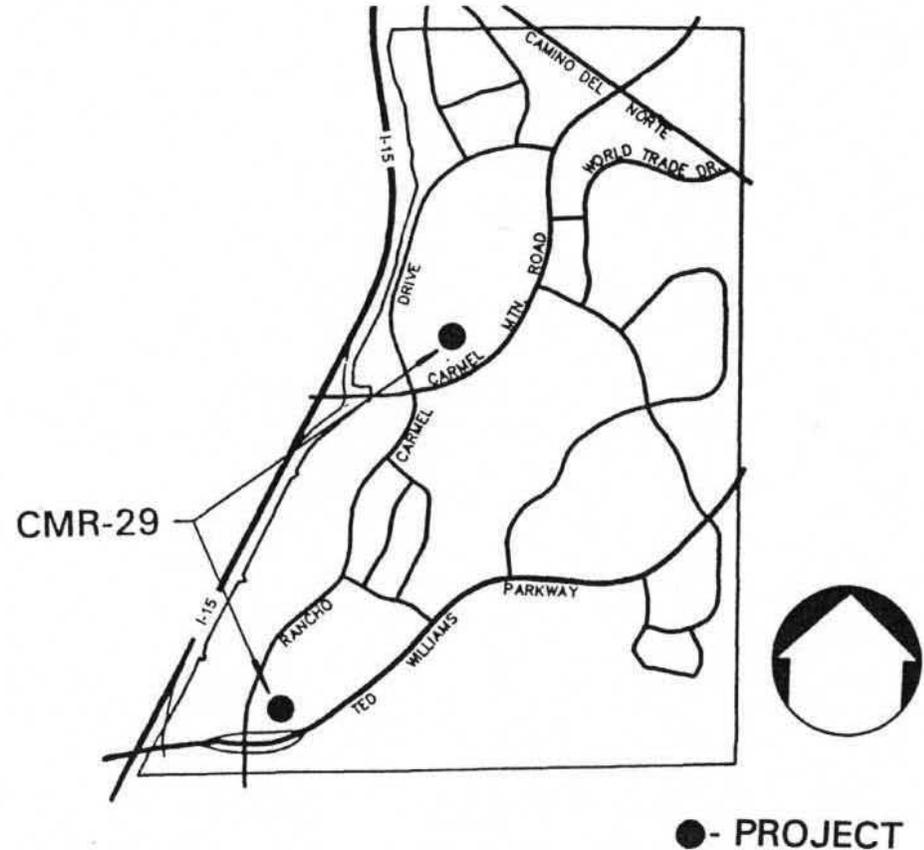
COSTS: LAND ENGR/CONST 150,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
150,000	SUB	150,000							
0									
0									
0									
0									
0									
0									
150,000	TOTAL	150,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE DEVELOPMENT OF TWO PARK AND RIDE FACILITIES. ONE WILL BE LOCATED ADJACENT TO THE ACCESS TO INTERSTATE 15 FROM STATE ROUTE 56. THE OTHER WILL BE LOCATED ADJACENT TO THE REGIONAL COMMERCIAL AREA. THIS PROJECT WILL BE COORDINATED WITH COMMUTER COMPUTER TO ASSURE THE FACILITIES ARE AVAILABLE WHEN NEEDED.

JUSTIFICATION:



PROJECT COMPLETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-30

TITLE: LIBRARY

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

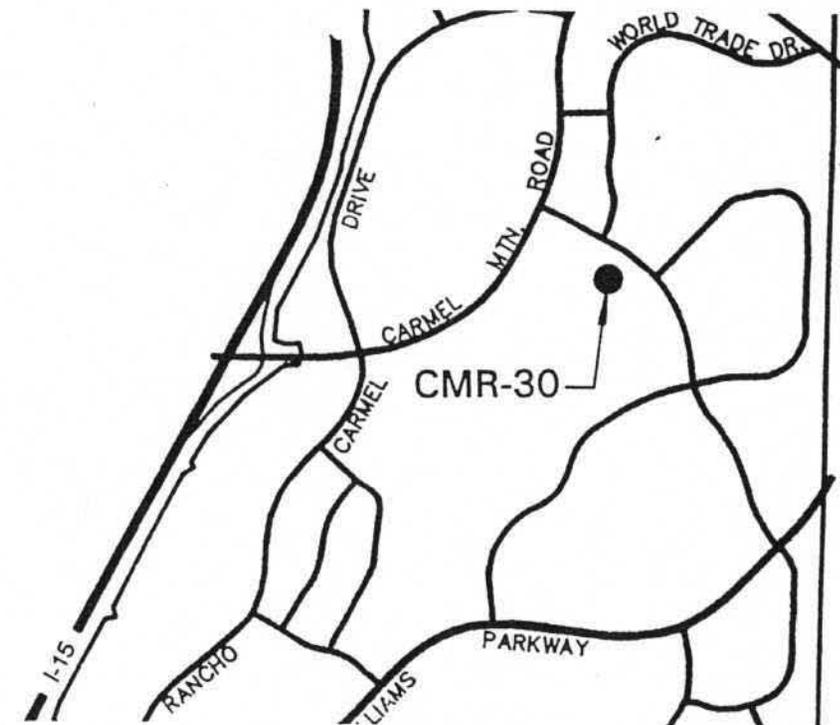
COSTS: LAND 600,000 ENGR/CONST 2,583,000 BOOKS/FURNISHINGS 743,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
3,926,000	SUB			3,926,000					
0									
0									
0									
0									
0									
3,926,000	TOTAL	0	0	3,926,000	0	0	0	0	0

