

Black Mountain Ranch

Public Facilities Financing Plan and Facilities Benefit Assessment

Fiscal Year 2015

DRAFT



Facilities Financing
Planning Department
November 20, 2014

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

To view this document online, visit the Planning Department on the City of San Diego website at <http://www.sandiego.gov/facilitiesfinancing/plans/index.shtml>.

Introduction

Authority

The Fiscal Year 2015 Black Mountain Ranch Public Facilities Financing Plan (Financing Plan) implements the improvement requirements set forth in the Black Mountain Ranch Subarea Plan, which was originally approved by the City Council on July 28, 1998 by Resolution No. R-290525, and subsequently amended on May 9, 2009 by Resolution No. R-304918.

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

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

Fourth Update to Financing Plan

On October 25, 2012, by Resolution R-307790, the City Council adopted the Fiscal Year 2013 Black Mountain Ranch Public Facilities Financing Plan. This report constitutes the fourth comprehensive update of the Public Facilities Financing Plan for the Black Mountain Ranch community. Future updates are anticipated to occur periodically.

Scope of Report

The Financing Plan is intended to implement the General Plan and the Black Mountain Ranch Subarea Plan (Subarea Plan) by identifying the major public facilities that will be needed to serve the community over the next 11 years during which the full community development is expected, and setting fees pursuant to Ordinance O-15318 and California Government Code 66000 et seq. (Mitigation Fee Act) to help mitigate the costs of the needed facilities.

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Facilities Benefit Assessment and Development Impact Fee

Fee Procedure

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980 to establish the procedure for implementing a Facilities Benefit Assessment (FBA). The FBA provides funding for public facilities projects that serve a designated area, also known as the area of benefit. The dollar amount of the FBA is based upon the collective cost of each public facility needed to serve development in the community, and is equitably distributed over the area of benefit in the Black Mountain Ranch community. For more information on the area of benefit, see Areas of Benefit and Projected Land Uses beginning on page 5. The same methodology is used to calculate a Development Impact Fee (DIF) that is applicable to new development within the community that is not otherwise required to pay the FBA. The City has determined that there is a reasonable relationship between the amount of the FBA and DIF and the public facilities burdens posed by new development.

Methodology of the FBA

The methodology for determining the amount of the FBA/DIF is as follows:

- 1) An FBA **Assessment Roll** is prepared for Black Mountain Ranch where each remaining, unimproved parcel or approved map unit in the area of benefit is apportioned its share of the total cost of public facilities needed to serve new development according to the size and anticipated use of the property. Refer to Assessment Roll Description on page 9 for more information on the Assessment Roll.
- 2) Liens are placed on the undeveloped or under-developed portions of the assessed parcels and final map properties within the area of benefit. The liens are filed without a specific amount since the owner or developer is responsible to pay only the assessment that applies to the type and amount of development that actually occurs.
- 3) At the time of building permit issuance, the owner of the parcel being developed must pay a fee that is determined by the type and size of the development permitted according to the FBA/DIF schedule that is in effect at the time the building permit is obtained. Owners/developers are not permitted to pay liens in advance of development. FBA/DIF are paid directly to the Development Services Department at the time of building permit issuance.

- 4) Fees are collected, placed into a separate City fund, and used within the area of benefit solely for those capital improvements and administrative costs identified in the Facilities Financing Plan.

Timing and Cost of Facilities

The public facilities projects anticipated to be financed by the Black Mountain Ranch FBA and DIF funds are shown in Table 9, beginning on page 29. Included in the table are:

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

Project categories include transportation improvements, neighborhood parks and recreation, fire, libraries, water and sewer. Descriptions of the anticipated projects, which are listed in Table 9, can be found on the project sheets beginning on page 36. The FBA/DIF fund also covers the administrative costs associated with the development, implementation, and operation of the FBA and DIF.

Expenditures

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

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

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

Area of Benefit and Projected Land Uses

Area of Benefit

The City Council initiates proceedings for the designation of an area of benefit by adopting a **Resolution of Intention**. The undeveloped land areas that are within the community boundary of Black Mountain Ranch are known as the area of benefit. An FBA is applied to the residential, non-residential, and various other land use combinations of undeveloped property. Figure 1, on page 7, shows the community boundary and locations of the Black Mountain Ranch Facilities Benefit Assessment Districts or area of benefit.

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

Projected Land Use

Residential

The anticipated remaining residential development for Black Mountain Ranch is estimated at 2,126 dwelling units. A list of the types and amount of planned residential development can be found in Table 1 on page 6.

Non-residential

The anticipated remaining non-residential development for Black Mountain Ranch is projected to be 225,000 square feet of commercial uses, 515,000 square feet of employment/office uses, and 13.2 acres of institutional uses. A list of the types and amount of anticipated non-residential development can also be found in Table 1 on page 6.

FBA and DIF are to be paid on a per acre basis for nonresidential properties. In the event that a landowner desires to proceed with development of a portion of the landowner's property based on a phased development program, which is subject to a lien for the total amount of FBA as provided in Section 61.2210 of the Municipal Code, the landowner may obtain building permits for the development phase after paying a portion of the FBA and making provision for payment of the remainder of the FBA to the satisfaction of the Mayor. Payment of FBA/DIF is required prior to issuance of building permits.

Table 1 Inventory of Land Uses

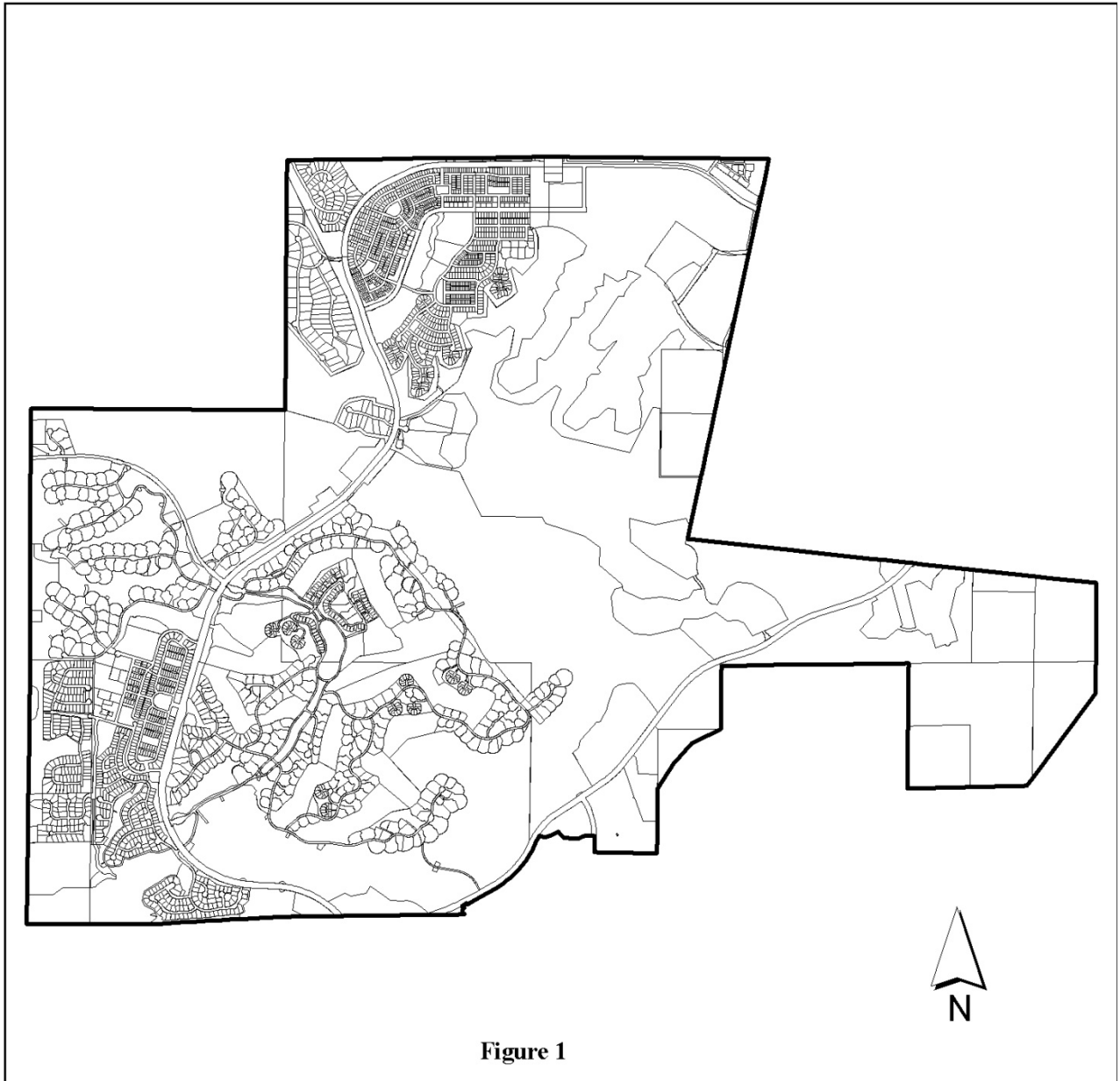
As of June 30, 2014

Land Use	Actual	Anticipated	Total
Single-Family Residential Units	2,434	1,061	3,495
Multi-Family Residential Units	840	565	1,405
Senior Housing Units	0	500	500
Commercial/Retail ¹	16,000	225,000	241,000
Institutional Acres ²	2.8	13.2	16.0
Employment/Office	0	515,000	515,000
Hotel Rooms	0	300	300
Golf Course	1	0	1

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

² Institutional land uses include projects such as churches, day care centers, assisted living, and other similar uses.

AREA OF BENEFIT



BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT

**San Diego, County of San Diego,
and State of California**

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Assessments

Assessment Methodology – EDU Ratios

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

Table 2 provides the EDU ratios used to prepare the Black Mountain Ranch FBA/DIF.

Table 2 EDU Ratios

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

Assessment Roll Description

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

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

Identification numbers in the Assessment Roll may be non-sequential as a result of some parcels having been omitted after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to the County Assessor's records at the time the Assessment Roll is prepared, as shown on the last equalized Assessment Roll, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (Section 61.2205). The current Assessment Roll is shown in the Appendix of this Financing Plan and begins on page A-5.

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

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

Fee Deferral Program

On October 21, 2014, the San Diego City Council approved Ordinance O-20419, which allows for the deferral of the payment of FBA and DIF for up to two years after building permits are issued for a project. To defer the payment of FBA/DIF, the applicant must enter into a fee deferral agreement with the City, which is subsequently recorded against the property. The applicant must pay an administrative fee to process a fee deferral agreement. The FBA or DIF can be deferred for a maximum of two years, or until request for final inspection, whichever occurs first. The final inspection may not be scheduled until the applicable FBA or DIF is paid.

FBA/DIF fees, including all inflationary rate increases due, shall be as set forth in the fee schedule in effect when the fee deferral agreement is executed by the City, or the fees approved by the City Council for a subsequent update of the Financing Plan, whichever fee is lower.

Determination of FBA and DIF

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

- Reasonably anticipated development schedule (in dwelling units and acres)
- Composite EDU ratios for each land use designation

- Schedule of facility expenditures (in FY 2015 dollars) appropriate to be financed with monies from the FBA/DIF fund
- Assumed annual interest rate of 2% for Fiscal Years 2015 through build out (applied to the fund balance)
- Annual inflation rate of 3% for Fiscal Years 2016 through build out (to determine the future costs of facilities that will be constructed in years beyond FY 2015)
- At the end of each fiscal year (June 30th), unpaid FBAs and DIFs are increased by the inflation factor.

An individual developer will pay an FBA or DIF, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of an approved reimbursement agreement with the City, a developer may be issued credits against the FBA or DIF otherwise due for expenditures related to providing facilities in lieu of paying an FBA or DIF. An approved reimbursement agreement with the City may also provide for cash reimbursement to a developer from the FBA/DIF fund. A fee is calculated to provide sufficient money to meet the scheduled, direct payments for facilities to be funded by the FBA/DIF fund. The FBA/DIF rates also consider the timing of credits and reimbursements to be paid to developers for FBA/DIF funded facilities. Table 3 lists the FY 2015 FBA and DIF rates for Black Mountain Ranch.

Table 3 FY 2015 FBA and DIF Rates

LAND USE	FY 2015 FBA/DIF
Single-Family Residential Unit	\$38,500
Multi-Family Residential Unit	\$26,950
Senior Housing Unit	\$14,630
Commercial (per 1,000 SF)	\$6,545
Institutional Acre	\$127,435
Employment/Office (per 1,000 SF)	\$3,465
Hotel Room	\$17,710

Automatic Annual Increases

FBA and DIF are evaluated approximately every two years and adjusted accordingly to reflect the current economic conditions. With this update, the FY

Draft Black Mountain Ranch Public Facilities Financing Plan FY 2015

2015 FBA/DIF for the single family fee category is reduced by approximately 30% from the current FY 2015 FBA/DIF. This is the result of a net decrease of over \$18M in total project costs primarily as a result of the re-designation of over \$13M in project costs from FBA to direct developer funding. The cost of transportation projects T-29.2, T-54.2, and T-58 represents the BMR fair share contributions towards community and sub regional serving transportation projects included in the Financing Plan. The fair shares of each project will instead be provided as direct cash contributions by the BMR developer - BMR LLC. The three project descriptions are listed on page 20. An inflation factor of 3% per year will be applied to the FBA/DIF starting in FY 2016. The inflation factor is used to provide automatic annual increases in the FBA/DIF rate and takes effect at the beginning of each fiscal year (July 1). The automatic increase provision is effective only until such time as the next adjustment is authorized by the City Council. Thereafter, the subsequent Council-approved annual adjustment will apply.

The FBA/DIF schedule in Table 4 shows the applicable FBA/DIF rates for each category of land use during each year of community development.

Table 4 FBA/DIF Schedule

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INST AC	E/O KSF	HOTEL RM
2015	\$38,500	\$26,950	\$14,630	\$6,545	\$127,435	\$3,465	\$17,710
2016	\$39,655	\$27,759	\$15,069	\$6,741	\$131,258	\$3,569	\$18,241
2017	\$40,845	\$28,591	\$15,521	\$6,944	\$135,197	\$3,676	\$18,789
2018	\$42,070	\$29,449	\$15,987	\$7,152	\$139,252	\$3,786	\$19,352
2019	\$43,332	\$30,332	\$16,466	\$7,366	\$143,429	\$3,900	\$19,933
2020	\$44,632	\$31,242	\$16,960	\$7,587	\$147,732	\$4,017	\$20,531
2021	\$45,971	\$32,180	\$17,469	\$7,815	\$152,164	\$4,137	\$21,147
2022	\$47,350	\$33,145	\$17,993	\$8,050	\$156,729	\$4,262	\$21,781
2023	\$48,771	\$34,139	\$18,533	\$8,291	\$161,432	\$4,389	\$22,435
2024	\$50,234	\$35,164	\$19,089	\$8,540	\$166,275	\$4,521	\$23,108
2025	\$51,741	\$36,219	\$19,662	\$8,796	\$171,263	\$4,657	\$23,801

SFDU = Single-family dwelling unit
MFDU = Multi-family dwelling unit
SNR = Senior housing unit
E/O KSF = Employment/Office (per 1,000 sf)

CKSF = Commercial (per 1,000 sf)
INSTAC = Institutional acre
HOTEL RM = Hotel Room

Cash Flow Analysis

The Black Mountain Ranch Cash Flow on Table 7, page 15, presents an analysis of the Black Mountain Ranch FBA/DIF. For each fiscal year during the development of the community, the cash flow shows the difference between anticipated FBA/DIF revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 2% annual return for FY 2015 through full community development.

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

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

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the Los Angeles/San Diego Construction Cost Index and the Consumer Price Index for San Diego is shown in Tables 5 and 6 on page 14. The indices are referenced as a demonstration of historical construction cost changes over time and an indicator of potential future cost changes which are factored into the costs of future facilities.

Table 5 Los Angeles/San Diego Construction Cost Index
As reported by *Engineering News Record*

Year	CCI	% Change/Year
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	3.87%
2007	8873	3.75%
2008	9200	3.68%
2009	9799	6.51%
2010	9770	(0.3%)
2011	10035	2.72%
2012	10284	2.48%
2013	10284	0%
2014	10731	4.35%

Table 6 San Diego Consumer Price Index

Year	CPI	% Change/Year
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	3.8%
2007	231.9	2.3%
2008	242.4	4.6%
2009	240.9	-0.6%
2010	244.2	1.39%
2011	252.5	3.40%
2012	256.6	1.66%
2013	258.9	0.9%
2014	265.3	2.47%

Table 7 - Black Mountain Ranch FBA Cash Flow

FY	SFDU	MEDU	SENIOR HOUSING	COMM	GOLF	INSTIT	EMPLOY/OFFICE	HOTEL	SFDU	MFDU	SENIOR HOUSING	CKSF	INSTAC	EMPLOY/OFFICE KSF	HOTEL ROOM	INPUT \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE	FY
PRIOR	2,434	840	0	16	1	2.8	0	0										\$10,024,001	PRIOR
2015	254	79	100	0	0	0	0	0	\$38,500	\$26,950	\$14,630	\$6,545	\$127,435	\$3,465	\$17,710	\$13,551,519	\$15,472,350	\$8,103,171	2015
2016	356	89	123	225	0	5.64	0	0	\$39,655	\$27,759	\$15,069	\$6,741	\$131,258	\$3,569	\$18,241	\$20,865,541	\$20,254,048	\$8,714,664	2016
2017	152	85	44	0	0	3.29	65	0	\$40,845	\$28,592	\$15,521	\$6,944	\$135,197	\$3,676	\$18,789	\$10,116,079	\$16,456,933	\$2,373,811	2017
2018	149	108	61	0	0	0.47	450	0	\$42,070	\$29,449	\$15,987	\$7,152	\$139,252	\$3,786	\$19,352	\$12,250,539	\$11,249,604	\$3,374,746	2018
2019	31	91	134	0	0	0	0	0	\$43,332	\$30,332	\$16,466	\$7,366	\$143,429	\$3,900	\$19,933	\$6,436,263	\$463,829	\$9,347,181	2019
2020	10	60	38	0	0	3.8	0	0	\$44,632	\$31,242	\$16,960	\$7,587	\$147,732	\$4,017	\$20,531	\$3,651,765	\$9,808,772	\$3,190,174	2020
2021	10	24	0	0	0	0	0	0	\$45,971	\$32,180	\$17,469	\$7,815	\$152,164	\$4,137	\$21,147	\$1,303,851	\$462,225	\$4,031,800	2021
2022	10	12	0	0	0	0	0	0	\$47,350	\$33,145	\$17,993	\$8,050	\$156,729	\$4,262	\$21,781	\$934,421	\$2,657,047	\$2,309,174	2022
2023	52	10	0	0	0	0	0	0	\$48,771	\$34,140	\$18,533	\$8,291	\$161,432	\$4,389	\$22,435	\$2,952,048	\$63,339	\$5,197,884	2023
2024	27	5	0	0	0	0	0	150	\$50,234	\$35,164	\$19,089	\$8,540	\$166,275	\$4,521	\$23,108	\$5,073,202	\$7,959,638	\$2,311,448	2024
2025	10	2	0	0	0	0	0	150	\$51,741	\$36,219	\$19,662	\$8,796	\$171,263	\$4,657	\$23,801	\$4,209,658	\$3,839,969	\$2,681,137	2025
TOTAL	3,495	1,405	500	241	1.00	16.00	515.00	300								\$81,344,889	\$88,687,753		

Notes:

- 1) Values are rounded to the nearest dollar.
- 2) Annual inflation rate is 3% on project costs and FBA fee in FY 2016 and beyond.
- 3) Annual interest rate is 2% in FY 2015 and beyond.

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Public Facilities Financing Plan

Purpose

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

- Development forecast and analysis
- Capital Improvement Program
- FBA/DIF fee schedule

This Financing Plan includes an update to the FBA and DIF for new development that is anticipated to occur in the Black Mountain Ranch community planning area.

Development Forecast and Analysis

The development projection for Black Mountain Ranch is based upon the best estimates of the existing property owners, their land use consultants, and City staff. Certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, as well as timing of constructing or assuring future projects in conformance with the Transportation Phasing Plan could slow or halt the development rate of Black Mountain Ranch. Conversely, a period of robust business expansion could significantly increase the rate of development. Based on the Subarea Plan and pending entitlements, the remaining development of Black Mountain Ranch is expected to occur over an eleven year period.

The current development schedule assumes that the required transportation improvements will be provided in accordance with the Transportation Phasing Plan included in this Financing Plan. The projected schedule of development for Black Mountain Ranch is presented in Table 8 on page 18. In this table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year. Therefore, the number of units developed in 2015 refers to those for which permits were issued, with fees paid, between July 1, 2014 and June 30, 2015. Development in Black Mountain Ranch is projected to reach 5,400 dwelling units by the end of Fiscal Year 2025.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in the rate of community development will result in a modification of the schedule for providing needed public facilities. In addition, the City may amend this Financing Plan to add,

delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

Table 8 Development Schedule

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INSTAC	E/OKSF	HOTEL	GOLF
2001	51	0						
2002	300	0						
2003	375	188						1
2004	257	129		8				
2005	61	0		8				
2006	233	204						
2007	321	3			1.14			
2008	87	49						
2009	59	0						
2010	148	0			1.66			
2011	79	10						
2012	128	20						
2013	164	110						
2014	171	127						
2015	254	79	100					
2016	356	89	123	225	5.64			
2017	152	85	44		3.29	65		
2018	149	108	61		0.47	450		
2019	31	91	134					
2020	10	60	38		3.80		150	
2021	10	24					150	
2022	10	0						
2023	52	10						
2024	27	5						
2025	10	2						
THRU FY 2014	2,434	840	0	16	2.8	0	0	1
ANTICIPATED	1,061	565	500	225	13.2	515	300	0
TOTAL	3,495	1,405	500	241	16.0	515	300	1

Notes: Development figures shown for development beyond FY 2015 are estimates.
Units are shown in the year the FBA/DIF obligation is satisfied, not in the year permits were issued.

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

Residential

In the FY 2013 Financing Plan, the total anticipated residential development for Black Mountain Ranch was estimated at 5,400 dwelling units. This reflected the maximum number of dwelling units approved by the voters as part of the “phase shift” vote in November, 1998. The anticipated residential forecast has been maintained at 5,400 dwelling units with this update to the Financing Plan. Subsequent changes to the rate of anticipated build out of residential development will be the subject of future annual updates to the Financing Plan. The anticipated remaining residential development for Black Mountain Ranch is estimated at 2,126 dwelling units. A list of the types and amount of planned residential development can be found in Table 1 on page 6.

Non-residential

For this FY 2015 update to the Financing Plan, the total anticipated non-residential development for Black Mountain Ranch remains unchanged with a 300-room hotel, 241,000 square feet of commercial/retail uses, 515,000 square feet of office uses, and 16 acres of institutional use. A list of the types and amount of planned non-residential development can also be found in Table 1 on page 6.

Annual Absorption Rate

This Financing Plan anticipates that the remaining residential development will peak over the next two to four years before dropping off as the community approaches full community development.

Capital Improvement Program

Future Public Facility Needs

Public facilities are needed in a number of project categories to serve the community. Those categories include:

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

Projects are summarized in Table 9 on page 29. The anticipated project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 36. The anticipated timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets. Refer to Table 8 on page 18 for the current development schedule anticipated for the community.

Changes to Capital Improvement Project List

With this update, four transportation projects have been removed from the cash flow and will no longer be funded by the Black Mountain Ranch FBA/DIF. Instead, they will be shown as developer funded. BMR LLC will fund the Black Mountain Ranch share of Projects Nos. T-29.2 (El Camino Real Widening), T-54.2 (SR-56 Widening), and T-58 (SR-56 at I-15 Interchange Improvements) by providing direct cash contributions. Project T-63 (Nicole Ridge Road) will be constructed by BMR LLC without reimbursement or funding from the Black Mountain Ranch FBA.

Fee Schedule for Facilities Benefit Assessments

Annual Review

The FBA Ordinance in the Municipal Code (Section 61.2212) and the Mitigation Fee Act provide for an annual review of fees. The annual review may include, but not be limited to, the following:

- Rate and amount of planned development
- Actual or estimated cost of public facilities projects
- Needed public facilities projects
- Inflation rates
- Interest rates
- Comparative analysis of City approved discretionary permits.

