

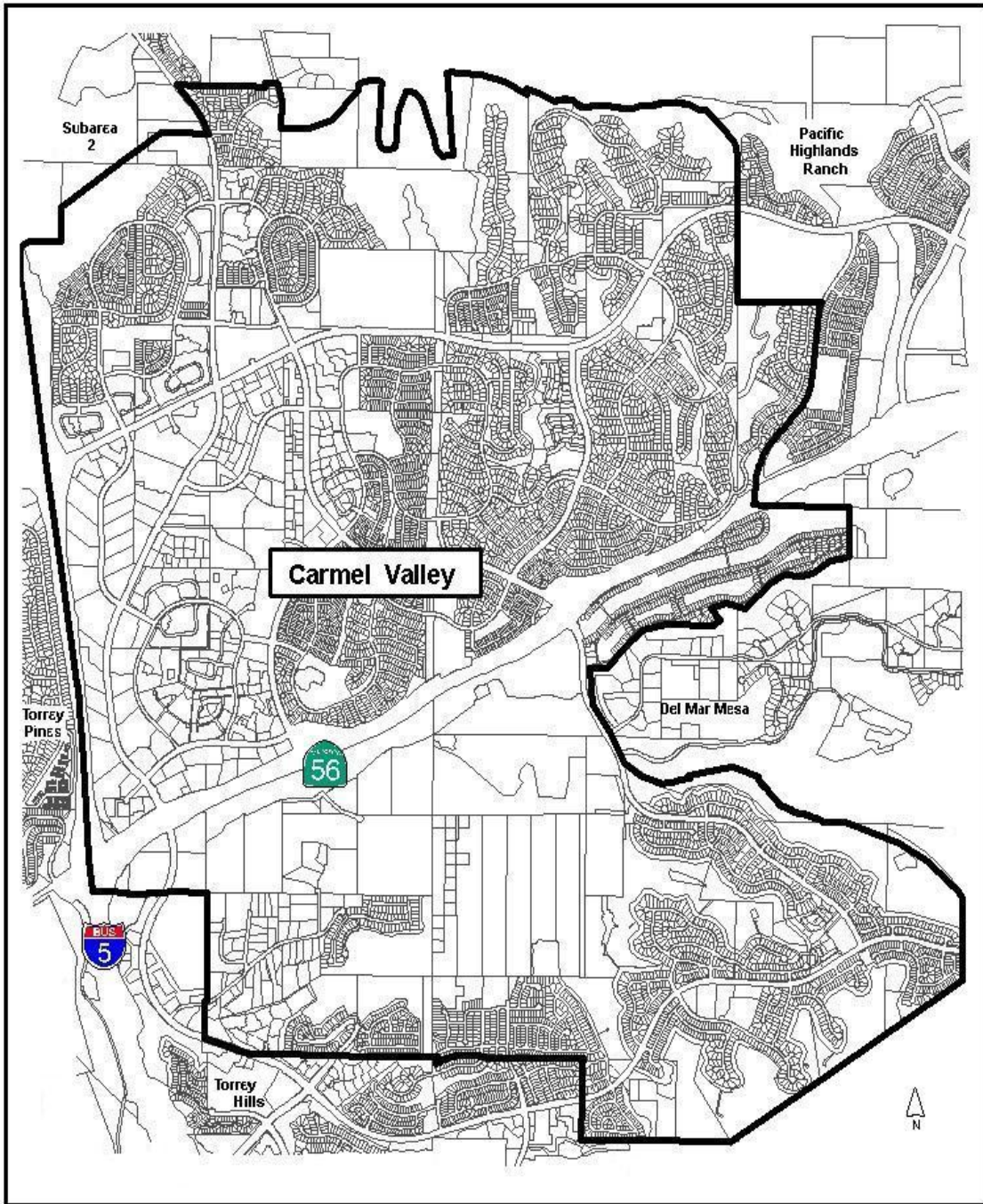
THE CITY OF SAN DIEGO

Carmel Valley

Public Facilities Financing Plan and Facilities Benefit Assessment Fiscal Year 2014

July 16, 2013 - Development Services Department, Economic Development and Project Management Division, Facilities Financing Program. This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Development Services Department (DSD) Facilities Financing Program, at (619) 533-3670. To view this document online, visit the City of San Diego website at: <http://www.sandiego.gov/facilitiesfinancing/index.shtml>

Figure 1 Carmel Valley Community Map/Area of Benefit



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TABLE OF CONTENTS

INTRODUCTION 1
AUTHORITY
PREVIOUS, CURRENT AND FUTURE UPDATES
TRANSPORTATION PHASING PLAN
PURPOSE AND SCOPE OF REPORT

METHODOLOGY 1
AREA OF BENEFIT
FBA PROCEDURE
TIMING AND COST OF FACILITIES
NEW CIP PROJECTS
SORRENTO HILLS DEVELOPMENT AGREEMENT

DEVELOPMENT FORECAST 3

DETERMINATION OF ASSESSMENT RATES 3
FBA FEE SCHEDULE
CASHFLOW ANALYSIS
AUTOMATIC ANNUAL INCREASES

PROPERTY ASSESSMENTS 5

DEVELOPMENT IMPACT FEES 5

COLLECTION OF ASSESSMENTS & IMPACT FEES..... 5

CONSOLIDATION OF FUNDS 5

FEE DEFERRAL PROGRAM 5

EXPENDITURES 5

CHANGES TO FBA FUNDED PROJECTS..... 6

FINANCING STRATEGIES..... 10
FACILITIES BENEFIT ASSESSMENTS
DEVELOPMENT IMPACT FEES
DEVELOPMENT AGREEMENT
ASSESSMENT DISTRICTS
COMMUNITY FACILITY DISTRICT
COST REIMBURSEMENT DISTRICT
DEVELOPER CONSTRUCTION
REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM
REIMBURSEMENT FINANCING FOR WATER AND SEWER FACILITIES
STATE/FEDERAL FUNDING
GENERAL ASSUMPTIONS AND CONDITIONS

TABLE OF CONTENTS, CONTINUED:

CURRENT AND FUTURE PROJECT SHEETS
TRANSPORTATION PROJECTS 21
PARK AND RECREATION PROJECTS..... 29
POLICE, FIRE AND LIBRARY PROJECTS 39

COMPLETED PROJECTS – SUMMARY PAGES 41

COUNCIL RESOLUTIONS 59

TABLES:

TABLE 1 DEVELOPMENT SCHEDULE4

TABLE 2 FBA FEE SCHEDULE4

TABLE 3 LIST OF CHANGES TO FBA FUNDED PROJECTS 6

TABLE 4 CASHFLOW7

TABLE 5 LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX 8

TABLE 6 SAN DIEGO CONSUMER PRICE INDEX 8

TABLE 7 PROJECT SUMMARY TABLE 13

TABLE 8 ASSESSMENT LIST 55

FBA AND DIF FEE SCHEDULE – LOCATED INSIDE BACK COVER

FIGURES:

FIGURE 1 COMMUNITY MAP/AREA OF BENEFIT – LOCATED INSIDE FRONT COVER

FIGURE 2 PROJECT SUMMARY MAP19

FIGURE 3 ASSESSMENT LIST MAP57

Introduction

Authority

The Procedural Ordinance for Financing of Public Facilities in Planned Urbanizing Areas, the Facilities Benefit Assessment (FBA) Ordinance, was approved by the City Council on August 25, 1980 by Ordinance O-15318. The City's General Plan was updated on March 14, 2008 by Resolution No. 303473; and new guidelines included the division of the City into two planning designations: Proposition A Lands and Urbanized Lands. Urbanized Lands are characterized by older, recently developed, and developing communities at urban and suburban levels of development. Proposition A Lands are characterized by very-low density, residential, open space, natural resource-based park, and agricultural uses.

Previous, Current and Future Updates

On April 24, 2008, by Resolution No. R-303600, the San Diego City Council (City Council) adopted the Fiscal Year (FY) 2009 Carmel Valley Public Facilities Financing Plan (Financing Plan) and Facilities Benefit Assessment (FBA). This report constitutes an update of the Financing Plan and reflects changes in the rate and amount of planned development; changes in interest and inflation rates; and changes in FBA contributions to CIP projects. The City Council may amend this Financing Plan in the future to add, delete, substitute or modify a particular anticipated project to take into consideration unforeseen circumstances.

Transportation Phasing Plan

The Carmel Valley (formerly North City West) Transportation Phasing Plan (TPP) limited the issuance of Carmel Valley building permits until certain transportation improvements were assured. The plan was declared satisfied on July 23, 1998, and there are no further limitations on building permit issuance. The TPP is contained in Financing Plan updates through FY 2007, but is excluded for this update because it has been fully satisfied.

Purpose and Scope of Report

The Financing Plan implements the Carmel Valley Community Plan (Community Plan) by identifying public facilities needs of the Carmel Valley Community and setting fees pursuant to the FBA Ordinance and California Government Code sections 66000 et seq. (Mitigation Fee Act) to help mitigate the costs of the 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.

This FY 2014 Financing Plan identifies public facilities that are anticipated over the next six years when full community developments is expected, and includes a development forecast and analysis, a capital improvement program, and an updated FBA Fee schedule. The City Council has adopted a Development Impact Fee schedule to help mitigate the cost of the public facilities needed to serve new development in the community. On May 30, 2008, by Resolution No. 303766, the City Council adopted a Development Impact Fee for the Carmel Valley community. This Financing Plan provides the basis for an update of the Development Impact Fee for the Carmel Valley Community.

Methodology

Area of Benefit

The land within the Carmel Valley community boundary is known as the Area of Benefit; as shown on the inside front cover of this Financing Plan.

FY 2014 Carmel Valley Public Facilities Financing Plan

In Financing Plan updates through FY 2007, two separate maps had been provided for the Carmel Valley community planning area, one showing the area North of SR 56 and the other showing the area South of SR 56. Beginning with the FY 2009 Financing Plan update, the entire Carmel Valley community planning area is shown together in one map.

FBA Procedure

The FBA provides funding for public facilities projects anticipated in the Area of Benefit. The dollar amount of the assessment is based upon the collective cost of anticipated public facilities equitably distributed over the Area of Benefit.

Timing and Cost of Facilities

The public facilities anticipated to be financed by Carmel Valley FBA funds are shown on the Project Summary Table beginning on page 13. The FBA also funds the administrative costs associated with the development, implementation and operation of the FBA program. Project categories include Transportation, Park and Recreation, Police, Fire-Rescue, Library, and Water/Wastewater. Descriptions of current and future projects can be found on individual project sheets beginning on page 21.

This Financing Plan update includes an analysis, by each of the sponsoring departments, of project costs for each anticipated public facility project. Since needed facilities are directly related to the growth rate of the community, construction schedules are contingent upon actual development within the community. Therefore, any slowdown in community development will require a modification to the schedule for providing anticipated public facilities.

For ease of reference, completed projects have been summarized and placed together in one section following the (individual) project sheets for current and future projects. With this update, all active and future projects will be numbered sequentially in the Financing Plan, starting with the number following the last completed project within the same facility type. In addition, because project identification numbers have evolved over time (specifically due to changes to the numbering and nomenclature associated with Financing Plan updates, City CIP project systems, and the City's computerized financial systems), where possible all numbering systems used over the life of each project will be included in project sheet and project summary.

New Project Sheets

Two Accessibility Compliance project sheets have been added to the Financing Plan to provide funding for American Disabilities Act (ADA) barrier removal and disability-related citizens' complaints at existing Carmel Valley Library and Park facilities.

A community-wide park study project sheet has been added to provide funding for a comprehensive study to develop viable options as to how to obtain /develop additional recreational acreage and facilities to serve the Carmel Valley community. This project replaces the previous park study project (uncompleted) which was specific to only the Northern community park area.

One library improvement project sheet and one park/recreation project sheet have been added to provide funding for future improvements that may be necessary at existing library and park facilities, to expand the use of the facilities and serve additional population. Future projects are conceptual in nature; no specific improvements or locations are identified; and there is no meaningful information available for environmental assessment at this time.

One park/recreation project sheet has been added to provide funding for additional park acreage and recreational facilities that may be necessary to serve existing and additional population in the Carmel

Valley community. Future projects are conceptual in nature; no specific improvements or locations are identified; and there is no meaningful information available for environmental assessment at this time.

Individual projects will be reviewed by City Engineers and may be modified to take into consideration unforeseen circumstances, which could include, for example, physical/logistical barriers, or identification of environmental impacts once the particular projects have been formulated to a sufficient level of detail to enable meaningful environmental review.

Sorrento Hills Development Agreement

The Torrey Hills (formerly Sorrento Hills) community paid for the public facilities necessary to serve future development in advance of individual property development, through a development agreement with the City of San Diego - commonly referred to as the “Sorrento Hills Development Agreement” or “SHDA”. This agreement, recorded on August 3, 1989, specified the amount of contribution required towards certain Carmel Valley public facilities that would ultimately serve the Torrey Hills community, including transportation improvements, park and recreation facilities, the police and fire stations, and the public library. The SHDA was deemed fully satisfied on November 2, 2009.

Development Forecast

Development projections are based upon best estimates of the timing of future development, including projections from property owners, developers, land use consultants and City staff. Economic factors can adversely affect these development projections. Changing interest and inflation rates, variable land and housing costs, economic recession, and issues involving transportation thresholds could slow or halt the development rate. Conversely, a period of robust business expansion could significantly increase the rate of development. To ensure that this Financing Plan remains up-to-date and accurate, it is to be periodically revised to include, but not necessarily be limited to, amendments to the Carmel Valley Community Plan.

Current indications are that the remaining anticipated development of Carmel Valley will take place over the next seven years, through FY 2020. Residential development is categorized as either single family detached (SF) or multiple family units (MF), and non-residential development is categorized as Commercial, Industrial or Institutional.

Through fiscal year 2012, there were 13,769 residences (7,300 SF and 6,469 MF); 179.34 acres developed Commercial Acres; 50.47 developed Industrial Acres; and 41.07 developed Institutional acres. Through FY 2020, potential future residential development may bring an additional 249 units and 61.81 non-residential developed acres. However, for calculations of financing public facilities (the Financing Plan Cashflow), the community is considered buildout when 99% of all residentially assessed parcels (FBA liens) and 90% of non-residential assessed parcels (FBA liens) are developed. Additional revenue collected will contribute its fair share towards all facilities, but this additional revenue is not assumed for purposes of Cashflow modeling. The Carmel Valley Development Schedule showing development through buildout is shown in Table 1 on page 4.

Determination of Assessment Rates

FBA Fee Schedule

The FBA Fee Schedule is determined using the development schedule, schedule of anticipated facility expenditures (in FY 2014 dollars), and projected annual interest and inflation rates. Assessment rates are calculated to provide sufficient money to meet the scheduled direct payments for anticipated facilities provided by the fund.

FY 2014 Carmel Valley Public Facilities Financing Plan

The assessment rates also consider the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Due to inflation and changes in project scope, the cost for providing facilities may increase over time. The fee schedule reflects the rate of assessment for each category of land use, during each FY of anticipated future community development. The fee schedule through FY 2020 is shown in Table 2 (on page 4, and repeated on the inside back cover of this document).

Cashflow Analysis

The Carmel Valley Cashflow, shown on page 7, Table 4, presents an analysis of the FBA. For each FY of development the Cashflow shows the difference between anticipated revenues, and capital improvement expenditures inclusive of administrative costs.

Automatic Annual Increases

The FBA Ordinance provides for an annual adjustment of FBA. The fee schedule reflects an inflation factor of 3.0% per year for FY 2015 and each year thereafter. This factor is used to provide automatic annual increases in the assessment rate, and is effective at the beginning of each FY (July 1). The automatic increase provision is effective only until such time as the next Financing Plan update is approved by the City Council. The City of San Diego considers historic data while predicting the effect of inflation on construction project costs. 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 cashflow analysis. The indices are shown on page 8.

Table 1 Carmel Valley Development Schedule

FY	SF	MF	Total Res.	Comm. Acre	Ind. Acre	Inst. Acre
Through 2012	7,300	6,469	13,769	179.34	50.47	41.07
2013	4	0	4	5.68	0	0
2014	8	31	39	1.13	4	4
2015	8	76	84	3	4	5
2016	8	55	63	4	4	6
2017	8	25	33	4	3	5
2018	4	10	14	3	1	3
2019	2	10	12	2	0	0
2020	0	0	0	0	0	0
TOTAL	7,342	6,676	14,018	202.15	66.47	64.07

Table 2 Carmel Valley FBA Rate Schedule

FY	SF	MF	Comm. Acre	Indust. Acre	Inst. Acre
2013	\$29,428	\$20,600	\$109,179	\$101,527	\$105,059
2014	\$30,311	\$21,218	\$112,454	\$104,572	\$108,211
2015	\$31,221	\$21,854	\$115,828	\$107,710	\$111,457
2016	\$32,157	\$22,510	\$119,303	\$110,941	\$114,801
2017	\$33,122	\$23,185	\$122,882	\$114,269	\$118,245
2018	\$34,116	\$23,881	\$126,568	\$117,697	\$121,792
2019	\$35,139	\$24,597	\$130,365	\$121,228	\$125,446
2020	\$36,193	\$25,335	\$134,276	\$124,865	\$129,209

Property Assessments

An FBA Assessment Roll is prepared for Carmel Valley, and identifies the size, location, and anticipated land use of remaining assessed parcels. A Notice of Assessment Lien is recorded on undeveloped or under-developed parcels within the Area of Benefit, and the owner or developer is responsible to pay the assessment that applies to the type of development prior to the issuance of construction permits. Assessments on residential development are based on the number and type of dwelling units anticipated. Assessments on non-residential development are based on the type of development and parcel acreage. The Assessment Roll (found starting on page 55) includes the Parcel Number and Land Use anticipated, the estimated number of dwelling units or parcel acreage; and the estimated FBA dollar amount based on the FBA Fee Schedule for FY 2014. Identification numbers have been assigned to each parcel, and the remaining list may appear non-sequential as a result of the omission of parcels after assessments are paid, ownership changes, or as parcels are subdivided. Information on ownership is based on County records, as shown on the last Recorded Assessment Roll, as otherwise known to the City Clerk, or by other means which the City Council finds reasonably calculated to apprise affected landowners of Council hearings.