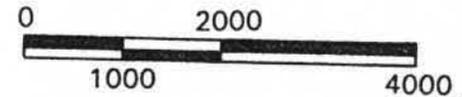
L,D,C,B,F

L=land purchase D=design C=construction B= Books F=Furnishings

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A 13,000 GROSS SQUARE FOOT BRANCH LIBRARY ON A 1.8 ACRE SITE, TO SERVE THE NEEDS OF THE RESIDENTS OF CARMEL MOUNTAIN RANCH AND SURROUNDING COMMUNITIES AS REQUIRED BY THE CITY. THIS PROJECT WILL BE UNDERTAKEN ONLY IF THE CITY AGREES TO ACCEPTING THE DEDICATION OF THE LIBRARY FOR MAINTENANCE AND OPERATION. CARMEL MOUNTAIN RANCH WILL CONSTRUCT AND FURNISH TO CITY OF SAN DIEGO STANDARDS WITH THE GUIDELINES CONTAINED IN THE DESIGN REVIEW PROCEDURES CONTAINED IN THE DEVELOPMENT AGREEMENT.



● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-31

TITLE: HIGHLAND RANCH NEIGHBORHOOD PARK

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 400,000 FURNISHINGS

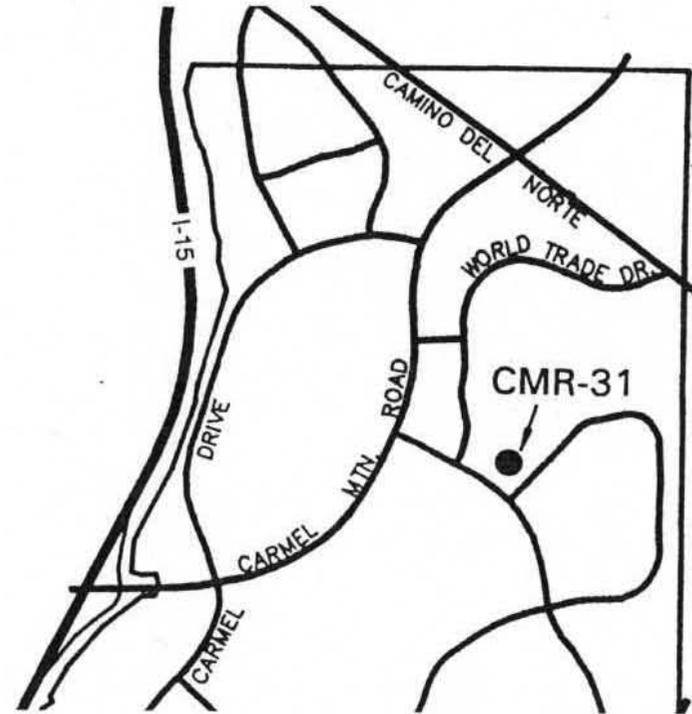
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
400,000	SUB	400,000							
0									
0									
0									
0									
0									
400,000	TOTAL	400,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

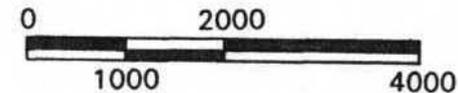
DESCRIPTION: ACQUIRE AND DEVELOP A 5 ACRE NEIGHBORHOOD PARK ADJACENT TO THE NORTHERN ELEMENTARY SCHOOL.

JUSTIFICATION:

PROJECT COMPLETED



● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-32

TITLE: POMERADO EXTENSION TRUNK SEWER-PHASE I & II.