Updated Project Costs

This update includes an analysis, by each of the sponsoring City departments, of the project costs for each public facility project. The costs estimates shown in this update have been revised and consider the following:

- LEED “Silver Level” standards
- Impact of inflation
- Competitive bids on similar projects
- Modifications, if any, to the overall scope of the project.

Fee Schedule

The Black Mountain Ranch FBA/DIF Schedule in Table 4 on page 12 shows the fee amount for each category of land use during each year of community development. The FY 2015 fee schedule includes a 30% decrease in the current rate, with a 3% annual increase starting in FY 2016.

Financing Strategy

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

Facilities Benefit Assessment (FBA)

Facilities Benefit Assessments are a method whereby the impact of new development upon the infrastructure needs of the community is determined, and a fee is developed and imposed on development to mitigate the impact of new development while following the procedures specified in San Diego Municipal Code Chapter 6, Article 1, Division 22 and the Mitigation Fee Act. FBAs cannot be used for demand resulting from existing development. A Facilities Benefit Assessment results in a lien being levied on each parcel of property located within the designated Area of Benefit. The liens ensure that assessments will be collected on each parcel as development occurs and will be renewed periodically with each update to the Financing Plan. The liens will be released following payment of the FBA, which is required prior to building permit issuance.

Development Impact Fee (DIF)

Development Impact Fees are a method whereby the impact of new development upon the infrastructure needs of the community is determined, and a fee is developed and imposed on development to mitigate the impact of new development. Development Impact Fees cannot be used for demand resulting from existing development. Development Impact Fees are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing fund and can only be used for identified facilities serving the community in which they were collected. In FBA communities, DIF are applicable to all properties that have never been assessed or otherwise agreed to pay FBAs.

Assessment Districts

Special assessment district financing, such as the Municipal Improvement Acts of 1913/1915, may be used as a supplementary or alternative method of financing facilities such as streets, sidewalks, sewers, water lines, storm drains, and lighting facilities. Assessment districts are beneficial in that they provide all of the funding needed for a particular public facility project in advance of the projected development activity. However, assessment districts also create a long-term encumbrance of the benefiting property and require that the funds be repaid over an extended period of time.

Community Facility District (CFD)

State legislation, such as the Mello-Roos Act of 1982, has been enacted to provide a method of financing public facilities in new and developing areas. A Mello-Roos is also known as a Community Facility District (CFD). The formation of such Community Facility Districts may be initiated by owner/developer petition. Mello-Roos districts also require approval by a two-thirds majority of the property owners in order to establish the district.

Developer Construction

New development either constructs required facilities as a condition of subdivision or development approval, or provides funds for its fair share of the costs of such facilities, with construction being performed by the City. Typically, these funds are collected as FBAs or DIFs.

As an alternative to the payment of FBAs or DIFs, it may be feasible for developers to construct one or more of the needed public facilities on a turnkey basis. Under this arrangement, developers typically are compensated, either by cash or credit against fees otherwise due, for the work performed pursuant to the terms of a Council approved reimbursement agreement (Council Policy 800-12).

Developer Advance

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

Reimbursement Financing for Water and Sewer Facilities

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

State/Federal Funding

Certain public facilities may be determined to benefit a regional area that is larger than the community planning area. Such projects may be appropriately funded by either the state, federal government, or by a combination of the two.

Regional Transportation Congestion Improvement Fees (RTCIP)

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

Cost Reimbursement District (CRD)

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

Development Agreement

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

General Assumptions and Conditions

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

1. Except for those projects that are identified as FBA/DIF funded, developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval. These projects include but are not limited to traffic signals, local roads, and the dedication or preservation of open space located within the proposed development(s).

A Mello-Roos 1913/1915 Act, or other type of reimbursement district, however, may fund such projects if the project(s) and applicant(s) qualify for this type of project financing.

2. Commercial and industrial land will be charged FBAs/DIFs for infrastructure (including transportation), fire, and utility facilities. However, developers of commercial and industrial land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Black Mountain Ranch community. In the future, if a basis is developed for charging non-

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residential development for the cost of park and recreation and library facilities, appropriate fair share may be evaluated at that time.

3. Periodic reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and charges would be evaluated for all portions of the program.
4. The developer, or permittee, shall pay the FBA and/or DIF as a condition of obtaining building permits in accordance with the San Diego Municipal Code.
5. A developer, or group of developers, may propose to build or improve an FBA funded facility that is identified in the Capital Improvements Program. Upon City Council approval, the developer(s) may enter into an agreement to provide the facility in lieu of, or as credit against the payment of FBA fees, provided that adequate funds are available in the FBA fund. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project. Should the approved, final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed from the FBA/DIF fund for the difference, subject to the terms of an approved reimbursement agreement and the availability of funds. If two developers are eligible for cash reimbursement during the same fiscal year, then the first reimbursement agreement to be approved by the City Council shall take precedence over subsequent reimbursement agreements approved by the City Council.
6. As FBAs and DIFs are collected, they will be placed in a City fund that provides interest earnings for the benefit of Black Mountain Ranch.
7. The Development Schedule, shown in Table 8 on page 18, is an estimated schedule and is based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Black Mountain Ranch.
8. Most public facilities identified in the Financing Plan are either “population based” or “transportation based”. The estimated year(s) in which funds are budgeted for a given project is not a binding commitment that the project will actually be constructed in that year. With each periodic update, actual permit activity and corresponding population projections, coupled with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year in which to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update to the Financing Plan. In addition, the City may amend this

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Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

9. Only those roadways that have been designed as a four-lane facility or larger or key circulation element roads have been considered in this Financing Plan for funding with FBA/DIF funds. All other roadways located within Black Mountain Ranch will be the direct responsibility of the developer/subdivider and are therefore not reflected in the FBA/DIF calculations.
10. A large majority of the cost necessary to construct SR-56 will be provided from funds other than the FBA, e.g. TRANSNET, state or federal (ISTEA) highway funds, and/or toll road funds, etc. In 2006, the voters of San Diego County approved the extension of the TRANSNET ½ cent sales tax and identified the widening of SR-56 as one of the projects to be funded by TRANSNET. Consequently, the funding of this project has now been identified in the RTP program managed by SANDAG. FBA funding was previously identified solely as backup funding for the widening of SR-56 from four lanes to six, should these other sources of funding not be obtained at the time the improvements are required. However, the BMR share of the SR-56 funding has been reclassified from FBA to direct developer contribution with this Financing Plan update.
11. For projects that require land acquisition in this Financing Plan, property value estimates assume that the property is graded, in finished pad condition, and “ready to accept” for the project for which it is intended (i.e. the value of raw land plus the cost of improvements/environmental mitigation.). The actual price paid for land within Black Mountain Ranch will be based upon either a price established through direct negotiations between the affected owner(s) and relevant public agency or by fair market value, as determined by an appraisal that will be prepared in accordance with standard City policy.
12. All costs for open space acquisition will be provided from funds other than the FBA, i.e. subdivision requirement, off-site mitigation for a particular project, etc.
13. All right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the FBA/DIF.
14. FBA and DIF is paid by all categories of private development, including affordable housing projects.
15. This Financing Plan identifies a number of anticipated public facility projects as being funded by the FBA/DIF. However, it is understood that, during the development of Black Mountain Ranch, alternative funding sources may be proposed in lieu of FBA/DIF funding, such as developer funds or Mello-Roos Community Facility District financing.

16. The reimbursable expenses that a developer, who enters into an agreement with the City to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA may include, but is not limited to, any right-of-way acquired through negotiation and/or condemnation by either developer or the City, environmental mitigation costs related specifically to the project, construction costs for all public improvements including, but not limited to roadway improvements, grading and storm drain facilities located within the right-of-way, landscaping, traffic control devices and signs, design services, engineering, professional services, appraisal costs, environmental reports, soils testing, legal services, surveying, project administration, construction management and supervision, insurance premiums, bonds, and all other fees and charges, including, but not limited to, permit fees, inspection fees, etc. The specifics of what is to be credited and/or reimbursed shall be as set forth in the reimbursement agreement.

Cross Funding Between Communities

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

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Table 9 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2015)	FBA-BMR (FY 2015)	DEV/SUBD (FY 2015)	OTHER FBA (FY 2015)	OTHER (FY 2015)
ACTIVE TRANSPORTATION PROJECTS								
36	T-4	RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS	2005	\$1,504,334	\$1,377,107	\$0	\$37,227	\$90,000
38	T-6	CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO PASEO DEL SUR)	2013-2015	\$2,749,000	\$2,749,000	\$0	\$0	\$0
40	T-9	CAMINO DEL SUR (SAN DIEGUITO RD SOUTH TO CARMEL VLY RD)	2001	\$18,491,540	\$15,477,888	\$3,013,652	\$0	\$0
42	T-10	CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO CARMEL VLY RD)	2003-2015	\$5,682,768	\$5,679,020	\$3,748	\$0	\$0
44	T-12	CAMINO DEL SUR S. WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VLY RD)	2014-2015	\$3,839,000	\$3,839,000	\$0	\$0	\$0
46	T-14	CAMINO DEL SUR WIDENING (CARMEL VALLEY RD SOUTH TO SR-56)	2014-2015	\$5,788,000	\$3,388,000	\$0	\$2,400,000	\$0
48	T-15.1	CAMINO DEL SUR AND SR-56 INTERCHANGE	2020	\$37,532,963	\$0	\$457,140	\$37,075,823	\$0
50	T-15.2	SR-56 BIKE INTERCHANGES	2018	\$11,801,434	\$605,168	\$0	\$2,623,326	\$8,572,940
52	T-17	CAMINO DEL SUR AND SR-56 PARK & RIDE	TBD	\$1,488,370	\$0	\$0	\$1,488,370	\$0
54	T-20	CARMEL VALLEY ROAD (DEL MAR HEIGHTS RD EAST TO VIA ABERTURA) - 4 LANES	2014-2018	\$19,905,000	\$0	\$0	\$19,905,000	\$0
56	T-22.1	CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR) - ADD 2 LANES	2014-2016	\$15,223,324	\$0	\$0	\$15,223,324	\$0
58	T-22.2	CARMEL VALLEY RD (CAMINO DEL SUR TO BLACK MOUNTAIN RD) - ADD 2 LANES	2003-2016	\$5,835,276	\$3,453,870	\$607,348	\$1,774,058	\$0
60	T-25.3	CARMEL VALLEY ROAD WIDENING (BLACK MOUNTAIN RD TO CAMINO CRISALIDA)	2014-2015	\$3,491,000	\$3,491,000	\$0	\$0	\$0
62	T-27	CARMEL VLY RD W. WILDLIFE CROSSING (VIA ABERTURA TO CAMINO DEL SUR)	2014-2015	\$2,947,000	\$2,947,000	\$0	\$0	\$0
64	T-29.1	EL CAMINO REAL WIDENING (HALF MILE DRIVE NORTH TO SAN DIEGUITO RD)	2011-2013	\$4,606,621	\$3,406,621	\$1,100,000	\$100,000	\$0
66	T-29.2	EL CAMINO REAL WIDENING (HALF MILE DRIVE TO VIA DE LA VALLE)	2007-2018	\$33,738,788	\$0	\$714,354	\$2,763,861	\$30,260,573
68	T-32.1	VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS	2003-2017	\$11,800,000	\$6,339,060	\$694,141	\$0	\$4,766,799
70	T-34.2	CAMINO DEL SUR (BERNARDO LAKES DR EAST TO LONE QUAIL RD)	2010-2015	\$7,645,000	\$6,045,000	\$1,600,000	\$0	\$0
72	T-40	RANCHO BERNARDO RD WIDENING (I-15 TO BERNARDO CENTER DR)- ADD 2 LNS	2016-2017	\$1,055,000	\$1,055,000	\$0	\$0	\$0

Table 9 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2015)	FBA-BMR (FY 2015)	DEV/SUBD (FY 2015)	OTHER FBA (FY 2015)	OTHER (FY 2015)
74	T-43	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL RD)	2015-2016	\$370,000	\$370,000	\$0	\$0	\$0
76	T-45	WEST BERNARDO DR AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS	2015-2016	\$565,000	\$565,000	\$0	\$0	\$0
78	T-47.1	PASEO DEL SUR (CAMINO DEL SUR EAST TO HIGH SCHOOL ENTRANCE)	2014-2015	\$11,884,563	\$10,287,153	\$1,597,410	\$0	\$0
80	T-47.2	CAMINO SAN BERNARDO (NICOLE RIDGE RD EAST TO CITY LIMITS)	2014-2016	\$3,067,802	\$1,755,001	\$1,312,801	\$0	\$0
82	T-47.3	PASEO DEL SUR (POTOMAC RIDGE RD TO CAMINO DEL SUR)	2014-2015	\$1,737,000	\$1,737,000	\$0	\$0	\$0
84	T-54.2	SR-56 WIDENING (INTERSTATE 5 TO INTERSTATE 15) - ADD 2 LANES	TBD	\$152,000,000	\$0	\$12,091,000	\$26,839,000	\$113,070,000
86	T-57	BLACK MOUNTAIN ROAD WIDENING (SR-56 SOUTH TO MERCY RD)	2018	\$9,369,000	\$993,000	\$0	\$750,000	\$7,626,000
88	T-58	SR-56 AT I-5 INTERCHANGE IMPROVEMENTS	2014-2030	\$9,816,583	\$0	\$580,000	\$7,000,000	\$2,236,583
90	T-59	SUBAREA 1 TRANSIT PROGRAM	2018	\$2,364,707	\$2,364,707	\$0	\$0	\$0
92	T-62	DEL SUR RIDGE RD (PASEO DEL SUR TO NIGHTHAWK LANE)	2014-2015	\$1,238,450	\$0	\$1,238,450	\$0	\$0
94	T-63	NICOLE RIDGE RD (CAMINO SAN BERNARDO TO POTOMAC RIDGE RD)	2014-2015	\$826,150	\$0	\$826,150	\$0	\$0
		ACTIVE TRANSPORTATION PROJECTS:		\$388,363,673	\$77,924,595	\$25,836,194	\$117,979,989	\$166,622,895
COMPLETED TRANSPORTATION PROJECTS								
97	T-1	SAN DIEGUITO ROAD (CITY LIMITS EAST TO CAMINO DEL SUR)	COMPLETE	\$4,160,892	\$3,693,967	\$466,925	\$0	\$0
98	T-2	EL APAJO WIDENING (SAN DIEGUITO RD TO VIA DE SANTA FE)	COMPLETE	\$200,000	\$0	\$0	\$0	\$200,000
99	T-3	BLACK MOUNTAIN RD (CARMEL VLY RD TO RANCHO PENASQUITOS)	COMPLETE	\$2,505,389	\$0	\$374,677	\$0	\$2,130,712
100	T-5	CAMINO DEL SUR (SAN DIEGUITO RD TO BING CROSBY DR)	COMPLETE	\$19,177,086	\$16,783,188	\$2,393,898	\$0	\$0
101	T-7	CAMINO DEL SUR NORTH WILDLIFE CROSSING - 2 LANES	COMPLETE	\$5,239,355	\$4,536,633	\$702,722	\$0	\$0
102	T-8	CAMINO DEL SUR NORTH WILDLIFE CROSSING - ADD 2 LANES	COMPLETE	\$5,209,103	\$4,506,381	\$702,722	\$0	\$0
103	T-11	CAMINO DEL SUR SOUTH WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VALLEY RD) - 2 LANES	COMPLETE	\$0	\$0	\$0	\$0	\$0
104	T-13	CAMINO DEL SUR (CARMEL VLY RD SOUTH TO SR-56) - 2 LANES	COMPLETE	\$10,970,644	\$0	\$0	\$10,970,644	\$0

Table 9 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2015)	FBA-BMR (FY 2015)	DEV/SUBD (FY 2015)	OTHER FBA (FY 2015)	OTHER (FY 2015)
105	T-16	CAMINO DEL SUR AND SR-56 COMPLETE INTERCHANGE LOOPS	COMPLETE	\$0	\$0	\$0	\$0	\$0
106	T-18	CARMEL VALLEY ROAD AT I-5 IMPROVEMENTS	COMPLETE	\$50,000	\$0	\$0	\$0	\$50,000
107	T-19	CARMEL VALLEY ROAD (SR-56 EAST TO VIA ABERTURA)	COMPLETE	\$5,667,115	\$4,023,283	\$1,643,832	\$0	\$0
108	T-21.1	CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR)	COMPLETE	\$1,789,540	\$1,521,917	\$267,623	\$0	\$0
109	T-21.2	CARMEL VALLEY ROAD (CAMINO DEL SUR TO BLACK MOUNTAIN RD)	COMPLETE	\$7,571,734	\$6,439,394	\$1,132,340	\$0	\$0
110	T-23	CARMEL VALLEY ROAD (CAMINO DEL SUR TO BLACK MOUNTAIN RD)	COMPLETE	\$0	\$0	\$0	\$0	\$0
111	T-24	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING	COMPLETE	\$0	\$0	\$0	\$0	\$0
112	T-25.1	CARMEL VALLEY ROAD (BLACK MOUNTAIN RD TO CAMINO CRISALIDA) - 2 LANES	COMPLETE	\$25,200,000	\$0	\$25,200,000	\$0	\$0
113	T-25.2	RANCHO BERNARDO PIPELINE	COMPLETE	\$3,084,342	\$3,066,114	\$18,228	\$0	\$0
114	T-28	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING	COMPLETE	\$473,665	\$473,665	\$0	\$0	\$0
115	T-29.3	EL CAMINO REAL (STUDIES TO SUPPORT EIS/EIR)	COMPLETE	\$575,143	\$552,991	\$22,152	\$0	\$0
116	T-32.2	VIA DE LA VALLE BIKEWAY	COMPLETE	\$675,000	\$100,000	\$575,000	\$0	\$0
117	T-34.1	CAMINO DEL SUR (PASEO DEL SUR EAST TO BERNARDO LAKES DR)	COMPLETE	\$8,046,861	\$3,067,861	\$4,979,000	\$0	\$0
118	T-35	CAMINO DEL NORTE (CITY LIMITS EAST TO 4S PARKWAY) - 4 LANES	COMPLETE	\$1,500,650	\$0	\$1,500,650	\$0	\$0
119	T-36	CAMINO DEL NORTE (4S PARKWAY EAST TO CAMINO SAN BERNARDO)- 4 LANES	COMPLETE	\$4,132,850	\$0	\$4,132,850	\$0	\$0
120	T-37	CAMINO DEL NORTE AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS	COMPLETE	\$2,103,708	\$0	\$2,103,708	\$0	\$0
121	T-38	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$11,482,000	\$1,967,000	\$9,515,000	\$0	\$0
122	T-39	RANCHO BERNARDO RD WIDENING (W. BERNARDO DR TO I-15)- ADD 2 LANES	COMPLETE	\$7,855,622	\$0	\$7,855,622	\$0	\$0
123	T-41	RANCHO BERNARDO RD AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$0	\$0	\$0	\$0	\$0
124	T-42	RANCHO BERNARDO RD AT W. BERNARDO DR INTERSECTION IMPROVEMENTS	COMPLETE	\$0	\$0	\$0	\$0	\$0

Table 9 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2015)	FBA-BMR (FY 2015)	DEV/SUBD (FY 2015)	OTHER FBA (FY 2015)	OTHER (FY 2015)
125	T-44	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$220,000	\$0	\$0	\$0	\$220,000
126	T-46	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$1,533,000	\$252,000	\$341,000	\$0	\$940,000
127	T-48	CAMINO SAN BERNARDO (CITY LIMITS EAST TO 4S PARKWAY - 4 LANES)	COMPLETE	\$1,373,400	\$0	\$1,373,400	\$0	\$0
128	T-49	CAMINO SAN BERNARDO (4S PARKWAY EAST TO CAMINO DEL NORTE)	COMPLETE	\$1,086,150	\$0	\$1,086,150	\$0	\$0
129	T-50	DOVE CANYON ROAD (RANCHO BERNARDO RD SOUTH TO CAMINO DEL NORTE)	COMPLETE	\$1,736,550	\$0	\$1,736,550	\$0	\$0
130	T-51	DOVE CANYON ROAD (CAMINO DEL NORTE SOUTH TO CAMINO SAN BERNARDO)	COMPLETE	\$2,850,000	\$0	\$2,850,000	\$0	\$0
131	T-52	DOVE CANYON ROAD (CAMINO SAN BERNARDO SOUTH TO CARMEL VLY RD)	COMPLETE	\$3,450,450	\$0	\$3,450,450	\$0	\$0
132	T-53	SAN DIEGUITO RD SPOT IMPROVEMENTS (EL CAMINO REAL EAST TO CITY LIMITS)	COMPLETE	\$3,395,954	\$142,078	\$3,876	\$0	\$3,250,000
133	T-54.1	SR-56 DEBT SERVICE	COMPLETE	\$2,517,690	\$569,652	\$0	\$1,948,038	\$0
134	T-55	INTERSTATE 15 ENHANCEMENTS (LAKE HODGES BRIDGE SOUTH TO SR-56)	COMPLETE	\$471,000,000	\$7,150,000	\$0	\$0	\$463,850,000
135	T-56	SR-56 AT I-15 INTERCHANGE IMPROVEMENTS	COMPLETE	\$25,000,000	\$580,000	\$0	\$580,000	\$23,840,000
136	T-60	EL CAMINO REAL (EXTENSION OF RIGHT TURN LANE)	COMPLETE	\$293,188	\$0	\$293,188	\$0	\$0
137	T-61	SR-56 AUXILIARY LANE	COMPLETE	\$0	\$0	\$0	\$0	\$0
138	T-64	BABCOCK ST (CAMINO DEL SUR SOUTH FOR 370 FT)	COMPLETE	\$521,056	\$0	\$521,056	\$0	\$0
		COMPLETED TRANSPORTATION PROJECTS:		\$642,648,137	\$59,426,124	\$75,242,619	\$13,498,682	\$494,480,712
TOTAL TRANSPORTATION PROJECTS:				\$1,031,011,810	\$137,350,719	\$101,078,813	\$131,478,671	\$661,103,607
ACTIVE PARK PROJECTS								
140	P-1	BLACK MOUNTAIN RANCH COMMUNITY PARK ⁽¹⁾	2003-2018	\$22,297,993	\$20,406,304	\$282,905	\$1,608,784	\$0
142	P-2	BLACK MOUNTAIN RANCH COMMUNITY RECREATION BUILDING	2022-2024	\$9,870,000	\$8,093,400	\$0	\$1,776,600	\$0
144	P-3	BLACK MOUNTAIN RANCH AQUATIC COMPLEX	2025	\$7,143,251	\$2,807,298	\$0	\$4,335,953	\$0
146	P-5	DEL SUR NEIGHBORHOOD PARK (NP #2)	2014-2016	\$4,300,000	\$4,300,000	\$0	\$0	\$0

Table 9 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2015)	FBA-BMR (FY 2015)	DEV/SUBD (FY 2015)	OTHER FBA (FY 2015)	OTHER (FY 2015)
148	P-6	LA JOLLA VALLEY BIKE PATH	TBD	\$638,000	\$0	\$638,000	\$0	\$0
150	P-9	TRAIL - NORTH LOOP	2015-2016	\$638,000	\$0	\$638,000	\$0	\$0
		ACTIVE PARK PROJECTS:		\$44,887,244	\$35,607,002	\$1,558,905	\$7,721,337	\$0
COMPLETED PARK PROJECTS								
153	P-4	SOUTH VILLAGE NEIGHBORHOOD PARK (NP #1)	COMPLETE	\$1,378,047	\$1,305,912	\$72,135	\$0	\$0
154	P-7	TRAIL - LA JOLLA VALLEY LINK	COMPLETE	\$385,000	\$0	\$385,000	\$0	\$0
155	P-8	TRAIL - SOUTH LOOP	COMPLETE	\$580,000	\$0	\$580,000	\$0	\$0
		COMPLETED PARK PROJECTS:		\$2,343,047	\$1,305,912	\$1,037,135	\$0	\$0
TOTAL PARK PROJECTS:				\$47,230,291	\$36,912,914	\$2,596,040	\$7,721,337	\$0
ACTIVE FIRE-RESCUE PROJECTS:								
158	F-2	NORTH FIRE STATION- NO. 48	2014-2018	\$11,780,000	\$11,780,000	\$0	\$0	\$0
COMPLETED FIRE-RESCUE PROJECTS								
161	F-1	SOUTH FIRE STATION - NO. 46	COMPLETE	\$4,095,470	\$1,852,471	\$0	\$2,242,999	\$0
TOTAL FIRE RESCUE PROJECTS:				\$15,875,470	\$13,632,471	\$0	\$2,242,999	\$0
LIBRARY PROJECTS:								
164	L-1	BRANCH LIBRARY AND VILLAGE GREEN	2020	\$19,324,000	\$7,592,000	\$0	\$11,732,000	\$0
TOTAL LIBRARY PROJECTS:				\$19,324,000	\$7,592,000	\$0	\$11,732,000	\$0
PUBLIC UTILITIES PROJECTS:								
167	U-1	CARMEL VALLEY TRUNK SEWER	COMPLETE	\$9,892,000	\$2,261,000	\$0	\$2,731,000	\$4,900,000
TOTAL PUBLIC UTILITIES PROJECTS:				\$9,892,000	\$2,261,000	\$0	\$2,731,000	\$4,900,000
TOTAL ALL PROJECTS				\$1,123,333,571	\$197,749,104	\$103,674,853	\$155,906,007	\$666,003,607

(1) Phase I of the Community Park was completed in 2008.