Development Impact Fees

As the Carmel Valley develops, development intensification may occur on properties that have previously paid FBA, or were never assessed FBA. Pursuant to the Mitigation Fee Act, Development Impact Fees (DIF) are collected to mitigate the impact of that additional new development. DIF cannot be used for demand resulting from existing development. Collection of DIF is required at time of building permit issuance, and in an amount equal to the calculation for FBA. Funds collected are deposited in a special interest bearing account and can only be used for identified facilities serving the community in which they were collected. As sufficient funds are collected, the City proceeds with a construction program. Use of DIF is one of the financing methods recommended for Carmel Valley.

At time of DIF calculation, with proof of type and amount of prior land use, and/or provision of demolition permit or demolition sheet within a permit submittal package, DIF credit for previous use (and/or demolished structures) on the same parcel may be applied towards the calculation of impact fees assessed on the new use and/or new building structure.

Collection of Assessments and Impact Fees

While assessments on parcels are based on best and highest anticipated land use, an individual owner or developer will pay an assessment based upon the specific parcel or residential development being constructed. Prior to the time of construction or building permit issuance, respectively, FBA or DIF is calculated according to the FBA Fee Schedule in effect at the time the payment is made.

With this Financing Plan update, FBA and DIF revenues will be placed into separate interest bearing Special Funds. These funds are used within the Area of Benefit and only for those capital improvements and administrative costs identified in the Financing Plan. As with the programming of FBA, DIF revenue received to date can be scheduled for expenditure in active and future projects. However, because of the uncertainty associated with DIF revenues, DIF cannot be scheduled for expenditure until received.

Consolidation of Funds

FBA and DIF funds collected within the Carmel Valley community are intended to provide facilities that benefit all residents within the Carmel Valley community. With the FY 2009 Financing Plan update all Carmel Valley funds were considered to be consolidated and expended as one funding source. (Please refer to the FY 2009 Financing Plan for full text on this subject). Similarly, with the creation of a separate DIF fund, all past and future DIF revenues will be consolidated.

Expenditures

Expenditures which may be applied against FBA/ DIF funds include: direct payments for facility costs including administrative costs; credits to developers for facilities provided in accordance with the FBA Ordinance; and cash reimbursement to developers for providing facilities exceeding the cost of their FBA/DIF obligation. Whether a developer or the FBA/DIF funds directly provide for a facility, direct payments, credits, and cash reimbursements are all treated as expenses to the FBA/DIF funds. 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 FBA/DIF. Alternatively, an approved reimbursement agreement with the City may provide a developer cash reimbursement from FBA/DIF funds.

Changes to FBA funded Projects

Identified below are all major changes to FBA funded projects, including actual contribution amounts and updated cost estimates. In the chart below, a “C” before the project number indicates the project is completed. Initials “T”, P/R”, “PO”, “F” and “W” indicate the type of facility (i.e. Transportation, Park/Rec., Police, Fire, Water, respectively), and the number represents the order of project completion by facility type.

Table 3 Changes to FBA Funded Projects

Project	Project Title and Change	FY 2009	FY 2014	Change
C T-40	Carmel Mountain Road/I-5 Interchange	\$7,479,996	\$7,481,150	\$1,154
C T-41	East San Rafael Street Deceleration Lane	\$770,000	\$197,538	-\$572,462
C T-42	Del Mar Heights Road North of Ashley Falls Neigh. Park	\$845,250	\$859,422	\$14,172
C P/R-17	C. V. Community Park Town Center	\$21,110,136	\$20,118,975	-\$991,161
C P/R-18	C. V. Community Park South. Del Mar Union S.D. reimbursed City; overall project completed under budget.	\$4,157,279	\$1,902,684	-\$2,254,595
C P/R-19	C. V. Community Park South – Recreation Building	\$5,000,000	\$4,505,535	-\$494,465
C P/R-20	C. V. Skate Park	\$3,160,000	\$2,411,641	-\$748,359
C P/R-21	2009 Recreational Facilities Study. Deleted.	\$50,000	\$0	-\$50,000
C PO-1	Northwest Area Police Station.	\$12,144,560	\$11,429,830	-\$714,730
C W-4	Water Transmission Line Relocation	\$1,485,000	\$1,255,572	-\$229,428
C W-5	Carmel Mountain Rd. Water Transmission Line	\$3,295,000	\$2,106,265	-\$1,188,735
Completed/Deleted Project Savings:				-\$7,228,609
T-42	Miscellaneous Transportation Improvements	\$35,000	\$2,035,000	\$2,000,000
T-43	El Camino Real/SR-56 Bike Path Connector	\$267,000	\$461,640	\$194,640
T-46	Carmel Mountain Rd. Eastern Wildlife Bridge & Rd Seg.	\$4,618,120	\$3,785,584	-\$832,536
T-47	Carmel Country Road Low Flow Channel	\$1,712,000	\$2,712,000	\$1,000,000
T-48	(New) Accessibility Compliance – Trans. Facilities	\$0	\$1,610,000	\$1,610,000
P/R-22	C.V. Neighborhood Park & Frontage Road	\$5,034,350	\$6,581,870	\$1,547,520
P/R-24	Carmel Grove Mini-park Play Area	\$428,000	\$480,858	\$52,858
P/R-25	Del Mar Trails Park Play Area Upgrades.	\$530,811	\$596,366	\$65,555
P/R-26	Torrey High. Neigh. Park Play Area Upgrades.	\$535,000	\$940,377	\$405,377
P/R-27	Windwood II Mini-park Play Area Upgrades.	\$428,000	\$550,000	\$122,000
P/R-28	(New) Park and Recreational Facilities Improvements	\$0	\$5,500,000	\$5,500,000
P/R-29	(New) Carmel Valley Parks - Land and Rec. Facilities	\$0	\$18,750,000	\$18,750,000
P/R-30	(New) Carmel Valley Parkland and Facilities Study	\$0	\$150,000	\$150,000
P/R-31	(New) Accessibility Compliance – Park/Rec. Facilities	\$0	\$3,007,000	\$3,007,000
Increased Contributions Current & Future Projects:				\$33,572,414
Total:				\$26,343,805

Table 4 Carmel Valley Cashflow

FISCAL YEAR	SFDU	MFDU	CAC	IAC	INST	\$/SFDU	\$/MFDU	\$/CAC	\$/IAC	\$/INST	REV. & INT.	EXPENSES	BALANCE
Through FY 2009	7,162	6,300	178.26	50.47	40.51						\$153,057,755	\$123,992,612	\$29,065,143
2010	74	23	0.01	0.00	0.56	\$24,946	\$17,462	\$92,550	\$86,063	\$89,057	\$1,965,855	\$5,056,416	\$25,974,582
2011	43	91	0.19	0.00	0.00	\$26,692	\$18,685	\$99,028	\$92,088	\$95,291	\$3,106,615	-\$1,154,118	\$30,235,315
2012	21	55	0.88	0.00	0.00	\$28,027	\$19,619	\$103,980	\$96,692	\$100,056	\$1,970,880	\$1,076,321	\$31,129,874
2013	4	0	5.68	0.00	0.00	\$29,428	\$20,600	\$109,179	\$101,527	\$105,059	\$1,586,348	\$756,169	\$31,960,053
2014	8	31	1.12	4.00	4.00	\$30,311	\$21,218	\$112,454	\$104,572	\$108,211	\$2,911,987	\$8,409,132	\$26,462,908
2015	8	76	3.00	4.00	5.00	\$31,221	\$21,854	\$115,828	\$107,710	\$111,457	\$3,846,218	\$8,510,402	\$21,798,725
2016	8	55	4.00	4.00	6.00	\$32,157	\$22,510	\$119,303	\$110,941	\$114,801	\$3,540,041	\$12,179,132	\$13,159,633
2017	8	25	4.00	3.00	5.00	\$33,122	\$23,185	\$122,882	\$114,269	\$118,245	\$2,515,053	\$9,163,205	\$6,511,481
2018	4	10	3.00	1.00	3.00	\$34,116	\$23,881	\$126,568	\$117,697	\$121,792	\$1,371,868	\$3,636,957	\$4,246,392
2019	2	10	2.00	0.00	0.00	\$35,139	\$24,597	\$130,365	\$121,228	\$125,446	\$689,029	\$159,135	\$4,776,286
2020	0	0	0.00	0.00	0.00	\$36,193	\$25,335	\$134,276	\$124,865	\$129,209	\$106,229	\$1,113,945	\$3,768,570
TOTAL	7,342	6,676	202.14	66.47	64.07						\$176,667,879	\$172,899,309	\$3,768,570

Notes: FY 2015-2020: Inflation = 3.0% per Year; Interest = 2.5% per Year
 Expenses include administrative costs, direct CIP costs, fund transfers and project cost reimbursements.

Table 5 Los Angeles/San Diego Construction Cost Index

As reported March 2013 by *Engineering News Record*

YEAR	CCI	% ANNUAL CHANGE
2000	7056	3.28%
2001	7073	0.24%
2002	7440	5.19%
2003	7572	1.77%
2004	7735	2.15%
2005	8234	6.45%
2006	8552	3.86%
2007	8873	3.75%
2008	9200	3.69%
2009	9799	6.51%
2010	9770	(0.3%)
2011	10035	2.72%
2012	10284	2.48%
2013	10284	0.0%

Table 6 San Diego Consumer Price Index

Reported August 2012

YEAR	CPI	% ANNUAL CHANGE
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	4.55%
2009	240.9	-0.60%
2010	244.2	1.39%
2011	252.5	3.40%
2012	256.6	1.66%

Financing Strategies

Policy PF-A-3 (Public Facilities, Services and Safety Element) of the City of San Diego General Plan calls for the City to maintain an effective facilities financing program to ensure that impact of new development is mitigated through appropriate fees identified in Financing Plans; to ensure new development pays its proportional fair-share of public facilities costs; to ensure FBAs and DIFs are updated frequently and evaluated periodically to ensure financing plans are representative of current project costs and facility needs; and to include in the Financing Plans a variety of facilities to effectively and efficiently meet the needs of diverse communities.

Development impacts public facilities and services, including the water supply and distributions system, sanitary sewer system, streets, parks and open space. Anticipated public facility projects that benefit a population larger than the local/adjacent development can 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 the FBA Ordinance.

Development Impact Fee (DIF)

Within communities which are near full community development, DIF are collected to mitigate the impact of new development through provision of a portion of the financing needed for funding anticipated public facilities and to maintain existing levels of service for that community. DIF cannot be used for demand resulting from existing development. Consistent with previous Council direction, DIF, equal to the current FBA, are appropriate for properties in FBA communities that have not been assessed or otherwise agreed to pay FBA.

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 may be 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 at least 50% of the property owners, based on a ballot process with votes weighted in proportion to the assessment obligation in order to establish the district.

Community Facilities Districts (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 Facilities District (CFD). The formation of such CFDs 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.

Further guidance on both Assessment Districts and Community Facilities districts within the City can be found in the City of San Diego Debt Policy, Appendix A, Special District Formation and Financing Policy.

Cost Reimbursement District (CRD)

Occasionally, a developer/subdivider is directed to construct public improvements that are more than that which is required to support their individual property/development. A Cost Reimbursement District provides a mechanism by which the developer/subdivider may be reimbursed by the property owners who ultimately benefit from the improvement. Reimbursement is secured by a lien on the benefiting properties for a period of 20 years, with the lien due and payable upon recordation of a final map or issuance of a building permit, whichever occurs first.

Developer Construction

With approval of City Council, developers may elect to construct some public facility projects in lieu of, or for credit against, paying a Facilities Benefit Assessment (Council Policy 800-12). Facility costs in excess of the FBA fee obligation may be reimbursed to the developer from the FBA fund, subject to the availability of funds and pursuant to the terms of a Council-approved reimbursement agreement.

Development Agreement

A developer may enter into an agreement with the City, in which certain development rights are extended to the developer in exchange for certain extraordinary benefits given to the City.

Regional Transportation Congestion Improvement Program

Where appropriate, the City assesses the Regional Transportation Congestion Improvement Program Fees (RTCIP) as authorized by City Council Resolution R-303554, adopted on April 14, 2008. Development within Carmel Valley is currently exempt from the RTCIP fee since new development pays FBA or DIF 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.

Reimbursement Financing for Water and Sewer Facilities

This method of financing is outlined in Council Policy 400-7, and is commonly used when the first developer/subdivider in an area is required to construct the necessary water and sewer facilities for an entire developing area. These agreements are approved by City Council. Reimbursement to the first developer/subdivider 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.

General Assumptions and Conditions

For the FBA and DIF methodologies, the following 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.
2. Non-residential land will be assessed FBAs for infrastructure, including transportation, fire, and utility facilities. However, developers of non-residential land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential

FY 2014 Carmel Valley Public Facilities Financing Plan

component of the Carmel Valley 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 will be evaluated at that time.

3. Reviews may be performed to evaluate performance of the program and 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 owner or developer shall pay the FBA or DIF as a condition of obtaining construction or building permits, respectively.
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 Financing Plan 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 reimbursement agreement and the availability of funds. If two developers are entitled to cash reimbursement during the same FY, then the first agreement to be approved by the City Council shall take precedence over subsequent agreements.

6. As FBA and DIF are collected they shall be placed in separate City funds that provide interest earnings for the benefit of Carmel Valley.
7. The Development Schedule, shown on page 4 as Table 1, is an estimated schedule based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Carmel Valley.
8. Most public facilities anticipated in the Financing Plan are either “population based” or “transportation based.” The estimated year in which funds are budgeted for a given project should not be considered as a binding commitment that the project would be constructed in that year. With each Financing Plan update, permit activity and 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. In addition, the City Council may amend the Facilities Financing Plan to add, delete, substitute, or modify a particular anticipated project to take into consideration unforeseen circumstance
9. Only those roadways that have been designed as circulation element roadways per the Carmel Valley Community Plan have been considered in this Financing Plan as being funded or partially funded by the FBA. All other roadways located within Carmel Valley will be the responsibility of the developer/subdivider and are not reflected in the FBA calculations.
10. Any project-specific community plan amendment may result in additional fees being charged on an ad hoc basis.

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Table 7 Project Summary Table

(Page 1 of 5)

Current & Future Transportation Projects										
2014	Pg. #	2009	Description	Status	FY	Project Cost	CV FBA	CV DIF (Available)	Torrey Hills	Other
T-42	21	T-2	Miscellaneous Transportation Improvements	Current	Ongoing	\$2,535,000	\$2,035,000	\$0	\$0	\$500,000
T-43	22	T-4	El Camino Real/SR-56 Bike Path Connector	Future	2014	\$461,640	\$461,640	\$0	\$0	\$0
T-44	23	T-5	I-5 Underpass - Bikeway/Pedestrian Connector	Future	2014	\$1,651,010	\$535,000	\$0	\$0	\$1,116,010
T-45	24	T-7	Traffic Signals on Carmel Country Rd.	DevSub.	TBD	\$310,000	\$0	\$0	\$0	\$310,000
T-46	25	T-9	Carmel Mountain Rd. Eastern Wildlife Bridge and Roadway Segment	Reimb.	2014	\$17,421,584	\$3,785,584	\$0	\$0	\$13,636,000
T-47	26	W-3	Carmel Country Rd. Low Flow Channel	Future	2015	\$2,712,000	\$2,712,000	\$0	\$0	\$0
T-48	27	N/A	Accessibility Compliance - Transportation Facilities	Future	TBD	\$2,110,000	\$1,610,000	\$0	\$0	\$500,000
Subtotal:						\$27,201,234	\$11,139,224	\$0	\$0	\$16,062,010
Current & Future Park and Recreation Projects										
P/R-22	29	P/R-3	C.V. Neighborhood Park and Frontage Rd. - Neighborhood 8	On Hold	TBD	\$6,581,870	\$6,581,870	\$0	\$0	\$0
P/R-23	30	P/R-5	C.V. Multi-use Trail - Neighborhood 10	On Hold	TBD	\$620,600	\$620,600	\$0	\$0	\$0
P/R-24	31	P/R-7	Carmel Grove Mini-Park Play Area Upgrades	Current	2013	\$480,858	\$480,858	\$0	\$0	\$0
P/R-25	32	P/R-8	Del Mar Trails Park Play Area Upgrades	Current	2013	\$596,366	\$596,366	\$0	\$0	\$0
P/R-26	33	P/R-9	Torrey Highlands Neighborhood Park Play Area Upgrades	Current	2014	\$940,377	\$602,072	\$338,305	\$0	\$0
P/R-27	34	P/R-10	Windwood II Mini-Park Play Area Upgrades	Current	2013	\$555,225	\$480,858	\$69,142	\$0	\$5,225
P/R-28	35	N/A	Park and Recreation Facility Improvements	Future	TBD	\$5,500,000	\$5,500,000	\$0	\$0	\$0
P/R-29	36	N/A	Additional Parkland and Recreational Facilities	Future	2014	\$26,640,000	\$18,750,000	\$0	\$0	\$7,890,000
P/R-30	37	N/A	Carmel Valley Community Parkland and Recreation Facilities Study	Future	2014	\$150,000	\$0	\$150,000	\$0	\$0
P/R-31	38	N/A	Accessibility Compliance at Existing Park and Recreation Facilities	Future	2014	\$3,307,000	\$2,000,000	\$1,007,000	\$0	\$300,000
Subtotal:						\$45,372,296	\$35,612,624	\$1,564,447	\$0	\$8,195,225
Current & Future Library Projects										
L-2	39	N/A	Carmel Valley Branch Library Facility Improvements	Future	TBD	\$300,000	\$0	\$0	\$0	\$300,000
L-3	40	N/A	Carmel Valley Branch Library Accessibility Compliance	Future	TBD	\$300,000	\$0	\$0	\$0	\$300,000
Subtotal:						\$600,000	\$0	\$0	\$0	\$600,000
TOTAL CURRENT & FUTURE PROJECTS:						\$73,173,530	\$46,751,848	\$1,564,447	\$0	\$24,857,235