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

COSTS: LAND ENGR/CONST 4,800,000

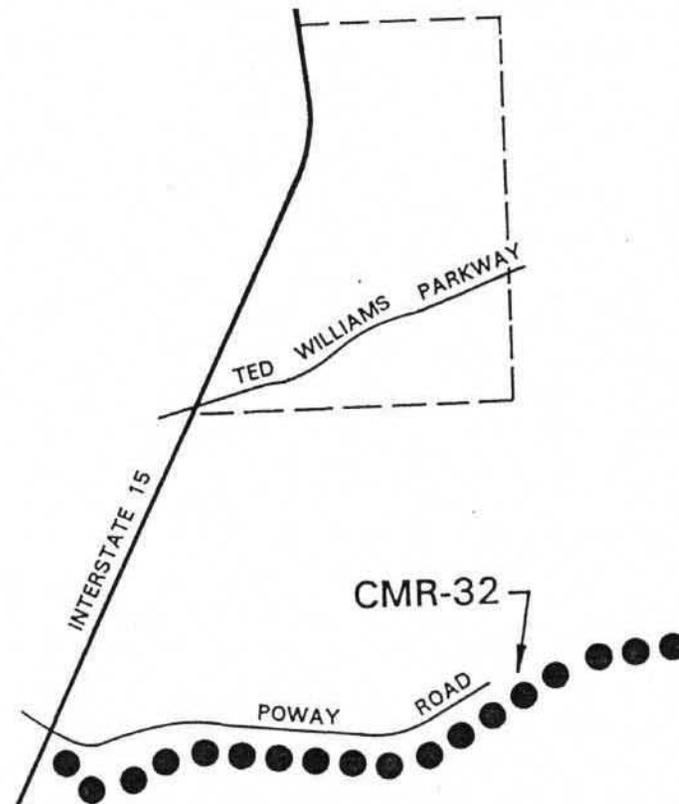
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,200,000	SUB	1,200,000							
3,600,000	OTHERS	3,600,000							
0									
0									
0									
0									
4,800,000	TOTAL	4,800,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF A TRUNK SEWER SYSTEM. IT WILL CONNECT THE POMERADO RELIEF TRUNK SEWER WITH THE PENASQUITOS CANYON TRUNK SEWER.

JUSTIFICATION:

PROJECT COMPLETED



● - PROJECT

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-33

TITLE: FUTURE IMPROVEMENTS TO I-15/SA 680 INTERCHANGE

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

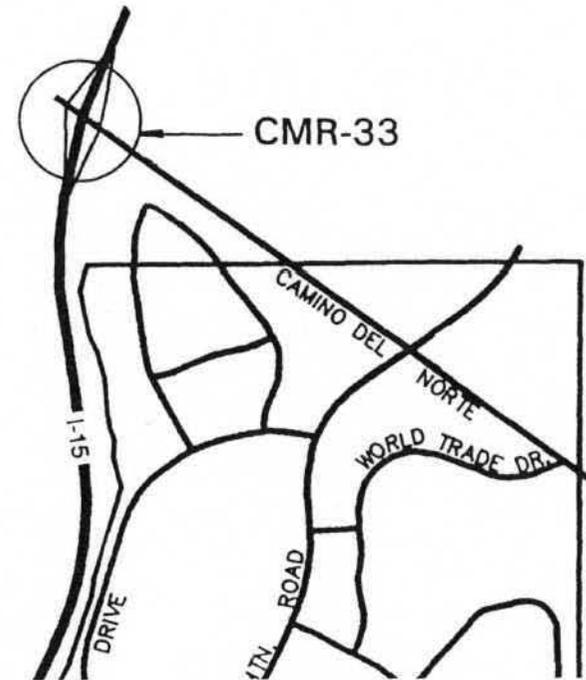
COSTS: LAND ENGR/CONST 10,100,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,317,000	SUB			600,000		717,000			
8,783,000	OTHERS								
0									
0									
0									
0									
10,100,000	TOTAL	0	0	600,000	0	717,000	0	0	0

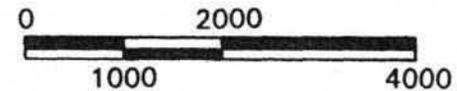
L=land purchase D=design C=construction CON=contribution

DESCRIPTION: THIS PROJECT INVOLVES A CASH CONTRIBUTION TOWARDS THE FUTURE IMPROVEMENT TO THIS INTERCHANGE. THE IMPROVEMENT REQUIREMENTS ARE CURRENTLY UNDETERMINED, PENDING PREPARATION OF AN UPDATED PROJECT REPORT BY CALTRANS.

TIMING: BASED ON THE DEVELOPMENT SCHEDULE CONTAINED IN THE FINANCING PLAN, IT IS CURRENTLY ESTIMATED THAT THE CASH CONTRIBUTION WILL BE MADE IN THE YEAR SHOWN ABOVE. THE TIMING OF THE CONSTRUCTION OF THE INTERCHANGE IMPROVEMENTS HAS NOT YET BEEN DETERMINED.



■ - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-34

TITLE: COMMUNITY RECREATION BUILDING

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

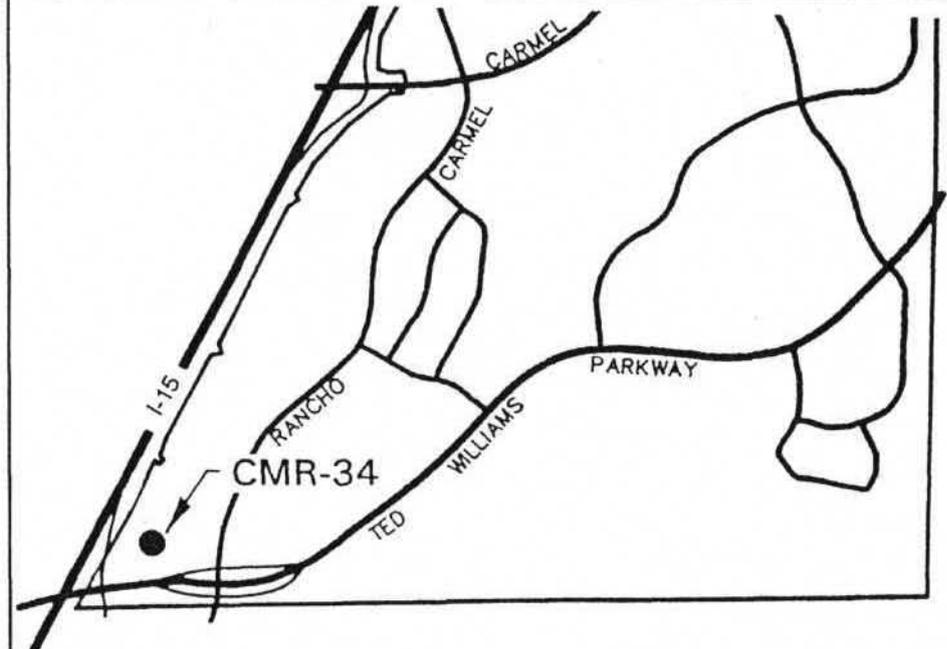
DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST

1,651,400

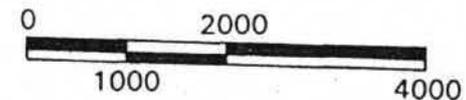
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
847,000	SPF		70,000	777,000					
804,400	SS FBA		70,000	734,400					
0									
0									
0									
0									
1,651,400	TOTAL	0	D 140,000	C 1,511,400	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF A 10,600 SQUARE FOOT RECREATION BUILDING, TO BE BUILT AT THE COMMUNITY PARK IN CARMEL MOUNTAIN RANCH. THIS FACILITY WILL SERVE THE RESIDENTS OF CARMEL MOUNTAIN RANCH AND SABRE SPRINGS. THE CONSTRUCTION COST OF THE FACILITY WILL BE SHARED BETWEEN CARMEL MOUNTAIN RANCH AND THE SABRE SPRINGS FBA AS SHOWN ABOVE.



● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-38

TITLE: COMMUNITY SWIMMING POOL

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

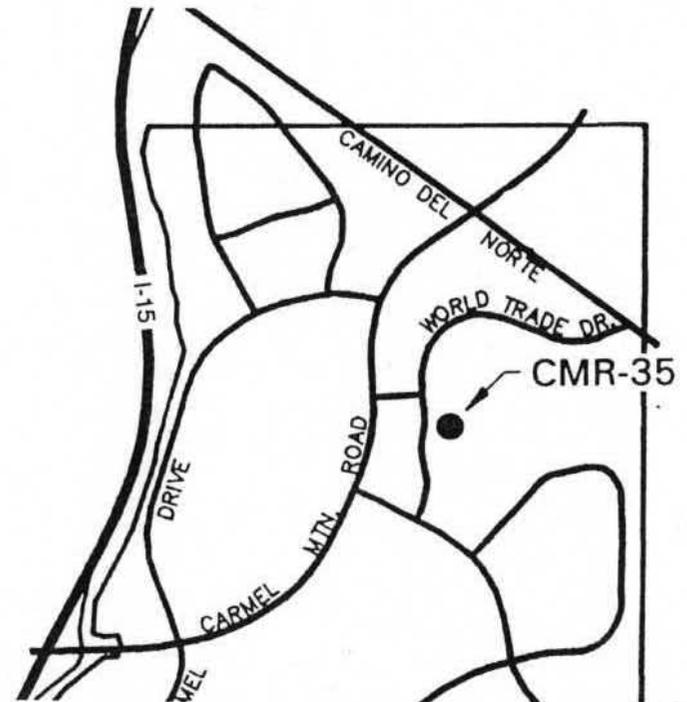
COSTS: LAND ENGR/CONST 1,400,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
657,550	SUB			657,550					
365,750	SPF		35,000	330,750					
376,700	SS FBA		35,000	341,700					
0									
0									
0									
0			D	C					
1,400,000	TOTAL	0	70,000	1,330,000	0	0	0	0	0