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ACTIVE TRANSPORTATION PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION
CIP or JO #: 292754

PROJECT: T-4
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,377,107	\$1,414,334		(\$37,227)				
FBA-PHR	\$37,227			\$37,227				
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
RPLMD	\$90,000	\$90,000						
UNIDENT								
TOTAL	\$1,504,334	\$1,504,334	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION
CIP or JO #: 292754

PROJECT: T-4
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

- A. CONSTRUCT A TRAFFIC SIGNAL AT BLACK MOUNTAIN ROAD AND MALER ROAD INTERSECTION.
- B. WIDEN THE WESTBOUND RAMP OF SR-56 AT BLACK MOUNTAIN ROAD FOR DUAL LEFT TURN AND SINGLE RIGHT TURN LANES. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- C. WIDEN THE SOUTHBOUND APPROACH ON BLACK MOUNTAIN ROAD AT SR-56 FOR DUAL LEFT TURN LANES, AND WIDEN THE NORTHBOUND APPROACH FOR AN EXCLUSIVE RIGHT TURN LANE. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- D. WIDEN THE NORTHBOUND APPROACH ON BLACK MOUNTAIN ROAD AT PARK VILLAGE ROAD TO PROVIDE FOR DUAL LEFT TURN LANES FROM BLACK MOUNTAIN ROAD TO PARK VILLAGE ROAD. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- E. WIDEN THE WESTBOUND RAMP OF SR-56 AT RANCHO PENASQUITOS BOULEVARD TO PROVIDE A CENTER LEFT/THROUGH/RIGHT TURN LANE. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- F. RANCHO PEÑASQUITOS MEDIAN IMPROVEMENTS.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

SANTALUZ LLC ADVANCED THE CONSTRUCTION OF PROJECTS A & D WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA. BMR LLC ADVANCED THE CONSTRUCTION OF PROJECT F WITH REIMBURSEMENT FROM THE FBA AND A FAIR SHARE FROM THE RANCHO PENASQUITOS LANDSCAPE MAINTENANCE DISTRICT (RPLMD). PACIFIC HIGHLANDS RANCH FBA CONTRIBUTED A FAIR SHARE TO INTERSECTION D. PROJECTS B, C, & E WERE COMPLETED AS PART OF THE CONSTRUCTION OF THE SR-56 PROJECT.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-11.2.

SCHEDULE:

PROJECT COMPLETE, BUT TRANSFER OF PACIFIC HIGHLANDS RANCH FBA SHARE INTO PROJECT IS PENDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO PASEO DEL SUR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11003

PROJECT: T-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$2,749,000	\$2,599,266		\$149,734				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,749,000	\$2,599,266	\$0	\$149,734	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO PASEO DEL SUR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11003

PROJECT: T-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT THE WIDENING OF CAMINO DEL SUR FROM ITS INITIAL TWO LANES NORTHWARD FROM SAN DIEGUITO ROAD TO PASEO DEL SUR AS AN ULTIMATE FOUR-LANE MAJOR STREET. SEE COMPANION PROJECT T-8. THIS PROJECT ALSO INCLUDES A TRAFFIC SIGNAL AT THE INTERSECTION OF CAMINO DEL SUR AND DEL SUR COURT LOCATED ABOUT 300 FEET NORTH OF THE BRIDGE OVER LUSARDI CREEK.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

PROJECT COMPLETE, WITH REMAINING REIMBURSEMENT SCHEDULED FOR FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (SAN DIEGUITO RD SOUTH TO CARMEL VLY RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-403.0

PROJECT: T-9
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$15,477,888 \$3,013,652	\$11,457,212		\$337,106	\$897,124	\$913,573	\$337,106	\$337,106
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD		\$3,013,652						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$18,491,540	\$14,470,864	\$0	\$337,106	\$897,124	\$913,573	\$337,106	\$337,106

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR	\$794,133	\$337,106	\$67,422					
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$794,133	\$337,106	\$67,422	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (SAN DIEGUITO RD SOUTH TO CARMEL VLY RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-403.0

PROJECT: T-9
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO DEL SUR FROM SAN DIEGUITO ROAD SOUTH TO CARMEL VALLEY ROAD AS A TWO-LANE INTERIM FACILITY WITHIN A SIX-LANE RIGHT-OF-WAY. PROVIDE WILDLIFE UNDERCROSSING AND TRAFFIC SIGNALS AND INTERSECTION WIDENING AT SAN DIEGUITO RD, B STREET AND CARMEL VALLEY ROAD. SUBDIVIDER COSTS INCLUDE CONSTRUCTION OF A 16" AND A 24" WATER MAIN AND SEWER MAIN WITHIN THE RIGHT-OF-WAY. (SEE COMPANION PROJECT T-11).

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

THIS PROJECT WAS CONSTRUCTED BY A DEVELOPER (SANTALUZ) UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. REIMBURSEMENT IN THE FORM OF FBA CREDITS IS ON-GOING AS THE BUILDING PERMITS FOR THE REMAINING SANTALUZ LOTS ARE ISSUED.

THE COST OF PROJECT T-11 IS INCLUDED HERE.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.4

SCHEDULE:

PROJECT COMPLETE, WITH REMAINING REIMBURSEMENT ON-GOING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-403.0/S-00710

PROJECT: T-10
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$5,679,020	\$3,800,530		\$1,878,490				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$3,748	\$3,748						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,682,768	\$3,804,278	\$0	\$1,878,490	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-403.0/S-00710

PROJECT: T-10
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT AN ADDITIONAL TWO LANES OF CAMINO DEL SUR FROM SAN DIEGUITO ROAD SOUTHWARD TO CARMEL VALLEY ROAD. MODIFY TRAFFIC SIGNALS AT SAN DIEGUITO ROAD, B STREET, AND CARMEL VALLEY ROAD TO BE CONSISTENT WITH THIS CROSS SECTION. (SEE COMPANION PROJECT T-12)

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

SHEA HOMES ADVANCED THE COST OF THE PORTION OF THE PROJECT ADJACENT TO ITS VERRAZANO DEVELOPMENT IN THE SOUTH VILLAGE IN 2003. BMR LLC WILL ADVANCE THE FUNDING FOR THE REMAINDER OF THE PROJECT PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

FIRST PHASE OF THE PROJECT ADJACENT TO THE VERRAZANO DEVELOPMENT IN THE SOUTH VILLAGE WAS COMPLETED IN 2003. CONSTRUCTION OF THE REMAINDER OF THE PROJECT IS UNDERWAY AND IS EXPECTED TO BE COMPLETED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR S. WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: S-10016

PROJECT: T-12
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,839,000	\$1,860,662		\$1,978,338				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,839,000	\$1,860,662	\$0	\$1,978,338	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR S. WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: S-10016

PROJECT: T-12
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT THE ADDITIONAL WIDTH NECESSARY FOR THE WILDLIFE CROSSING UNDER CAMINO DEL SUR (SEE PROJECT T-11) TO ALLOW FOR THE WIDENING OF CAMINO DEL SUR (PROJECT T-10).

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

CONSTRUCTION OF THE PROJECT IS UNDERWAY AND IS EXPECTED TO BE COMPLETED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR WIDENING (CARMEL VALLEY RD SOUTH TO SR-56)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-725.0/S-00899

PROJECT: T-14
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,388,000				\$543,000	\$2,845,000		
FBA-PHR								
FBA-TH	\$2,400,000	\$2,400,000						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,788,000	\$2,400,000	\$0	\$0	\$543,000	\$2,845,000	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR WIDENING (CARMEL VALLEY RD SOUTH TO SR-56)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-725.0/S-00899

PROJECT: T-14
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT ADDITIONAL TRAVEL LANES FOR CAMINO DEL SUR, COMPLETE WITH MEDIAN IMPROVEMENT, WITHIN A SIX-LANE RIGHT-OF-WAY. (SEE COMPANION PROJECT T-13) THIS PROJECT ADDRESSES THE INCREMENTAL WIDENING OF THIS SIX-LANE MAJOR ROADWAY. IT IS ANTICIPATED THAT THIS WIDENING WILL OCCUR IN TWO PHASES. THE FIRST PHASE, COMMENSURATE WITH PHASE III OF THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN, WILL COVER THE WIDENING TO FOUR TRAVEL LANES. AS PART OF THIS INITIAL PHASE, A TOTAL OF SIX TRAVEL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE CAMINO DEL SUR INTERCHANGE. THE SECOND PHASE WILL COMPLETE THE SIX-LANE FACILITY FOR ITS ENTIRE LENGTH WHICH MAY NOT BE REQUIRED UNTIL BUILDOUT OF TORREY HIGHLANDS.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

PHASE 1 OF THIS PROJECT WAS FUNDED BY THE TORREY HIGHLANDS FBA. PHASE 2 WILL BE CONSTRUCTED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.2.

SCHEDULE:

PHASE 1 OF THIS PROJECT IS COMPLETE. PHASE 2 IS CURRENTLY SCHEDULED TO START DESIGN AND CONSTRUCTION IN FY 2016.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR AND SR-56 INTERCHANGE

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.0/S-00714

PROJECT: T-15.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$37,075,823	\$29,973,248	\$2,575					
FBA-PHR								
FBA-TH	\$457,140	\$457,140						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$37,532,963	\$30,430,388	\$2,575	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR	\$7,100,000							
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR AND SR-56 INTERCHANGE

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-463.0/S-00714

PROJECT: T-15.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

JUSTIFICATION:

DUE TO THE REGIONAL SERVICING NATURE OF THIS INTERCHANGE, THE PROJECT WILL BE FUNDED AS PART OF THE SR-56 IMPROVEMENTS. IT IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

PHASE I WAS FUNDED BY DIRECT CONTRIBUTIONS BY TORREY HIGHLANDS SUBDIVIDERS. CALTRANS WILL CONSTRUCT THE WESTERLY EXTENSION OF SR-56 AND THE FREEWAY OVERCROSSING OF CAMINO DEL SUR. NEW DEVELOPMENT IS RESPONSIBLE FOR FUNDING THE FREEWAY RAMPS, ACQUISITION OF THE RIGHT-OF-WAY FOR THE INTERCHANGE, AND MITIGATION FOR THE INTERCHANGE. COST AND SCOPE INCLUDES PROJECT T-16.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-1.3.

SCHEDULE:

PHASES I AND II ARE COMPLETE. PHASE III HAS BEEN SCHEDULED FOR DESIGN AND CONSTRUCTION IN FY 2020, DEPENDENT ON AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 BIKE INTERCHANGES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 58-171.0/S-00955

PROJECT: T-15.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$605,168						\$605,168	
FBA-PHR	\$530,400							
FBA-TH	\$295,900							
FBA-DMM	\$72,592							
FBA-RP	\$1,724,434	\$25,566						
STATE								
DEV/SUBD								
PRIVATE								
SANDAG	\$1,350,000	\$1,265,115	\$84,885					
OTHER								
UNIDENT	\$7,222,940							
TOTAL	\$11,801,434	\$1,290,681	\$84,885	\$0	\$0	\$0	\$605,168	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
FBA-RP								
STATE								
DEV/SUBD								
PRIVATE								
SANDAG								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 BIKE INTERCHANGES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 58-171.0/S-00955

PROJECT: T-15.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING:

THE TIMING OF THE OTHER FBA CONTRIBUTIONS WILL BE DETERMINED BY EACH COMMUNITY'S PFFP.

NOTES:

BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP AND THE CITY ARE PARTIES TO A DEVELOPMENT AGREEMENT. PURSUANT TO THIS AGREEMENT, BLACK MOUNTAIN RANCH (BMR) DID NOT OBJECT TO THE INCLUSION OF THIS PROJECT IN THE FACILITIES FINANCING PROGRAM BECAUSE THIS PROJECT DID NOT RESULT IN AN INCREASE IN THE FBA APPLICABLE TO BMR. AS PART OF THE FY 2006 PFFP UPDATE, THE CONTRIBUTION TO BE MADE BY BMR WAS FIXED AT THE AMOUNT ABOVE.

TORREY HIGHLANDS PFFP PROJECT T-11.
PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.7.
DEL MAR MESA PFFP PROJECT 43-26.
RANCHO PEÑASQUITOS PFFP PROJECT T-41.

SCHEDULE:

ENVIRONMENTAL, DESIGN, AND CONSTRUCTION TO BE COMPLETED AS FUNDING BECOMES AVAILABLE.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR AND SR-56 PARK & RIDE

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

PROJECT: T-17
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,488,370							
TOTAL	\$1,488,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR AND SR-56 PARK & RIDE

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

PROJECT: T-17
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

TO BE FUNDED BY TORREY HIGHLANDS FBA.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.3.

SCHEDULE:

PROJECT WILL BE CONSTRUCTED AS FUNDS BECOME AVAILABLE AND AS SCOPE IS FURTHER DEFINED.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (DEL MAR HEIGHTS RD EAST TO VIA ABERTURA) - 4 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-747.0/S-00906

PROJECT: T-20
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$19,905,000	\$6,319,198	\$3,735,802		\$600,000	\$8,850,000	\$400,000	
TOTAL	\$19,905,000	\$6,319,198	\$3,735,802	\$0	\$600,000	\$8,850,000	\$400,000	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (DEL MAR HEIGHTS RD EAST TO VIA ABERTURA) - 4 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-747.0/S-00906

PROJECT: T-20
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM DEL MAR HEIGHTS ROAD TO VIA ABERTURA AS A FOUR-LANE FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY THAT COULD ACCOMMODATE SIX LANES IN THE FUTURE.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN PACIFIC HIGHLANDS RANCH AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A PACIFIC HIGHLANDS RANCH DEVELOPER (PARDEE) ADVANCED FUNDING FOR THE PROJECT AND WILL BE REIMBURSED BY THE PACIFIC HIGHLANDS RANCH FBA UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

THIS PROJECT IS PRESENTED HERE FOR INFORMATIONAL PURPOSES ONLY. IT IS FUNDED ENTIRELY THROUGH THE PACIFIC HIGHLANDS RANCH FBA.

PACIFIC HIGHLANDS RANCH PFFP PROJECTS T-4.3 & T-4.4.

SCHEDULE:

THE WIDENING OF CARMEL VALLEY RD FROM DEL MAR HEIGHTS RD TO LOPELIA MEADOWS PLACE HAS BEEN COMPLETED. THE WIDENING FROM LOPELIA MEADOWS PLACE TO VIA ABERTURA WILL BE DONE IN TWO PHASES. PHASE I WAS COMPLETED IN FY 2014. PHASE II IS ANTICIPATED TO BE CONSTRUCTED WITH ADJACENT SUBDIVISION DEVELOPMENT ESTIMATED TO OCCUR IN FY 2016.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR) - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-466.0/S-00854

PROJECT: T-22.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$15,223,324	\$3,768,291	\$11,455,033					
TOTAL	\$15,223,324	\$3,768,291	\$11,455,033	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR) - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-466.0/S-00854

PROJECT: T-22.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES ON THE SOUTH SIDE OF CARMEL VALLEY ROAD. THIS WIDENING SHALL OCCUR IN TWO INCREMENTS. THE FIRST INCREMENT REQUIRES THE WIDENING FROM VIA ABERTURA EASTERLY ALONG THE FRONTAGE OF THE TORREY DEL MAR DEVELOPMENT. THE SECOND INCREMENT COMPLETES THE REMAINDER OF THE WIDENING FROM THE EASTERN PROPERTY LINE OF THE FAIRBANKS COUNTRY VILLAS TO CAMINO DEL SUR.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WILL BE COMPLETED BY TORREY HIGHLANDS DEVELOPERS WITH REIMBURSEMENT FROM THE TORREY HIGHLANDS FBA PER THE TERMS OF TWO SEPARATE REIMBURSEMENT AGREEMENTS. MREC-DAVIDSON COMPLETED THE FIRST SEGMENT OF WIDENING AND D.R. HORTON WILL COMPLETE THE SECOND SEGMENT.

NOTES:

THIS PROJECT IS PRESENTED HERE FOR INFORMATIONAL PURPOSES ONLY. IT IS FUNDED ENTIRELY THROUGH THE TORREY HIGHLANDS FBA.

TORREY HIGHLANDS PFFP PROJECT T-4.3.

SCHEDULE:

THE FIRST INCREMENT WAS COMPLETED BY MREC-DAVIDSON PER THE TERMS OF A REIMBURSEMENT AGREEMENT. THE SECOND PHASE IS SCHEDULED TO BE CONSTRUCTED BY D.R. HORTON PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY RD (CAMINO DEL SUR TO BLACK MOUNTAIN RD) - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754/RD-15001

PROJECT: T-22.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,453,870	\$3,453,870						
FBA-PHR								
FBA-TH	\$1,774,058			\$1,774,058				
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$607,348	\$607,348						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,835,276	\$4,061,218	\$0	\$1,774,058	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY RD (CAMINO DEL SUR TO BLACK MOUNTAIN RD) - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754/RD-15001

PROJECT: T-22.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES FOR CARMEL VALLEY ROAD. THIS WIDENING SHALL OCCUR IN TWO INCREMENTS. THE FIRST INCREMENT OCCURRED AT EACH END OF THIS REACH TO ACCOMMODATE INTERSECTION REQUIREMENTS. THE SECOND INCREMENT EXTENDS THE WIDENING IN THE MIDDLE PORTION OF THIS ROADWAY. TIMING OF EACH INCREMENT OF WIDENING WILL BE BASED ON THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED PHASE I OF THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

BMR LLC WILL CONSTRUCT PHASE II OF THE PROJECT PER A REIMBURSEMENT AGREEMENT WITH REIMBURSEMENT FROM THE TORREY HIGHLANDS FBA.

THE SUBDIVIDER COST REPRESENTS THE NON-FBA ELIGIBLE WATER AND SEWER PORTIONS OF THE PROJECT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.4.

SCHEDULE:

THE FIRST PHASE HAS BEEN COMPLETED. THE SECOND PHASE IS SCHEDULED FOR FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD WIDENING (BLACK MOUNTAIN RD TO CAMINO CRISALIDA)

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

PROJECT: T-25.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,491,000	\$1,366,240		\$2,124,760				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,491,000	\$1,366,240	\$0	\$2,124,760	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD WIDENING (BLACK MOUNTAIN RD TO CAMINO CRISALIDA)

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

PROJECT: T-25.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE TWO INSIDE LANES FROM BLACK MOUNTAIN ROAD EAST TO CAMINO CRISALIDA WITHIN A SIX-LANE RIGHT-OF-WAY.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

DESIGN AND CONSTRUCTION ARE UNDERWAY WITH COMPLETION ANTICIPATED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD EAST WILDLIFE CROSSING

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

PROJECT: T-27
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$2,947,000	\$809,974		\$2,137,026				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,947,000	\$809,974	\$0	\$2,137,026	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD EAST WILDLIFE CROSSING

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

PROJECT: T-27
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CARMEL VALLEY ROAD TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING WILL OCCUR CONCURRENT WITH THE CONSTRUCTION OF CARMEL VALLEY ROAD (T-25.3).

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

DESIGN AND CONSTRUCTION ARE UNDERWAY WITH COMPLETION ANTICIPATED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE NORTH TO SAN DIEGUITO RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-767.0/S00916

PROJECT: T-29.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,406,621	\$3,406,621						
FBA-PHR	\$100,000	\$1,854	\$98,146					
FBA-TH								
FBA-DMM								
COUNTY								
STATE	\$1,000,000							
SUBDIV	\$100,000		\$100,000					
SUBDIV(2)								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,606,621	\$3,408,475	\$198,146	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
SUBDIV	\$1,000,000							
SUBDIV(2)								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE NORTH TO SAN DIEGUITO RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-767.0/S00916

PROJECT: T-29.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

COMPLETE CONSTRUCTION OF EXISTING EL CAMINO REAL BETWEEN HALF MILE DRIVE AND SAN DIEGUITO ROAD AS A FOUR-LANE MAJOR STREET WITHIN THE EXISTING, GRADED RIGHT-OF-WAY. THE COST INCLUDES A TRAFFIC SIGNAL AT EL CAMINO REAL AND SEA COUNTRY LANE, AND A WILDLIFE UNDERCROSSING.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (D.R. HORTON) PER THE TERMS OF A COMMUNITY FACILITIES DISTRICT (CFD). THE REMAINING SUBDIVIDER FUNDING SCHEDULED IN FY 2020 REFERS TO FUTURE CONSTRUCTION OF CURB, GUTTER, AND SIDEWALK ON THE WEST SIDE OF THE ROADWAY, WHICH, IF ULTIMATELY REQUIRED, WILL BE THE OBLIGATION OF THE FRONTING PROPERTY OWNERS WHEN THEY DEVELOP. THE SUBDIVIDER (2) FUNDING REFERS TO PARDEE HOMES, WHO CONTRIBUTED \$100,000 FOR THE WILDLIFE CROSSING PER THE TERMS OF ITS DEVELOPMENT AGREEMENT.

NOTES:

PACIFIC HIGHLANDS PFFP PROJECT T-12.2.

FUTURE CURB, GUTTER AND SIDEWALK IMPROVEMENTS WILL BE REQUIRED IF WEST SIDE PROPERTY OWNERS DEVELOP.

SCHEDULE:

THE WIDENING IMPROVEMENTS TO FOUR LANES WAS COMPLETED IN FY 2011. THE TRAFFIC SIGNAL AND WILDLIFE UNDERCROSSING WERE COMPLETED IN FY 2013.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE TO VIA DE LA VALLE)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-479.0/S-00856

PROJECT: T-29.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR	\$796,300	\$121,454	\$674,846					
DIF - SUB 2	\$1,292,000		\$950,000	\$342,000				
DIF - FRCC	\$675,561	\$675,561						
TRANS (1)	\$526,129	\$497,526	\$28,603					
TRANS (2)	\$4,125,000	\$611,149	\$313,851		\$3,200,000			
COUNTY								
DEV/SUBD	\$714,354							
FD GRANT	\$25,452,444	\$2,953,850	\$2,440,518		\$20,058,076			
OTHER	\$157,000		\$157,000					
UNIDENT								
TOTAL	\$33,738,788	\$4,859,540	\$4,564,818	\$342,000	\$23,258,076	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
DIF - SUB 2								
DIF - FRCC								
TRANS (1)								
TRANS (2)								
COUNTY								
DEV/SUBD								
FD GRANT								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE TO VIA DE LA VALLE)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-479.0/S-00856

PROJECT: T-29.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDES FOR REPLACING THE EXISTING TWO-LANE BRIDGE WITH A FOUR-LANE BRIDGE AND WIDENING THE EXISTING TWO-LANE ROADWAY TO A MODIFIED FOUR-LANE MAJOR ROAD. THE PROJECT WILL ALSO PROVIDE FOR IMPROVEMENTS ON EASTBOUND VIA DE LA VALLE AS FAR AS NORTHBOUND EL CAMINO REAL.