Table 7 Project Summary Table; Page 2 of 5

2014	Pg. #	2009	Description	Status	FY	Project Cost	CV FBA	CV DIF (Available)	Torrey Hills	Other
Completed/Deleted Transportation Projects										
C T-1	41	C T-1	Del Mar Heights Rd. from I-5 to El Camino Real	Compl.	1987	\$1,235,000	\$0			\$1,235,000
C T-2	41	C T-2	Del Mar Heights Rd. from El Camino Real to Carmel Country Rd.	Compl.	1987	\$1,550,000	\$0			\$1,550,000
C T-3	41	C T-3	Del Mar Heights Rd. from Carmel Country Rd. to SDG&E Easement	Compl.	1988	\$1,196,000	\$0			\$1,196,000
C T-4	41	C T-4	Del Mar Heights Rd. Half-width Improvements at Fire Station	Compl.	1988	\$187,740	\$187,740			\$0
C T-5	41	C T-5	Del Mar Heights Rd. Half-width Improvements at Torrey Pines H.S.	Compl.	1988	\$619,831	\$619,831			\$0
C T-6	41	C T-6	Del Mar Heights Rd. from Landsdale Dr. to Carmel Canyon Rd.	Compl.	1988	\$2,500,000	\$0			\$2,500,000
C T-7	41	C T-7	Del Mar Heights Rd. from Carmel Canyon Rd. to the Easterly Community Boundary	Compl.	1988	\$4,640,000	\$0			\$4,640,000
C T-8	42	C T-8	Del Mar Heights Rd. and I-5 Interchange (Bridge Widening)	Compl.	1988	\$4,874,553	\$3,983,553			\$891,000
C T-9	42	C T-9	Del Mar Heights Rd. Extension - Environmental Documentation	Compl.	1992	\$190,000	\$95,000			\$95,000
C T-10	42	C T-10	Carmel Creek Rd. from Carmel Country Rd. to Carmel Valley Rd.	Compl.	1987	\$3,042,100	\$0			\$3,042,100
C T-11	42	C T-11	Carmel Creek Rd. North from the Southerly Community Boundary	Compl.	2001	\$1,500,000	\$0			\$1,500,000
C T-12	42	C T-12	Carmel Creek Rd. Bridge	Compl.	2002	\$1,331,187	\$1,331,187			\$0
C T-13	42	C T-13	El Camino Real from Half Mile Dr. to Del Mar Heights Rd.	Compl.	1987	\$4,370,000	\$0			\$4,370,000
C T-14	43	C T-14	El Camino Real from Del Mar Heights Rd. to Southern Terminus of the Employment Ctr.	Compl.	1988	\$5,900,000	\$0			\$5,900,000
C T-15	43	C T-15	El Camino Real from Southern Terminus of the Employment Ctr. to Carmel Valley Rd.	Compl.	1988	\$1,900,000	\$0			\$1,900,000
C T-16	43	C T-16	El Camino Real offsite Extension to Southern Edge of San Dieguito River Bridge	Compl.	1988	\$4,618,255	\$4,618,255			\$0
C T-17	43	C T-17	El Camino Real from Carmel Valley Rd. to Southern Boundary of the Former Musckin/Leahy Property	Compl.	1997	\$4,203,687	\$2,101,687		\$2,102,000	\$0
C T-18	43	C T-18	Hartfield Ave.	Compl.	1988	\$256,840	\$256,840			\$0
C T-19	43	C T-19	Widen Carmel Valley Rd. Offsite Westerly to Freeway Ramps	Compl.	1988	\$224,296	\$190,652		\$33,644	\$0

Table 7 Project Summary Table; Page 3 of 5

Completed/Deleted Transportation Projects, Continued										
2014	Pg. #	2009	Description	Status	FY	Project Cost	CV FBA	CV DIF	Torrey Hills	Other
C T-20	44	C T-20	Carmel Valley Rd. from Old El Camino Real (W) to El Camino Real (E)	Compl.	1988	\$566,000	\$0			\$566,000
C T-21	44	C T-21	Carmel Valley Rd. from El Camino Real to Carmel Creek Rd.	Compl.	1989	\$1,650,000	\$0			\$1,650,000
C T-22	44	C T-22	Carmel Valley Rd. from Carmel Creek Rd. to Carmel Country Rd.	Compl.	1992	\$3,800,000	\$0			\$3,800,000
C T-23	44	C T-23	Carmel Canyon Rd. from Del Mar Heights Rd. to Carmel Country Rd.	Compl.	1989	\$3,600,000	\$0			\$3,600,000
C T-24	44	C T-24	Carmel Country Rd. from Del Mar Heights Rd. to Carmel Valley Rd.	Compl.	1989	\$5,000,000	\$0			\$5,000,000
C T-25	44	C T-25	Carmel Country Rd. from Carmel Valley Rd. to DEL MAR TRAILS Rd.	Compl.	1994	\$956,000	\$0			\$956,000
C T-26	44	C T-26	Carmel Country Rd. from SR-56 to Carmel Mountain Rd.	Compl.	1999	\$16,830,000	\$0			\$16,830,000
C T-27	45	C T-27	Traffic Signals and Ramp Widening for I-5 at Carmel Valley Rd.	Compl.	1988	\$620,000	\$525,000		\$95,000	\$0
C T-28	45	C T-28	Traffic Signals AT I-5 and Del Mar Heights Rd.	Compl.	1988	\$73,795	\$73,795			\$0
C T-29	45	C T-29	Traffic Signal AT Carmel Creek Rd. and Carmel Country Rd.	Compl.	1988	\$95,000	\$95,000			\$0
C T-30	45	C T-30	Traffic Signal AT Del Mar Heights Rd. and Torrey Ridge Dr.	Compl.	1988	\$95,000	\$95,000			\$0
C T-31	45	C T-31	State Route 56 West - Property Acquisition	Compl.	1993	\$24,785,893	\$3,000,000		\$1,737,963	\$20,047,930
C T-32	45	C T-32	SR-56 Freeway from I-5 to Eastern Community Boundary	Compl.	1993	\$30,349,000	\$0			\$30,349,000
C T-33	46	C T-33	Transit Center in Neighborhood 9	Compl.	1995	\$76,757	\$76,757			\$0
C T-34	46	C T-34	Park & Ride Transportation Center	Compl.	1999	\$375,303	\$375,303			\$0
C T-35	46	C T-35	T.S. AT Carmel Country Rd. and Bougainvillea Subdivision Entrance	Compl.	2000	\$100,000	\$0			\$100,000
C T-36	46	C T-36	T.S. AT Carmel Country Rd. and Palacio Del Mar Subdivision Entrance	Compl.	2003	\$134,000	\$0			\$134,000
C T-37	46	C T-37	Canter Heights Dr. from Neighborhood 8A Boundary to Carmel Mountain RD	Compl.	2007	\$3,000,000	\$0			\$3,000,000
C T-38	46	C T-38	East Ocean Air Dr.	Compl.	2007	\$300,000	\$300,000			\$0
C T-39	47	T-8	Carmel Valley Community Concourse	Deleted	0	\$46,029	\$46,029			\$0

Table 7 Project Summary Table; Page 4 of 5

Completed/Deleted Transportation Projects, Continued										
2014	Pg. #	2009	Description	Status	FY	Project Cost	CV FBA	CV DIF	Torrey Hills	Other
C T-40	47	T-1	Carmel Mountain Rd./I-5 Interchange	Compl.	2009	\$20,712,647	\$7,481,150		\$12,247,588	\$983,909
C T-41	47	T-3	East San Rafael Street Deceleration Lane	Compl.	2009	\$197,538	\$197,538			\$0
C T-42	47	T-6	Del Mar Heights Rd. North of Ashley Falls Neighborhood Park	Reimb.	2010	\$859,436	\$859,436			\$0
Subtotal:						\$158,561,888	\$26,509,753	\$0	\$16,216,195	\$115,835,939
Completed/Deleted Park and Recreation Projects										
C P/R-1	48	C P/R-1	Solana Highlands Neighborhood Park	Compl.	1988	\$3,019,687	\$3,019,687			\$0
C P/R-2	48	C P/R-2	Carmel Del Mar Neighborhood Park	Compl.	1988	\$3,193,753	\$3,193,753			\$0
C P/R-3	48	C P/R-3	Carmel Grove Mini-Park - Neighborhood 6	Compl.	1988	\$1,470,000	\$1,470,000			\$0
C P/R-4	48	C P/R-4	Torrey Highlands Neighborhood Park - Neighborhood 7	Compl.	1990	\$2,005,554	\$2,005,554			\$0
C P/R-5	48	C P/R-5	Windwood II Mini-Park - Neighborhood 1	Compl.	1991	\$701,850	\$701,850			\$0
C P/R-6	48	C P/R-6	Del Mar Trails Park - Neighborhood 5	Compl.	1993	\$1,206,339	\$356,339			\$850,000
C P/R-7	49	C P/R-7	Carmel Creek Neighborhood Park - Neighborhood 1	Compl.	1995	\$4,576,000	\$4,446,000			\$130,000
C P/R-8	49	C P/R-8	Carmel View Mini-Park - Neighborhood 6	Compl.	1999	\$441,064	\$441,064			\$0
C P/R-9	49	C P/R-9	Ashley Falls Neighborhood Park - Neighborhood 4	Compl.	2001	\$10,067,190	\$10,067,190			\$0
C P/R-10	49	C P/R-10	Torrey Highlands Park Off-Leash Area for Dogs	Compl.	2002	\$15,781	\$15,781			\$0
C P/R-11	49	C P/R-11	Carmel Knolls Renaissance Park - Neighborhood 1	Compl.	2003	\$3,545,860	\$3,545,860			\$0
C P/R-12	49	C P/R-12	Sage Canyon Neighborhood Park - Neighborhood 10	Compl.	2003	\$7,590,258	\$7,590,258			\$0
C P/R-13	49	C P/R-13	Carmel Del Mar Park Play Area Upgrades	Compl.	2004	\$156,273	\$46,723			\$109,550
C P/R-14	50	C P/R-14	Solana Highlands Neighborhood Park Play Area Upgrades	Compl.	2005	\$299,808	\$299,808			\$0
C P/R-15	50	C P/R-15	Linear Park - SDG&E Easement (Deleted)	Compl.	n/a	\$142,152	\$142,152			\$0
C P/R-16	50	C P/R-16	Carmel Valley Multi-use Trail - Shaw Valley	Compl.	2005	\$518,494	\$518,494			\$0
C P/R-17	50	P/R-11	Carmel Valley Community Park - Town Center	Compl.	2000	\$20,557,364	\$20,118,975		\$346,227	\$92,162
C P/R-18	51	P/R-1	C.V. Community Park South - Neighborhood 8A	Compl.	2012	\$9,415,981	\$1,902,684		\$2,006,596	\$5,506,702
C P/R-19	51	P/R-2	C.V. Community Park South Recreation Building	Compl.	2012	\$5,305,535	\$4,505,535		\$631,033	\$168,967
C P/R-20	51	P/R-4	C.V. Skate Park	Compl.	2010	\$2,461,641	\$2,411,641			\$50,000
C P/R-21	52	P/R-6	Recreation Facilities Study - Community Park Lower Field	Deleted	n/a	\$0	\$0			\$0
Subtotal:						\$76,690,584	\$66,799,347	\$0	\$2,983,856	\$6,907,381

Table 7 Project Summary Table; Page 5 of 5

Completed/Deleted Police, Fire and Library Projects										
C PO-1	53	PO-1	Northwest Area Police Station	Compl.	2007	\$18,392,258	\$11,429,830		\$2,376,647	\$4,585,781
C F-1	53	C F-1	Fire Station #24	Compl.	1993	\$1,844,200	\$1,582,700		\$199,500	\$62,000
C L-1	53	C L-1	Carmel Valley Branch Library	Compl.	1994	\$4,348,000	\$4,211,000		\$137,000	\$0
Subtotal:						\$24,584,458	\$17,223,530	\$0	\$2,713,147	\$4,647,781
Completed/Deleted Water and Wastewater Projects										
C W-1	54	C W-1	Green Valley Pipeline	Compl.	1988	\$6,099,641	\$6,099,641			\$0
C W-2	54	C W-2	Expansion of Sewer Pump Station 64	Compl.	1988	\$494,800	\$247,400			\$247,400
C W-3	54	N/A	Design of C.V. Channel	Compl.	1997	\$400,000	\$400,000			\$0
C W-4	54	W-1	Water Transmission Line Relocation	Reimb.	2010	\$1,255,572	\$1,255,572			\$0
C W-5	54	W-2	Carmel Mountain Rd. Water Transmission Line	Reimb.	2012	\$2,106,265	\$2,106,265			\$0
Subtotal:						\$10,356,277	\$10,108,877	\$0	\$0	\$247,400

TOTAL CURRENT & FUTURE PROJECTS: **\$9,910,781** **\$2,150,084** **\$0** **\$2,006,596** **\$5,754,102**

	Project Cost	CV FBA	CV DIF (Available)	Torrey Hills	Other
Current and Future CIP Projects:	\$73,173,530	\$46,751,848	\$1,564,447	\$0	\$24,857,235
Current and Future Administrative Costs:	\$596,931	\$596,931	\$0	\$0	\$0
Subtotal:	\$73,770,460	\$47,348,778	\$1,564,447	\$0	\$24,857,235

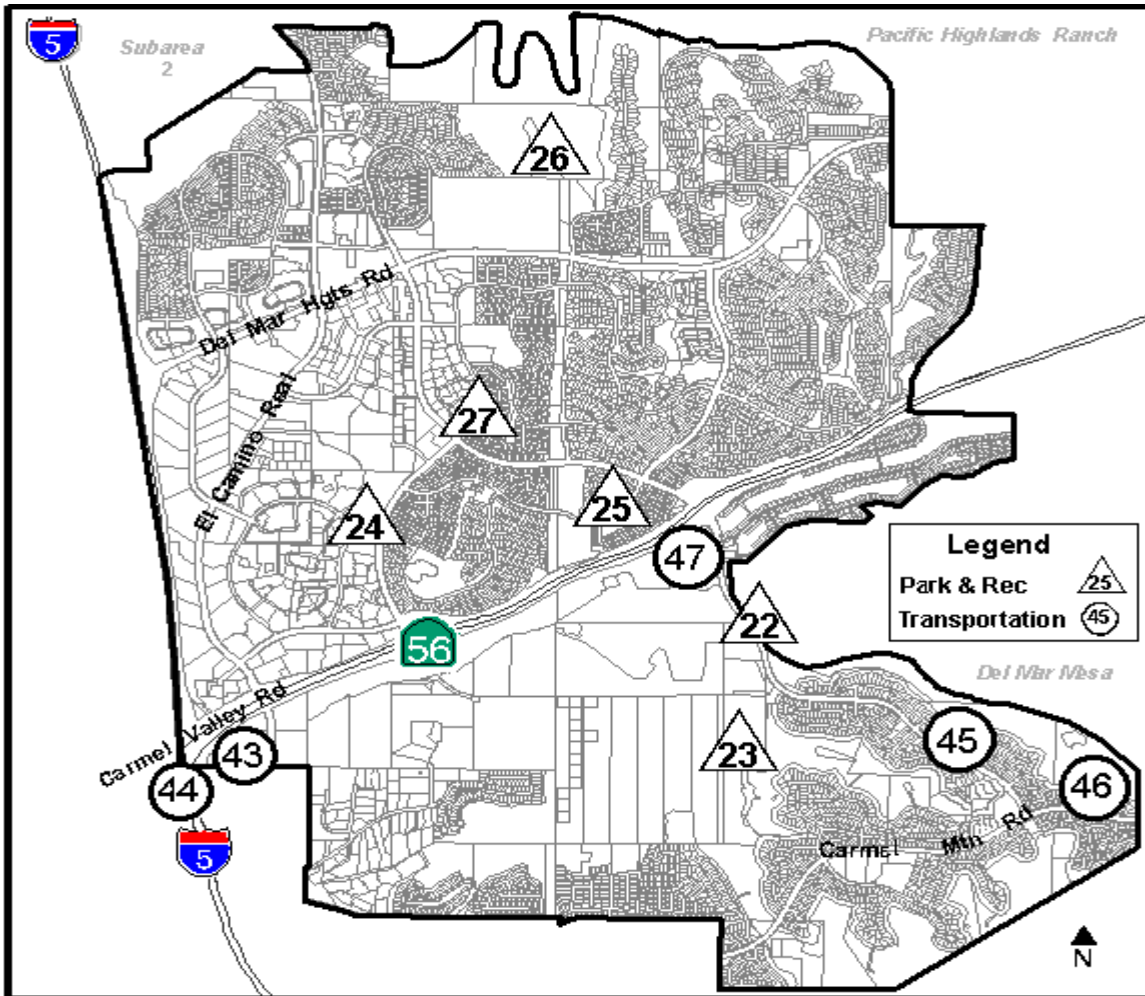
Completed CIP Projects:	\$270,193,207	\$120,641,508	\$0	\$21,913,198	\$127,638,501
Completed Administrative Costs:	\$4,334,070	\$4,334,070	\$0	\$0	\$0
Subtotal:	\$274,527,277	\$124,975,578	\$0	\$21,913,198	\$127,638,501

Total: **\$348,297,738** **\$172,324,356** **\$1,564,447** **\$21,913,198** **\$152,495,736**

	TOTAL	FBA	DIF
Remaining FBA and DIF Contributions:	\$34,540,457	\$32,976,010	\$1,564,447

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Figure 2 Current and Future Projects - Summary Map



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: **Miscellaneous Transportation Improvements** **Project:** **T-42**
Previous PFFP #: T-2

Department: Engineering and Capital Projects Council District: 1
CIP/WBS #: Multiple Community Plan: CV

Description: This project would provide for necessary street, traffic and transportation-related improvements to include, but are not limited to, flashing beacons, signal modifications and synchronizations, traffic calming measures, and improvement to promote and provide alternative transportation

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: The current Flashing Beacon project (WBS 00987) is scheduled for FY 2014. Projects may be alternatively or additionally funded by Developer Impact Fee (DIF) funds if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$2,035,000	\$7,521	\$27,479	\$0	\$500,000	\$1,500,000
Unidentified	\$500,000					
TOTAL	\$2,535,000	\$7,521	\$27,479	\$0	\$500,000	\$1,500,000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: El Camino Real/SR-56 Bike Path Connector **Project:** T-43
Previous PFFP #: T-4