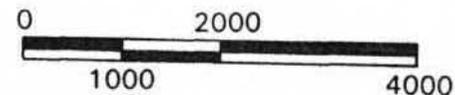
L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF A COMMUNITY SWIMMING POOL TO SERVE CARMEL MOUNTAIN RANCH, SABRE SPRINGS AND OTHER NEARBY COMMUNITIES. PARTIAL FUNDING TO BE OBTAINED FROM SABRE SPRINGS FBA AND FROM THE SPECIAL PARK FEES COLLECTED FOR THIS PURPOSE.

JUSTIFICATION:



● - PROJECT



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-36

TITLE: SA 680 EXPANSION TO SIX LANE FACILITY

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND ENGR/CONST 1,005,000

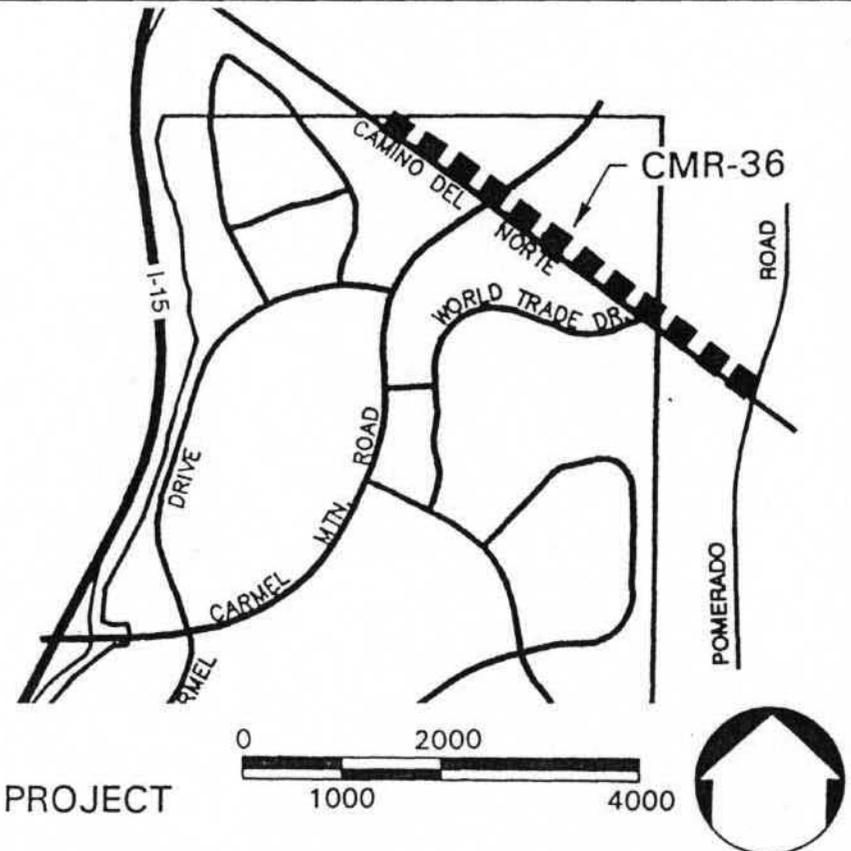
FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000
0									
1,005,000	SUB	1,005,000							
0									
0									
0									
0									
0									
0									
1,005,000	TOTAL	1,005,000	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE EXPANSION OF A SA 680 FROM A FOUR LANE TO A SIX LANE FACILITY THROUGH THE CARMEL MOUNTAIN RANCH COMMUNITY TO POMERADO ROAD.

NOTE; PORTIONS OF THE COST OF THIS PROJECT MAY BE SHARED BY OTHER DEVELOPMENTS IN THE AREA OF THE PROJECT.

JUSTIFICATION:



PROJECT COMPLETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-37

TITLE: INTERSECTION IMPROVEMENTS AT RANCHO CARMEL DRIVE AND CARMEL MOUNTAIN ROAD

COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :

DEPARTMENT: ENGINEERING AND DEVELOPMENT

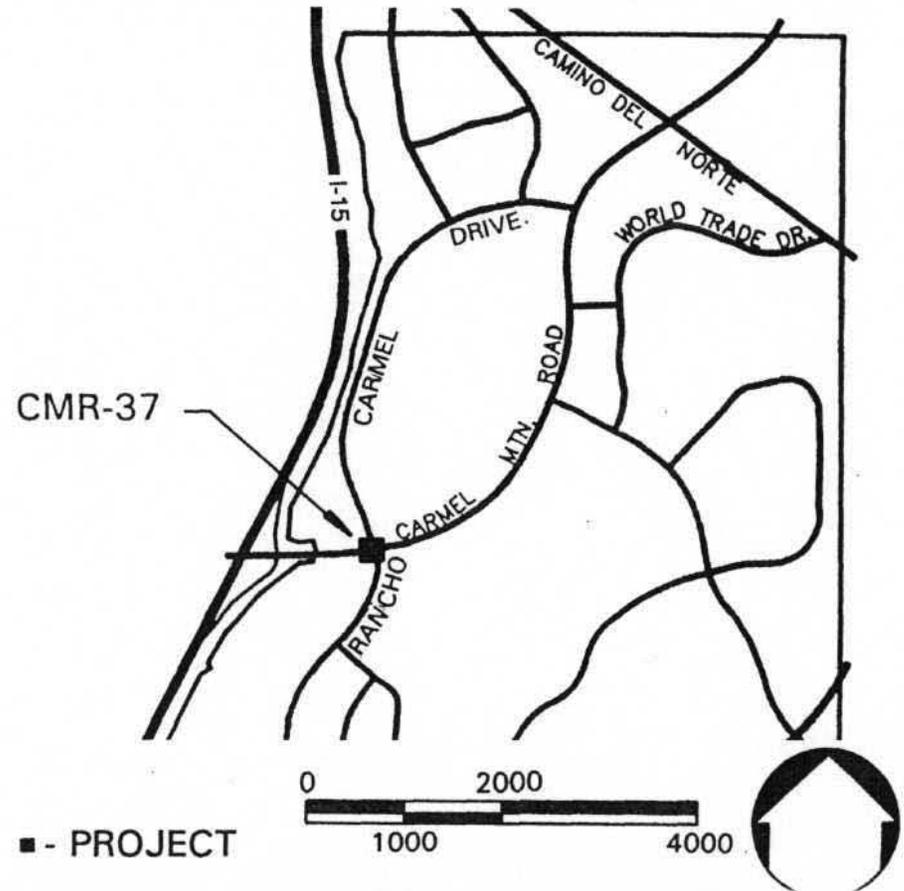
COSTS: LAND ENGR/CONST 151,861

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1994	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999
0									
105,000	SUB CITY				105,000				
46,861					46,861				
0									
0									
0									
0					D,C,R				
151,861	TOTAL	0	0	0	151,861	0	0	0	0

L=land purchase D=design C=construction R=reimbursement

DESCRIPTION: THIS PROJECT INVOLVES THE CONSTRUCTION OF TWO DEDICATED RIGHT TURN LANES, AS DIRECTED BY THE CITY ENGINEER, TO IMPROVE THE OVERALL CAPACITY OF THIS INTERSECTION. THE SOUTHBOUND TO WESTBOUND LANE IS TO BE FUNDED BY THE DEVELOPER OF CARMEL MOUNTAIN RANCH. THE EASTBOUND TO SOUTHBOUND LANE WILL BE CONSTRUCTED BY CMR AND REIMBURSED BY THE CITY WITH FUNDS PREVIOUSLY PROVIDED FROM THE SUBDIVIDER OF CMR UNIT 35.

JUSTIFICATION: WHILE NOT IDENTIFIED AS A PROJECT REQUIREMENT IN THE 1984 TRAFFIC STUDIES, THE ADDITION OF THE RIGHT TURN LANE(S) WILL HELP TO INCREASE CAPACITY AND MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE FOR THIS INTERSECTION AT THE TIME OF BUILDOUT FOR THE COMMUNITY.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: CMR-38

TITLE: INTERSECTION IMPROVEMENTS AT WORLD TRADE DRIVE AND CAMINO DEL NORTE (SA-680)