JUSTIFICATION:

THIS PROJECT WILL REPLACE THE EXISTING BRIDGE AND MODIFY THE SEGMENT OF EL CAMINO REAL BETWEEN VIA DE LA VALLE AND SAN DIEGUITO RD IN ORDER TO ENSURE A STRUCTURALLY SOUND BRIDGE OVER THE SAN DIEGUITO RIVER, ALLEVIATE PROBLEMS ASSOCIATED WITH HIGH FLOOD EVENTS, IMPROVE PEDESTRIAN AND VEHICULAR ACCESS TO NEARBY COASTAL AND RECREATIONAL RESOURCES, RELIEVE TRAFFIC CONGESTION, AND IMPROVE CONSISTENCY WITH THE ADOPTED LAND-USE PLAN FOR THE PROJECT AREA. THIS PROJECT IS CONSISTENT WITH THE FAIRBANKS RANCH COUNTRY CLUB SPECIFIC PLAN AND THE NORTH CITY FUTURE AREA FRAMEWORK PLAN AND IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

BESIDES THE PACIFIC HIGHLANDS RANCH (PHR) FBA FUNDING SHOWN, THE PROJECT INCLUDES THE FOLLOWING FUNDING SOURCES:

DEV/SUBD - REPRESENTS THE BMR SHARE OF THIS PROJECT THAT WILL BE PROVIDED BY THE BMR DEVELOPER, BMR LLC, AS A DIRECT CASH CONTRIBUTION PER THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN THRESHOLDS.

DIF - SUBAREA 2

DIF-FRCC - FAIRBANKS RANCH COUNTRY CLUB

TRANSNET (1) - PROP A

TRANSNET (2) - TRANSNET EXTENSION CONGESTION RELIEF FUND (RTCIP)

FD GRANT - HIGHWAY BRIDGE PROGRAM (HBP)

OTHER - PRIVATE & OTHERS CONTRIBUTION

NOTES:

PACIFIC HIGHLANDS PFFP PROJECT T-12.3.

SCHEDULE:

THE ENVIRONMENTAL REVIEW PROCESS BEGAN IN FY 2007 AND IS SCHEDULED TO BE COMPLETED IN FY 2015. DESIGN BEGAN IN FY 2013 AND WAS COMPLETED IN FY 2014. LAND ACQUISITION IS SCHEDULED TO BE COMPLETED IN FY 2015. CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2016 AND ANTICIPATED TO BE COMPLETED IN FY 2018.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11001

PROJECT: T-32.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$6,339,060	\$1,351,395				\$4,987,665		
FBA-PHR								
FBA -TH								
FBA-DMM								
COUNTY								
CRD	\$952,749					\$952,749		
DEV/SUBD	\$14,141	\$14,141						
PHR SUBD	\$680,000					\$680,000		
MTDB								
OTHER	\$3,814,050					\$1,010,298		
UNIDENT								
TOTAL	\$11,800,000	\$1,365,536	\$0	\$0	\$0	\$7,630,712	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA -TH								
FBA-DMM								
COUNTY								
CRD								
DEV/SUBD								
PHR SUBD								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11001

PROJECT: T-32.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

RECONSTRUCT EXISTING VIA DE LA VALLE BETWEEN SAN ANDRES DRIVE AND EL CAMINO REAL WEST TO FOUR-LANE MAJOR STREET STANDARDS TO ACCOMMODATE EXISTING AND PROJECTED SUB-REGIONAL TRAFFIC. MODIFY SIGNALS AT SAN ANDRES DRIVE AND EL CAMINO REAL WEST AS REQUIRED AND RELOCATE EXISTING OVERHEAD UTILITIES TO UNDERGROUND LOCATIONS. RESTRIPE VIA DE LA VALLE BETWEEN SAN ANDRES DRIVE AND I-5 TO SIX LANES.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

BMR LLC WILL ADVANCE THE FUNDING FOR THIS PROJECT WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH (BMR) FBA, AS WELL AS THE FOLLOWING OTHER SOURCES PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

DEV/SUBD COSTS REPRESENT COSTS NOT ELIGIBLE FOR REIMBURSEMENT FROM THE BMR FBA.

PHR - SUBD REPRESENTS A LETTER OF CREDIT PUT UP BY PARDEE HOMES REPRESENTING THE DEL MAR HIGHLANDS ESTATES OBLIGATION FOR THIS PROJECT.

CRD FUNDING REPRESENTS FUNDS COLLECTED FOR THE SAN ANDRES COST REIMBURSEMENT DISTRICT TO PAY FOR VIA DE LA VALLE AND OTHER IMPROVEMENTS.

"OTHERS" FUNDING REPRESENTS THE FLOWER HILL MALL LLC 7.7% OBLIGATION FOR THIS PROJECT (\$1,010,298). PER EIR NO. 172026, THE CITY WILL COLLECT THE FLOWER HILL CONTRIBUTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FLOWER HILL MALL PROJECT. OTHER POTENTIAL CONTRIBUTIONS INCLUDE PROPERTY OWNERS WITH STREET FRONTAGE ON VIA DE LA VALLE; VERDE DEL MAR (TM-92-0430); LOMAS SANTA FE/VIA DE LA VALLE SPECIFIC PLAN/CARMEL VALLEY NORTH OBLIGATION FOR NORTH HALF OF IMPROVEMENTS FRONTING VIA DE LA VALLE SPECIFIC PLAN, AND THE 22ND AGRICULTURAL DISTRICT.

BMR LLC MAY ELECT TO REQUEST THE CITY TO FORM A COST REIMBURSEMENT DISTRICT (CRD) TO COLLECT REIMBURSEMENT FROM FRONTING PROPERTY OWNERS, IF AND WHEN THEY DEVELOP. REIMBURSEMENT COLLECTED FROM FRONTING PROPERTY OWNERS WOULD BE USED TO REIMBURSE THE BMR FBA.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-13.

SCHEDULE:

PRELIMINARY ENGINEERING AND DESIGN IS ON-GOING, WITH FINAL DESIGN AND CONSTRUCTION CURRENTLY SCHEDULED FOR FY 2017.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (BERNARDO LAKES DR EAST TO LONE QUAIL RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11000

PROJECT: T-34.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$6,045,000	\$4,388,128		\$1,656,872				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE	\$1,600,000	\$1,600,000						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,645,000	\$5,988,128	\$0	\$1,656,872	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (BERNARDO LAKES DR EAST TO LONE QUAIL RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11000

PROJECT: T-34.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A FOUR-LANE MAJOR ROADWAY WITHIN A SIX-LANE RIGHT-OF-WAY. THE PROJECT WILL BE BUILT IN TWO PHASES. THE FIRST PHASE CONSISTED OF THE TWO NORTHERLY LANES BETWEEN BERNARDO LAKES DRIVE AND LONE QUAIL ROAD THAT WERE BUILT AS A SUBDIVIDER IMPROVEMENT. THE SECOND PHASE CONSISTS OF DESIGN AND CONSTRUCTION OF THE SOUTHERLY TWO LANES AND THE MEDIAN FROM BERNARDO LAKES DRIVE TO LONE QUAIL ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE SUBDIVIDER FUNDING SHOWN REPRESENTS THE FUNDING PROVIDED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

NOTES:

SCHEDULE:

PROJECT COMPLETE, WITH REMAINING REIMBURSEMENT SCHEDULED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO BERNARDO RD WIDENING (I-15 TO BERNARDO CENTER DR)- ADD 2 LNS

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

PROJECT: T-40
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,055,000				\$309,000	\$746,000		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,055,000	\$0	\$0	\$0	\$309,000	\$746,000	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO BERNARDO RD WIDENING (I-15 TO BERNARDO CENTER DR)- ADD 2 LNS

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

PROJECT: T-40
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANES PORTION OF RANCHO BERNARDO ROAD BETWEEN THE I-15 NORTHBOUND RAMPS AND BERNARDO CENTER DRIVE TO ATTAIN THE SIX-LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED SUBAREA PLAN.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

DESIGN IS UNDERWAY AND CONSTRUCTION IS ANTICIPATED IN FY 2016/2017.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

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

PROJECT: T-43
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$370,000				\$370,000			
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$370,000	\$0	\$0	\$0	\$370,000	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

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

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

PROJECT: T-43
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT SPOT WIDENING TO ALLOW TWO THROUGH LANES, BIKE LANES AND ADDITIONAL WIDTH AT INTERSECTION WITH PARK ENTRANCES TO WEST BERNARDO ROAD BETWEEN THE I-15 SOUTHBOUND RAMPS SOUTHWARD TO AGUAMIEL ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

PROJECT HAS ALREADY BEEN DESIGNED AND PERMITTED. CONSTRUCTION ANTICIPATED IN FY 2016.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WEST BERNARDO DR AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS

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

PROJECT: T-45
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$565,000				\$565,000			
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$565,000	\$0	\$0	\$0	\$565,000	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: WEST BERNARDO DR AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS

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

PROJECT: T-45
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT INTERSECTION IMPROVEMENTS TO PROVIDE ADDITIONAL RIGHT TURNS FROM BERNARDO CENTER DRIVE TO WEST BERNARDO DRIVE, INCLUDING A MINOR WIDENING.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

PROJECT HAS ALREADY BEEN DESIGNED AND PERMITTED. CONSTRUCTION ANTICIPATED IN FY 2016.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: PASEO DEL SUR (CAMINO DEL SUR EAST TO HIGH SCHOOL ENTRANCE)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-797.0

PROJECT: T-47.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$10,287,153	\$9,707,482		\$579,671				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$1,597,410	\$1,597,410						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$11,884,563	\$11,304,892	\$0	\$579,671	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PASEO DEL SUR (CAMINO DEL SUR EAST TO HIGH SCHOOL ENTRANCE)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-797.0

PROJECT: T-47.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT PASEO DEL SUR AS A MODIFIED TWO-LANE MAJOR STREET BETWEEN CAMINO DEL SUR AND BABCOCK STREET AND FROM BABCOCK STREET TO DEL NORTE HIGH SCHOOL ENTRANCE AS A TWO-LANE COLLECTOR. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE (T-47.1a) CONSISTS OF PASEO DEL SUR AS A MODIFIED TWO-LANE MAJOR BETWEEN CAMINO DEL SUR AND BABCOCK STREET. THE SECOND PHASE (T-47.1b) ENCOMPASSES PASEO DEL SUR AS A TWO-LANE COLLECTOR FROM BABCOCK STREET EASTERLY TO THE DEL NORTE HIGH SCHOOL ENTRANCE.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE DEV/SUBD FUNDING REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

NOTES:

THE ALIGNMENT OF THIS PROJECT WAS MODIFIED FROM IT ORIGINAL DESCRIPTION DUE TO THE LAND USE AND CIRCULATION RECONFIGURATION IN THE NORTH VILLAGE AS PART OF THE SUBAREA PLAN AMENDMENT IN 2009.

SCHEDULE:

THE FIRST PHASE (T-47.1a) IS COMPLETE. THE SECOND PHASE (T-47.1b) IS ANTICIPATED TO BE COMPLETED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO SAN BERNARDO (NICOLE RIDGE RD EAST TO CITY LIMITS)

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

PROJECT: T-47.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,755,001	\$1,624,421		\$130,580				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$1,312,801	\$1,312,801						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,067,802	\$2,937,222	\$0	\$130,580	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO SAN BERNARDO (NICOLE RIDGE RD EAST TO CITY LIMITS)

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

PROJECT: T-47.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO SAN BERNARDO AS A TWO-LANE COLLECTOR STREET BETWEEN NICOLE RIDGE ROAD AND THE CITY LIMITS TO THE EAST. THIS ROAD WAS BUILT IN TWO PHASES. PHASE 1 (T-47.2a) IS THE PORTION BETWEEN NIGHTHAWK LANE AND THE CITY LIMITS. PHASE 2 (T-47.2b) IS THE REMAINING PORTION BETWEEN NIGHTHAWK LANE AND NICOLE RIDGE ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEVELOPER (BMR LLC) WILL CONSTRUCT BOTH PHASES OF PROJECT WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. BMR LLC CONSTRUCTED PHASE I IN 2008. THE POWAY UNIFIED SCHOOL DISTRICT PAID FOR HALF OF THIS SEGMENT. THAT IS REPRESENTED BY THE DEV/SUBD FUNDING SHOWN ABOVE.

NOTES:

SCHEDULE:

PHASE 1 (T-47.2a) ADJACENT TO THE HIGH SCHOOL WAS COMPLETED IN FY 2008. PHASE 2 (T-47.2b) BEGAN CONSTRUCTION IN FY 2013 AND IS PROJECTED TO BE COMPLETED BY THE END OF FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: PASEO DEL SUR (POTOMAC RIDGE RD TO CAMINO DEL SUR)

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

PROJECT: T-47.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,737,000			\$1,737,000				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,737,000	\$0	\$0	\$1,737,000	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PASEO DEL SUR (POTOMAC RIDGE RD TO CAMINO DEL SUR)

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

PROJECT: T-47.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT PASEO DEL SUR AS A TWO-LANE COLLECTOR STREET FROM POTOMAC RIDGE ROAD TO CAMINO DEL SUR.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

PROJECT HAS ALREADY BEEN DESIGNED AND PERMITTED. CONSTRUCTION ANTICIPATED IN FY 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 WIDENING (INTERSTATE 5 TO INTERSTATE 15) - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-14000

PROJECT: T-54.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR	\$17,476,000							
FBA-TH	\$8,796,000		\$500,000	\$1,500,000	\$1,500,000			
FBA-DMM	\$567,000							
COUNTY								
STATE								
DEV/SUBD	\$12,091,000							
PRIVATE								
MTDB								
OTHER								
UNIDENT	\$113,070,000							
TOTAL	\$152,000,000	\$0	\$500,000	\$1,500,000	\$1,500,000	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027-2033
FBA-BMR								
FBA-PHR								
FBA-TH	\$5,296,000							
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,296,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 WIDENING (INTERSTATE 5 TO INTERSTATE 15) - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-14000

PROJECT: T-54.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONVERSION OF THE FOUR-LANE FREEWAY TO A SIX-LANE FACILITY. HIGH OCCUPANCY VEHICLE LANES CAN BE ACCOMMODATED WITHIN THE CENTER MEDIAN AT SOME POINT IN THE FUTURE ONCE REGIONAL FUNDING IS IDENTIFIED. THIS PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AS FUNDING BECOMES AVAILABLE.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE BLACK MOUNTAIN RANCH, DEL MAR MESA, PACIFIC HIGHLANDS RANCH, AND TORREY HIGHLANDS SUBAREA PLANS, IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN, AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEV/SUBD - REPRESENTS THE BMR SHARE OF THIS PROJECT THAT WILL BE PROVIDED BY THE BMR DEVELOPER, BMR LLC, AS A DIRECT CASH CONTRIBUTION PER THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN THRESHOLDS.

DUE TO THE REGIONAL SERVING NATURE OF THIS FREEWAY, IT IS ANTICIPATED THAT FEDERAL, STATE, OR OTHER OUTSIDE FUNDING FOR THIS PROJECT WILL BE OBTAINED. IN THE ABSENCE OF THESE OTHER FUNDING SOURCES, DEVELOPMENT WITHIN THE INDIVIDUAL COMMUNITIES OF THE NORTH CITY AREA MAY BE REQUIRED TO ADVANCE A PARTIAL COST OF THIS PROJECT. HOWEVER, THESE SUBAREA SHARES ARE CAPPED AT THE CURRENT LEVELS.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.2B
TORREY HIGHLANDS PFFP PROJECT T-1.2B
DEL MAR MESA PFFP PROJECT 43-5C.

THE ACTUAL TIMING OF THE FBA CONTRIBUTIONS MAY DIFFER FROM FBA TO FBA, AS THE PFFPS ARE UPDATED SEPARATELY.

SCHEDULE:

A CO-OP AGREEMENT WITH CALTRANS WAS APPROVED IN LATE FY 2014 TO FUND A PROJECT STUDY TO EVALUATE EXISTING CONDITIONS AND DEVELOP DESIGN ALTERNATIVES FOR THE FUTURE PROJECT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN ROAD WIDENING (SR-56 SOUTH TO MERCY RD)

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

PROJECT: T-57
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$993,000						\$993,000	
FBA-PHR	\$750,000							
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT	\$7,626,000							
TOTAL	\$9,369,000	\$0	\$0	\$0	\$0	\$0	\$993,000	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN ROAD WIDENING (SR-56 SOUTH TO MERCY RD)

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

PROJECT: T-57
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

WIDEN BLACK MOUNTAIN ROAD IN RANCHO PEÑASQUITOS, FROM SR-56 SOUTH TO MERCY ROAD, TO A MODIFIED SIX-LANE ARTERIAL WITH CLASS II BICYCLE LANES. THE INTERSECTION OF BLACK MOUNTAIN ROAD AND PARK VILLAGE ROAD WILL BE MODIFIED TO PROVIDE FOR THE CLASS II BICYCLE LANES.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

THE FUNDING ALLOCATION BETWEEN FBAs IS BASED ON THE SHARE OF TRAFFIC CONTRIBUTED BY EACH COMMUNITY. THE SHARE PERCENTAGES ARE:

BLACK MOUNTAIN RANCH (BMR) - 10.6%
PACIFIC HIGHLANDS RANCH (PHR) - 8%

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-11.1
RANCHO PEÑASQUITOS PFFP PROJECTS 2C AND 2D

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

ALTHOUGH THE BMR FBA SHARE OF THE PROJECT IS SCHEDULED FOR FY 2018, THE PROJECT CANNOT GO FORWARD UNTIL 100% OF THE NECESSARY FUNDING IS IDENTIFIED.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 AT I-5 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-311.0/S-00707

PROJECT: T-58
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR	\$7,000,000	\$711,027	\$268,297					
FBA-TH								
FBA-DMM								
GRANT	\$1,979,383	\$1,635,121	\$344,262					
STATE								
DEV/SUBD	\$580,000							
PRIVATE								
MTDB								
OTHER	\$257,200							
UNIDENT								
TOTAL	\$9,816,583	\$2,346,148	\$612,559	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027-2029
FBA-BMR								
FBA-PHR								\$6,020,676
FBA-TH								
FBA-DMM								
GRANT								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,020,676

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 AT I-5 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-311.0/S-00707

PROJECT: T-58
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE PREPARATION OF A PROJECT REPORT AND ENVIRONMENTAL DOCUMENT (PR/ED) FOR THE NORTHERLY CONNECTORS OF THE I-5 AND SR-56 FREEWAYS. ALTERNATIVES UNDER CONSIDERATION INCLUDE DIRECT FREEWAY TO FREEWAY FROM WESTBOUND SR-56 TO NORTHBOUND I-5 AND SOUTHBOUND I-5 TO EASTBOUND SR-56; AN AUXILIARY LANE ALTERNATIVE WHICH PROPOSES PROVIDING OPERATIONAL IMPROVEMENTS ON I-5 BETWEEN DEL MAR HEIGHTS RD AND CARMEL VALLEY RD BETWEEN I-5 AND SR-56, AND ON SR-56 WEST OF CARMEL COUNTRY RD; OR DIRECT FREEWAY CONNECTORS FROM WESTBOUND SR-56 TO NORTHBOUND I-5 AND THE AUXILIARY LANE IMPROVEMENTS ON SOUTHBOUND I-5, EASTBOUND ON CARMEL VALLEY RD, AND EASTBOUND SR-56.

JUSTIFICATION:

STATE ROUTE 56 INTRODUCED A SIGNIFICANT VOLUME OF TRAFFIC TO THE INTERSTATE 5 CORRIDOR IN CARMEL VALLEY, SOME OF WHICH WILL NEED TO GO TO OR FROM THE NORTH. THIS PROJECT WILL PROVIDE THE IMPROVEMENTS NECESSARY TO MAKE THESE MOVES MOST EFFICIENTLY AND AVOID THE HEAVY USE OF LOCAL STREETS.

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEV/SUBD - REPRESENTS THE BMR SHARE OF THIS PROJECT THAT WILL BE PROVIDED BY THE BMR DEVELOPER, BMR LLC, AS A DIRECT CASH CONTRIBUTION PER THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN THRESHOLDS.

DUE TO THE REGIONAL SERVING NATURE OF THIS PROJECT, FUNDING FOR PHASE I WAS PROVIDED BY FEDERAL FUNDS APPROVED BY CONGRESS. IT IS ANTICIPATED THAT ADDITIONAL FEDERAL, STATE, OR OTHER OUTSIDE FUNDING WILL ALSO BE USED FOR PHASE II. PARDEE WILL ADVANCE OR OTHERWISE ASSURE THE PACIFIC HIGHLANDS RANCH FBA SHARE OF THE PROJECT.

SOME FUNDING FROM PACIFIC HIGHLANDS RANCH (PHR) AS WELL AS OTHERS MAY BE PROVIDED AS A "LOCAL MATCH" AS AN INDUCEMENT TO OBTAIN OUTSIDE FUNDS. THESE FUNDS MAY PERMIT PORTIONS OF PHASE II TO BE CONSTRUCTED IN ADVANCE OF RECEIPT OF FUNDS FROM OTHER SOURCES.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.5

SCHEDULE:

PREPARATION OF THE PROJECT REPORT AND ENVIRONMENTAL DOCUMENT BEGAN IN FISCAL YEAR 2004 AND WAS COMPLETED IN FISCAL YEAR 2014. DESIGN AND CONSTRUCTION WILL BE SCHEDULED FOLLOWING COMPLETION OF THE REPORT AND SELECTION OF ALTERNATIVE.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SUBAREA 1 TRANSIT PROGRAM

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

PROJECT: T-59
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$2,364,707						\$2,364,707	
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,364,707	\$0	\$0	\$0	\$0	\$0	\$2,364,707	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SUBAREA 1 TRANSIT PROGRAM

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

PROJECT: T-59
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

A) DESIGN AND CONSTRUCT A TRANSIT CENTER INCLUDING SHELTER, BICYCLE STORAGE AND VEHICLE PARKING FACILITIES IN THE SOUTH VILLAGE OF BLACK MOUNTAIN RANCH.

B) DESIGN AND CONSTRUCT A TRANSIT CENTER INCLUDING SHELTER, BICYCLE STORAGE AND VEHICLE PARKING FACILITIES IN THE NORTH VILLAGE OF BLACK MOUNTAIN RANCH.

C) PROVIDE PASSENGER VANS FOR VAN POOL SERVICES UNTIL SUBAREA IS LINKED TO I-15.

D) PROVIDE SHUTTLE BUSES FOR SHUTTLE SERVICE ONCE CONNECTIONS ARE MADE TO I-15 EXPRESS BUS CORRIDOR.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

CONSTRUCTION IS SCHEDULED FOR FISCAL YEAR 2018.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: DEL SUR RIDGE RD (PASEO DEL SUR TO NIGHTHAWK LANE)

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

PROJECT: T-62
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,238,450		\$1,238,450					
TOTAL	\$1,238,450	\$0	\$1,238,450	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL SUR RIDGE RD (PASEO DEL SUR TO NIGHTHAWK LANE)

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

PROJECT: T-62
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT DEL SUR RIDGE ROAD AS A TWO-LANE COLLECTOR STREET BETWEEN PASEO DEL SUR AND NIGHTHAWK LANE.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

PROJECT TO BE CONSTRUCTED BY BMR LLC.

NOTES:

SCHEDULE:

CONSTRUCTION IS UNDER WAY AND IS ANTICIPATED TO BE COMPLETED IN FISCAL YEAR 2015.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NICOLE RIDGE RD (CAMINO SAN BERNARDO TO POTOMAC RIDGE RD)

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

PROJECT: T-63
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$826,150			\$826,150				
TOTAL	\$826,150	\$0	\$0	\$826,150	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: NICOLE RIDGE RD (CAMINO SAN BERNARDO TO POTOMAC RIDGE RD)

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

PROJECT: T-63
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT NICOLE RIDGE ROAD AS A TWO-LANE COLLECTOR STREET BETWEEN CAMINO SAN BERNARDO AND POTOMAC RIDGE ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

PROJECT TO BE CONSTRUCTED BY BMR LLC.

NOTES:

SCHEDULE:

PROJECT HAS ALREADY BEEN DESIGNED AND PERMITTED. CONSTRUCTION TO BEGIN IN FY 2015.