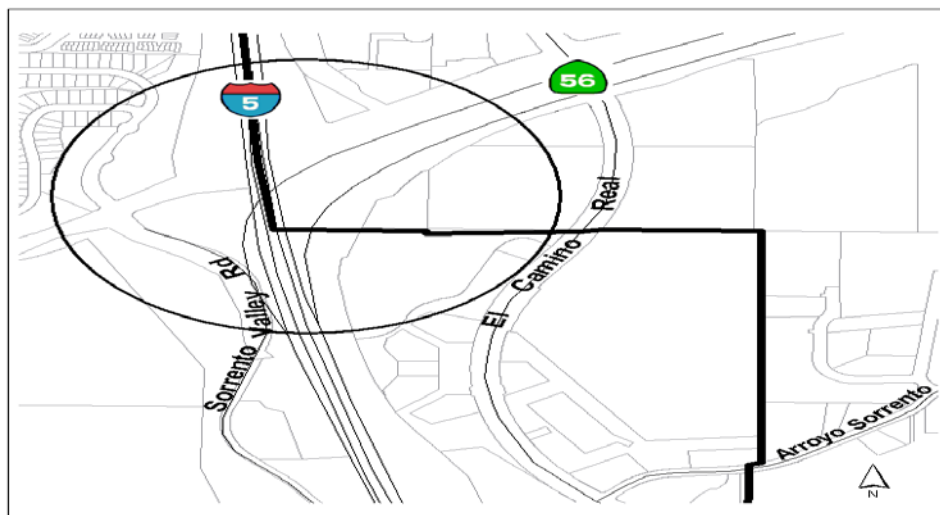
Department: Engineering and Capital Projects **Council District:** 1
CIP/WBS #: 582080; W-00981 **Community Plan:** CV

Description: This project will provide for a pervious concrete bike path access link from El Camino Real to the existing SR-56 bike path. The existing dirt path will be graded and a commercial concrete driveway will be installed on El Camino Real to allow for improved access to the path.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: In FY 2013, design was at 75%. Design completion and construction is on hold until culvert maintenance issues can be resolved (anticipate in FY 2014). Project may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$461,640	\$93,540	\$173,960	\$194,140	\$0	\$0
TOTAL	\$461,640	\$93,540	\$173,960	\$194,140	\$0	\$0



Contact: Brian Genovese
Phone: 619-533-3836
Email: bgenovese@sandiego.gov

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: I-5 Underpass - Bikeway/Pedestrian Connector **Project:** T-44
Previous PFFP #: T-5

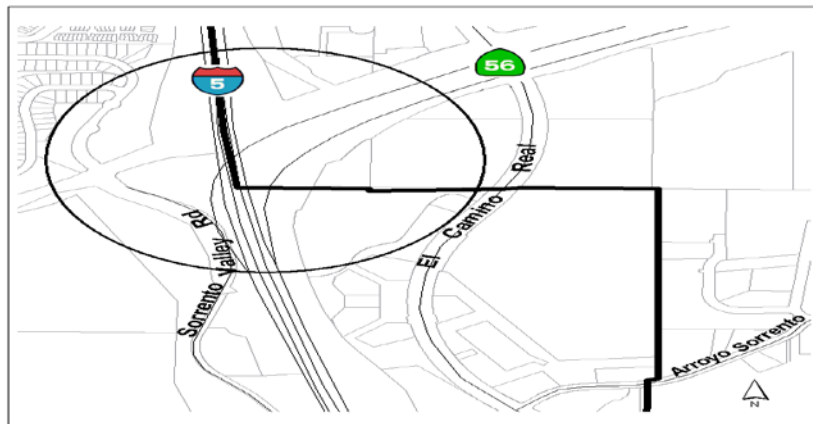
Department: Engineering and Capital Projects 1
CIP/WBS #: 582090; S-00982 Community Plan: CV

Description: This project will provide the missing link between two existing bike/pedestrian paths: the regional bike connection that runs parallel to the SR-56 corridor and the Sorrento Valley Road multi-use bike/pedestrian path. The connector will pass under the I-5 freeway just south of the Carmel Valley Road interchange.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Design is scheduled to begin in FY 2013. Construction is contingent upon the timing and availability of funding; and CALTRANS may include this project as part of the I-5 Freeway Widening project. Project may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$535,000	\$0	\$535,000	\$0	\$0	\$0
Other	\$1,116,010					
TOTAL	\$1,651,010	\$0	\$535,000	\$0	\$0	\$0



Contact: Brian Genovese
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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Traffic Signals on Carmel Country Rd.

Project: T-45
Previous PFFP #s: 21A-31; T-7

Department: Engineering and Capital Projects
CIP/WBS #: N/A

Council District: 1
Community Plan: CV

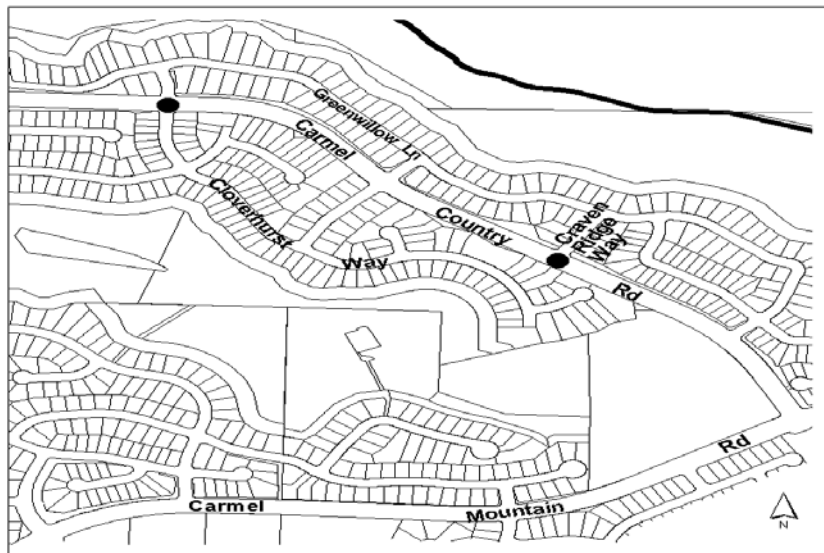
Description: This project will provide for the installation of traffic signals at two locations on Carmel Country Road at Cloverhurst Way and at Craven Ridge Way.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Note: These signals are a Del Mar Mesa Developer Responsibility, to accommodate the traffic created by development in that community.

Schedule: The signal at Cloverhurst has been completed. Installation of the second signal will be provided by the developer at a later date.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
DEV/SUB	\$310,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$310,000	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Carmel Mountain Rd. Eastern Wildlife Bridge and Roadway Segment

Project: T-46

Previous PFFP #s: 21A-17; T-9

Department: Engineering and Capital Projects
CIP/WBS #.: I.O. 21001211

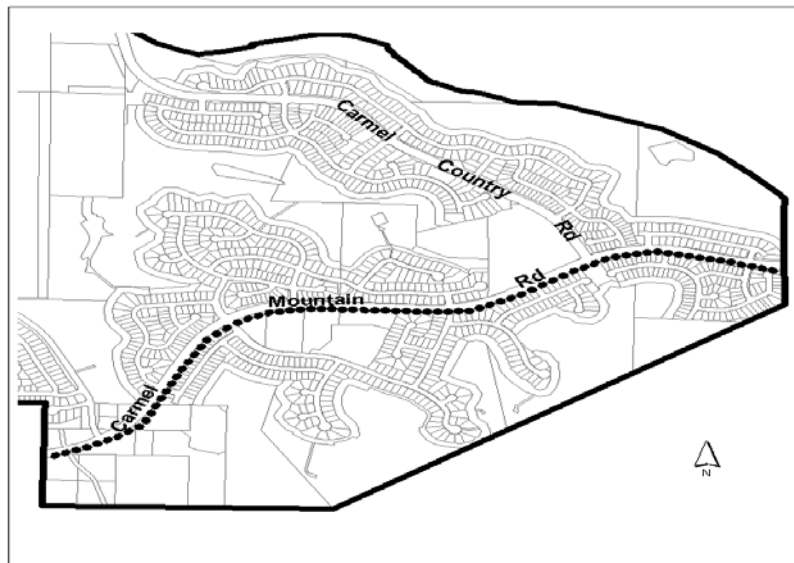
Council District: 1
Community Plan: CV

Description: Construction of the bridge and roadway West of Carmel Country road was completed by the developer. Further design and construction of the 350' long 2-lane Eastern wildlife bridge and roadway, East of Carmel Country Road, was completed by the developer in 2005. Through a reimbursement agreement the Carmel Valley FBA will reimburse the developer for the cost of the Eastern wildlife bridge and road segment.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Construction is complete. Final reimbursement is anticipated in FY 2014.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$3,785,584	\$3,747,424	\$788,160	\$0	-\$750,000	\$0
DEV/SUB	\$13,636,000	\$13,636,000	\$0	\$0	\$0	\$0
TOTAL	\$17,421,584	\$17,383,424	\$788,160	\$0	-\$750,000	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Carmel Country Rd. Low Flow Channel **Project:** T-47
Previous PFFP #: W-3

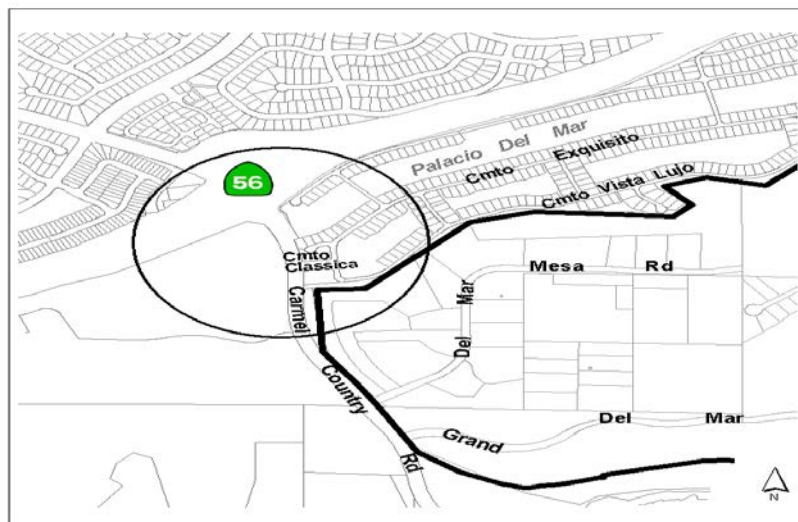
Department: Engineering and Capital Projects Council District: 1
CIP/WBS #: 121620; S-00969 Community Plan: CV

Description: This project will provide an elevated bicycle path over the Carmel Creek Waterway.

Justification: This project provides relief from ephemeral flooding on an existing bicycle path. This condition has created a health and safety issue for residents. This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Design will be completed in FY 2014, and construction is anticipated in FY 2015. Project may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$2,712,000	\$165,719	\$1,546,281	\$1,000,000	\$0	\$0
TOTAL	\$2,712,000	\$165,719	\$1,546,281	\$1,000,000	\$0	\$0



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Accessibility Compliance - Transportation Facilities **Project:** T-48

Department: Disability Services **Council District:** 1
CIP/WBS #: **Community Plan:** CV

Description: This project would provide funding for American Disabilities Act (ADA) Barrier Removal and disability related citizens complaints, at all Carmel Valley public facilities.

Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act (ADA) which became effective on January 26, 1992 prohibits discrimination to all programs, activities and services provided by public entities. It applies to all State and Local Governments, their departments and agencies, and any other instrumentalities of special purpose districts.

Justification: Removing architectural barriers guarantees equal opportunity for individuals with or without disabilities to areas of public accommodations. These areas must include but are not limited to employment, transportation, public rights-of-way, State and Local Government, buildings, programs, service, activities and telecommunications.

This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Projects will be scheduled as identified and may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available. Current FY 2014 project:

Carmel Country Road Sidewalk \$110,000

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$1,610,000	\$0	\$0	\$110,000	\$500,000	\$1,000,000
Unidentified	\$500,000					
TOTAL	\$2,110,000	\$0	\$0	\$110,000	\$500,000	\$1,000,000

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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: C.V. Neighborhood Park and Frontage Rd. - Neighborhood 8 **Project:** P/R-22
Previous PFFP #: 21A-26, 27; P/R-3

Department: Engineering and Capital Projects Council District: 1
CIP/WBS # 294820 / S-00642 Community Plan: CV

Description: This project provides for the development of a 4.0 useable acre neighborhood park, which may include a children's play area, picnic facilities, comfort station, open turf area and landscaping. This project will also provide for direct access to the park by way of a frontage road, estimated to be 850' long by 24' wide, from the easterly end of Tang Drive to the park entrance.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Land for the park was acquired as part of the Carmel Valley Restoration and Enhancement project. Design began in FY 2009 and will continue once access to the park site is secured/acquired through the adjacent private property. Project may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CVS	\$97,480	\$97,480	\$2,652,520	-\$2,652,520	\$0	\$0
FBA-CV	\$6,484,390	\$25,270	\$2,184,730	\$2,652,520	\$1,621,870	\$0
TOTAL	\$6,581,870	\$122,750	\$4,837,250	\$0	\$1,621,870	\$0

Contact: Howard Greenstein
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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: C.V. Multi-use Trail - Neighborhood 10 **Project:** P/R-23
Previous PFFP #: 21A-20; P/R-5

Department: Engineering and Capital Projects Council District: 1
CIP/WBS #: 526600 / S-0722 Community Plan: CV

Description: This project provides for a hiking/equestrian trail connection from Del Mar Mesa through neighborhood 10.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Design began in FY 2007, and construction began in 2009 in segments. Completion of the trail is contingent upon right-of-way acquisition for a portion of the trail. Project may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$620,600	\$213,759	\$406,841	\$0	\$0	\$0
TOTAL	\$620,600	\$213,759	\$406,841	\$0	\$0	\$0

Contact: Laura Ball
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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Carmel Grove Mini-Park Play Area Upgrades

Project: P/R-24
Previous PFFP #: 21-50; P/R-7

Department: Engineering and Capital Projects
CIP/WBS #296890 / S-00659

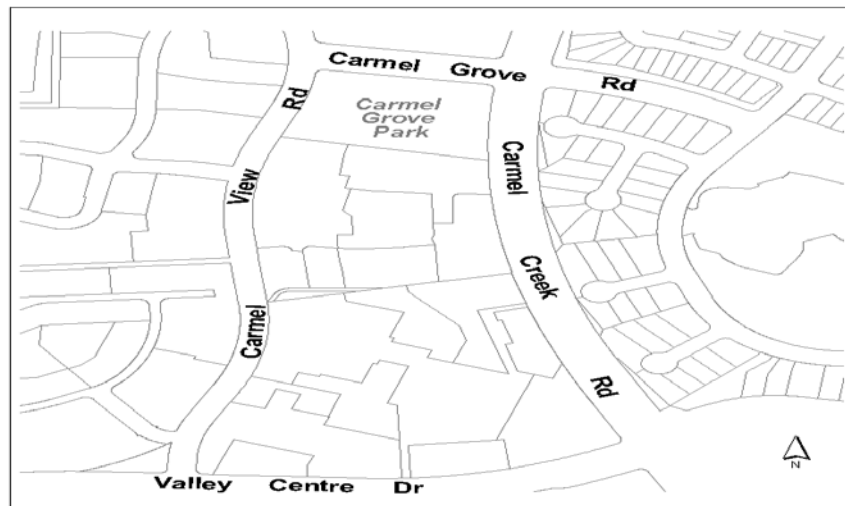
Council District: 1
Community Plan: CV

Description: This project provides for Americans with Disabilities Act (ADA) upgrades to the children's play equipment, and includes surfacing, site furnishings, paths of travel and street parking with ramp in compliance with State and Federal safety and accessibility guidelines.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Design and construction began in FY 2013.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$480,858	\$376,579	\$104,279	\$0	\$0	\$0
TOTAL	\$480,858	\$376,579	\$104,279	\$0	\$0	\$0



Contact: Sheila Bose
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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Del Mar Trails Park Play Area Upgrades **Project:** P/R-25
Previous PFFP #: P/R-8

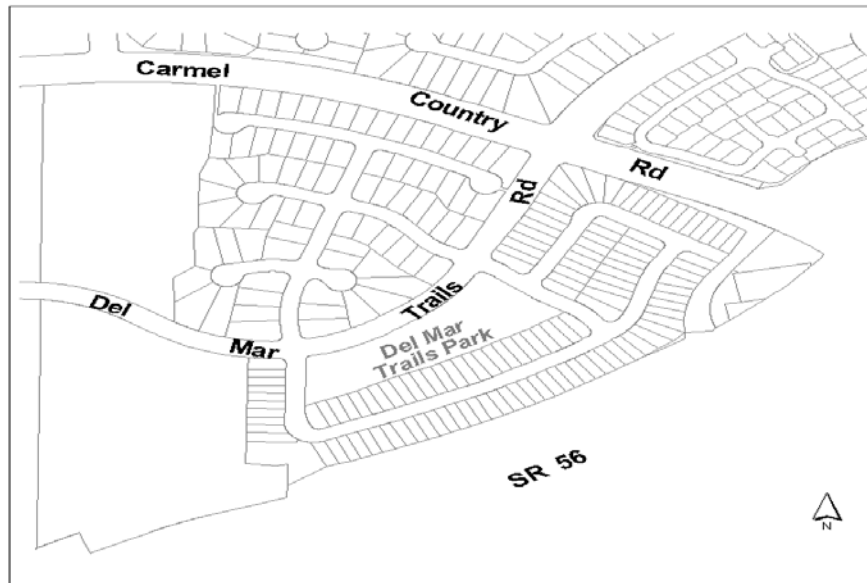
Department: Engineering and Capital Projects **Council District:** 1
Community Plan: CV
CIP/WBS #: 299790 / S-11016

Description: This project provides for Americans with Disabilities Act (ADA) upgrades to the children's play equipment, and includes surfacing, site furnishings, paths of travel and street parking with ramp in compliance with State and Federal safety and accessibility guidelines.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Construction began in FY 2013.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$596,366	\$116,461	\$479,905	\$0	\$0	\$0
TOTAL	\$596,366	\$116,461	\$479,905	\$0	\$0	\$0



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Torrey Highlands Neighborhood Park Play Area Upgrades **Project:** P/R-26
Previous PFFP #: P/R-9

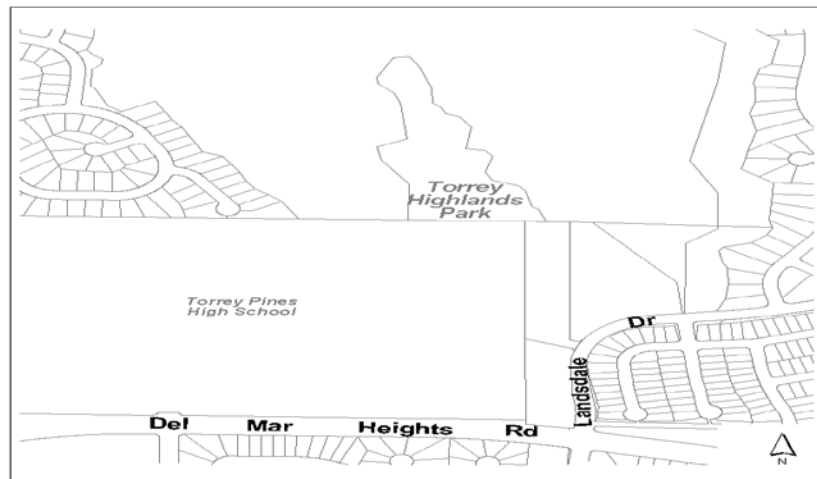
Department: Engineering and Capital Projects Council District: 1
CIP/WBS #: S-11020 Community Plan: CV

Description: This project provides for Americans with Disabilities Act (ADA) upgrades to the children's play equipment and comfort station, and includes surfacing, site furnishings, paths of travel and street parking in compliance with State and Federal safety and accessibility guidelines.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Construction is scheduled to begin in FY 2014.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$602,072	\$73,468	\$528,604	\$0	\$0	\$0
DIF-CV	\$338,305	\$0	\$0	\$338,305	\$0	\$0
TOTAL	\$940,377	\$73,468	\$528,604	\$338,305	\$0	\$0



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Windwood II Mini-Park Play Area Upgrades **Project:** P/R-27
Previous PFFP #: P/R-10

Department: Engineering and Capital Projects Council District: 1
Community Plan: CV
CIP/WBS #: S-11017

Description: This project provides for Americans with Disabilities Act (ADA) upgrades to the children's play equipment, and includes surfacing, site furnishings, paths of travel and street parking in compliance with State and Federal safety and accessibility guidelines.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Construction is scheduled to begin in FY 2013. A portion of the project cost (\$5,225) is ineligible for FBA/DIF funding.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$480,858	\$103,091	\$377,767	\$0	\$0	\$0
DIF-CV	\$69,142	\$0	\$0	\$69,142	\$0	\$0
Unidentified	\$5,225					
TOTAL	\$555,225	\$103,091	\$377,767	\$69,142	\$0	\$0



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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Park and Recreation Facility Improvements **Project:** P/R-28

Department: Engineering and Capital Projects **Council District:** 1
CIP/WBS #: **Community Plan:** CV

Description: This project would provide for improvements to existing Carmel Valley park and recreation facilities, including multi-use trails, to service existing and additional population in the Carmel Valley and Torrey Hills communities, by expanding the use of the facilities.