**COUNCIL DISTRICT :
COMMUNITY PLAN :
INITIAL SCHEDULE :**

DEPARTMENT: ENGINEERING AND DEVELOPMENT

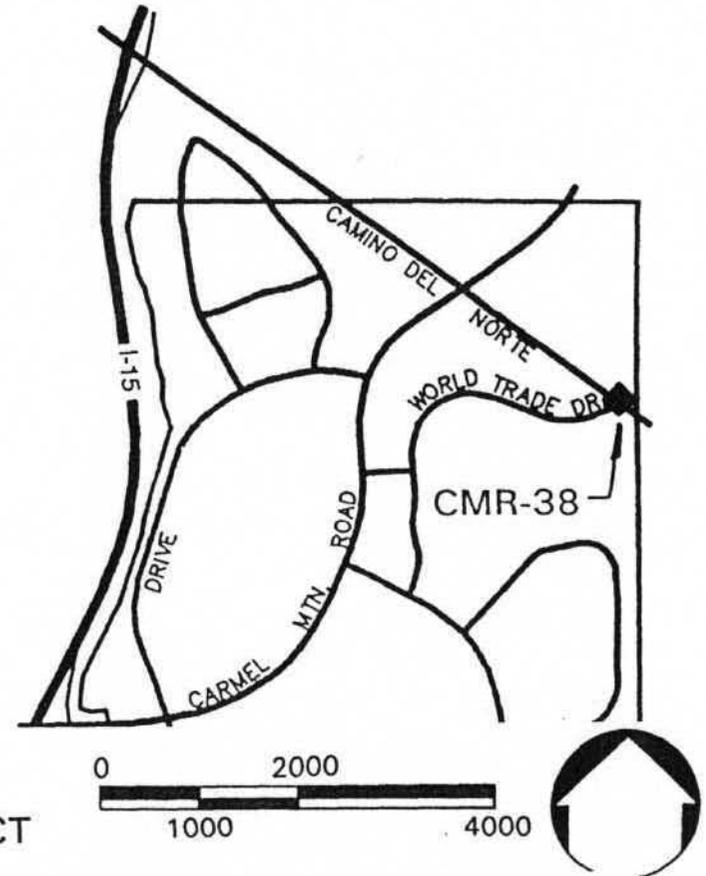
COSTS: LAND ENGR/CONST 200,000

FUNDING:	SOURCE	EXPEND/ENCUM	CONT APPROP	FY 1994	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999
0									
200,000	SUB					40,000	160,000		
0									
0									
0									
0									
0									
200,000	TOTAL	0	0	0	0	40,000	160,000	0	0

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT INVOLVES THE OPENING OF THE EXISTING MEDIAN ALONG CAMINO DEL NORTE TO PROVIDE FOR LEFT TURN MOVES IN AND OUT OF WORLD TRADE DRIVE, IMPROVEMENT COSTS INCLUDE THE INSTALLATION OF A TRAFFIC SIGNAL AT THIS LOCATION, INTERCONNECTED TO THE EXISTING SIGNALIZED INTERSECTION AT CAMINO DEL NORTE AT CARMEL MOUNTAIN ROAD.

JUSTIFICATION: IMPROVEMENTS TO THIS INTERSECTION WILL HELP TO IMPROVE THE ULTIMATE CAPACITY OF THE CAMINO DEL NORTE/CARMEL MOUNTAIN ROAD INTERSECTION (SEE PROJECT CMR-21) . AS WELL AS IMPROVE CIRCULATION FOR THE INDUSTRIAL DEVELOPMENT ALONG AND ADJACENT TO WORLD TRADE DRIVE.



■ - PROJECT

ALTERNATIVE & PROPOSED METHODS OF FINANCING

Alternatives

The adopted Progress Guide and General Plan, Guidelines for Future Development designates the Carmel Mountain Ranch area as a "Planned Urbanizing Area" and suggest that the community facilities be financed by special assessment district, Facilities Benefit Assessments, or developer contribution and the City's General Fund. It also states that the prime responsibility for the provision of community facilities should be the developer's. In considering a financing plan for construction needed community facilities (excluding schools), the following methods were examined:

1. Assessment Districts. Special assessment financing using available assessment acts is an established procedure used by many public agencies for financing construction of public agencies for financing construction of public improvements. The limitations of this method are:

- a. Assessment districts need to be carefully limited to include only property which will be benefitted by the proposed improvements;
- b. Improvements installed most frequently under this method have been restricted to streets, sewers, water lines, storm drains, lighting facilities and sidewalks with the possibility of some maintenance districts included;
- c. Under assessment act proceedings, bonds are issued to represent unpaid assessments. In the bond market, assessment bonds compared to revenue and general obligation bonds are limited to the value that can be levied on the land.

2. Mello-Roos Community Facilities Act. The Mello-Roos

Community Facilities Act of 1982 authorizes local agencies, including

cities, to form community facilities districts that can construct or acquire public facilities. Upon two-thirds voter approval, bonds can be issued to finance the construction and/or acquisition. The bonds are retired through the levy of a special tax on the basis of benefits received from the facility.

3. Facilities Benefit Assessment. "Facilities Benefit

Assessment(s)" are the amounts collected under the terms of San Diego City Ordinance No. 0-15318 to provide funds for public facilities projects which will benefit designated areas of benefit. They are based on an acreage development charge generally collected at the time of issuance of building permits. The funds which are needed for the construction of facilities are derived only relative to land development. Thus, the funds for the needed facilities are timely and, to the extent that sufficient funding has been collected, they are adequate. Limitations as to types of facilities are less restrictive than in the assessment district method. This method of financing community facilities is most applicable where there is multiple ownership of a developing community; it serves to assure equity among the various land owners in the financing of the community facilities.