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COMPLETED TRANSPORTATION PROJECTS*

*Justifications for these projects are provided in prior Financing Plans, which are incorporated by reference in this Financing Plan.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SAN DIEGUITO ROAD (CITY LIMITS EAST TO CAMINO DEL SUR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754

PROJECT: T-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE WATER MAIN WAS CONSTRUCTED AS A DEVELOPER EXPENSE.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-8.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,693,967	\$3,693,967						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$466,925	\$466,925						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,160,892	\$4,160,892	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL APAJO WIDENING (SAN DIEGUITO RD TO VIA DE SANTA FE)

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

PROJECT: T-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

WIDEN AND/OR RESTRIPE THIS TWO-LANE ROADWAY SUFFICIENTLY TO ALLOW A CENTER TWO-WAY LEFT TURN BETWEEN SAN DIEGUITO ROAD AND VIA DE SANTA FE.

FUNDING:

THIS PROJECT WAS FUNDED AND CONSTRUCTED BY THE COUNTY OF SAN DIEGO.

NOTES:

COUNTY OF SAN DIEGO CIP PROJECT RD-13.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$200,000	\$200,000						
TOTAL	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN RD (CARMEL VLY RD TO RANCHO PENASQUITOS)

DEPARTMENT: TRANSPORTATION
CIP or JO #: 292754

PROJECT: T-3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-7.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$2,130,712	\$2,130,712						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$374,677	\$374,677						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,505,389	\$2,505,389	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (SAN DIEGUITO RD TO BING CROSBY DR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-401.0/S-00842

PROJECT: T-5
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE TWO OUTSIDE LANES AND MEDIAN OF A FOUR-LANE MAJOR ROADWAY NORTHWARD FROM SAN DIEGUITO ROAD TO ARTESIAN ROAD AND THE WESTERLY TWO LANES AND TRANSITIONS FROM ARTESIAN ROAD TO BING CROSBY DRIVE TO SERVE THE UNITS BEING DEVELOPED WITHIN BLACK MOUNTAIN RANCH. RIGHT-OF-WAY AND SLOPE RIGHTS FOR SIX LANES TO BE INCLUDED. (SEE COMPANION PROJECT T-7)

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$16,783,188	\$16,783,188						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$2,393,898	\$2,393,898						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$19,177,086	\$19,177,086	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR NORTH WILDLIFE CROSSING - 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-402.0/S-00843

PROJECT: T-7
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE FOR CAMINO DEL SUR ACROSS LUSARDI CREEK TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING WILL OCCUR CONCURRENT WITH THE CONSTRUCTION OF CAMINO DEL SUR. (SEE COMPANION PROJECT T-5)

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$4,536,633	\$4,536,633						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$702,722	\$702,722						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,239,355	\$5,239,355	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR NORTH WILDLIFE CROSSING - ADD 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 53-063.0

PROJECT: T-8
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT THE WIDENING OF THE BRIDGE FOR CAMINO DEL SUR ACROSS THE LUSARDI CREEK FROM ITS INITIAL CONFIGURATION TO A FULL FOUR-LANE WIDTH. (SEE COMPANION PROJECTS T-6 AND T-7)

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$4,506,381	\$4,506,381						
FBA-PHR								
FBA-TH	\$702,722	\$702,722						
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,209,103	\$5,209,103	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR SOUTH WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VALLEY RD) - 2 LANES

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

PROJECT: T-11
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CAMINO DEL SUR TO PROVIDE AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING WILL OCCUR CONCURRENT WITH THE CONSTRUCTION OF CAMINO DEL SUR. (SEE COMPANION PROJECT T-9)

FUNDING:

COST AND SCOPE INCLUDED IN PROJECT T-9.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.4.

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (CARMEL VLY RD SOUTH TO SR-56) - 2 LANES

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-725.0/S-00899

PROJECT: T-13
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN SR-56 AND CARMEL VALLEY ROAD AS A TWO-LANE INTERIM ROADWAY (40' PAVED WIDTH) WITHIN THE RIGHT-OF-WAY FOR A FUTURE SIX-LANE FACILITY. ADDITIONAL LANES MAY BE REQUIRED IN THE INTERMEDIATE VICINITY OF THE INTERCHANGE. (SEE COMPANION PROJECT T-14)

FUNDING:

A DEVELOPER (WESTERN PACIFIC HOUSING) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE TORREY HIGHLANDS FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

THE RIGHT-OF-WAY FOR THIS PROJECT WAS PROVIDED AS A DEVELOPER CONTRIBUTION IN CONJUNCTION WITH THE TENTATIVE SUBDIVISION MAP APPROVAL PROCESS FOR WESTERN PACIFIC HOUSING.

CONSTRUCTION OF THIS ROADWAY SATISFIED THE DEVELOPMENT AGREEMENT REQUIREMENT THAT BLACK MOUNTAIN RANCH HAS TO PARTICIPATE IN THE CONSTRUCTION OF CAMINO DEL SUR, SOUTH OF CARMEL VALLEY RD. SEE EXHIBIT B-2, ITEM 27 OF THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BLACK MOUNTAIN LIMITED PARTNERSHIP.

TORREY HIGHLANDS PFFP PROJECT T-2.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$10,970,644	\$10,970,644						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$10,970,644	\$10,970,644	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR AND SR-56 COMPLETE INTERCHANGE LOOPS

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

PROJECT: T-16
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

COMPLETION OF A FULL GRADE SEPARATED, SIX-LANE (WITH DUAL LEFT TURN LANES AND LOOPS) FREEWAY INTERCHANGE AT THE INTERSECTION OF CAMINO DEL SUR AND SR-56. THIS INTERSECTION WILL BE BUILT IN TWO PHASES, WITH THE FIRST PHASE BEING A DIAMOND INTERCHANGE (SEE PROJECT T-15.1) WITH RAMPS AT ALL FOUR QUADRANTS OF THE INTERCHANGE.

FUNDING:

COST AND SCOPE ARE INCLUDED IN PROJECT T-15.1.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-1.3.

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD AT I-5 IMPROVEMENTS

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

PROJECT: T-18
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

MODIFY TRAFFIC SIGNAL AT THE SOUTHBOUND I-15 RAMP AT CARMEL VALLEY ROAD FOR SPLIT PHASING AND RESTRIPE INTERSECTION FOR A WESTBOUND SHARED LEFT AND THROUGH LANE.

FUNDING:

PROJECT FUNDED AND CONSTRUCTED BY CALTRANS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
CALTRANS	\$50,000	\$50,000						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (SR-56 EAST TO VIA ABERTURA)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754

PROJECT: T-19
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT INTERIM WIDENING OF EXISTING CARMEL VALLEY ROAD FROM EXISTING SR-56 TO VIA ABERTURA AS A TWO-LANE FACILITY. (SEE COMPANION PROJECTS T-21.1 AND T-21.2). INCLUDES TRAFFIC SIGNAL AT RANCHO SANTA FE FARMS ROAD.

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

SUBDIVIDER COSTS REPRESENT SANTALUZ' SHARE OF THE PROJECT COSTS WHICH WERE NOT REIMBURSED BY THE BMR FBA.

SUBDIVIDER (2) COSTS REPRESENT THE SHARE OF THE COSTS FROM PACIFIC HIGHLANDS RANCH DEVELOPERS SEABREEZE FARMS, PARDEE HOMES, AND THE CATHOLIC HIGH SCHOOL.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-4.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$4,023,283	\$4,023,283						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
SUBDIV	\$263,832	\$263,832						
SUBDIV(2)	\$1,380,000	\$1,380,000						
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,667,115	\$5,667,115	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754/S00854

PROJECT: T-21.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM VIA ABERTURA TO CAMINO DEL SUR AS A TWO-LANE INTERIM FACILITY. (SEE COMPANION PROJECT T-21.2).

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

THE SUBDIVIDER COST REPRESENTS THE NON-FBA ELIGIBLE WATER AND SEWER PORTIONS OF THE PROJECT.

THE COST OF PROJECT T-23 IS INCLUDED IN THIS PROJECT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,521,917	\$1,521,917						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$267,623	\$267,623						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,789,540	\$1,789,540	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (CAMINO DEL SUR TO BLACK MOUNTAIN RD)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754

PROJECT: T-21.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM CAMINO DEL SUR TO BLACK MOUNTAIN ROAD AS A TWO-LANE INTERIM FACILITY, INCLUDING TRAFFIC SIGNAL AT BLACK MOUNTAIN ROAD. (SEE COMPANION PROJECT T-21.1).

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

THE SUBDIVIDER COST REPRESENTS THE NON-FBA ELIGIBLE WATER AND SEWER PORTIONS OF THE PROJECT.

THE COST OF PROJECT T-24 IS INCLUDED IN THIS PROJECT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.2.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$6,439,394	\$6,439,394						
FBA-PHR								
FBA-TH	\$1,132,340	\$1,132,340						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,571,734	\$7,571,734	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VLY RD W. WILDLIFE CROSSING (VIA ABERTURA TO CAMINO DEL SUR)

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

PROJECT: T-23
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CARMEL VALLEY ROAD TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING OCCURRED CONCURRENT WITH THE CONSTRUCTION OF CARMEL VALLEY ROAD. THE SCOPE OF THIS PROJECT WAS INCLUDED IN PROJECT T-21.1.

FUNDING:

THE SCOPE AND COST OF THIS PROJECT WAS INCLUDED IN PROJECT T-21.1.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.1.

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING

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

PROJECT: T-24
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CARMEL VALLEY ROAD TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING OCCURRED CONCURRENT WITH THE CONSTRUCTION OF CARMEL VALLEY ROAD. THE SCOPE OF THIS PROJECT WAS INCLUDED IN PROJECT T-22.1.

FUNDING:

THE SCOPE AND COST OF THIS PROJECT WAS INCLUDED IN PROJECT T-22.1.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.3.

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (BLACK MOUNTAIN RD TO CAMINO CRISALIDA) - 2 LANES

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

PROJECT: T-25.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE TWO OUTBOARD LANES, THE MEDIAN, ONE BRIDGE AND TRANSITIONS OF CARMEL VALLEY ROAD FROM BLACK MOUNTAIN ROAD EAST TO CAMINO CRISALIDA WITHIN A SIX-LANE RIGHT-OF-WAY.

FUNDING:

THIS PROJECT WAS CONSTRUCTED BY 4S RANCH, A DEVELOPER IN THE COUNTY OF SAN DIEGO.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$25,200,000	\$25,200,000						
TOTAL	\$25,200,000	\$25,200,000	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO BERNARDO PIPELINE

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

PROJECT: T-25.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND RELOCATION OF EXISTING RANCHO BERNARDO WATER PIPELINE IN THE AREA INTO THE RIGHT-OF-WAY FOR THIS PROJECT.

FUNDING:

A DEVELOPER (BMR LLC) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,066,114	\$3,066,114						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$18,228	\$18,228						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,084,342	\$3,084,342	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL AT SAN DIEGUITO RD INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 292754

PROJECT: T-28
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

WIDEN THE WESTBOUND APPROACH ON SAN DIEGUITO ROAD AT EL CAMINO REAL TO PROVIDE A SHARED LEFT AND RIGHT TURN LANE. MODIFY EXISTING TRAFFIC SIGNAL AS NECESSARY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

PACIFIC HIGHLANDS PFFP PROJECT T-12.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$473,665	\$473,665						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$473,665	\$473,665	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL (STUDIES TO SUPPORT EIS/EIR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 59-025.0

PROJECT: T-29.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

PROVIDE SUPPLEMENTAL FUNDING FOR ENGINEERING STUDIES TO SUPPORT THE EIS/EIR FOR PROJECT T-29.2, EL CAMINO REAL WIDENING.

FUNDING:

BLACK MOUNTAIN RANCH LLC ADVANCED THE FUNDS FOR THESE STUDIES AND WAS REIMBURSED BY THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$552,991	\$552,991						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$22,152	\$22,152						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$575,143	\$575,143	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: VIA DE LA VALLE BIKEWAY

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-788.0/58-0770

PROJECT: T-32.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

PROVIDES FOR A ONE-MILE FIVE-FOOT WIDE CLASS II BIKEWAY ALONG BOTH SIDES OF VIA DE LA VALLE FROM SAN ANDRES DRIVE TO EL CAMINO REAL. IMPROVEMENTS INCLUDE THE ADDITION OF NEW PAVEMENT SECTIONS, REMOVAL OF SLOPE WASH MATERIAL, INSTALLATION OF DECORATIVE ROCK WALLS, AND TRAFFIC STRIPING. NEW CURB, GUTTER, AND SIDEWALK MAY ALSO BE INSTALLED.

FUNDING:

BLACK MOUNTAIN RANCH LLC PROVIDED SUPPLEMENTAL FUNDING TO ASSURE COMPLETION OF THIS PROJECT IN A TIMELY MANNER, AND WAS REIMBURSED FROM THE BMR FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$100,000	\$100,000						
LTF 05	\$358,722	\$358,722						
LTF 89	\$35,228	\$35,228						
LTF 97	\$305,000	\$305,000						
PABIKE	\$311,000	\$311,000						
TRANS	\$575,000	\$575,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,684,950	\$1,684,950	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL SUR (PASEO DEL SUR EAST TO BERNARDO LAKES DR)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: RD-11002

PROJECT: T-34.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT WAS BUILT IN TWO PHASES. THE FIRST PHASE CONSISTED OF DESIGN AND CONSTRUCTION OF THE TWO INTERNAL LANES FROM PASEO DEL SUR TO ARTESIAN ROAD. THE SECOND PHASE CONSISTED OF THE TWO SOUTHERLY AND EASTERLY LANES INCLUDING THE MEDIAN FROM ARTESIAN ROAD TO BERNARDO LAKES ROAD WITHIN A SIX-LANE RIGHT-OF-WAY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE SUBDIVIDER FUNDING SHOWN REPRESENTS THE FUNDING PROVIDED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$3,067,861	\$3,067,861						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$4,979,000	\$4,979,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$8,046,861	\$8,046,861	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL NORTE (CITY LIMITS EAST TO 4S PARKWAY) - 4 LANES

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

PROJECT: T-35
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A FOUR-LANE MAJOR ROADWAY FOR CAMINO DEL NORTE EASTWARD FROM THE BLACK MOUNTAIN RANCH BOUNDARY TO 4S PARKWAY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,500,650	\$1,500,650						
TOTAL	\$1,500,650	\$1,500,650	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL NORTE (4S PARKWAY EAST TO CAMINO SAN BERNARDO)- 4 LANES

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

PROJECT: T-36
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A FOUR-LANE MAJOR ROADWAY FOR CAMINO DEL NORTE BETWEEN 4S PARKWAY AND CAMINO SAN BERNARDO..

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$4,132,850	\$4,132,850						
TOTAL	\$4,132,850	\$4,132,850	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL NORTE AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS

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

PROJECT: T-37
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF CAMINO DEL NORTE AND BERNARDO CENTER DRIVE, INCLUDING DUAL LEFT TURNS FROM EACH APPROACH AND FULL USE OF THE THROUGH LANES. PROVIDE RIGHT TURN LANE FOR WESTBOUND TO NORTHBOUND MOVEMENT. PROVIDE PEDESTRIAN BRIDGE OVER CAMINO DEL NORTE.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$2,103,708	\$2,103,708						
TOTAL	\$2,103,708	\$2,103,708	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-791.0

PROJECT: T-38
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS TO THE INTERCHANGE AT I-15 AND CAMINO DEL NORTE TO ACHIEVE DUAL LEFT TURN LANES FROM CAMINO DEL NORTE ENTERING I-15 AND SELECTED RAMP WIDENINGS.

FUNDING:

BMR LLC ADVANCED ITS SHARE OF THE PROJECT TO CALTRANS WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE SUBDIVIDER FUNDING SHOWN REPRESENTS THE FUNDING PROVIDED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

NOTES:

THE BMR FBA SHARE OF PROJECT WAS DETERMINED BY THE JOINT COMMUNITY FACILITIES AGREEMENT NO. 110623 DATED APRIL 3, 2006.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,967,000	\$1,967,000						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$9,515,000	\$9,515,000						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$11,482,000	\$11,482,000	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: RANCHO BERNARDO RD WIDENING (W. BERNARDO DR TO 1-15)- ADD 2 LANES

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

PROJECT: T-39
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANES PORTION OF RANCHO BERNARDO ROAD BETWEEN WEST BERNARDO ROAD AND I-15 SOUTHBOUND RAMPS TO ATTAIN THE SIX-LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED SUBAREA PLAN.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

NOTES:

COST AND SCOPE OF PROJECTS T-41 AND T-42 INCLUDED HERE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$7,855,622	\$7,855,622						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,855,622	\$7,855,622	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO BERNARDO RD AT I-15 RAMP IMPROVEMENTS

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

PROJECT: T-41
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS TO RANCHO BERNARDO ROAD AT THE I-15 INTERCHANGE TO BENEFIT FROM THE ADJACENT WIDENING OF RANCHO BERNARDO ROAD.

FUNDING:

COST INCLUDED IN PROJECT T-39.

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO BERNARDO RD AT W. BERNARDO DR INTERSECTION IMPROVEMENTS

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

PROJECT: T-42
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE, INCLUDING DUAL LEFT TURNS FROM EACH APPROACH AND SHARED THROUGH AND RIGHT TURN LANES FOR THE SOUTHBOUND, EASTBOUND AND NORTHBOUND APPROACH. PROVIDE EXCLUSIVE RIGHT TURN LANES FOR THE WESTBOUND AND NORTHBOUND APPROACHES.

FUNDING:

COST INCLUDED IN PROJECT T-39.

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS

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

PROJECT: T-44
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE WEST BERNARDO DRIVE APPROACH TO THE I-15 SOUTHBOUND RAMPS TO PROVIDE FOR SIGNALIZATION AND TO PROVIDE A TRANSITION OF THE IMPROVEMENTS ON WEST BERNARDO ROAD TO THE SOUTH.

FUNDING:

PROJECT FUNDED AND CONSTRUCTED BY CALTRANS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY CALTRANS DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$220,000	\$220,000						
TOTAL	\$220,000	\$220,000	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-796.0

PROJECT: T-46
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERCHANGE OF BERNARDO CENTER DRIVE AT I-15, INCLUDING IMPROVEMENTS TO THE NORTHBOUND I-15 RAMPS CONSISTING OF DUAL LEFT-TURN LANES FROM EACH APPROACH AND AN EXCLUSIVE RIGHT-TURN LANE FOR THE WESTBOUND TO NORTHBOUND MOVEMENT. INCLUDES A SOUTHBOUND RIGHT-TURN LANE FROM I-15 TO BERNARDO CENTER DRIVE.

FUNDING:

THIS PROJECT WAS COMPLETED BY CALTRANS WITH FUNDING FROM BMR LLC PER A JOINT COMMUNITY FACILITIES AGREEMENT, AS WELL AS FUNDING FROM DEVELOPERS FROM SANTA FE VALLEY AND 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

THE BMR FBA SHARE OF PROJECT COSTS SHOWN IS TAKEN FROM THE JOINT COMMUNITY FACILITIES AGREEMENT NO. 110623 DATED APRIL3, 2006.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$252,000	\$252,000						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
CALTRANS	\$940,000	\$940,000						
DEV/SUBD	\$341,000	\$341,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,533,000	\$1,533,000	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO SAN BERNARDO (CITY LIMITS EAST TO 4S PARKWAY - 4 LANES)

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

PROJECT: T-48
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO SAN BERNARDO AS A FOUR-LANE MAJOR STREET BETWEEN THE CITY LIMIT AND 4S RANCH PARKWAY TO THE EAST.

FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,373,400	\$1,373,400						
TOTAL	\$1,373,400	\$1,373,400	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CAMINO SAN BERNARDO (4S PARKWAY EAST TO CAMINO DEL NORTE)

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

PROJECT: T-49
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO SAN BERNARDO AS A FOUR-LANE MAJOR STREET BETWEEN 4S RANCH PARKWAY AND CAMINO DEL NORTE TO THE EAST.

FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$1,086,150	\$1,086,150						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,086,150	\$1,086,150	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DOVE CANYON ROAD (RANCHO BERNARDO RD SOUTH TO CAMINO DEL NORTE)

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

PROJECT: T-50
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT DOVE CANYON ROAD AS A FOUR-LANE MAJOR STREET BETWEEN RANCHO BERNARDO ROAD ON THE NORTH AND CAMINO DEL NORTE ON THE SOUTH.

FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,736,550	\$1,736,550						
TOTAL	\$1,736,550	\$1,736,550	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DOVE CANYON ROAD (CAMINO DEL NORTE SOUTH TO CAMINO SAN BERNARDO)

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

PROJECT: T-51
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT DOVE CANYON ROAD AS A FOUR-LANE MAJOR STREET BETWEEN CAMINO DEL NORTE ON THE NORTH AND CAMINO SAN BERNARDO ON THE SOUTH.

FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$2,850,000	\$2,850,000						
TOTAL	\$2,850,000	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DOVE CANYON ROAD (CAMINO SAN BERNARDO SOUTH TO CARMEL VLY RD)

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

PROJECT: T-52
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT DOVE CANYON ROAD AS A FOUR-LANE MAJOR STREET BETWEEN CAMINO SAN BERNARDO ON THE NORTH AND CARMEL VALLEY ROAD ON THE SOUTH.

FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$3,450,450	\$3,450,450						
TOTAL	\$3,450,450	\$3,450,450	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SAN DIEGUITO RD SPOT IMPROVEMENTS (EL CAMINO REAL EAST TO CITY LIMITS)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 62-330.0

PROJECT: T-53
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT SPOT IMPROVEMENTS ALONG THE LENGTH OF SAN DIEGUITO ROAD TO ENHANCE SAFETY AND CAPACITY. THESE IMPROVEMENTS INCLUDE LEFT-TURN CHANNELIZATION AND/OR TRAFFIC SIGNALIZATION AT PUBLIC STREET INTERSECTIONS WHERE REQUIRED. IN ADDITION, THIS PROJECT INCLUDES THOSE IMPROVEMENTS MADE BY THE FAIRBANKS RANCH ASSOCIATION PURSUANT TO A 2000 SETTLEMENT AGREEMENT WITH THE CITY OF SAN DIEGO, BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP, AND THE PERIMETER PROPERTY OWNERS WITHIN BLACK MOUNTAIN RANCH.

FUNDING:

THE TRAFFIC SIGNAL AT EL APAJO AND SAN DIEGUITO WAS CONSTRUCTED BY BMR LLC WITH REIMBURSEMENT FROM THE BMR FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA. THE FUNDING IDENTIFIED AS "OTHER" REPRESENTS \$3M IN PAYMENTS PAID BY BMR LLC TO FAIRBANKS RANCH ASSOCIATION FOR THE PROJECT, AND ADDITIONAL FUNDING FROM PACIFIC HIGHLANDS RANCH DEVELOPERS (DEL MAR HIGHLANDS ESTATES) AND COUNTY OF SAN DIEGO DEVELOPERS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$142,078	\$142,078						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$3,876	\$3,876						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER	\$3,250,000	\$3,250,000						
UNIDENT								
TOTAL	\$3,395,954	\$3,395,954	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 DEBT SERVICE

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

PROJECT: T-54.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDED FOR THE DEBT SERVICE FOR TRANSNET COMMERCIAL PAPER FUNDING ISSUED IN FY 2001 FOR THE CONSTRUCTION OF THE SR-56 BETWEEN CARMEL VALLEY AND RANCHO PENASQUITOS.

FUNDING:

REPAYMENT FROM THE FBA COMMUNITIES TO TRANSNET WAS COMPLETED IN FY 2006.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.2A
TORREY HIGHLANDS PFFP PROJECT T-1.2A
DEL MAR MESA PFFP PROJECT 43-5B

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$569,652	\$569,652						
FBA-PHR	\$486,365	\$486,365						
FBA-TH	\$431,673	\$431,673						
FBA-DMM	\$1,030,000	\$1,030,000						
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,517,690	\$2,517,690	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: INTERSTATE 15 ENHANCEMENTS (LAKE HODGES BRIDGE SOUTH TO SR-56)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-800.0/S-00931

PROJECT: T-55
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF CAPACITY IMPROVEMENTS ON THE I-15 FREEWAY BETWEEN SR-56 AND THE NORTHERN CITY OF SAN DIEGO LIMITS NEAR LAKE HODGES. IMPROVEMENTS INCLUDED; HOV/EXPRESS LANES, DIRECT ACCESS RAMPS, AND WIDENING OF THE NORTHBOUND BRIDGE OVER LAKE HODGES. THESE IMPROVEMENTS WERE KNOWN AS THE MIDDLE SEGMENT OF CALTRANS' I-15 EXPRESS LANES PROJECT.