Justification: This project is consistent with the Carmel Valley and Torrey Hills Community Plans, and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: Projects will be scheduled as identified, and may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available. Additional development in the Torrey Hills community may also contribute towards projects that serve Torrey Hills residents.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$5,500,000	\$0	\$0	\$0	\$500,000	\$5,000,000
TOTAL	\$5,500,000	\$0	\$0	\$0	\$500,000	\$5,000,000

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM

Title: Additional Parkland and Recreational Facilities **Project:** P/R-29

Department: Engineering and Capital Projects **Council District:** 1
 CIP/WBS #: **Community Plan:** CV

Description: This project would provide for up to 15.8 useable acres of parkland and recreational facilities, to serve existing and additional residents in the Carmel Valley and Torrey Hills communities.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed at full community full buildout.

Schedule: Projects will be scheduled as identified. Initial funding will be made available in FY 2014 with tentative future funding in FYs 2015-2020. Projects may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available. Additional development in the Torrey Hills community may contribute towards projects that serve Torrey Hills residents.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$18,750,000	\$0	\$0	\$750,000	\$5,000,000	\$13,000,000
Unidentified	\$7,890,000					
TOTAL	\$26,640,000	\$0	\$0	\$750,000	\$5,000,000	\$13,000,000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Carmel Valley Community Parkland and Recreation Facilities Study **Project:** P/R-30

Department: Engineering and Capital Projects Council District: 1
CIP/WBS #: Community Plan: CV

Description: This project would provide for a community-wide Park and Recreation study to analyze and make viable recommendations on the acquisition, design and development of additional park and recreation facilities, including options for expanded use of and on existing facilities.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed to serve the community at full buildout.

Schedule: FY 2014.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
DIF-CV	\$150,000	\$0	\$0	\$150,000	\$0	\$0
TOTAL	\$150,000	\$0	\$0		\$0	\$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Accessibility Compliance at Existing Park and Recreation Facilities **Project:** P/R-31

Department: Disability Services Council District: 1
CIP/WBS #: Multiple Community Plan: CV

Description: This project will provide funding for American Disabilities Act (ADA) Barrier Removal and disability related citizens complaints, at all Carmel Valley public facilities.

Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act (ADA) which became effective on January 26, 1992 prohibits discrimination to all programs, activities and services provided by public entities. It applies to all State and Local Governments, their departments and agencies, and any other instrumentalities of special purpose districts.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed at full community buildout. Removing architectural barriers guarantees equal opportunity for individuals with or without disabilities to areas of public accommodations. These areas must include but are not limited to employment, transportation, public rights-of-way, State and Local Government, buildings, programs, service, activities and telecommunications.

Schedule Projects will be scheduled as identified and may be alternatively or additionally funded by Carmel Valley Development Impact Fees (DIF) if available. Current FY 2014 project:

Carmel Valley Recreation Center	\$342,000
Carmel Creek Park Comfort Station	\$234,000
Carmel Del Mar Comfort Station	\$431,000
	<u>\$1,007,000</u>

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
FBA-CV	\$2,000,000	\$0	\$0	\$0	\$500,000	\$1,500,000
DIF-CV	\$1,007,000	\$0	\$0	\$1,007,000	\$0	\$0
Unidentified	\$300,000					
TOTAL	\$3,307,000	\$0	\$0	\$1,007,000	\$500,000	\$1,500,000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Carmel Valley Branch Library Facility Improvements **Project:** L-2

Department: Engineering and Capital Projects **Council District:** 1
CIP/WBS #: N/A **Community Plan:** CV

Description: This project would provide for necessary improvements at the Carmel Valley branch library, to serve existing and additional population in the Carmel Valley and Torrey Hills

Justification: This project is consistent with the Carmel Valley and Torrey Hills Community Plans, and the City's General Plan, and is needed at full community buildout.

Schedule: Projects will be scheduled as identified, and may be funded by Carmel Valley Development Impact Fees (DIF) if available. Additional development in the Torrey Hills community may also contribute towards projects that serve Torrey Hills residents.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
Unidentified	\$300,000					
TOTAL	\$300,000	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Carmel Valley Branch Library Accessibility Compliance **Project:** L-3

Department: Disability Services **Council District:** 1
CIP/WBS #: Multiple **Community Plan:** CV

Description: This project would provide funding for American Disabilities Act (ADA) Barrier Removal and disability related citizens complaints, at all Carmel Valley public facilities.

Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act (ADA) which became effective on January 26, 1992 prohibits discrimination to all programs, activities and services provided by public entities. It applies to all State and Local Governments, their departments and agencies, and any other instrumentalities of special purpose districts.

Justification: This project is consistent with the Carmel Valley Community Plan and the City's General Plan, and is needed at full community buildout. Removing architectural barriers guarantees equal opportunity for individuals with or without disabilities to areas of public accommodations. These areas must include but are not limited to employment, transportation, public rights-of-way, State and Local Government, buildings, programs, service, activities and telecommunications.

Schedule Projects will be scheduled as identified and may be funded by Carmel Valley Development Impact Fees (DIF) if available.

Source	Funding	Expended	Cont. Appr.	FY 2014	FY 2015	2016-2020
Unidentified	\$300,000					
TOTAL	\$300,000	\$0	\$0	\$0	\$0	\$0

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 1 OF 7)

TITLE:	DEL MAR HEIGHTS ROAD FROM I-5 TO EL CAMINO REAL	C T-1
	PFFP # prior to FY 2009: 21-A	
DESCRIPTION:	6-LANE PRIMARY ARTERIAL W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD FROM I-5 TO EL CAMINO REAL. COMPLETED IN 1987.	
FUNDING:	\$1,235,000 DEV/SUB	100%
TITLE:	DEL MAR HEIGHTS ROAD FROM EL CAMINO REAL TO CARMEL COUNTRY ROAD	C T-2
	PFFP # prior to FY 2009: 21-B	
DESCRIPTION:	6-LANE PRIMARY W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD FROM EL CAMINO REAL TO CARMEL COUNTRY RD. COMPLETED IN 1987.	
FUNDING:	\$1,550,000 DEV/SUB	100%
TITLE:	DEL MAR HEIGHTS ROAD FROM CARMEL COUNTRY ROAD TO THE SDG&E EASEMENT	C T-3
	PFFP # prior to FY 2009: 21-C	
DESCRIPTION:	6-LANE PRIMARY W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD FROM CARMEL COUNTRY RD TO SDG&E EASEMENT. COMPLETED IN 1988.	
FUNDING:	\$1,196,000 DEV/SUB	100%
TITLE:	DEL MAR HEIGHTS ROAD HALF-WIDTH IMPROVEMENTS AT FIRE STATION	C T-4
	PFFP # prior to FY 2009: 21-13	
DESCRIPTION:	750 FT OF 6-LANE PRIMARY W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD, FRONTING FIRE STATION #24. COMPLETED IN 1988.	
FUNDING:	\$187,740 CV FBA	100%
TITLE:	DEL MAR HEIGHTS ROAD HALF-WIDTH IMPROVEMENTS AT TORREY PINES HIGH SCHOOL	C T-5
	CIP # prior to FY 2010: 269849 PFFP # prior to FY 2009: 21-14	
DESCRIPTION:	2000 FT OF 6-LANE PRIMARY ARTERIAL W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD, IN FRONT OF TORREY PINES H.S. COMPLETED IN 1988.	
FUNDING:	\$619,831 CV FBA	100%
TITLE:	DEL MAR HEIGHTS ROAD FROM LANDSDALE DRIVE TO CARMEL CANYON ROAD	C T-6
	PFFP # prior to FY 2009: 21-G	
DESCRIPTION:	6-LANE PRIMARY W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD FROM LANDSDALE DR TO CARMEL CANYON RD. COMPLETED IN 1988.	
FUNDING:	\$2,500,000 DEV/SUB	100%
TITLE:	DEL MAR HEIGHTS ROAD FROM CARMEL CANYON ROAD TO THE EASTERLY COMMUNITY BOUNDARY	C T-7
	PFFP # prior to FY 2009: 21-P	
DESCRIPTION:	6-LANE PRIMARY W/CLASS II BICYCLE LANES ON DEL MAR HEIGHTS RD FROM CARMEL CANYON TO COMMUNITY BOUNDARY. COMPLETED IN 1988.	
FUNDING:	\$4,640,000 DEV/SUB	100%

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 2 OF 7)

TITLE:	DEL MAR HEIGHTS ROAD AND I-5 INTERCHANGE (BRIDGE WIDENING)	C T-8
	CIP # prior to FY 2010: 523260 PFFP # prior to FY 2009: 21-11	
DESCRIPTION:	I-5 / DEL MAR HEIGHTS ROAD INTERCHANGE WIDENED AND IMPROVED TO 6-LANE FACILITY WITH CLASS II BICYCLE LANES. COMPLETED IN 1988.	
FUNDING:	\$3,983,553 CV FBA 82% \$853,000 STATE 17% \$38,000 PAC BELL 1%	100%
	\$4,874,553	
TITLE:	DEL MAR HEIGHTS ROAD EXTENSION - ENVIRONMENTAL DOCUMENTATION	C T-9
	CIP # prior to FY 2010: 525430 PFFP # prior to FY 2009: 21-45	
DESCRIPTION:	ENVIROMENTAL DOCUMENT FOR PROPOSED E-W COLLECTOR RD, LINKING CARMEL VALLEY AND RANCHO PENESQUITOS. COMPLETED IN 1992.	
FUNDING:	\$95,000 CV FBA 50% \$95,000 RP FBA 50%	100%
	\$190,000	
TITLE:	CARMEL CREEK ROAD FROM CARMEL COUNTRY ROAD TO CARMEL VALLEY ROAD	C T-10
	PFFP # prior to FY 2009: 21-K	
DESCRIPTION:	4-LANE MAJOR STREET W/BICYCLE LANES ON CARMEL CREEK ROAD FROM CARMEL COUNTRY RD TO CARMEL VALLEY RD. COMPLETED IN 1987.	
FUNDING:	\$3,042,100 DEV/SUB 100%	
TITLE:	CARMEL CREEK ROAD EXTENDING NORTH FROM THE SOUTHERLY COMMUNITY BOUNDARY	C T-11
	PFFP # prior to FY 2009: 21A-24	
DESCRIPTION:	MODIFIED 4-LANE MAJOR STREET FROM COMMUNITY BOUNDARY, SERVING LOMAS SORRENTO AND NEIGHBORHOOD 8C. COMPLETED IN	
FUNDING:	\$1,500,000 DEV/SUB. 100%	
TITLE:	CARMEL CREEK ROAD BRIDGE	C T-12
	CIP # prior to FY 2010: 282404 PFFP # prior to FY 2009: 21A-15	
DESCRIPTION:	CARMEL CREEK RD BRIDGE WIDENING SOUTH OF CARMEL VALLEY RD. REIMBURSEMENT TO TRANSNET PROGRAM. COMPLETED IN 2002.	
FUNDING:	\$1,331,187 CV FBA 100%	
TITLE:	EL CAMINO REAL FROM HALF MILE DRIVE TO DEL MAR HEIGHTS ROAD	C T-13
	PFFP # prior to FY 2009: 21-F	
DESCRIPTION:	4-LANE MAJOR STREET W/CLASS II BICYCLE LANES ON EL CAMINO REAL FROM DEL MAR HEIGHTS RD TO COMM. BOUNDARY. COMPLETED IN 1987.	
FUNDING:	\$4,370,000 DEV/SUB. 100%	

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 3 OF 7)

TITLE:	EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE SOUTHERN TERMINUS OF THE EMPLOYMENT	C T-14
	PFFP # prior to FY 2009: 21-D	
DESCRIPTION:	6-LANE MAJOR STREET W/BICYCLE LANES ON EL CAMINO REAL FROM DEL MAR HEIGHTS RD TO S. TERMINUS OF EMPL. CENTER. COMPLETED IN 1988.	
FUNDING:	\$5,900,000 DEV/SUB.	100%
TITLE:	EL CAMINO REAL FROM THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER TO CARMEL VALLEY ROAD	C T-15
	PFFP # prior to FY 2009: 21-L	
DESCRIPTION:	6-LANE MAYOR W/BICYCLE LANES ON EL CAM. REAL FROM S. TERMINUS OF EMPL. CENTER TO CARMEL VALLEY RD. COMPLETED IN 1988.	
FUNDING:	\$1,900,000 DEV/SUB	100%
TITLE:	EL CAMINO REAL OFFSITE EXTENSION TO THE SOUTH EDGE OF THE SAN DIEGUITO RIVER BRIDGE	C T-16
	CIP # prior to FY 2010: 520994, 523820	
	PFFP # prior to FY 2009: 21-15	
DESCRIPTION:	RELOCATION/CONSTRUCTION OF 40 FT OF EL CAMINO REAL FROM COMM. BOUNDARY TO SAN DIEGUITO RIVER BRIDGE. COMPLETED IN 1988.	
FUNDING:	\$4,618,255 CV FBA	100%
TITLE:	EL CAMINO REAL FROM CARMEL VALLEY RD TO SOUTHERN BOUNDARY OF MUSKIN/LEAHY PROPERTY	C T-17
	CIP # prior to FY 2010: 525320	
	PFFP # prior to FY 2009: 21A-10	
DESCRIPTION:	6-LANE MAJOR W/DUAL LEFT TURN LANES, FROM CARMEL VALLEY RD TO MUSKIN/LEAHY PROPERTY. COMPLETED IN 1997. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.	
FUNDING:	\$2,101,687 CV FBA	50%
	\$2,102,000 THILLS	50%
	<u>\$4,203,687</u>	<u>100%</u>
TITLE:	HARTFIELD AVENUE	C T-18
	PFFP # prior to FY 2009: 21-12	
DESCRIPTION:	300 FEET OF 4-LANE COLLECTOR W/CLASS II BICYCLE LANES, BETWEEN DEL MAR HEIGHTS RD AND QUARTER MILE DR. COMPLETED IN 1988.	
FUNDING:	\$256,840 CV FBA	100%
TITLE:	WIDEN CARMEL VALLEY ROAD OFFSITE WESTERLY TO FREEWAY RAMPS	C T-19
	PFFP # prior to FY 2009: 21-20	
DESCRIPTION:	WIDEN TO 6-LANE STREET, FROM FWY TO OLD EL CAMINO REAL. COMPLETED IN 1988. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.	
FUNDING:	\$190,652 CV FBA	85%
	\$33,644 THILLS	15%
	<u>\$224,296</u>	<u>100%</u>

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 4 OF 7)

TITLE:	CARMEL VALLEY ROAD FROM OLD EL CAMINO REAL (W) TO EL CAMINO REAL (E)	C T-20
DESCRIPTION:	PFFP # prior to FY 2009: 21-H 6-LANE PRIMARY W/CLASS II BICYCLE LANES ON CARMEL VALLEY FROM OLD EL CAMINO REAL (W) TO EL CAMINO REAL (E). COMPLETED IN 1988.	
FUNDING:	\$566,000 DEV/SUB 100%	
TITLE:	CARMEL VALLEY ROAD FROM EL CAMINO REAL TO CARMEL CREEK ROAD	C T-21
DESCRIPTION:	PFFP # prior to FY 2009: 21-I 6-LANE PRIMARY ARTERIAL W/CLASS II BICYCLE LANES ON CARMEL VALLEY FROM EL CAMINO REAL TO CARMEL CREEK. COMPLETED IN 1989.	
FUNDING:	\$1,650,000 DEV/SUB 100%	
TITLE:	CARMEL VALLEY ROAD FROM CARMEL CREEK ROAD TO CARMEL COUNTRY ROAD	C T-22
DESCRIPTION:	PFFP # prior to FY 2009: 21-J 6-LANE PRIMARY W/CLASS II BICYCLE LANES ON CARMEL VALLEY FROM CARMEL CREEK TO CARMEL COUNTRY. COMPLETED IN 1992.	
FUNDING:	\$3,800,000 DEV/SUB 100%	
TITLE:	CARMEL CANYON ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD	C T-23
DESCRIPTION:	PFFP # prior to FY 2009: 21-N 4-LANE MAJOR STREET W/ CLASS II BICYCLE LANES ON CARMEL CANYON FROM DEL MAR HEIGHTS TO CARMEL COUNTRY RD. COMPLETED IN 1989.	
FUNDING:	\$3,600,000 DEV/SUB 100%	
TITLE:	CARMEL COUNTRY ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL VALLEY ROAD	C T-24
DESCRIPTION:	PFFP # prior to FY 2009: 21-E 4-LANE MAJOR STREET W/CLASS II BICYCLE LANES ON CARMEL COUNTRY FROM DEL MAR HEIGHTS TO CARMEL VALLEY RD. COMPLETED IN 1989.	
FUNDING:	\$5,000,000 DEV/SUB 100%	
TITLE:	CARMEL COUNTRY ROAD FROM CARMEL VALLEY ROAD TO DEL MAR TRAILS ROAD	C T-25
DESCRIPTION:	PFFP # prior to FY 2009: 21-M 4-LANE MAJOR STREET W/CLASS II BICYCLE LANES ON CARMEL COUNTRY FROM DEL MAR TRAILS RD TO CARMEL VALLEY RD. COMPLETED IN 1994.	
FUNDING:	\$956,000 DEV/SUB 100%	
TITLE:	CARMEL COUNTRY ROAD FROM SR-56 TO CARMEL MOUNTAIN ROAD	C T-26
DESCRIPTION:	PFFP # prior to FY 2009: 21A-6 MODIFIED 4-LANE COLLECTOR FROM SR-56 TO CARMEL MOUNTAIN ROAD INCLUDING 2 WILDLIFE CULVERTS. COMPLETED IN 1999.	
FUNDING:	\$16,830,000 DEV/SUB 100%	