4. Subdivision Process. Under the provisions of the Subdivisions Map Act, local agencies regulate subdivisions for which a tentative and final or parcel map are required. The attachment of

requirements to subdivision maps to construct improvements is the historical method of providing facilities for a development. This method of financing community facilities is also the simplest where there is a single or limited large ownership involved.

5. Developer Construction of Community Facilities. Where a facility is deemed necessary to follow a specific development pattern, the City may require the developer to construct the facility as a subdivision off-site improvement. As with subdivision development, this method can be rather restrictive since the developer has to provide all the funding up front. If there are additional owners involved, the developer could only be reimbursed when the surrounding land is developed and sold.

6. Contribution or Advance by City or Other Agencies. When public facilities projects are able to qualify for funding assistance from other agencies, applications may be submitted to those agencies. The funding sources will be indicated in the Capital Improvement Program.

7. Park Fees. The City has traditionally required the payment of standard park fees at the time of final map approval and issuance of residential building permits in order to assure funding would be available for park facilities when needed. This method is being used throughout the City except where specific exemptions have been granted or separate fees have been established in lieu of the standard fees.

8. **Development Agreement.** Under legislation enacted in 1981, a developer may enter into an agreement with City that can specify the public facilities and/or fees that the developers would be responsible for during the development of a new community. In exchange, the developer would receive the assurances of development rights presently in existence without regard to future changes in the City's land use regulation.

9. **Developer/City Reimbursement Agreements.** In some instances facilities to be constructed in one community may in fact be intended to benefit adjacent communities. Examples are fire stations, libraries community parks and major infrastructure (i.e. sewer outfalls, water lines, road interchanges). In these cases a method of reimbursing the developer who finances the initial development is covered by an agreement between the developer and the City or the adjacent property owners/developers.

Proposed Methods of Financing

After carefully considering each of the alternative methods available for the financing of the community facilities, the developers of Carmel Mountain Ranch have determined to proceed with a combination of the subdivision process and developer construction of community facilities

combined with reimbursement agreements. The specifics of these methods are embodied in a development agreement between the master developer and the City. These alternatives were chosen because of the limited ownership involved in Carmel Mountain Ranch and the simplicity of their application. The selection of these alternatives at this time does not preclude the possible later use of assessment or community facilities districts or other methods of financing which may become available in the future to finance some of the community facilities projects in the latter portions of the development. In order to implement this Financing Plan, the City will condition the construction of the remaining community facilities on the issuance of building permits. The thresholds listed on Table 5 have been developed based upon the Community Plan and the developers' estimate of the rate and patterns of development. These thresholds have been broken down into nonresidential acres and residential dwelling units to more accurately reflect the relationship between the projects required and the needs generated by the different type of development. Non-residential acreage is defined to mean commercial and industrial acreage not including the golf course or any acreage for public uses such as fire stations, libraries, roads, schools, parks or publicly dedicated open space. The project thresholds shown on Table 5 are recommended for application by the Engineering and Development Department.

It is proposed that the Planning Department via its Long Range and Facilities Planning Division keep a running total of the number of nonresidential acres and residential dwelling units for which building permits have been approved. At the point when building permits are applied for which causes the total number of acres or dwelling units to exceed a particular thresholds, conditions would be placed on those permit applications for the commencement of construction of the projects noted for that particular thresholds (see Table 5, Project Thresholds). Some of the community facilities projects may have been undertaken in advance because of the interrelationship between some of the projects and both residential and nonresidential development.

Project Thresholds		
Thresholds	Non-Residential Acres, ¹	Projects Required
NR-1 through NR-4		These projects have already been constructed: 1-8, 11, 12, 20, 24, 28, 29, 32, 36
NR-5	280	37, 38
NR-6	295	21, 33

Thresholds	Residential Dwelling Units	Projects Required
R-1 through R-6		These projects have already been constructed: 1, 5-7, 9, 11, 12, 14, 15, 16, 19, 20, 24, 25, 28, 31, 32, 36
R-7	4,800	30, 35

Table 5

Notes:

¹ Non-residential acreage means commercial and industrial acreage not including the golfcourse or any acreage for public uses such as the fire station, library, roads, Post Office, schools, parks or publicly dedicated open space.

² Projects not listed will be required dependent on the specific tentative map (i.e. roads to serve specific subdivisions).

³ The necessity of all road system projects is predicated on present and projected ADT estimates. Should major changes occur that have significant reducing effects on the ADT, reassessment of the year of need will be necessary. Such analysis will be carried out as part of the environmental review of individual development plans.

⁴ It is recognized that the need for community facilities is not static, but will be subject to changes in the rate of actual development. It is, therefore, proposed that City Staff and the developers of Carmel Mountain Ranch annually review the amount of development that has taken place and the future projections to determine the status of the community facilities phasing and needs shown in this Plan.