FUNDING:

THE BMR FBA SHARE OF THIS PROJECT WAS PROVIDED BY BMR LLC PER JOINT COMMUNITY FACILITIES AGREEMENT NO. 110623 DATED APRIL 3, 2006.

THE "OTHER" FUNDING SHOWN WAS COMPRISED OF CITY, STATE, AND FEDERAL FREEWAY CONSTRUCTION FUNDS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$7,150,000	\$7,150,000						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER	\$463,850,000	\$463,850,000						
UNIDENT								
TOTAL	\$471,000,000	\$471,000,000	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SR-56 AT I-15 INTERCHANGE IMPROVEMENTS

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS
CIP or JO #: 52-801.0/52-771.0/S-00920

PROJECT: T-56
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE MISSING LOOP RAMP IN THE SOUTHEAST QUADRANT OF SR-56 AT I-15 FOR EASTBOUND TO NORTHBOUND MOVEMENTS, TO ELIMINATE THE NEED FOR MAKING LEFT TURNS AT THE EXISTING TRAFFIC SIGNAL. ALSO, WIDEN SOUTHBOUND TO WESTBOUND RAMP AND EASTBOUND TO SOUTHBOUND RAMP.

FUNDING:

THE BMR FBA SHARE OF THIS PROJECT WAS PROVIDED BY BMR LLC PER JOINT COMMUNITY FACILITIES AGREEMENT NO. 110623 DATED APRIL 3, 2006.

THE "OTHER" FUNDING SHOWN WAS COMPRISED OF CITY, STATE, AND FEDERAL FREEWAY CONSTRUCTION FUNDS.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.6

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$580,000	\$580,000						
FBA-PHR	\$580,000	\$580,000						
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER	\$23,840,000	\$23,840,000						
UNIDENT								
TOTAL	\$25,000,000	\$25,000,000	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL (EXTENSION OF RIGHT TURN LANE)

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

PROJECT: T-60
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT CONSISTS OF THE EXTENSION OF THE RIGHT-TURN LANE ON SOUTHBOUND EL CAMINO REAL BETWEEN VALLEY CENTRE DRIVE AND CARMEL VALLEY ROAD (FRONTAGE OF VACANT PAD TO THE NORTH OF AM/PM.

FUNDING:

THIS PROJECT WAS CONSTRUCTED BY THE FRONTING PROPERTY OWNER, CARMEL VALLEY RESIDENCE INN, PER THEIR PUBLIC IMPROVEMENT PERMIT ISSUED IN FISCAL YEAR 2012.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$293,188	\$293,188						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$293,188	\$293,188	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 AUXILIARY LANE

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

PROJECT: T-61
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

FUNDING:

THE SCOPE AND FUNDING OF THIS PROJECT ARE NOW INCLUDED IN PROJECT T-54.2, THE WIDENING OF STATE ROUTE 56. IT WILL BE COMPLETED AS PART OF T-54.2.

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BABCOCK ST (CAMINO DEL SUR SOUTH FOR 370 FT)

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

PROJECT: T-64
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT BABCOCK STREET AS A TWO-LANE COLLECTOR STREET FROM CAMINO DEL SUR SOUTH FOR 370 FEET.

FUNDING:

FUNDING FOR DESIGN AND CONSTRUCTION OF THIS PROJECT WAS PROVIDED BY BMR LLC.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$521,056	\$521,056						
TOTAL	\$521,056	\$521,056	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

ACTIVE PARK PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN RANCH COMMUNITY PARK

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

PROJECT: P-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$20,406,304	\$5,066,304			\$3,500,000	\$5,920,000	\$5,920,000	
FBA-PHR								
FBA-TH	\$1,608,784	\$1,258,784			\$350,000			
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$282,905	\$282,905						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$22,297,993	\$6,607,993	\$0	\$0	\$3,850,000	\$5,920,000	\$5,920,000	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN RANCH COMMUNITY PARK

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

PROJECT: P-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DEVELOPMENT OF A 30.0 USABLE ACRE COMMUNITY PARK. THE FACILITIES PLANNED AT THIS PARK INCLUDE FOUR MULTI-PURPOSE BALL FIELDS WITH LIGHTING, THREE SOCCER FIELDS, FOUR BASKETBALL COURTS, SECURITY LIGHTING, AND A PRE-FABRICATED RESTROOM FACILITY. PARK DEVELOPMENT WILL BE IMPLEMENTED IN TWO PHASES. PHASE I, WHICH DEVELOPED APPROXIMATELY 13 ACRES AND INCLUDED FOUR MULTI-PURPOSE SPORTS FIELDS (ONE LIGHTED) HAS BEEN COMPLETED. PHASE II IS EXPECTED TO COMPLETE THE REMAINING IMPROVEMENTS PLANNED AT THIS PARK.

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY'S GENERAL PLAN GUIDELINES, THIS PROJECT WILL SATISFY THE POPULATION-BASED PARK GUIDELINES TO SERVE A POPULATION OF 18,000 - 25,000 PERSONS WITHIN A RADIUS OF 1.5 MILES. BLACK MOUNTAIN RANCH LLC HAS MADE AVAILABLE A PARK SITE THAT EXCEEDS THE GENERAL PLAN REQUIREMENTS AND WHICH PROVIDES A GREATER OPPORTUNITY TO PROVIDE COMMUNITY PARK FACILITIES FOR THE DEVELOPMENT THAT IS ANTICIPATED IN THE BLACK MOUNTAIN RANCH AND TORREY HIGHLANDS COMMUNITIES.

FUNDING:

PHASE I OF THE PARK WAS CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF A REIMBURSEMENT AGREEMENT. BMR LLC ADVANCED \$1M FOR PHASE I PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO. PARDEE HOMES AND WESTERN PACIFIC HOUSING (D.R. HORTON) ADVANCED A TOTAL OF \$3.2M FOR THE PARK PER THE TERMS OF THE FOUR PARTY AGREEMENT. THE TORREY HIGHLANDS FBA ALSO PROVIDED ITS PRORATA SHARE, AND HAS BUDGETED FUNDING FOR A TEMPORARY COMFORT STATION.

NOTES:

TORREY HIGHLANDS PFFP PROJECT P-3.

SCHEDULE:

PHASE I WAS COMPLETED IN FISCAL YEAR 2005. PHASE II DESIGN AND CONSTRUCTION IS CURRENTLY SCHEDULED FOR FISCAL YEARS 2016-2018. HOWEVER, THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE BLACK MOUNTAIN RANCH (BMR) AND TORREY HIGHLANDS (TH) COMMUNITIES, AS WELL AS AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN RANCH COMMUNITY RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$8,093,400							
FBA-PHR								
FBA-TH	\$1,776,600							
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$9,870,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR			\$2,043,000		\$6,050,400			
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$2,043,000	\$0	\$6,050,400	\$0	\$0	\$0

INSERT MAP HERE

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN RANCH COMMUNITY RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 17,000 SF RECREATION BUILDING TO BE LOCATED AT THE BLACK MOUNTAIN RANCH COMMUNITY PARK SITE.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH AND TORREY HIGHLANDS SUBAREA PLANS AND IS NEEDED TO SERVE THE COMMUNITIES.

FUNDING:

THE MAJORITY OF THIS FACILITY WILL BE FUNDED BY THE BLACK MOUNTAIN RANCH (BMR) FBA, WITH AN INCREMENTAL SHARE PROVIDED BY THE TORREY HIGHLANDS (TH) FBA.

THE FUNDING SHOWN FOR THE TORREY HIGHLANDS FBA REPRESENTS ITS FAIR SHARE OF THE LATEST COST ESTIMATE. THAT FUNDING MAY OR MAY NOT BE APPROVED WITH FUTURE UPDATES TO THE TORREY HIGHLANDS FINANCING PLAN.

NOTES:

TORREY HIGHLANDS PFFP PROJECT P-4.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE BLACK MOUNTAIN RANCH (BMR) AND TORREY HIGHLANDS (TH) COMMUNITIES AS WELL AS AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN RANCH AQUATIC COMPLEX

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$2,807,298							
FBA-PHR	\$2,693,006							
FBA-TH	\$1,350,074							
FBA-DMM	\$292,873							
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,143,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR						\$2,807,298		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$2,807,298	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN RANCH AQUATIC COMPLEX

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A NEW SWIMMING POOL COMPLEX, INCLUDING A STANDARD 25 METER BY 25 YARD SWIMMING POOL, AND OTHER RECREATIONAL OR THERAPEUTIC AQUATIC ELEMENTS, TO BE LOCATED AT THE BLACK MOUNTAIN RANCH COMMUNITY PARK SITE.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS, AS WELL AS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE THOSE COMMUNITIES.

FUNDING:

DESIGN AND CONSTRUCTION COSTS FOR THIS PROJECT WILL BE SHARED ON A PRO RATA BASIS DETERMINED AS A PERCENTAGE OF POPULATION BY THE FOLLOWING COMMUNITIES:

BLACK MOUNTAIN RANCH (BMR) FBA - 39.3%
PACIFIC HIGHLANDS RANCH (PHR) FBA - 37.7%
TORREY HIGHLANDS (TH) FBA - 18.9%
DEL MAR MESA (DMM) FBA - 4.1%

THE FUNDING SHOWN FOR THE FBAS OTHER THAN BMR REPRESENT THEIR FAIR SHARE OF THE LATEST COST ESTIMATE. THE FUNDING FROM THOSE OTHER FBAS MAY OR MAY NOT BE APPROVED WITH FUTURE UPDATES TO THOSE RESPECTIVE FINANCING PLANS.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT P-3.3
TORREY HIGHLANDS PFFP PROJECT P-5
DEL MAR MESA PFFP PROJECT 43-20

THE TIMING OF THE OTHER FBA CONTRIBUTIONS WILL BE DETERMINED BY EACH COMMUNITY'S PFFP.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE BLACK MOUNTAIN RANCH (BMR), TORREY HIGHLANDS (TH), PACIFIC HIGHLANDS RANCH (PHR), AND DEL MAR MESA (DMM) COMMUNITIES, AS WELL AS AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: **DEL SUR NEIGHBORHOOD PARK (NP #2)**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: **P-5**
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$4,300,000				\$4,300,000			
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,300,000	\$0	\$0	\$0	\$4,300,000	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL SUR NEIGHBORHOOD PARK (NP #2)

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-5
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 5.0 USABLE ACRE NEIGHBORHOOD PARK ADJACENT TO DEL SUR ELEMENTARY SCHOOL. THIS PROJECT INCLUDED THE COST OF HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PROJECT.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DESIGN AND CONSTRUCTION COSTS FOR THIS PROJECT TO BE ADVANCED BY BMR LLC WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

NOTES:

SCHEDULE:

DESIGN BEGAN IN FISCAL YEAR 2014 AND CONSTRUCTION IS SCHEDULED TO BEGIN IN FISCAL YEAR 2016.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: LA JOLLA VALLEY BIKE PATH

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10081

PROJECT: P-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$638,000							
TOTAL	\$638,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: LA JOLLA VALLEY BIKE PATH

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10081

PROJECT: P-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCTION OF 1.7 MILES OF 8 FOOT WIDE ASPHALT BIKE PATH ALONG THE SOUTH SIDE OF LA JOLLA VALLEY BETWEEN CARMEL VALLEY ROAD AND CAMINO DEL SUR WITHIN BLACK MOUNTAIN RANCH. TO BE DEDICATED FOR PUBLIC USE.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS, AS WELL AS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS.

FUNDING:

PROJECT TO BE CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

NOTES:

SCHEDULE:

PROJECT TO BE CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: **TRAIL - NORTH LOOP**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10083

PROJECT: **P-9**
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$638,000	\$319,000		\$160,000	\$159,000			
TOTAL	\$638,000	\$319,000	\$0	\$160,000	\$159,000	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAIL - NORTH LOOP

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10083

PROJECT: P-9
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCTION OF 6.6 MILES OF 8-10 FOOT WIDE UNPAVED, MULTI-PURPOSE TRAIL TO BE DEDICATED AS OPEN SPACE IN THE NORTHERN PORTION OF BLACK MOUNTAIN RANCH (BMR). THIS TRAIL WILL CONNECT TO THE LA JOLLA VALLEY TRAIL (P-7) AND FORM A LOOP AROUND THE NORTHERN PORTION OF BMR.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS, AS WELL AS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS.

FUNDING:

PROJECT TO BE CONSTRUCTED BY BMR LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

NOTES:

SCHEDULE:

THE NORTHERLY PORTION OF THIS PROJECT IS PARTIALLY COMPLETE. PROJECT IS SCHEDULED FOR COMPLETION IN FISCAL YEARS 2015-2016 CONCURRENT WITH THE CONSTRUCTION OF THE DEVELOPMENT ADJACENT TO THE TRAIL.

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COMPLETED PARK PROJECTS*

*Justifications for these projects are provided in prior Financing Plans, which are incorporated by reference in this Financing Plan.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SOUTH VILLAGE NEIGHBORHOOD PARK (NP #1)

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-525.0

PROJECT: P-4
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 5.0 USABLE ACRE NEIGHBORHOOD PARK ADJACENT TO WILLOW GROVE ELEMENTARY SCHOOL. THIS PROJECT INCLUDED THE COST OF HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PROJECT.

FUNDING:

THIS PROJECT WAS COMPLETED BY SANTALUZ LLC WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,305,912	\$1,305,912						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE	\$72,135	\$72,135						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,378,047	\$1,378,047	\$0	\$0	\$0	\$0	\$0	\$0

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CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TRAIL - LA JOLLA VALLEY LINK

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10082

PROJECT: P-7
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCTION OF 3.6 MILES OF 8-10 FOOT WIDE UNPAVED, MULTI-PURPOSE TRAIL WITHIN BLACK MOUNTAIN RANCH PARALLEL TO LUSARDI CREEK WITHIN LA JOLLA VALLEY. TO BE DEDICATED AS OPEN SPACE. THIS TRAIL WILL PROVIDE A LINK FROM THE BLACK MOUNTAIN RANCH COMMUNITY PARK TO THE WESTERN LIMIT OF LUSARDI CREEK WITHIN BLACK MOUNTAIN RANCH NEAR ITS CONNECTION TO THE SAN DIEGUITO RIVER REGIONAL PARK.

FUNDING:

PROJECT WAS CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$385,000	\$385,000						
TOTAL	\$385,000	\$385,000	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAIL - SOUTH LOOP

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-8
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCTION OF 6.2 MILES OF 8-10 FOOT WIDE UNPAVED, MULTI-PURPOSE TRAIL TO BE DEDICATED AS OPEN SPACE IN THE SOUTHERN PORTION OF BLACK MOUNTAIN RANCH (BMR). THIS TRAIL WILL CONNECT TO THE LA JOLLA VALLEY (P-7) AND FORM A LOOP AROUND THE SOUTHERN PORTION OF BMR.

FUNDING:

PROJECT WAS CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$580,000	\$580,000						
TOTAL	\$580,000	\$580,000	\$0	\$0	\$0	\$0	\$0	\$0

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ACTIVE FIRE-RESCUE PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NORTH FIRE STATION- NO. 48

DEPARTMENT: FIRE
CIP or JO #: S-15015

PROJECT: F-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$11,780,000			\$2,700,000	\$9,080,000			
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$11,780,000	\$0	\$0	\$2,700,000	\$9,080,000	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: NORTH FIRE STATION- NO. 48

DEPARTMENT: FIRE
CIP or JO #: S-15015

PROJECT: F-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THE PROJECT PROVIDES FOR THE LAND ACQUISITION, DESIGN, AND CONSTRUCTION OF A NEW PERMANENT 10,500 SQUARE FOOT FIRE STATION AT CARMEL VALLEY RD AND WINECREEK RD IN THE BLACK MOUNTAIN RANCH COMMUNITY. THE FACILITY WILL ACCOMMODATE EIGHT CREWMEMBERS AND WILL INCLUDE APPARATUS BAY, DORM ROOMS, KITCHEN, WATCH ROOM, READY ROOM, STATION ALERTING SYSTEM, AND TRAINING CLASSROOM/MULTI-PURPOSE ROOM.

JUSTIFICATION:

THIS FACILITY WILL PROVIDE THE FIRE PROTECTION NEEDS OF DEVELOPMENT IN BMR THAT MEET CITY AND NATIONAL RESPONSE TIME STANDARDS. IT IS CONSISTENT WITH THE BMR SUBAREA PLAN AND IN CONFORMANCE WITH THE CITY'S GENERAL PLAN.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

LAND ACQUISITION IS ANTICIPATED TO BE COMPLETED IN FY 2015. DESIGN WILL BE SCHEDULED FOR FY 2015 AND CONSTRUCTION IS SCHEDULED TO BE INITIATED IN FY 2016 AND COMPLETED IN FY 2018.

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COMPLETED FIRE-RESCUE PROJECTS*

*Justifications for these projects are provided in prior Financing Plans, which are incorporated by reference in this Financing Plan.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SOUTH FIRE STATION - NO. 46

DEPARTMENT: FIRE
CIP or JO #: 33-099.0

PROJECT: F-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 9,900 SQUARE FOOT FIRE STATION ON A ONE-ACRE SITE IN BLACK MOUNTAIN RANCH (BMR) TO SERVE DEVELOPMENT IN BOTH THE BMR AND TORREY HIGHLANDS (TH) COMMUNITIES. THE STATION HOUSES 10 FIRE PERSONNEL, ONE ENGINE COMPANY AND A LADDER TRUCK.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT.

A SHARE OF FUNDING WAS ALSO PROVIDED BY THE TORREY HIGHLANDS (TH) FBA.

NOTES:

SANTALUZ PROVIDED THE SITE AND ADVANCED THE FUNDING FOR THE FIRE STATION PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

TORREY HIGHLANDS PFFP PROJECT F-1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$1,852,471	\$1,852,471						
FBA-PHR								
FBA-TH	\$2,242,999	\$2,242,999						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,095,470	\$4,095,470	\$0	\$0	\$0	\$0	\$0	\$0

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ACTIVE LIBRARY PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

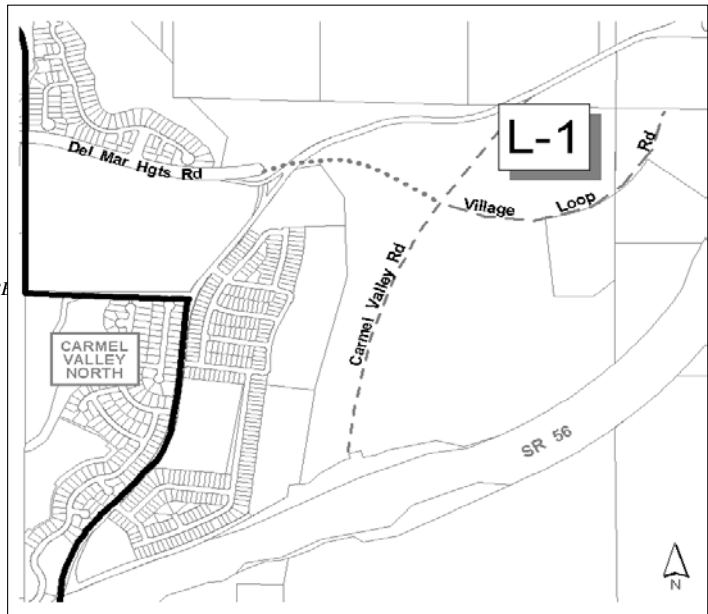
DEPARTMENT: LIBRARY
CIP or JO #: N/A

PROJECT: L-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$7,592,000							
FBA-PHR	\$7,286,000							
FBA-TH	\$3,656,000							
FBA-DMM	\$790,000							
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$19,324,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027-2029
FBA-BMR	\$7,592,000							
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,592,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP or JO #: N/A

PROJECT: L-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT AN 18,000 SQUARE FOOT BRANCH LIBRARY FACILITY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH (PHR) TO SERVE THE COMMUNITIES OF PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND DEL MAR MESA IN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA). THE LIBRARY FACILITY WILL BE LOCATED ADJACENT TO A TWO-ACRE SITE THAT WILL BE UTILIZED FOR CIVIC ACTIVITIES SUCH AS A TRANSIT CENTER AND A PEDESTRIAN PLAZA.

JUSTIFICATION:

THE COMBINED POPULATION OF THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) WARRANTS CONSTRUCTION OF ONE BRANCH LIBRARY TO BE LOCATED IN PACIFIC HIGHLANDS RANCH, AND SHARED BY ALL FIVE SUBAREAS. EACH SUBAREA FBA, EXCEPT FOR SUBAREA 2, WILL PROVIDE ITS PROPORTIONATE SHARE OF THE COSTS OF THE LIBRARY. SUBAREA 2 WAS NOT PART OF THE PHASE SHIFT AND THEREFORE NOT INCLUDED IN THE ORIGINAL FAIR SHARE CALCULATIONS FOR THE PROJECT.

FUNDING:

EACH SUBAREA WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) WILL CONTRIBUTE A PRORATA SHARE OF THE LIBRARY FACILITY. FUNDING CONTRIBUTIONS ARE BASED ON POPULATION PERCENTAGE AND ARE AS FOLLOWS: BMR (39.3%), PHR (37.7%), TH (18.9%), AND DMM (4.1%).

THE TIMING OF THE OTHER FBA CONTRIBUTIONS WILL BE DETERMINED BY EACH COMMUNITY'S PFFP.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT L-1.
TORREY HIGHLANDS PFFP PROJECT L-1.
DEL MAR MESA PFFP PROJECT 43-17.

SCHEDULE:

THE SCHEDULE FOR CONSTRUCTION OF THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE BLACK MOUNTAIN RANCH (BMR), TORREY HIGHLANDS (TH), PACIFIC HIGHLANDS RANCH (PHR), AND DEL MAR MESA (DMM) COMMUNITIES.

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COMPLETED WATER-SEWER PROJECTS*

*Justifications for these projects are provided in prior Financing Plans, which are incorporated by reference in this Financing Plan.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY TRUNK SEWER

DEPARTMENT: METROPOLITAN WASTEWATER
CIP or JO #: 46-136.0/S-00325

PROJECT: U-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

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

FUNDING:

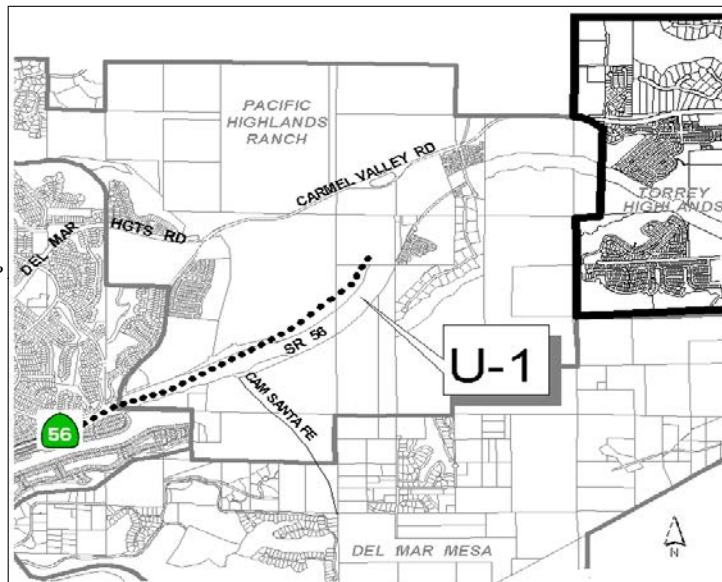
THE CITY PROVIDED INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND WAS REIMBURSED FROM EACH OF THE COMMUNITIES IN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA).