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 5 OF 7)

TITLE:	TRAFFIC SIGNALS AND RAMP WIDENING FOR I-5 AT CARMEL VALLEY ROAD	C T-27
	PFFP #s prior to FY 2009: 21-18, 21A-11	
DESCRIPTION:	TRAFFIC SIGNALS AND WIDENING OF ON/OFF RAMPS AT I-5 AND CARMEL VALLEY ROAD. COMPLETED IN 1988. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.	
FUNDING:	\$525,000 CV FBA 85%	
	\$95,000 THILLS 15%	
	<u>\$620,000</u> 100%	
TITLE:	TRAFFIC SIGNALS AT I-5 AND DEL MAR HEIGHTS ROAD	C T-28
	PFFP # prior to FY 2009: 21-19	
DESCRIPTION:	TRAFFIC SIGNAL SYSTEM AT I-5 EAST RAMP ON DEL MAR HEIGHTS ROAD. COMPLETED IN 1988.	
FUNDING:	\$73,795 CV FBA 100%	
TITLE:	TRAFFIC SIGNAL AT CARMEL CREEK ROAD AND CARMEL COUNTRY ROAD	C T-29
	PFFP # prior to FY 2009: 21-36B	
DESCRIPTION:	TRAFFIC SIGNAL AT CARMEL CREEK ROAD AND CARMEL COUNTRY ROAD. COMPLETED IN 1988.	
FUNDING:	\$95,000 CV FBA 100%	
TITLE:	TRAFFIC SIGNAL AT DEL MAR HEIGHTS ROAD AND TORREY RIDGE DRIVE	C T-30
	PFFP # prior to FY 2009: 21-36C	
DESCRIPTION:	TRAFFIC SIGNAL AT DEL MAR HEIGHTS ROAD AND TORREY RIDGE DRIVE. COMPLETED IN 1988.	
FUNDING:	\$95,000 CV FBA 100%	
TITLE:	STATE ROUTE 56 WEST - PROPERTY ACQUISITION	C T-31
	CIP # prior to FY 2010: 523560	
	PFFP #s prior to FY 2009: 21-17, 21A-9	
DESCRIPTION:	RIGHT-OF-WAY FOR SR-56 WEST AND FLOODWAY FACILITY (CVREP). COMPLETED IN 1993. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.	
FUNDING:	\$3,000,000 CV FBA 12%	
	\$1,737,963 THILLS 7%	
	\$18,547,930 TRANSNET 75%	
	\$1,500,000 TNBOND 6%	
	<u>\$24,785,893</u> 100%	
TITLE:	SR-56 FROM I-5 TO EASTERN COMMUNITY BOUNDARY	C T-32
	PFFP # prior to FY 2009: 21-38	
DESCRIPTION:	6-LANE FREEWAY (SR-56) WITH CLASS I BICYCLE ROUTE, FROM I-5 TO EASTERN COMMUNITY BOUNDARY. COMPLETED IN 1993.	
FUNDING:	\$10,850,000 DEV/SUB 36%	
	\$19,499,000 STATE 64%	
	<u>\$30,349,000</u> 100%	

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 6 OF 7)

TITLE:	TRANSIT CENTER IN NEIGHBORHOOD #9	C T-33
	CIP # prior to FY 2010: 525280 PFFP # prior to FY 2009: 21-26	
DESCRIPTION:	CONSTRUCTION OF 0.4 ACRE TRANSIT FACILITY. COMPLETED IN 1995.	
FUNDING:	\$76,757 CV FBA	100%
TITLE:	PARK & RIDE - TRANSPORTATION CENTER	C T-34
	CIP # prior to FY 2010: 523550 PFFP # prior to FY 2009: 21-5A	
DESCRIPTION:	ACQUISITION OF 1.0 ACRE LAND FOR PARK & RIDE FACILITY ON EL CAMINO REAL AND TOWNSGATE DRIVE. FBA FUNDS MAY FURTHER BE DESIGNATED FOR CONSTRUCTION. LAND ACQUISITION COMPLETED IN 1999.	
FUNDING:	\$375,303 CV FBA	100%
TITLE:	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGAINVILLEA SUBDIVISION ENTRANCE	C T-35
	PFFP # prior to FY 2009: 21A-30	
DESCRIPTION:	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGAINVILLEA SUBDIVISION ENTRANCE. COMPLETED IN 2000.	
FUNDING:	\$100,000 DEV/SUB.	100%
TITLE:	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND PALACIO DEL MAR SUBDIVISION ENTRANCE	C T-36
	CIP # prior to FY 2010: 622751 PFFP # prior to FY 2009: 21A-19	
DESCRIPTION:	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND PALACIO DEL MAR ENTRANCE. COMPLETED IN 2003.	
FUNDING:	\$67,000 DMM FBA 50% \$50,000 DEV/SUB 37% \$17,000 TRANSNET 13%	100%
	\$134,000	
TITLE:	CANTER HEIGHTS DRIVE FROM NEIGHBORHOOD 8A BOUNDARY TO CARMEL MOUNTAIN ROAD	C T-37
	PFFP # prior to FY 2009: 21A-18	
DESCRIPTION:	2-LANE COLLECTOR BETWEEN THE NEIGHBORHOOD 8A BOUNDARY AND CARMEL MOUNTAIN ROAD. COMPLETED IN 2007.	
FUNDING:	\$3,000,000 DEV/SUB.	100%
TITLE:	EAST OCEAN AIR DRIVE	C T-38
	PFFP # prior to FY 2009: 21A-29	
DESCRIPTION:	800 FT EXTENSION OF EAST OCEAN AIR DRIVE, TO CARMEL VALLEY SOUTH COMMUNITY PARK. COMPLETED IN 2007.	
FUNDING:	\$300,000 CV FBA	100%

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED TRANSPORTATION PROJECTS (PG 7 OF 7)

TITLE:	CARMEL VALLEY COMMUNITY CONCOURSE (DELETED)	C T-39												
	CIP # prior to FY 2010: 296251 PFFP # prior to FY 2009: 21-49 FY 2009 PFFP #: T-8													
DESCRIPTION:	PROPOSED PEDESTRIAN-ORIENTED PROMENADE ALONG TOWNSGATE DRIVE BETWEEN CARMEL COUNTRY AND EL CAMINO REAL. DELETED.													
FUNDING:	\$46,029 CV FBA													
TITLE:	Carmel Mountain Rd./I-5 Interchange	C T-40												
	CIP # prior to FY 2010: 524240 PFFP # prior to FY 2009: 21-16, 21A-8 FY 2009 PFFP #: T-1													
DESCRIPTION:	LAND ACQUISITION AND CONSTRUCTION OF A FREEWAY INTERCHANGE AT I-5 AND CARMEL MOUNTAIN RD. COMPLETED IN 2009. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.													
FUNDING:	<table> <tr> <td>\$7,481,150</td> <td>CV FBA</td> <td>36%</td> </tr> <tr> <td>\$12,247,588</td> <td>THILLS</td> <td>59%</td> </tr> <tr> <td>\$983,909</td> <td>CAPOUT</td> <td>5%</td> </tr> <tr> <td><u>\$20,712,647</u></td> <td></td> <td><u>100%</u></td> </tr> </table>		\$7,481,150	CV FBA	36%	\$12,247,588	THILLS	59%	\$983,909	CAPOUT	5%	<u>\$20,712,647</u>		<u>100%</u>
\$7,481,150	CV FBA	36%												
\$12,247,588	THILLS	59%												
\$983,909	CAPOUT	5%												
<u>\$20,712,647</u>		<u>100%</u>												
TITLE:	East San Rafael Street Deceleration Lane	C T-41												
	CIP # prior to FY 2010: 523780 PFFP # prior to FY 2009: 21A-32 FY 2009 PFFP #: T-3													
DESCRIPTION:	DECELERATION RIGHT-HAND TURN LANE FROM EL CAMINO REAL, INTO THE SAN RAFAEL DEVELOPMENT. COMPLETED IN 2009.													
FUNDING:	\$197,538 CV FBA 100%													
TITLE:	Del Mar Heights Rd. North of Ashley Falls Neighborhood Park	C T-42												
	CIP # prior to FY 2010: 524780 PFFP # prior to FY 2009: 21-27 FY 2009 PFFP #: T-6													
DESCRIPTION:	IMPROVEMENT OF DEL MAR HEIGHTS ROAD TO 6-LANE MAJOR WITH CLASS II BICYCLE LANES, N. OF ASHLEY FALLS PARK. COMPLETED IN 1988; REIMBURSED IN 2010.													
FUNDING:	\$859,422 CV FBA 100% (PENDING ACCOUNT CLOSEOUT.)													

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED PARK AND RECREATION PROJECTS (PG 1 OF 4)

TITLE:	SOLANA HIGHLANDS NEIGHBORHOOD PARK	C P/R-1
		CIP # prior to FY 2010: 295890 PFFP # prior to FY 2009: 21A-6C
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF 15-ACRE NEIGHBORHOOD PARK IN CONJUNCTION WITH ELEMENTARY SCHOOL; 3 ACRES RESERVED FOR SCHOOL BUILDINGS AND 12 ACRES DEVELOPED AS A MULTI-USE PARK. COMPLETED IN 1988.	
FUNDING:	\$3,019,687 CV FBA	100%
TITLE:	CARMEL DEL MAR NEIGHBORHOOD PARK	C P/R-2
		CIP # prior to FY 2010: 295890 PFFP # prior to FY 2009: 21A-6D
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF 15-ACRE NEIGHBORHOOD PARK IN CONJUNCTION WITH ELEMENTARY SCHOOL. 3 ACRES RESERVED FOR SCHOOL BUILDINGS AND 12 ACRES DEVELOPED AS A MULTI-USE PARK. COMPLETED IN 1988.	
FUNDING:	\$3,193,753 CV FBA	100%
TITLE:	CARMEL GROVE MINI-PARK - NEIGHBORHOOD 6	C P/R-3
		CIP # prior to FY 2010: 296450 PFFP # prior to FY 2009: 21-34A
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF A MINI-PARK. COMPLETED IN 1988.	
FUNDING:	\$1,470,000 CV FBA	100%
TITLE:	TORREY HIGHLANDS NEIGHBORHOOD PARK - NEIGHBORHOOD 7	C P/R-4
		CIP # prior to FY 2010: 296640 PFFP # prior to FY 2009: 21-35
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF A NEIGHBORHOOD PARK. COMPLETED IN 1990.	
FUNDING:	\$2,005,554 CV FBA	100%
TITLE:	WINDWOOD II MINI-PARK - NEIGHBORHOOD 1	C P/R-5
		CIP # prior to FY 2010: 296270 PFFP # prior to FY 2009: 21-31
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF AN 1.1 ACRE MINI-PARK IN NEIGHBORHOOD 1. COMPLETED IN 1991.	
FUNDING:	\$701,850 CV FBA	100%
TITLE:	DEL MAR TRAILS PARK - NEIGHBORHOOD 5	C P/R-6
		CIP # prior to FY 2010: 297130 PFFP # prior to FY 2009: 21-40
DESCRIPTION:	3-ACRE MINI-PARK. DEVELOPER DONATED LAND (\$850,000) AND WAS REIMBURSED FOR PARK DEVELOPMENT COSTS. COMPLETED IN 1993.	
FUNDING:	\$356,339 CV FBA	30%
	<u>\$850,000</u> DEV/SUB	<u>70%</u>
	\$1,206,339	100%

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED PARK AND RECREATION PROJECTS (PG 2 OF 4)

TITLE:	CARMEL CREEK NEIGHBORHOOD PARK - NEIGHBORHOOD	C P/R-7
	CIP # prior to FY 2010: 294150 PFFP # prior to FY 2009: 21-6A	
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF 12-ACRE NEIGHBORHOOD PARK IN CONJUNCTION WITH ELEMENTARY SCHOOL. COMPLETED IN 1995.	
FUNDING:	\$4,446,000 CV FBA 97%	
	<u>\$130,000</u> PARK FEE <u>3%</u>	
	\$4,576,000 100%	
TITLE:	CARMEL VIEW MINI-PARK - NEIGHBORHOOD 6	C P/R-8
	CIP # prior to FY 2010: 296450 PFFP # prior to FY 2009: 21-34B	
DESCRIPTION:	1-ACRE MINI-PARK IN NEIGHBORHOOD 6. COMPLETED IN 1999.	
FUNDING:	\$441,064 CV FBA 100%	
TITLE:	ASHLEY FALLS NEIGHBORHOOD PARK - NEIGHBORHOOD 4	C P/R-9
	CIP # prior to FY 2010: 296280 PFFP # prior to FY 2009: 21-6B	
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF 12-ACRE NEIGHBORHOOD PARK IN CONJUNCTION WITH ELEMENTARY SCHOOL. COMPLETED IN 2001.	
FUNDING:	\$10,067,190 CV FBA 100%	
TITLE:	TORREY HIGHLANDS PARK OFF-LEASH AREA FOR DOGS	C P/R-10
	CIP # prior to FY 2010: 296020 PFFP # prior to FY 2009: 21-48	
DESCRIPTION:	1-ACRE OFF-LEASH AREA (IN ENHANCED OPEN SPACE), IN THE CARMEL VALLEY MAINTENANCE ASSESSMENT DISTRICT. COMPLETED IN 2002.	
FUNDING:	\$15,781 CV FBA 100%	
TITLE:	CARMEL KNOLLS RENAISSANCE PARK - NEIGHBORHOOD 1	C P/R-11
	CIP # prior to FY 2010: 296270 PFFP # prior to FY 2009: 21-30	
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF 5-ACRE MINI-PARK AT CARMEL CANYON ROAD AND CARMEL KNOLLS ROAD. COMPLETED IN 2003.	
FUNDING:	\$3,545,860 CV FBA 100%	
TITLE:	SAGE CANYON NEIGHBORHOOD PARK - NEIGHBORHOOD 10	C P/R-12
	CIP # prior to FY 2010: 296870 PFFP # prior to FY 2009: 21A-2	
DESCRIPTION:	ACQ. AND DEVELOPMENT OF 12-ACRE NEIGH. PARK AND JOINT-USE AREA CONTIGUOUS TO ELEMENTARY SCHOOL SITE. COMPLETED IN 2003.	
FUNDING:	\$7,590,258 CV FBA 100%	
TITLE:	CARMEL DEL MAR PARK - PLAY AREA UPGRADES	C P/R-13
	CIP # prior to FY 2010: 298400 PFFP # prior to FY 2009: 21-46A	
DESCRIPTION:	UPGRADE OF PLAYGROUND EQUIPMENT TO MEET STATE/FEDERAL SAFETY & ACCESSIBILITY REQUIREMENTS. COMPLETED IN 2004.	
FUNDING:	\$46,723 CV FBA 30%	
	<u>\$109,550</u> STATE <u>70%</u>	
	\$156,273 100%	

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED PARK AND RECREATION PROJECTS (PG 3 OF 4)

TITLE:	SOLANA HIGHLANDS NEIGHBORHOOD PARK - PLAY AREA UPGRADES	C P/R-14
		CIP # prior to FY 2010: 298410 PFFP # prior to FY 2009: 21-46B
DESCRIPTION:	UPGRADE OF PLAYGROUND EQUIPMENT TO MEET STATE AND FEDERAL SAFETY AND ACCESSIBILITY REQUIREMENTS. COMPLETED IN 2005.	
FUNDING:	\$299,808 CV FBA	100%
TITLE:	LINEAR PARK - SDG&E EASEMENT (DELETED)	C P/R-15
		CIP # prior to FY 2010: 295430 PFFP # prior to FY 2009: 21-47
DESCRIPTION:	PROPOSED PROJECT TO CONVERT OVERHEAD TRANSMISSION LINES TO UNDERGROUND, FROM TORREY HIGHLANDS PARK TO SR-56, AND CREATE PEDESTRIAN PARKWAY. PROJECT DELETED.	
FUNDING:	\$142,152 CV FBA	100%
TITLE:	CARMEL VALLEY MULTI-USE TRAIL - SHAW VALLEY	C P/R-16
		CIP # prior to FY 2010: 526590 PFFP # prior to FY 2009: 21A-21
DESCRIPTION:	10,000 FT OF SURFACED 8-FT HIKING/EQUESTRIAN TRAIL, FROM TERMINUS OF SOUTHERN EQUESTRIAN TRAIL IN DEL MAR MESA THROUGH CV NEIGHBORHOOD 10, UNDER CARMEL MOUNTAIN RD AND INTO PENASQUITOS CANYON. COMPLETED IN 2005.	
FUNDING:	\$518,494 CV FBA	100%
TITLE:	CARMEL VALLEY COMMUNITY PARK - TOWN CENTER	C P/R-17
		CIP # prior to FY 2010: 296250 PFFP # prior to FY 2009: 21-1, 21A-22 FY 2009 PFFP #: P/R-11
DESCRIPTION:	ACQUISITION AND DEVELOPMENT OF 17-ACRE COMMUNITY PARK AT TOWNSGATE DRIVE AND EL CAMINO REAL. COMPLETED IN 2000. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.	
FUNDING:	\$20,118,975 CV FBA	98%
	\$346,227 THILLS	2%
	<u>\$92,162</u> DVP/SUB	<u>0%</u>
	\$20,557,364	100%

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED PARK AND RECREATION PROJECTS (PG 4 OF 4)

TITLE:		C.V. Community Park South - Neighborhood 8A	C P/R-18
		WBS # post 2010: S-00670 CIP # prior to FY 2010: 297640 PFFP # prior to FY 2009: 21A-1 FY 2009 PFFP #: P/R-1	
DESCRIPTION: 20-ACRE (15 USEABLE) COMMUNITY PARK SERVING CARMEL VALLEY AND SORRENTO HILLS. COMPLETED IN 2012. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT			
FUNDING:	\$1,902,684	CV FBA	20.2% (PENDING ACCOUNT CLOSEOUT.)
	\$5,495,702	DMUSD	58.4%
	\$2,006,596	THILLS	21.3%
	<u>\$11,000</u>	PARKFEE	<u>0.1%</u>
	\$9,415,981		100.0%
TITLE:		C.V. Community Park South Recreation Building	C P/R-19
		WBS # post 2010: S-00635 CIP # prior to FY 2010: 294070 PFFP # prior to FY 2009: 21A-28 FY 2009 PFFP #: P/R-2	
DESCRIPTION: CONSTRUCTION OF A 16,347 SQ. FT. RECREATION BUILDING TO SERVE CARMEL VALLEY AND TORREY HILLS, LOCATED IN CARMEL VALLEY NEIGHBORHOOD 8A. COMPLETED IN 2012. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT			
FUNDING:	\$4,505,535	CV FBA	84.9%
	\$631,033	THILLS	11.9%
	\$153,000	DEV/SUBD.	2.9%
	<u>\$15,967</u>	PARK FEE	<u>0.3%</u>
	\$5,305,535		100.0%
TITLE:		C.V. Skate Park	C P/R-20
		CIP # prior to FY 2010: 298870 PFFP # prior to FY 2009: 21-51 FY 2009 PFFP #: P/R-4	
DESCRIPTION: DESIGN AND CONSTRUCTION OF A 26,000 SQ. FT. SKATE PARK ON EL CAMINO REAL; INCLUDING A 20,000 SQ. FT. SKATE AREA AND A SMALL COMFORT STATION/OFFICE BUILDING. COMPLETED IN 2010.			
FUNDING:	\$2,411,641	CV FBA	98%
	<u>\$50,000</u>	SUBAREA II	<u>2%</u>
	\$2,461,641		100%

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM
DELETED PARK AND RECREATION PROJECT (PG 1 OF 1)

TITLE:	RECREATION FACILITIES STUDY (DELETED)	C P/R-21
	CIP # prior to FY 2010: n/a	
	FY 2009 PFFP #: P/R-6	
DESCRIPTION:	RECREATIONAL FACILITIES STUDY PROPOSED IN 2009 (TO FOCUS ON THE FEASIBILITY OF CONSTRUCTING COVERED ROLLER HOCKEY/ARENA SOCCER FACILITY). DELETED IN FY 2014.	

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED POLICE, FIRE AND LIBRARY PROJECTS (PG 1 OF 1)

TITLE:	NORTHWEST AREA POLICE STATION			C PO-1
				WBS # post 2010: S-00815 CIP # prior to FY 2010: 360590 PFFP # prior to FY 2009: 21-44 ; 21A-4
DESCRIPTION:	ACQUISITION AND CONSTRUCTION OF A 6-ACRE SITE ON EL CAMINO REAL TO INCLUDE A 21,769 SQ. FT POLICE COMMAND AREA STATION, LIGHT VEHICLE MAINTENANCE FACILITY, FUELING STATION, AND CAR WASH, PRIMARILY SERVING THE CARMEL VALLEY, DEL MAR MESA, AND TORREY HILLS COMMUNITIES. COMPLETED IN 2007. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT			
FUNDING:	\$11,429,830	CV FBA	62%	
	\$2,376,647	THILLS	13%	
	\$4,036,672	DMM FBA	22%	
	\$549,109	PHR FBA	3%	
	<u>\$18,392,258</u>		<u>100%</u>	
TITLE:	FIRE STATION #24			C F-1
				CIP # prior to FY 2010: 330140 PFFP # prior to FY 2009: 21-3; 21A-3
DESCRIPTION:	CONSTRUCTION OF A 6,500 SQ. FT. FIRE STATION AT 13802 MERCADO DRIVE HOUSING TWO ENGINES AND ONE BRUSH APPARATUS (4-PERSON FACILITY), SERVING THE CARMEL VALLEY AND TORREY HILLS COMMUNITIES. COMPLETED IN 1993. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.			
FUNDING:	\$1,582,700	CV FBA	86%	
	\$199,500	THILLS	11%	
	\$62,000	CAPOUT	3%	
	<u>\$1,844,200</u>		<u>100%</u>	
TITLE:	CARMEL VALLEY BRANCH LIBRARY			C L-1
				CIP # prior to FY 2010: 350700, 35070 and 790020 PFFP # prior to FY 2009: 21-4; 21A-6
DESCRIPTION:	CONSTRUCTION OF A 13,000 SQ. FT. LIBRARY ON A 1.5 ACRE SITE IN CV NEIGHBORHOOD 9 ON TOWNSGATE DRIVE, SERVING THE CARMEL VALLEY AND TORREY HILLS COMMUNITIES. COMPLETED IN 1994. TORREY HILLS CONTRIBUTION WAS PROVIDED AS PER THE SORRENTO HILLS DEVELOPMENT AGREEMENT.			
FUNDING:	\$4,211,000	CV FBA	97%	
	\$137,000	THILLS	3%	
	<u>\$4,348,000</u>		<u>100%</u>	

CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM
 COMPLETED WATER AND WASTEWATER PROJECTS (PG 1 OF 1)

TITLE:	GREEN VALLEY PIPELINE	C W-1									
		CIP # prior to FY 2010: 276440 PFFP # prior to FY 2009: 21-8									
DESCRIPTION:	CONSTRUCTION OF WATER TRANSMISSION LINE BETWEEN DEL MAR HEIGHTS RD AND THE MIRAMAR TRANSMISSION LINE UNDER MIRA MESA BLVD. COMPLETED IN 1988.										
FUNDING:	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">\$6,099,641</td> <td style="width: 30%;">CV FBA</td> <td style="width: 55%; text-align: right;">100%</td> </tr> </table>		\$6,099,641	CV FBA	100%						
\$6,099,641	CV FBA	100%									
TITLE:	EXPANSION OF SEWER PUMP STATION 64	C W-2									
		PFFP # prior to FY 2009: 21-10									
DESCRIPTION:	EXPANSION OF SEWER PUMP STATION 64 WITHIN PENASQUITOS LAGOON. COMPLETED IN 1988.										
FUNDING:	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">\$247,400</td> <td style="width: 30%;">CV FBA</td> <td style="width: 55%; text-align: right;">50%</td> </tr> <tr> <td style="border-top: 1px solid black;">\$247,400</td> <td style="border-top: 1px solid black;">CAPOUT</td> <td style="border-top: 1px solid black; text-align: right;">50%</td> </tr> <tr> <td style="border-top: 1px solid black;">\$494,800</td> <td></td> <td style="border-top: 1px solid black; text-align: right;">100%</td> </tr> </table>		\$247,400	CV FBA	50%	\$247,400	CAPOUT	50%	\$494,800		100%
\$247,400	CV FBA	50%									
\$247,400	CAPOUT	50%									
\$494,800		100%									
TITLE:	DESIGN OF CARMEL VALLEY CHANNEL	C W-3									
		CIP # prior to FY 2010: 112680 PFFP # prior to FY 2009: N/A									
DESCRIPTION:	DESIGN OF CARMEL VALLEY CHANNEL (EXPENDED THROUGH FBA PRIOR TO FISCAL YEAR 2000; NOT PREVIOUSLY INCLUDED AS A PROJECT SHEET IN FINANCING PLAN). COMPLETED IN 1997.										
FUNDING:	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">\$400,000</td> <td style="width: 30%;">CV FBA</td> <td style="width: 55%; text-align: right;">100%</td> </tr> </table>		\$400,000	CV FBA	100%						
\$400,000	CV FBA	100%									
TITLE:	WATER TRANSMISSION LINE RELOCATION	C W-4									
		IO# post 2010: 13001062 CIP # prior to FY 2010: 282925 PFFP # prior to FY 2009: 21-41 FY 2009 PFFP #: W-1									
DESCRIPTION:	EXISTING PIPE REMOVED AND WATERLINE CONSTRUCTED ALONG DEL MAR HEIGHTS RD E. OF CARMEL CANYON RD FROM DEL MAR HEIGHTS RD AND RECONNECTING AT DEL MAR HEIGHTS ROAD RIGHT-OF-WAY. REIMBURSEMENTS ISSUED IN FY 2001 AND 2010.										
FUNDING:	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">\$1,255,572</td> <td style="width: 30%;">CV FBA</td> <td style="width: 55%; text-align: right;">100.00%</td> </tr> </table>		\$1,255,572	CV FBA	100.00%						
\$1,255,572	CV FBA	100.00%									
TITLE:	Carmel Mountain Rd. Water Transmission Line	C W-5									
		IO# post 2010: S-00071 CIP # prior to FY 2010: 709830 PFFP # prior to FY 2009: 21A-5 FY 2009 PFFP #: W-2									
DESCRIPTION:	CONSTRUCTION OF A WATER TRANSMISSION LINE EAST OF I-5 ALONG THE ALIGNMENT OF CARMEL MOUNTAIN ROAD, TO EASTERN BOUNDARY OF COMMUNITY. FINAL REIMBURSEMENT ISSUED IN FY 2012.										
FUNDING:	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">\$2,106,265</td> <td style="width: 30%;">CV FBA</td> <td style="width: 55%; text-align: right;">100% (PENDING ACCOUNT CLOSEOUT.)</td> </tr> </table>		\$2,106,265	CV FBA	100% (PENDING ACCOUNT CLOSEOUT.)						
\$2,106,265	CV FBA	100% (PENDING ACCOUNT CLOSEOUT.)									

Table 8 - Carmel Valley Assessment List

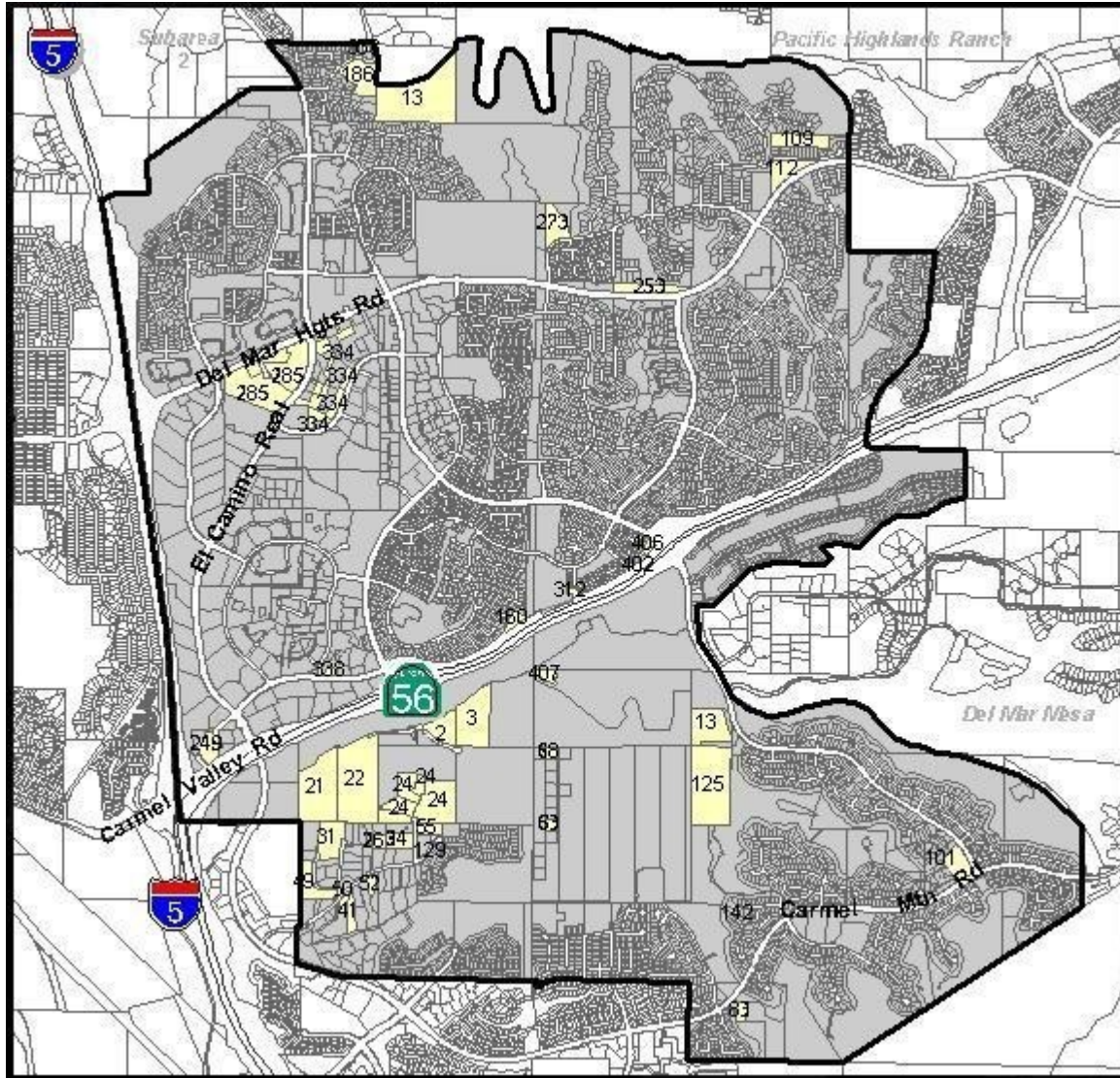
(Page 1 of 2)

Assm't No.	Parcel No.	Type Dev.	Est. EDUs	Est Total Assm't Amt.	Property Owner
2	307-023-40	MF	89	\$1,888,402.00	BLOSSER ROBERT L&HUDSON JUNE C MARVIN DEL CARMEL
3	307-023-38	MF	89	\$1,888,402.00	LG CREEKSIDE LP
13.1	304-021-06	SF	4	\$121,244.00	MCKEAN NATURAL GAS CO. INC.
13.2	307-041-27	SF	1	\$30,311.00	KATZ PETER R & TERRY M FAMILY TRUST 06-09-98
21	307-051-13	IN	16.24	\$1,757,346.64	SAN DIEGO JEWISH ACADEMY
22	307-051-22	IN	20.21	\$2,186,944.31	SAN DIEGO JEWISH ACADEMY
24	307-051-16	SF	4	\$121,244.00	PERL LEON TRUST (DCSD)
24	307-051-23-26	SF	4	\$121,244.00	PERL LEON TRUST (DCSD)
26	307-060-96	SF	1	\$30,311.00	DM RESIDENTIAL LLC
31	307-060-37	SF	4	\$121,244.00	SOUTHERLAND RUDI
34	307-060-42	SF	2	\$60,622.00	ANTIN FAMILY TRUST 8-31-93
41	307-060-58	SF	2	\$60,622.00	SOUTHERLAND RUDI L.
44	307-060-80	CA	0.05	\$5,622.70	ARROYO SORRENTO CO
49	307-060-71	SF	5	\$151,555.00	KELLY, THOMAS J & MELINDA L FAMILY TRUST 6-18-99
50	307-060-72	SF	1	\$30,311.00	RODERS KAREN FAMILY TRUST 3-12-03
52	307-060-74	SF	1	\$30,311.00	MCCARTY FAMILY TRUST 2-3-98
55	307-061-05	SF	1	\$30,311.00	PERL SOUTH COAST HWY 1 & ARROYO L L C
63	307-071-20	SF	1	\$30,311.00	ANUSKIEWICZ RONALD J
68	307-071-26	SF	1	\$30,311.00	KENNEDY KERIS L
83	307-100-14	SF	1	\$30,311.00	RD BROWN CO. INC.
101a	308-030-52	CA	4.11	\$462,185.94	SEA BREEZE INVESTMENTS III
101b	308-030-52	MF	31	\$657,758.00	SEA BREEZE INVESTMENTS III
109	304-080-01	SF	8	\$242,488.00	MUNOZ FAMILY TR, DEMESSES LLC, JACK A SANTOS ET AL
112.1	304-080-11	IN	1.86	\$201,272.46	CONGREGATION BETH AM OF NORTH COUNTY
125	307-080-05	SF	1	\$30,311.00	HECHT-NIELSEN ROBERT & JUDITH LIVING TRUST 7-16-97
129	307-061-09	SF	1	\$30,311.00	SHIRAKI PHILLIP K
164	307-330-62	SF	2	\$60,622.00	CITY OF SAN DIEGO
186	304-010-28	SF	10	\$303,110.00	WILSON ANDREW & BEATRICE
188.1	304-053-03	SF	1	\$30,311.00	DELMAR WINDMILL ESTATES LLC
249	307-240-03	CA	1.11	\$124,823.94	PARDEE HOMES
249	307-240-04	CA	1.95	\$219,285.30	PARDEE HOMES
273	304-114-07	SF	4	\$121,244.00	SAN DIEGO GAS & ELECTRIC
285	304-070-43	IA	1.49	\$155,812.28	KILROY REALTY LP
285	304-070-49	IA	1.14	\$119,212.08	KILROY REALTY LP
285	304-070-52	IA	8.57	\$896,182.04	KILROY REALTY LP
285	304-070-57	IA	11.79	\$1,232,903.88	KILROY REALTY LP
292	304-071-44	CA	1.11	\$124,823.94	DEL MAR HIGHLANDS TOWN CTR ASSOC I LLC
312	307-331-75	SF	1	\$30,311.00	NM HOMES ONE LLC
333	304-010-38	SF	1	\$30,311.00	NAKAMURA WILLIAM H

Carmel Valley Assessment List, Continued
 (Page 2 of 2)

Assm't No.	Parcel No.	Type Dev.	Est. EDUs	Est Total Assm't Amt.	Property Owner
334	304-072-26	CA	1.24	\$139,442.96	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-28	CA	0.84	\$94,461.36	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-30	CA	1.08	\$121,450.32	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-31	CA	1.74	\$195,669.96	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-33	CA	0.56	\$62,974.24	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-34	CA	0.69	\$77,593.26	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-38	CA	1.58	\$177,677.32	DEL MAR HIGHLANDS TOWN CTR ASSOC II
334	304-072-40	CA	1.61	\$181,050.94	DEL MAR HIGHLANDS TOWN CTR ASSOC II
338	307-024-01	CA	0.56	\$62,974.24	PIAZZA RETAIL LLC
402	307-330-89	SF	2	\$60,622.00	NGUYEN FAMILY TRUST 4-14-10
406	307-330-90	SF	4	\$121,244.00	ALEMI, ISAC
407	307-041-37	SF	1	\$30,311.00	CLEWS, BARBARA O, CLEWS, CHRISTIAN Q & DEEANA W

Figure 3 Assessment List Map



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RESOLUTION NUMBER R- 308365

DATE OF FINAL PASSAGE JUL 30 2013

ITEM # 334

SUB-A

7/16/13

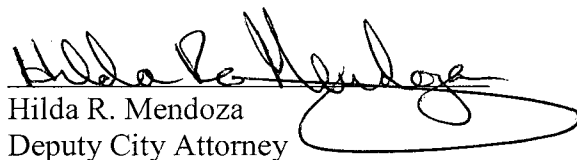
A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE CARMEL VALLEY PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, FISCAL YEAR 2014, AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ESTABLISH AND MODIFY INDIVIDUAL CAPITAL IMPROVEMENT PROGRAM PROJECT BUDGETS TO REFLECT THE PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the document titled, "Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2014" (Financing Plan), a copy of which is on file in the Office of the City Clerk as Document No. RR- 308365.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to establish and modify individual Capital Improvement Program project budgets to reflect the Financing Plan provided funding is available for such action.