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT U-1
TORREY HIGHLANDS RANCH PFFP PROJECT U-1
DEL MAR MESA PFFP PROJECT 43-23

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$2,261,000	\$2,261,000						
FBA-PHR	\$1,283,000	\$1,283,000						
FBA-TH	\$1,353,000	\$1,353,000						
FBA-DMM	\$95,000	\$95,000						
CITY-CIP	\$4,900,000	\$4,900,000						
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$9,892,000	\$9,892,000	\$0	\$0	\$0	\$0	\$0	\$0

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

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

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

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

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

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

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

On-Site Roads				
T-5	Camino Del Sur	San Dieguito Rd. to Paseo Del Sur	Construct 2 lanes of ultimate 4-lane major street	Complete
T-47.1a T-47.2a T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals	Complete
Off-Site Roads				
T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	If not complete, widen to 4 lanes	Complete
T-22.1	Carmel Valley Rd.	Via Abertura to Camino Del Sur	Widen to 4 lanes	Assured
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Construct 4 lane freeway (3) (4)	Complete
T-53	San Dieguito Rd.	At El Apajo	Traffic signal or Contribute funding for improvement	Complete
T-29.1	El Camino Real	San Dieguito Rd. south to Half Mile Dr.	Widen to 4 lanes	Complete
T-32.1	Via de la Valle	El Camino Real West to San Andres Dr.	Widen to 4 lanes (1) (5) (11c)	Assured
T-32.1	Via de la Valle	San Andres Dr. to I-5	Restripe for 6 lanes	Complete

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

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

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

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

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

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

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

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

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

On-Site Roadways				
N/A	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
Off-Site Roadways				
T-14	Camino Del Sur	Carmel Valley Rd. to Torrey Santa Fe Road	Widen to six-lanes and transition to 4 lanes from Torrey Santa Fe to Carmel Mountain Road (11).	Remaining
T-54.2	State Route 56	I-5 to I-15	Contribute fairshare of cost to widen to 6-lane freeway (11e)(12).	Remaining
T-58	State Route 56	At I-5	Contribute \$580,000 for north facing ramps (11e).	Remaining
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange (13).	Assured
N/A	Carmel Valley Rd,	Del Mar Heights Rd. to SR-56	Widen to six-lanes.	Remaining
T-57	Black Mountain Rd	Twin Trails Rd. to north of Mercy Rd.	Widen to six-lanes	Remaining

NAME CHANGE NOTES:

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

PHASING NOTES:

- (1) Project is assured by a Deferred Improvement Agreement between the City of San Diego and Black Mountain Ranch LLC dated March 3, 2010.
- (2) Current City CIP projects. Project T-29.2 funding has been identified and project is assured as a City CIP project.
- (3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.
- (4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.
- (5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).
- (6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.
- (7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations. (Referenced Carmel Valley Road project is complete.)
- (8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.
- (9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.
- (10) At the start of II-A and II-B, for development which is served by existing streets, the following Torrey Highlands FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B) in order to obtain building permits. See Torrey Highlands Transportation Phasing Plan Notes (6) and(7) as well as Pacific Highlands Ranch Transportation Phasing Plan Note (12).
- (11) General Footnote: Before development is authorized in each phase, the transportation improvements listed in each phase of the Transportation Phasing Plan must meet one of the following conditions to the satisfaction of the City Engineer:
 - a) Improvement must be completed and open to traffic.
 - b) Improvement must be under contract.
 - c) Improvement must be bonded.
 - d) Improvements must be programmed for construction in the RTP for the year in which building permits are requested.
 - e) Improvement will be deemed assured if at the start of phase III of the TPP the applicable full fair share has been received.
- (12) Caltrans is currently developing a project initiation document (PID) for the phased design and construction of the project. As a result of the PID potential near term enhancements could be made with ultimate widening improvements scheduled in subsequent years as full funding anticipated from the State becomes available. The current RTIP indicates programmed funding for the project in FY 2040. Full BMR fair share funding must be received from the developers of BMR prior to development moving forward in Phase III of the Transportation Phasing Plan.
- (13) SR-56/CDS Ramps – Scope and timing of Improvement is anticipated to be determined and constructed in conjunction with the SR-56 widening to six lanes (I-5 to I-15) in accordance with final design. Funding for this project is available from the Torrey Highlands FBA fund, which is funding 100% of this project.

BLACK MOUNTAIN RANCH LAND USES - Revised May 19, 2009

Land Use	Units	Intensity	Daily Trip Rate (Vehicle Trips)	Total Daily Trips (Vehicle Trips)
VTM PHASE				
Black Mountain Ranch Land Uses Under VTM 95-0173				
Estate Residential	Dwelling Units	71	12	852
Single Family Residential	Dwelling Units	871	10	8,710
Affordable Housing	Dwelling Units	179	8	1,432
Middle School	Acres	17	40	680
Elementary School	Acres	10	60	600
Church - 2	Acres (Total)	6	60	360
Golf Course	Course (Total)	1	600	600
Neighborhood Park - 2	Acres (Total)	10	10	100
Community Park	Acres	30	10	300
Subtotals:	Dwelling Units:	1,121	Trips:	13,634
Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161				
Neighborhood Commercial	Thousand Sq. Feet	16	120	1920
Single Family Residential	Dwelling Units	218	10	2,180
Multi-Family Residential	Dwelling Units	42	8	336
Subtotals:	Dwelling Units:	260	Trips:	4,436
Perimeter Ownership Land Uses				
Single Family Residential	Dwelling Units	190	10	1,900
Affordable Housing	Dwelling Units	36	7	252
Subtotals:	Dwelling Units:	226	Trips:	2,152
VTM PHASE TOTALS:		Dwelling Units:	1,607	Trips: 20,222
PHASE I, II & III				
Phase I, II & III Black Mountain Ranch Ownership Land Uses				
Estate Residential (2)	Dwelling Units	120	12	1,440
Single Family Residential	Dwelling Units	1,600	10	16,000
Multi-Family Residential	Dwelling Units	830	8	6,640
Age Restricted Residential	Dwelling Units	500	4	2,000
High School (portion) (3)	Acres	40	50	2,000
Middle School	Acres	20	40	800
Elementary School	Acres	10	60	600
Employment Center	Thousand Sq. Feet	450	16	7,200
Community Commercial	Thousand Sq. Feet	225	70	15,750
Office	Thousand Sq. Feet	65	20	1,300
Resort/Hotel (Prop. C – 1996)	Rooms	300	8	2,400
Neighborhood Park (4)	Acres	7	40	280
Subtotals:	Dwelling Units:	3,050	Trips:	56,410
Phase I, II & III Perimeter Ownership Land Uses				
SW Perimeter – Single Fam.	Dwelling Units	79	10	790
SW Perimeter - Affordable	Dwelling Units	15	8	120
SE Perimeter – Single Fam.	Dwelling Units	293	10	2,930
SE Perimeter - Affordable	Dwelling Units	56	8	448
NE Perimeter – Multi- Fam.	Dwelling Units	252	8	2,016
NE Perimeter - Affordable	Dwelling Units	48	8	384
Subtotals:	Dwelling Units:	743	Trips:	6,688
PHASE I, II & III TOTALS:		Dwelling Units:	3,793	Trips: 63,098
TOTAL DWELLING UNITS BMR SUBAREA I		5,400		
TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I		83,320 (1)		

(1) Total trips are 886 trips (88 EDU) less than the total trips of 84,206 allocated in the original Subarea I Plan EIR, Table 4B-6. This buffer was created primarily by the deletion of a High School Site that was included in the original VTM 95-0173 and in the original traffic and transportation analysis which is the basis for the Transportation Phasing Plan.

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BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2671500700	PM18504	PAR 10	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2671501300	PM18504	PAR 17	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2671502600	PM19546	PAR 1	PUMP STATION		\$0	CITY OF SAN DIEGO
1	2671503000	PM18504	PAR 13	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2671503200		PAR 17	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	2671503300	PM20877	PAR 1	SENIOR UNIT	108	\$1,580,040	SPIC DEL SUR L L C
345	2671503400	PM20877	PAR 2	SENIOR UNIT	107	\$1,565,410	SPIC DEL SUR L L C
1	2671503500	PM20877	PAR 3	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
289	2672311700	FM15100	LOT F	DW	0	\$0	STANDARD PACIFIC CORP
310	2672315400	FM15149	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672315500	FM15149	LOT G	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672315600	FM15149	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2672315700	FM14880	LOT B	PRIVATE PARK	0	\$0	BLACK MOUNTAIN RANCH L L C
310	2672328500	FM15150	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2672328600	FM15150	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
310	2672328700	FM15150	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672328800	FM15150	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2672328900	FM15150	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672329000	FM15150	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2672329100	FM15150	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
310	2672404200	FM15093	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672404300	FM15093	LOT O	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672404400	FM15093	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672414200	FM15076	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672414300	FM15076	LOT K	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672414400	FM15076	LOT L	OS	0	\$0	SHEA HOMES LIMITED PARTNERSHIP
321	2672503000	FM15099	LOT L	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
321	2672503100	FM14880	LOT A	PRIVATE PARK		\$0	DEL SUR COMMUNITY ASSOCIATION
290	2672700800	FM15032	LOT 8	OS	0	\$0	C I C FAIRBANKS L P
1	2672701000	PM18504	PAR 21	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
15	2672701100	PM18504	PAR 22	OS	0	\$0	SAN DIEGO GAS&ELECTRIC CO
15	2672701200		SEC 30-13	OS	0	\$0	SAN DIEGO GAS&ELECTRIC CO
1	2672701300		SEC 30-13	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
321	2672803200	FM15082	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672813800	FM15076	LOT G	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672813900	FM15076	LOT U	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672814000	FM15076	LOT V	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672814100	FM14879	LOT A	PRIVATE PARK		\$0	DEL SUR COMMUNITY ASSOCIATION
312	2672905300	FM15123	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
312	2672905400	FM15123	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673000100	FM15151	LOT 1	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000200	FM15151	LOT 2	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000300	FM15151	LOT 3	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000400	FM15151	LOT 4	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000500	FM15151	LOT 5	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000600	FM15151	LOT 6	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000700	FM15151	LOT 7	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000800	FM15151	LOT 8	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673000900	FM15151	LOT 9	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673001000	FM15151	LOT 10	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673001100	FM15151	LOT 11	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673001200	FM15151	LOT 12	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673001300	FM15151	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001400	FM15151	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001500	FM15151	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001600	FM15151	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673001700	FM15151	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673102100	FM15090	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673102200	FM15090	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
314	2673102300	FM15090	LOT H	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673102400	FM15090	LOT I	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
1	2673102500	FM15090	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673102600	FM15090	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
314	2673112600	FM15090	LOT B	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673112700	FM15090	LOT E	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673112800	FM15090	LOT G	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
1	2673112900	FM15090	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
314	2673121500	FM15090	LOT A	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673121600	FM15090	LOT F	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
1	2673130200	PM18504	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673130300	FM15090	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
282	2673130400	FM15090	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
282	2673130500	FM15094	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
282	2673130600	FM15094	LOT L	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DISTRICT