APPROVED: JAN I. GOLDSMITH, City Attorney

By


Hilda R. Mendoza
Deputy City Attorney

HRM:als

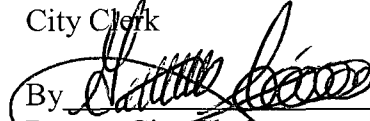
07/01/13

Or.Dept: DSD-Facilities Financing

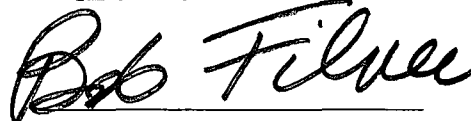
Doc. No. 587383

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of 07/16/13.

ELIZABETH S. MALAND
City Clerk

By  for J.S.
Deputy City Clerk

Approved: 7/20/13
(date)


BOB FILNER, Mayor

Vetoed: _____
(date)

BOB FILNER, Mayor

This resolution, as passed by the Council on July 16, 2013, is effective July 30, 2013, which represents the day this resolution was returned to the Office of the City Clerk with the Mayor's signature of approval

Passed by the Council of The City of San Diego on JUL 16 2013, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 30 2013.

AUTHENTICATED BY:

BOB FILNER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 308365

RESOLUTION NUMBER R- 308366

DATE OF FINAL PASSAGE JUL 30 2013

ITEM # 334

SWB-B

7/16/13

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DECLARING ITS INTENTION TO DESIGNATE AN AREA OF BENEFIT IN CARMEL VALLEY TO FINANCE THE COST OF PUBLIC FACILITIES PROJECTS AND SETTING THE TIME AND PLACE FOR HOLDING A PUBLIC HEARING THEREON.

WHEREAS, the Council of the City of San Diego desires to initiate proceedings for the designation of a facilities benefit assessment area of benefit in Carmel Valley pursuant to San Diego Municipal Code section 61.2200 et seq., which area of benefit will specially benefit from the acquisition, improvement and construction of certain public improvements more particularly identified and described in the document titled, "Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2014" (Financing Plan) on file in the Office of the City Clerk as Document No. RR- 308365 ; and

WHEREAS, the specific public facilities projects, the cost of which is proposed to be charged to the properties located within the area of benefit, are identified in the Financing Plan; and

WHEREAS, a capital improvement program with respect to the public facilities projects is included in the Financing Plan; and

WHEREAS, the proposed boundaries of the facilities benefit assessment area of benefit are shown in the Financing Plan; and

WHEREAS, the method pursuant to which the cost of the public facilities projects are to be apportioned among the parcels within the facilities benefit assessment area of benefit and the

estimated amount of the facilities benefit assessments which will be charged to each such parcel is contained in the Financing Plan; and

WHEREAS, the Council has determined that it is necessary to provide for 3 percent annual automatic increases for Fiscal Year 2015 and each year thereafter in the amount of facilities benefit assessments for landowners who have not paid their facilities benefit assessments without the necessity for further proceedings pursuant to San Diego Municipal Code section 61.2212 in order to reflect increases in the cost of money during the period between the imposition of the facilities benefit assessment, the payment of facilities benefit assessments and completion of the public facilities projects. The annual automatic increase is based on the March to March Construction Cost Index for San Diego/Los Angeles and the August to August Consumer Price Index for San Diego; and

WHEREAS, the amount of contribution or advance which the City or other public entity will make toward the total cost of the public facilities projects is set forth in the Financing Plan;

NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the foregoing recitals are true and correct and incorporated fully herein by this reference.
2. Pursuant to San Diego Municipal Code section 61.2200 et seq., the Council declares its intention to designate an area of benefit within Carmel Valley to finance the cost of the public facilities projects identified in the Financing Plan, which is incorporated into this Resolution by reference.
3. The Council shall hold a public hearing to consider the designation of the area of benefit as proposed in this Resolution at 10:00 a.m., or as soon thereafter as the matter may be

heard, on September 10, 2013, at the Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California.

4. The City Clerk is authorized and directed to give notice of the public hearing described in paragraph 3 of this Resolution by publishing this Resolution in the San Diego Daily Transcript at least two weeks before the date set forth herein and by mailing copies of this Resolution to each owner of property located within the proposed area of benefit at the addresses shown on the last equalized property tax assessment roll, or as otherwise known to the City Clerk pursuant to San Diego Municipal Code section 61.2205.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Hilda R. Mendoza
Deputy City Attorney

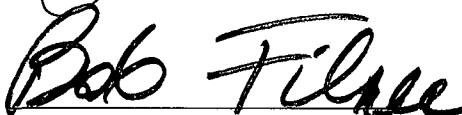
HRM:als
07/01/13
Or.Dept:DSD-Facilities Financing
Doc. No. 587384

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 16 2013

ELIZABETH S. MALAND
City Clerk

By 
Annette J. Santos
Deputy City Clerk

Approved: 7/26/13
(date)


BOB FILNER, Mayor

This resolution, as passed by the Council on July 16, 2013, is effective July 30, 2013, which represents the day this resolution was returned to the Office of the City Clerk with the Mayor's signature of approval.

Passed by the Council of The City of San Diego on JUL 16 2013, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>


Date of final passage JUL 30 2013.

AUTHENTICATED BY:

BOB FILNER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 308366

RESOLUTION NUMBER R- 308426

DATE OF FINAL PASSAGE SEP 25 2013

ITEM # 332
SUB-A
9/10/13

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ORDERING THE DESIGNATION OF AN AREA OF BENEFIT IN CARMEL VALLEY AND THE BOUNDARIES THEREOF AND ESTABLISHING THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENT AGAINST EACH PARCEL WITHIN THE AREA OF BENEFIT.

WHEREAS, pursuant to San Diego Municipal Code section 61.2200 et seq., on JUL 16 2013, the Council of the City of San Diego adopted Resolution No. R - 308366 (Resolution of Intention) declaring its intention to designate an area of benefit within Carmel Valley to finance the cost of the public facilities ~~projects~~ identified in the "Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2014," (Financing Plan) on file in the Office of the City Clerk as Document No. RR- 308365; and

WHEREAS, on JUL 16 2013, the Council adopted Resolution No. R- 308365 approving the Financing Plan; and

WHEREAS, by Resolution No. R- 308366, the Council fixed at 10:00 a.m., or as soon thereafter as the matter may be heard, on JUL 16, 2013, at the City Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California, the time and place for a public hearing to consider the designation of the area of benefit, including the public facilities projects to be financed, the extent of the facilities benefit assessment area of benefit, and the proposed facilities benefit assessments to be levied upon parcels within the designated area of benefit; and

WHEREAS, the City Clerk has given notices of the passage of the Resolution of Intention and of the time and place and purpose of the hearing, as required by San Diego Municipal Code section 61.2205; and

WHEREAS, at the time and place stated in the notices, a hearing was duly held by the Council, and during the course of the hearing, the Financing Plan was duly presented and considered, and all written protests and objections received, if any, were duly presented, read, heard and considered, and all persons appearing at the hearing and desiring to be heard were given that opportunity, and a full, fair and completed hearing was had; and

WHEREAS, the specific public facilities projects, the cost of which is proposed to be charged to the properties located within the area of benefit, are identified in the Financing Plan; and

WHEREAS, a capital improvement program with respect to the public facilities projects is included in the Financing Plan; and

WHEREAS, the proposed boundaries of the facilities benefit assessment area of benefit are shown in the Financing Plan; and

WHEREAS, the method pursuant to which the cost of the public facilities projects are to be apportioned among the parcels within the facilities benefit assessment area of benefit and the estimated amount of the facilities benefit assessments which will be charged to each such parcel is contained in the Financing Plan; and

WHEREAS, the Council has determined that it is necessary to provide for 3 percent annual automatic increases for Fiscal Year 2015 and each year thereafter in the amount of facilities benefit assessments for landowners who have not paid their facilities benefit assessments without the necessity for further proceedings pursuant to San Diego Municipal Code section 61.2212 in order to reflect increases in the cost of money during the period between the

imposition of the facilities benefit assessment, the payment of facilities benefit assessments and completion of the public facilities projects. The annual automatic increase is based on the March to March Construction Cost Index for San Diego/Los Angeles and the August to August Consumer Price Index for San Diego; and

WHEREAS, the amount of contribution or advance which the City or other public entity will make toward the total cost of the public facilities projects is set forth in the Financing Plan; and

WHEREAS, the goal of the Financing Plan is to ensure sufficient funds are available to provide needed community public facilities; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the foregoing recitals are true and correct and incorporated fully herein by this reference.
2. That the Financing Plan is incorporated by reference into this Resolution as support and justification for satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66000 et seq., for imposition of the facilities benefit assessment fees. Specifically, it is determined and found that this documentation:
 - a. Identifies the purpose of the facilities benefit assessment, which is to ensure that each development project pays its proportionate share of funding needed for the public facilities projects necessary to serve new development;
 - b. Identifies the use to which the facilities benefit assessment is to be put, which includes but is not limited to, the funding of public facilities to serve the community at full community development as identified in the Community Plan and General Plan. A list of the public facilities projects is shown in the Financing Plan;

c. Demonstrates how there is a reasonable relationship between the facilities benefit assessments use and the type of development project on which the facilities benefit assessment is imposed, which includes the following: The facilities benefit assessment will be used to provide for a proportionate fair share contribution for community infrastructure projects needed to serve both residential and non-residential development based on the increased intensity of the development permitted in accordance with the facilities benefit assessment schedule in effect at the time a building permit is issued. Credit will be given for any existing development;

d. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the facilities benefit assessment is imposed, which includes the following:

(i) Transportation Projects: Both residential development and non-residential development utilize the communities' transportation system based on projected averaged daily trips (ADTs) at full community development, and General Plan standards.

(ii) Park and Recreation Projects: Residential development utilizes the communities' parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

(iii) Library Projects: Residential development utilizes the community libraries, and improvements are necessary based on the projected population at full community development and General Plan standards.

(iv) Fire/Rescue Projects: Residential and Non-Residential development will be served by community Fire/Rescue facilities, and additional facilities are necessary based on the projected population at full community development, General Plan standards, and established emergency response times.

3. The designation of the area of benefit as identified in the Financing Plan is ordered.

4. The establishment of the facilities benefit assessment against each parcel within the area of benefit as identified in the Financing Plan is ordered and is effective sixty days from the date of final passage of this resolution.

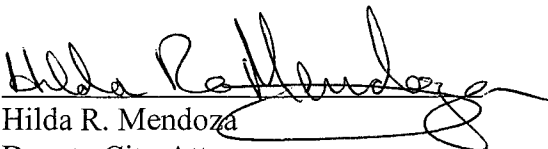
5. The Council President, in his capacity under Charter section 265(i), is authorized and directed to prepare a map of the boundaries of the area of benefit based on this Resolution and to file the map with the City Clerk in accordance with the provisions of San Diego Municipal Code section 61.2209(a).

6. The City Clerk is authorized and directed to record the map of the boundaries of the area of benefit in the Office of the County Recorder of the County of San Diego in accordance with the provisions of San Diego Municipal Code section 61.2209(a).

7. The City Clerk is authorized and directed to execute and record a Notice of Assessment in the Office of the County Recorder of the County of San Diego in accordance with the provisions of San Diego Municipal Code section 61.2209(b).

8. The Chief Financial Officer is authorized and directed to transfer, appropriate and expend the subject facilities benefit assessment funds as necessary to ensure timely payment of all Carmel Valley public facilities projects identified in the Financing Plan.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Hilda R. Mendoza
Deputy City Attorney

HRM:als
07/01/13
09/06/13 Cor.Copy
Or.Dept:DSD-Facilities Financing
Doc. No. 587385_2

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of SEP 10 2013

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: _____
(date)

Mayor

Vetoed: _____
(date)

Mayor

Approved pursuant to Charter Section 265(i).

Passed by the Council of The City of San Diego on SEP 10 2013, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage SEP 25 2013

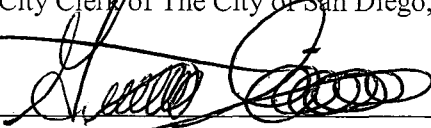
(Please note: When a resolution is approved by the Council President as interim Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA, COUNCIL PRESIDENT
as interim Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 308426

RESOLUTION NUMBER R- 308427

DATE OF FINAL PASSAGE SEP 25 2013

ITEM #332
SVB-B
9/10/13

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE DEVELOPMENT IMPACT
FEE SCHEDULE FOR PROPERTIES WITHIN CARMEL
VALLEY.

WHEREAS, the purpose of Development Impact Fees (DIFs) is to ensure that each new development project pays its proportionate share of the funding needed for public facilities necessary to serve new development; and

WHEREAS, the Council has reviewed and considered the methodology set forth in the "Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2014," (Financing Plan) on file in the Office of the City Clerk as Document No. RR-308365;

NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the assessment fee schedule contained in the Financing Plan is the appropriate and applicable DIF schedule for all development within the Carmel Valley area that has either never been assessed under the Financing Plan or has not otherwise agreed to the payment of Facilities Benefit Assessment fees as prescribed by the City Council.
2. Effective sixty days from the date of final passage of this resolution, that all DIFs due under the Financing Plan, shall be those fees in effect at the time building permits are issued.
3. That the DIFs due shall not increase in accordance with San Diego Municipal Code section 142.0640(b), but shall automatically increase annually in accordance with the Financing Plan, until a new DIF is adopted.

4. That the Financing Plan is incorporated by reference into this Resolution as support and justification for satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66000 et seq., for imposition of development impact fees. Specifically, it is determined and found that this documentation:

a. Identifies the purpose of the DIF, which is to ensure that each development project pays its proportionate share of funding needed for the public facilities projects necessary to serve new development;

b. Identifies the use to which the DIF is to be put, which includes but is not limited to, the funding of public facilities projects to serve the community at full community development as identified in the Community Plan and General Plan. A list of the public facilities projects is shown in the Financing Plan;

c. Demonstrates how there is a reasonable relationship between the DIFs use and the type of development project on which the DIF is imposed, which includes the following: The DIF will be used to provide for a proportionate fair share contribution for community infrastructure projects needed to serve both residential and non-residential development based on the increased intensity of the development permitted in accordance with the DIF schedule in effect at the time a building permit is issued. Credit will be given for any existing development;

d. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the DIF is imposed, which includes the following:

(i) Transportation Projects: Both residential development and non-residential development utilize the communities' transportation system based on projected averaged daily trips (ADTs) at full community development, and General Plan standards.

(ii) Park and Recreation Projects: Residential development utilizes the communities' parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

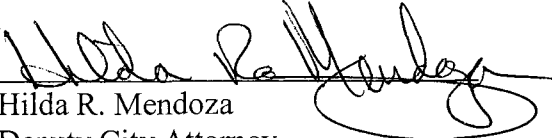
(iii) Library Projects: Residential development utilizes the community libraries, and improvements are necessary based on the projected population at full community development and General Plan standards.

(iv) Fire/Rescue Projects: Residential and Non-Residential development will be served by community Fire/Rescue facilities, and additional facilities are necessary based on the projected population at full community development, General Plan standards, and established emergency response times.

5. That the Chief Financial Officer is directed to establish an interest bearing fund for the Carmel Valley Development Impact Fee.

APPROVED: JAN I. GOLDSMITH, City Attorney

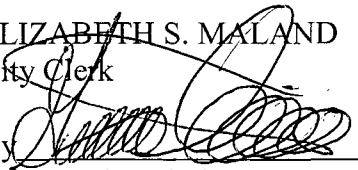
By


Hilda R. Mendoza
Deputy City Attorney

HRM:als
07/01/13
09/06/13 Cor.Copy
Or.Dept:DSD -Facilities Financing
Doc. No. 587386_2

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of SEP 10 2013.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: _____
(date)

Mayor

Vetoed: _____
(date)

Mayor

Approved pursuant to Charter Section 265(i).

Passed by the Council of The City of San Diego on SEP 10 2013, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
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Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage SEP 25 2013

(Please note: When a resolution is approved by the Council President as interim Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA, COUNCIL PRESIDENT
as interim Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By  _____, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 308427

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FBA FEE SCHEDULE FISCAL YEAR 2014

FY	\$/ SFDU	\$/ MFDU	\$/Comm. Acre	\$/Indust. Acre	\$/Inst. Acre
2013	\$29,428	\$20,600	\$109,179	\$101,527	\$105,059
2014	\$30,311	\$21,218	\$112,454	\$104,572	\$108,211
2015	\$31,221	\$21,854	\$115,828	\$107,710	\$111,457
2016	\$32,157	\$22,510	\$119,303	\$110,941	\$114,801
2017	\$33,122	\$23,185	\$122,882	\$114,269	\$118,245
2018	\$34,116	\$23,881	\$126,568	\$117,697	\$121,792
2019	\$35,139	\$24,597	\$130,365	\$121,228	\$125,446
2020	\$36,193	\$25,335	\$134,276	\$124,865	\$129,209