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673130800	FM15095	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
314	2673201600	FM15095	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
314	2673211500	FM15095	LOT H	OS	0	\$0	STANDARD PACIFIC CORP
320	2673307000	FM15095	LOT A	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2673307100	FM15095	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307200	FM15095	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307300	FM15095	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307400	FM15095	LOT E	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2673307500	FM15095	LOT F	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307600	FM15095	LOT R	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307700	FM15095	LOT S	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307800		LOT T	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2673307900		LOT W	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673308000		LOT PP	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
1	2673402600		LOT 83	SF	1	\$38,500	STANDARD PACIFIC CORP
1	2673402700		LOT 84	SF	1	\$38,500	STANDARD PACIFIC CORP
1	2673402800		LOT 85	SF	1	\$38,500	STANDARD PACIFIC CORP
1	2673407100		LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673407200		LOT H	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673412300	FM15148	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673412400	FM15148	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673505800	FM15148	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673505900	FM15148	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673506000	FM15148	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673506100	FM15165	LOT D	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
1	2673506200	FM15032	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607400	FM15207	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607500	FM15207	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607600	FM15207	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607700	FM15207	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673607800	FM15207	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607900	FM15207	LOT O	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608000	FM15207	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608100	FM15207	LOT Q	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608200	FM15207	LOT R	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608300	FM15207	LOT AE	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608400	FM15207	LOT AF	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673610100	FM15207	LOT 74	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673610200	FM15207	LOT 75	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673610300	FM15207	LOT 76	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673610400	FM15207	LOT 77	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673610500	FM15207	LOT 78	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673611400	FM15207	LOT 87	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673611500	FM15207	LOT 88	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673611600	FM15207	LOT 89	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
336	2673611700	FM15207	LOT 90	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673611800	FM15207	LOT 91	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673611900	FM15207	LOT 92	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673612000	FM15207	LOT 93	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673612100	FM15207	LOT 94	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673612200	FM15207	LOT 95	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673612300	FM15207	LOT 96	SF	1	\$38,500	C W V DEL SUR 54 L L C
1	2673612400	FM15207	LOT 97	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673612500	FM15207	LOT 98	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673612600	FM15207	LOT 99	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673612700	FM15207	LOT 100	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673612800	FM15207	LOT 101	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673612900	FM15207	LOT 102	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673613000	FM15207	LOT 103	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673613100	FM15207	LOT 104	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673613200	FM15207	LOT 105	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673613300	FM15207	LOT 106	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
336	2673613400	FM15207	LOT 107	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673613500	FM15207	LOT 108	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673613600	FM15207	LOT 109	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673613700	FM15207	LOT 110	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673613800	FM15207	LOT 111	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673613900	FM15207	LOT 112	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614000	FM15207	LOT 113	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614100	FM15207	LOT 114	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614200	FM15207	LOT 115	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614300	FM15207	LOT 116	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614400	FM15207	LOT 117	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614500	FM15207	LOT 118	SF	1	\$38,500	C W V DEL SUR 54 L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
336	2673614600	FM15207	LOT 119	SF	1	\$38,500	C W V DEL SUR 54 L L C
336	2673614700	FM15207	LOT 120	SF	1	\$38,500	C W V DEL SUR 54 L L C
1	2673614800	FM15207	LOT 121	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673614900	FM15207	LOT 122	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673615000	FM15207	LOT 123	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
345	2673615100	FM15207	LOT 136	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615200	FM15207	LOT 137	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615300	FM15207	LOT 138	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615400	FM15207	LOT 221	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615500	FM15207	LOT 222	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615600	FM15207	LOT 223	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615700	FM15207	LOT 224	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615800	FM15207	LOT 225	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673615900	FM15207	LOT 226	SF	1	\$38,500	SPIC DEL SUR L L C
320	2673616000	FM15207	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673616100	FM15207	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
320	2673616200	FM15207	LOT S	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673616300	FM15207	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616400	FM15207	LOT V	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616500	FM15207	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673616600	FM15207	LOT W	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	2673620100	FM15207	LOT 124	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620200	FM15207	LOT 125	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620300	FM15207	LOT 126	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620400	FM15207	LOT 127	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620500	FM15207	LOT 128	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620600	FM15207	LOT 129	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620700	FM15207	LOT 130	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620800	FM15207	LOT 131	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673620900	FM15207	LOT 132	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621000	FM15207	LOT 154	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621100	FM15207	LOT 155	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621200	FM15207	LOT 156	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621300	FM15207	LOT 157	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621400	FM15207	LOT 158	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621500	FM15207	LOT 159	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621600	FM15207	LOT 160	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621700	FM15207	LOT 161	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621800	FM15207	LOT 162	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673621900	FM15207	LOT 163	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622000	FM15207	LOT 164	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622100	FM15207	LOT 165	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622200	FM15207	LOT 166	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622300	FM15207	LOT 167	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622400	FM15207	LOT 168	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622500	FM15207	LOT 169	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622600	FM15207	LOT 170	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622700	FM15207	LOT 171	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622800	FM15207	LOT 172	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673622900	FM15207	LOT 173	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673623000	FM15207	LOT 174	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673624800	FM15207	LOT 212	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673624900	FM15207	LOT 213	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625000	FM15207	LOT 214	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625100	FM15207	LOT 215	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625200	FM15207	LOT 216	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625300	FM15207	LOT 217	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625400	FM15207	LOT 218	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625500	FM15207	LOT 219	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673625600	FM15207	LOT 220	SF	1	\$38,500	SPIC DEL SUR L L C
1	2673625700	FM15207	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673625800	FM15207	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
320	2673625900	FM15207	LOT H	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673626000	FM15207	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673626100	FM15207	LOT X	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626200	FM15207	LOT Y	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626300	FM15207	LOT Z	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673626400	FM15207	LOT AB	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673626500	FM15207	LOT AM	SF	1	\$38,500	DEL SUR COMMUNITY ASSOCIATION
345	2673630100	FM15207	LOT 133	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673630200	FM15207	LOT 134	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673630300	FM15207	LOT 135	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673630400	FM15207	LOT 139	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673630500	FM15207	LOT 140	SF	1	\$38,500	SPIC DEL SUR L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#301 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	2673630600	FM15207	LOT 141	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673630700	FM15207	LOT 142	SF	1	\$38,500	SPIC DEL SUR L L C
345	2673630800	FM15207	LOT 143	SF	1	\$38,500	SPIC DEL SUR L L C
1	2673632100	FM15617	LOT AG	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
346	2673632300	FM15617	LOT 1	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673632400	FM15617	LOT 2	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673632500	FM15617	LOT 3	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673632600	FM15617	LOT 4	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673632700	FM15617	LOT 5	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673632800	FM15617	LOT 6	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673632900	FM15617	LOT 7	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673633000	FM15617	LOT 8	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673633100	FM15617	LOT 9	SF	1	\$38,500	BROOKFIELD D S 51 L L C
346	2673633200	FM15617	LOT 10	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2673633300	FM15617	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
346	2673633400	FM15617	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673633500	FM15207	LOT D	OS	0	\$0	BROOKFIELD D S 51 L L C
1	2673640100	FM15207	LOT 175	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673640800	FM15207	LOT 182	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673640900	FM15207	LOT 183	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673641600	FM15207	LOT 190	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673641700	FM15207	LOT 191	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673641800	FM15207	LOT 192	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673641900	FM15207	LOT 193	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642000	FM15207	LOT 194	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642100	FM15207	LOT J	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642200	FM15207	LOT K	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642300	FM15207	LOT AC	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642400	FM15207	LOT AD	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642600	FM15617	LOT AL	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642700	FM15617	LOT 11	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642800	FM15617	LOT 12	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673642900	FM15617	LOT 13	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643000	FM15617	LOT 14	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643100	FM15617	LOT 15	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643200	FM15617	LOT 16	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643300	FM15617	LOT 17	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643400	FM15617	LOT 18	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673643500	FM15617	LOT 19	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673643600	FM15617	LOT 20	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643700	FM15617	LOT 21	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643800	FM15617	LOT 22	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673643900	FM15207	LOT C	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
320	2673650100	FM15207	LOT AJ	SF	1	\$38,500	DEL SUR COMMUNITY ASSOCIATION
1	2673650200	FM15304	LOT AK	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673700200	FM15304	LOT A	PUBLIC PARK	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673700300	FM15304	LOT B	PRIVATE PARK	1	\$38,500	BLACK MOUNTAIN RANCH L L C
17	2673700400	FM15304	LOT C	OS	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
1	2673700500	FM15304	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673700600	FM15328	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673800600	FM15328	LOT 39	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673800700	FM15328	LOT 40	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673800800	FM15328	LOT 56	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673800900	FM15328	LOT 57	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801000	FM15328	LOT 58	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801100	FM15328	LOT 59	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801200	FM15328	LOT 60	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801300	FM15328	LOT 61	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801400	FM15328	LOT 62	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801500	FM15328	LOT 63	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801600	FM15328	LOT 64	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801700	FM15328	LOT 65	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801800	FM15328	LOT 66	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673801900	FM15328	LOT 67	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673802300	FM15328	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673802400	FM15328	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673802500	FM15328	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673802600	FM15328	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673802700	FM15328	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673802800	FM15328	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673810900	FM15328	LOT 24	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673811000	FM15328	LOT 25	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673811200	FM15328	LOT 27	SF	1	\$38,500	CAPUTO FAMILY TRUST 05-29-97
1	2673812200	FM15328	LOT 41	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05 added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673812300	FM15328	LOT 42	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673812400	FM15328	LOT 43	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673812500	FM15328	LOT 44	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673812600	FM15328	LOT 45	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673812700	FM15328	LOT 46	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673812800	FM15328	LOT 47	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673812900	FM15328	LOT 48	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673813000	FM15328	LOT 49	SF	1	\$38,500	POLLACK FAMILY TRUST 05-28-87
1	2673813100	FM15328	LOT 50	SF	1	\$38,500	ONEAL RYAN D&SANDERS-ONEAL KIM A
1	2673813200	FM15328	LOT 51	SF	1	\$38,500	HOOKER JAMES T FAMILY TRUST 01-27-01
1	2673813300	FM15328	LOT 52	SF	1	\$38,500	GLASGOW REVOCABLE TRUST 04-04-07
1	2673813400	FM15328	LOT 53	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673813500	FM15328	LOT 54	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673813600	FM15328	LOT 55	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	2673813700	FM15328	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2673813800	FM15328	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
320	2673813900	FM15328	LOT I	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
1	2673814000	FM15327	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
336	2674000700	FM15327	LOT 7	SF	1	\$38,500	JIANG YUQIU&TENG SHUTIAN
336	2674000800	FM15327	LOT 8	SF	1	\$38,500	AUNE MATTHEW P&HEATHER N
336	2674000900	FM15327	LOT 9	SF	1	\$38,500	TEMPLE JAY L&PRISCILLA G
336	2674001000	FM15327	LOT 10	SF	1	\$38,500	LEE JUDY
336	2674001100	FM15327	LOT 11	SF	1	\$38,500	BALL POLLY L REVOCABLE 11-08-11
336	2674002700	FM15327	LOT 27	SF	1	\$38,500	BAHMANI KAMBIZ&CONNERY COLLEEN M
336	2674002800	FM15327	LOT 28	SF	1	\$38,500	PATEL RAKESH J&URMISHA R
336	2674002900	FM15327	LOT 29	SF	1	\$38,500	WENK RICHARD D
320	2674005500	FM15327	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674005600	FM15327	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
320	2674005700	FM15327	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
314	2674014500	FM15327	LOT 99	SF	1	\$38,500	STANDARD PACIFIC CORP
314	2674014600	FM15327	LOT 100	SF	1	\$38,500	STANDARD PACIFIC CORP
314	2674014700	FM15327	LOT 101	SF	1	\$38,500	STANDARD PACIFIC CORP
314	2674014800	FM15327	LOT 102	SF	1	\$38,500	STANDARD PACIFIC CORP
314	2674014900	FM15327	LOT 103	SF	1	\$38,500	STANDARD PACIFIC CORP
314	2674015000	FM15327	LOT 104	SF	1	\$38,500	STANDARD PACIFIC CORP
314	2674015100	FM15327	LOT 105	SF	1	\$38,500	STANDARD PACIFIC CORP
320	2674016500	FM15327	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674016600	FM15327	LOT E	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674016700	FM15327	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
320	2674016800	FM15327	LOT G	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674016900	FM15327	LOT H	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674017000	FM15327	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674017100	FM15327	LOT Q	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2674017200	FM15327	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674017400	FM15327	LOT R	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674020500	FM15327	LOT 123	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674020600	FM15327	LOT 124	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674020700	FM15327	LOT 125	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674020800	FM15327	LOT 126	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674020900	FM15327	LOT 127	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021000	FM15327	LOT 128	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021100	FM15327	LOT 129	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021200	FM15327	LOT 130	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021300	FM15327	LOT 131	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021400	FM15327	LOT 132	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021500	FM15327	LOT 133	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021600	FM15327	LOT 134	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021700	FM15327	LOT 135	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021800	FM15327	LOT 136	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674021900	FM15327	LOT 137	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022000	FM15327	LOT 138	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022100	FM15327	LOT 139	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022200	FM15327	LOT 140	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022300	FM15327	LOT 141	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022400	FM15327	LOT 142	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022500	FM15327	LOT 143	SF	1	\$38,500	BROOKFIELD D S 51 L L C
1	2674022600	FM15327	LOT L	OS	0	\$0	BROOKFIELD D S 51 L L C
1	2674022700	FM15327	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674022800	FM15327	LOT S	OS	0	\$0	BROOKFIELD D S 51 L L C
1	2674022900	FM15327	LOT U	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674023000	FM15327	LOT T	OS	0	\$0	BROOKFIELD D S 51 L L C
1	2674030200	FM15327	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674030300	FM15327	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	2674030400	FM15327	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added per 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
227	2692100500	FM14064	LOT 63	SF	1	\$38,500	CROCKER CHRISTOPHER A&KARRIE L
80	2692100600	FM14064	LOT 64	SF	1	\$38,500	POZZUOLI VINCENT J&SHANNON
286	2692100900	FM14064	LOT 220	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101100	FM14064	LOT 222	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101200	FM14064	LOT 242	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101300	FM14064	LOT 242	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101400	FM14064	LOT 267	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101500	FM14064	LOT 268	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101600	FM14064	LOT 269	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101700			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
224	2692101900	FM14307	LOT 2	SF	1	\$38,500	WONG DANIEL S&IDALIA S
226	2692102100	FM14307	LOT 4	SF	1	\$38,500	POZZUOLI VINCENT J&SHANNON
286	2692102200	FM14307	LOT 221	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
239	2692113000	FM14307	LOT 5	SF	1	\$38,500	GOLDSTEIN CAROLINA
240	2692113100	FM14307	LOT 9	SF	1	\$38,500	ABUMERI MARK M&HARB ALMA A
175	2692122700	FM14307	LOT 17	SF	1	\$38,500	HICKEL W&R FAMILY TRUST
243	2692122900	FM14307	LOT 45	SF	1	\$38,500	CHARLES FAMILY TRUST 12-07-87
286	2692123200	FM14307	LOT 229	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
328	2692133400	FM14307	LOT 41	SF	1	\$38,500	BONEY TRUST 11-20-06
286	2692204400	PM18892	PAR 14	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692204900	FM14064	LOT 300	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
23	2692206600	PM18892	PAR 11	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692206800	PM18892	PAR 13	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692207700	PM18734	PAR 2	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692214600	FM14064	LOT 243	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692214700	FM14064	LOT 272	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692214800	FM14064	LOT 274	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
77	2692215400	FM14307	LOT 125	SF	1	\$38,500	CASA DOLCE L L C
286	2692216600	PM19011	PAR 15	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218200	PM19047	PAR 16	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218300	PM19047	PAR 17	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218400	PM19047	PAR 18	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218500	PM19047	PAR 19	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224000	FM14064	LOT 250	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224100	FM14064	LOT 251	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224200	FM14064	LOT 271	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224300	FM14064	LOT 273	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224400		LOT 283	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692225100	PM19049	PAR 6	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
279	2692301300	FM14064	LOT 246	SF	1	\$38,500	HORNBUCKLE DONNA T REVOCABLE TRUST 08-02-11
286	2692301700	FM14064	LOT 257	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692301800		LOT 275	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692301900		LOT 276	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692302500	PM19048	PAR 3	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692312100	FM14064	LOT 277	OS	0	\$1	SANTALUZ MAINTENANCE ASSOCIATION
63	2692313200	FM14307	LOT 204	SF	1	\$38,500	SCHMIDT MARK S&MARIA D
64	2692313300	FM14307	LOT 206	SF	1	\$38,500	A S P PROPERTIES GROUP L P
23	2692320500	FM14307	LOT 265	OS	0	\$0	SANTALUZ L L C
286	2692330100	FM14064	LOT 244	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692330200	FM14064	LOT 244	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
50	2692400400	FM14179	LOT D	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
50	2692400500	FM14497	LOT 2	SF	1	\$38,500	POWAY UNIFIED SCHOOL DISTRICT
47	2692400700	PM19666	PAR 2	SF	1	\$38,500	CITY OF SAN DIEGO
47	2692410900	FM14179	LOT C	SF	1	\$38,500	CITY OF SAN DIEGO
50	2692411000	FM14497	LOT 3	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
50	2692411100	FM14497	LOT 4	SF	1	\$38,500	SANTALUZ L L C
50	2692411300	FM14497	LOT 6	SF	1	\$38,500	SANTALUZ L L C
308	2692411400	FM14497	LOT 7	SF	1	\$38,500	SANTALUZ M C C INC
50	2692411700	FM14497	LOT B	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
146	2692500100	FM14255	LOT 1	SF	1	\$38,500	L G REAL ESTATE HOLDINGS L L C
150	2692500500	FM14255	LOT 5	SF	1	\$38,500	ELLIS KEVIN M&DONNA J
195	2692501200	FM14255	LOT 23	SF	1	\$38,500	DABELGOTT CHARLES
343	2692501300	FM14255	LOT 24	SF	1	\$38,500	SHOAE SHERWIN&ADRIENNE M
344	2692501400	FM14255	LOT 25	SF	1	\$38,500	VANDOLAH PAUL S&LISA S
22	2692501900	FM14255	LOT 30	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692502000	FM14255	LOT 31	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692502100	FM14255	LOT 32	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692502300	FM14255	LOT 34	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692502500	FM14255	LOT 37	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	2692502600	FM14255	LOT 39	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692502700	FM14255	LOT 41	OS	0	\$0	CITY OF SAN DIEGO
286	2692502800	FM14255	LOT 42	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
152	2692503100	PM19559	PAR 3	SF	1	\$38,500	SCHMIDT FAMILY TRUST 11-12-84
22	2692503500	PM19580	PAR 1	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390 11-21-05 added par 2 (Rev 12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
284	2692503600	PM19580	PAR 2	SF	1	\$38,500	BARI MOHAMMED A&KANITA K FAMILY TR
329	2692503800	PM19559	PAR 2	SF	1	\$38,500	REALITY KATS L L C
142	2692510200	FM14255	LOT 7	SF	1	\$38,500	JASENOVEC GREGORY&DENISE
22	2692511200	FM14255	LOT 36	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692511300	FM14255	LOT 38	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692511500	FM14255	LOT 43	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
109	2692600100	FM14296	LOT 1	SF	1	\$38,500	MOORE FAMILY REVOCABLE TRUST 04-05-08
107	2692600700	FM14296	LOT 7	SF	1	\$38,500	MULVEY CUSTOM BUILDERS INC
95	2692600900	FM14296	LOT 9	SF	1	\$38,500	MUNOZ ENRIQUE W
286	2692601500	FM14296	LOT 30	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692601600	FM14296	LOT 31	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692601800	FM14296	LOT 33	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692601900	FM14296	LOT 41	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602000	FM14296	LOT 42	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602200	FM14296	LOT 44	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602300	FM14296	LOT 45	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602400	FM14296	LOT 46	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
100	2692610100	FM14296	LOT 15	SF	1	\$38,500	HENRY&DEBBIE HOLDINGS L L C
103	2692610600	FM14296	LOT 20	SF	1	\$38,500	D&D LANDHOLDINGS
103	2692610700	FM14296	LOT 21	SF	1	\$38,500	D&D LANDHOLDINGS
286	2692611400	FM14296	LOT 28	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692611700	FM14296		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692611800	FM14296	LOT 40	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620100	FM14296	LOT 34	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620300	FM14296	LOT 36	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620400		LOT 37	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620500			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
284	2692620600	PM19580	PAR 2	SF	1	\$38,500	BARI MOHAMMED A&KANITA K FAMILY TR
238	2692701300	FM14297	LOT 13	SF	1	\$38,500	HASEGAWA THOMAS E&AMY
333	2692701400	FM14297	LOT 14	SF	1	\$38,500	CAPOZZA LIVING TRUST 04-15-01
234	2692701700	FM14297	LOT 17	SF	1	\$38,500	BISHOP BRANDON J SEPARATE PROPERTY TR
121	2692701900	FM14297	LOT 19	SF	1	\$38,500	DAVIS STEPHEN R&DEANNE M
121	2692702000	FM14297	LOT 20	SF	1	\$38,500	GOMEZ FAMILY TRUST 01-25-03
122	2692702200	FM14297	LOT 22	SF	1	\$38,500	ALBION LIVING TRUST 02-15-05
121	2692702500	FM14297	LOT 25	SF	1	\$38,500	SANTALUZ CONSTRUCTION L L C
286	2692702700	FM14297	LOT 27	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692702800	FM14297	LOT 28	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692702900	FM14297	LOT 29	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692703000	FM14297	LOT 30	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692703100	FM14297	LOT 31	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
49	2692703200	FM14297	LOT 32	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692703300	FM14297	LOT 33	OS	0	\$0	CITY OF SAN DIEGO
294	2692802100	FM14893	LOT 1	SF	1	\$38,500	ENCENDIDO 1&2 L L C
294	2692802200	FM14893	LOT 2	SF	1	\$38,500	ENCENDIDO 1&2 L L C
291	2692802400	FM14893	LOT 4	SF	1	\$38,500	REALITY KATS L L C
339	2692802800	FM14893	LOT 8	SF	1	\$38,500	SANTALUZ CONSTRUCTION L L C
296	2692803000	FM14893	LOT 10	SF	1	\$38,500	MULVEY DOUGLAS&MARYROSE
297	2692803100	FM14893	LOT 11	SF	1	\$38,500	ALLAN JEFFREY B&CASIE A FAMILY TR
286	2692803500	FM14893	LOT 15	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692803600	FM14893	LOT 16	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692803700	FM14893	LOT 17	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692803800	FM14893	LOT 18	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
298	2692803900	FM14893	LOT 19	SF	1	\$38,500	HOROZ CHANTELE D
296	2692804000	FM14893	LOT 20	SF	1	\$38,500	MULVEY DOUGLAS&MARYROSE
292	2692804100	FM14893	LOT 21	SF	1	\$38,500	SVET ROBERT
341	2692804200	FM14893	LOT 22	SF	1	\$38,500	SVET ADAM G
299	2692804300	FM14893	LOT 23	SF	1	\$38,500	MCKINLEY STEVEN A&KAREN G
300	2692804400	FM14893	LOT 24	SF	1	\$38,500	J F C A 46 L L C
286	2692804800	FM14893	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692804900	FM14893		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692805000			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692805100	FM14878	LOT E	OS	0	\$0	CITY OF SAN DIEGO
51	2692810400	FM14878	LOT 1	SF	1	\$38,500	WATT COMMUNITIES AT SANTALUZ L L C
51	2692810500	FM14878	LOT 2	SF	1	\$38,500	WATT COMMUNITIES AT SANTALUZ L L C
342	2692810600	FM14878	LOT 3	SF	1	\$38,500	CAO HUY QUANG&DO THUY TRANG
51	2692810700	FM14878	LOT 4	SF	1	\$38,500	SAMAX 3000 TRUST 06-28-12
286	2692810900	FM14878	LOT B	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
47	2692811000	FM14878	LOT C	SF	0	\$0	CITY OF SAN DIEGO
286	2692811100	FM14878	LOT D	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811200	FM14878	LOT E	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811300	FM14878	LOT F	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692900800	FM14709	LOT 55	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692900900	FM14358	LOT 61	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692901300	PM19050	PAR 2	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
57	2692901500	PM19050	PAR 4	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
199	2692911200	FM14358	LOT 36	SF	1	\$38,500	LEE SCOTT&LUANN N
201	2692911400	FM14358	LOT 38	SF	1	\$38,500	POZZUOLI PETER M&JANTIENE
57	2692911800	FM14358	LOT 50	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	2692911900	FM14358	LOT 51	SF	1	\$38,500	SANTALUZ MAINTAINANCE ASSOCIATION
286	2692912000	FM14358	LOT 53	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692912100	FM14358	LOT 54	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
202	2692912300	FM14709	LOT 7	SF	1	\$38,500	ALLAN FAMILY REVOCABLE TRUST 03-24-11
303	2692912400	FM14709	LOT 9	SF	1	\$38,500	MICHAEL S&GROSSO-LEDFORD MARIA I FAMILY TR
57	2692912500	FM14709		SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692912600		LOT 56	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
203	2692921200	FM14709	LOT 23	SF	1	\$38,500	SCHMIDT MARK S
57	2692921300			SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692921400		LOT 57	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692921500	PM20865	PAR 2	OS	0	\$0	PODSTRELENY STJEPAN S&HATT HOLLY D
153	2692921500	FM14709		SF	1	\$38,500	PODSTRELENY STJEPAN S&HATT HOLLY D
57	2692931500	FM14358	LOT 46	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692931600	FM14358	LOT 47	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692931700	FM14358	LOT 48	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692931800	FM14358	LOT 49	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
57	2692932100	FM14358	LOT 60	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
248	2692932200	FM14709	LOT 27	SF	1	\$38,500	VU KIEM MINH&NGUYEN THANH-NU
57	2692932300	PM12622		SF	1	\$38,500	HALLAM REVOCABLE TRUST
6	3030701800	PM08982	PAR 2	MF	10	\$269,500	MAY FAMILY TRUST 05-10-91
6	3030701800	PM08982	PAR 2	SF	52	\$2,002,000	
7	3030701900	FM14065	PAR 1	MF	5	\$134,750	EQUINE HAVEN L L C
7	3030701900	FM14065	PAR 1	SF	27	\$1,039,500	
24	3031102700	PM19292	LOT 137	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
207	3031103100	PM19292	PAR 1	SF	1	\$38,500	WILLMARK COMMUNITIES INC
206	3031103200	PM19292	PAR 2	SF	1	\$38,500	SCHMIDT ARNOLD&VALERIE REVOCABLE 2005 TR
207	3031103300	PM19292	PAR 3	SF	1	\$38,500	WILLMARK COMMUNITIES INC
207	3031103400	PM19292	PAR 4	SF	1	\$38,500	WILLMARK COMMUNITIES INC
324	3031103500	PM19292	PAR 5	SF	1	\$38,500	D J S PROPERTIES GROUP L P
207	3031103600	FM14065	PAR 6	SF	1	\$38,500	WILLMARK COMMUNITIES INC
286	3031120600	FM14065	LOT 117	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031120700	FM14065	LOT 118	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031120800	FM14065	LOT 134	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031120900	FM14065	LOT 135	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031121000	FM14065	LOT 150	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031132200	FM14308	LOT 151	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031132700	FM14308	LOT 126	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
286	3031142900	FM14308	LOT 128	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
286	3031143000	FM14065	LOT 138	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
162	3031200200	FM14065	LOT 93	SF	1	\$38,500	GRASSO LIVING TRUST 09-10-10
212	3031200300	FM14065	LOT 94	SF	1	\$38,500	REALITY KATS L L C
262	3031200700	FM14065	LOT 136	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031200800	FM14065	LOT 148	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031200900			OS	0	\$0	CITY OF SAN DIEGO
249	3031210100	FM14065	LOT 91	SF	1	\$38,500	COHRS ROBERT L&JUDITH
286	3031221300	FM14065	LOT 116	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031221400	FM14065	LOT 119	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031230600	FM14065	LOT 139	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240200	FM14308	LOT 125	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240300	FM14065	LOT 129	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
286	3031240400	FM14065	LOT 130	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031240500			OS	0		CITY OF SAN DIEGO
157	3031240600	FM14065	LOT 132	OS	0	\$0	SANTALUZ CLUB
286	3031240700	FM14065	LOT 133	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240800	FM14308	LOT 152	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240900	FM14096	LOT 124	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031304200	FM14096	LOT 65	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031304300	FM14096	LOT A	OS	0	\$0	CITY OF SAN DIEGO
286	3031304400	FM14096	LOT C	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031304500	FM14096	LOT D	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031312400	FM14096	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031312500	FM14097	LOT F	OS	0	\$0	CITY OF SAN DIEGO
286	3031403800	FM14097	LOT 66	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031403900	FM14097	LOT A	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
38	3031411600	FM14097	LOT 65	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031411700	FM14097	LOT B	OS	0	\$0	CITY OF SAN DIEGO
47	3031411800	FM14097	LOT E	OS	0	\$0	CITY OF SAN DIEGO
286	3031411900	FM14097	LOT F	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031412000	FM14097	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031412100			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,545	INSTITUTION	\$127,435				
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710				
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
38	3031421200	FM14097	LOT 64	OS	0	\$0	SANTALUZ L L C
286	3031421400	FM14097	LOT D	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
47	3031421700	FM14097	LOT C	OS	0	\$0	CITY OF SAN DIEGO
285	3031421800	FM14231	LOT C	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
286	3031502500	FM14231	LOT 73	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031502600	FM14231	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
29	3031514800	FM14231	LOT A	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031514900			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
37	3031520100	FM14231	LOT 72	SF	1	\$38,500	SANTALUZ L L C
47	3031520200	FM14231	LOT B	OS	0	\$0	CITY OF SAN DIEGO
30	3031520300	FM14231	LOT C	SF	10	\$385,000	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520400	FM14231	LOT D	SF	10	\$385,000	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520500	FM14231	LOT E	SF	10	\$385,000	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520600	FM14231	LOT H	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520700	FM14863	LOT I	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
30	3031604700	FM14863	LOT 66	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031604800	FM14863	LOT 67	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031604900	FM14863	LOT A	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031606300	FM14863	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031606400	FM14223	LOT C	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
133	3031700200	FM14223	LOT 2	SF	1	\$38,500	ABDOU M SAMY
139	3031700900	FM14223	LOT 9	SF	1	\$38,500	CLARK ROBERT M&MCMAHON JULIE P
140	3031701100	FM14223	LOT 50	SF	1	\$38,500	SCHMIDT 1984 TRUST 05-27-88
140	3031701200	FM14223	LOT 107	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
140	3031701300	FM14768	LOT 108	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
251	3031701500	FM14223	LOT 123	SF	1	\$38,500	C L M TRUST 01-03-12
124	3031710200	FM14223	LOT 11	SF	1	\$38,500	MAICHEN GROUP INC
193	3031710400	FM14223	LOT 13	SF	1	\$38,500	FARMANI FRED&HONARCARARAGHI PARICHEHR
131	3031712200	FM14223	LOT 46	SF	1	\$38,500	SANTA LUZ DEVELOPMENT L L C
286	3031712500	FM14223	LOT 102	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
210	3031721000	FM14223	LOT 36	SF	1	\$38,500	WATT COMMUNITIES AT SANTALUZ
211	3031721200	FM14223	LOT 38	SF	1	\$38,500	MULVEY DOUGLAS&MARYROSE
286	3031721600			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031721700	PM19077	LOT 109	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031722100	FM14223	PAR 2	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
253	3031730100	FM14223	LOT 51	SF	1	\$38,500	DELACRUZ ALFRED M&MAUREEN F
258	3031731500	FM14768	LOT 89	SF	1	\$38,500	DOUG HILL LOT 89 L P
255	3031733100	FM14768	LOT 55	SF	1	\$38,500	MULVEY DOUGLAS&MARYROSE H
256	3031733200	FM14768	LOT 57	SF	1	\$38,500	MOHNS FAMILY REVOCABLE TRUST 10-25-00
306	3031733400	FM14768	LOT 61	SF	1	\$38,500	AQUILA ANTHONY&SHELLY R
286	3031733900	FM14223	LOT 99	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031734000	PM19362	LOT 115	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031734100	PM19362	LOT 116	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
262	3031740200	FM14223	LOT 66	SF	1	\$38,500	BOTTE MICHAEL J
28	3031742000	FM14223	PAR 1	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
265	3031742200	FM14223	PAR 3	SF	1	\$38,500	CABRAL JOHN
217	3031750200	FM14223	LOT 69	SF	1	\$38,500	SMITH VINCENT XAVIER JR&MARIA CARMEN
218	3031750300	FM14223	LOT 70	SF	1	\$38,500	H M INDUSTRIES LTD
219	3031750500	FM14223	LOT 72	SF	1	\$38,500	SCHMIDT MARK S LIVING TRUST 02-05-92
221	3031750700	FM14223	LOT 74	SF	1	\$38,500	TELFER GRANT R
286	3031760100	FM14223	LOT 122	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
28	3031760600	FM14276	LOT 110	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031760700	FM14276	LOT 120	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031760800	FM14276	LOT 121	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
267	3031800500	FM14698	LOT 114	SF	1	\$38,500	SANTA LUZ DEVELOPMENT L L C
156	3031800600	FM14698	LOT 115	SF	1	\$38,500	SCHMIDT MARK S&MARIA D
286	3031800700	FM14698	LOT 116	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
194	3031801000	FM14276	LOT 1	SF	1	\$38,500	AL-FARAJE LOUIE
194	3031801400	FM14276	LOT A	OS	0	\$0	COX DOUG&NICOLE LIVING TRUST 03-30-07
36	3031801500	FM14276	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813200	FM14276	LOT 117	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813300	FM14276	LOT 118	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813400	FM14276	LOT 128	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813500	FM14276	LOT 129	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813600	FM14772	LOT 130	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031814000	FM14276	LOT 143	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031814100	FM14276	LOT 144	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
270	3031814300	FM14276	LOT 104	SF	1	\$38,500	HIGHLAND PRODUCTIONS I LLC
164	3031820200	FM14276	LOT 16	SF	1	\$38,500	SCHMIDT FAMILY TRUST 11-12-84
189	3031820400	FM14276	LOT 18	SF	1	\$38,500	VILLA CHAI L L C
166	3031820500	FM14276	LOT 19	SF	1	\$38,500	MILLER ANDRE L
168	3031820700	PARTIAL	LOT 21	SF	1	\$38,500	JJHA FAMILY TR
190	3031820800	FM14276	LOT 22	SF	1	\$38,500	LAMKIN ROBERT J&MICHELLE J FAMILY TR
170	3031822500	FM14276	LOT 90	SF	1	\$38,500	MAICHEN GROUP

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#300 / 11-21-05added per 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
36	3031822800	FM14276	LOT 124	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031822900	FM14276	LOT 125	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031823000	FM14276	LOT 126	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823100	FM14276	LOT 127	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823200	FM14772	LOT 145	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031823300	FM14772	LOT 146	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823400	FM14276	LOT 147	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823500	PM19363	LOT 149	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
191	3031823800	FM14276	LOT 83	SF	1	\$38,500	HAUF WILLIAM J
208	3031823900	FM14276	LOT 85	SF	1	\$38,500	MARKS ELLEN J TRUST 05-08-97
36	3031833500	FM14276		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031833600	FM14338	LOT 136	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031834000	FM14338	PAR 1	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
184	3031834100	FM14338	PAR 2	SF	1	\$38,500	MESIC BRIAN&NGUYEN GIANNI LE FAMILY TR
181	3031840400	FM14338	LOT 63	SF	1	\$38,500	PACIFIC ART GROUP INC
36	3031840900	FM14338	LOT 131	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031841000	FM14338	LOT 148	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
48	3031904600	FM14338	LOT 225	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031904700	FM14338	LOT 226	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031904800	FM14338	LOT 230	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031904900	FM14338	LOT 231	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031914600	FM14338	LOT 232	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031914700	FM14338	LOT 236	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031923800	FM14338	LOT 222	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031923900	FM14338	LOT 227	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924000	FM14338	LOT 233	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924100	FM14338	LOT 237	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924200	FM14338	LOT 238	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924300	FM14338	LOT 239	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936100	FM14338	LOT 223	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936200	FM14338	LOT 224	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936300	FM14338	LOT 234	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936400	FM14436	LOT 240	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936500	FM14436	LOT 241	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936600	FM14436	LOT 242	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031943500	FM14436	LOT 228	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031943600	FM14436	LOT 229	SF	1	\$38,500	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031943700	FM14436	LOT 235	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
53	3032003000	FM14436	LOT A	SF	1	\$38,500	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003100	FM14436	LOT B	SF	1	\$38,500	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003200	FM14436	LOT C	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003300	FM14436	LOT D	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003400	FM14438	LOT E	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003500	FM14438	LOT F	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003600	FM14438	LOT G	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003700	FM14438	LOT H	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003800	FM14438	LOT I	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003900	FM14438	LOT J	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032004000	FM14438	LOT K	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032004100	FM14438	LOT L	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032104500	FM14438	LOT AA	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032104600		LOT BB	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
287	3032104700		LOT CC	OS	0	\$0	WESTERN PACIFIC HOUSING INC
53	3032104800		LOT W	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032104900		LOT Y	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032105000		LOT Z	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032110100		LOT 140	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
287	3032110200		LOT 141	OS	0	\$0	WESTERN PACIFIC HOUSING INC
53	3032110300		LOT X	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032204000	FM14437	LOT M	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032204100	FM14437	LOT N	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032204200	FM14437	LOT O	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032204300	FM14437	LOT Q	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032204400	FM14437	LOT R	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032204500	FM14437	LOT U	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032212800	FM14437	LOT P	SF	1	\$38,500	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032212900	FM14437	LOT S	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032213000	FM14437	LOT T	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032213100	FM14437	LOT V	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
4	3032303600	FM14583	LOT 36	SF	1	\$38,500	MIRASOL COMMUNITY ASSOCIATION
4	3032303700	FM14583	LOT 37	SF	1	\$38,500	MIRASOL COMMUNITY ASSOCIATION
4	3032303800	FM14672	LOT A	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
5	3032401900	FM14672	LOT A	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
5	3032402000	FM14672	LOT B	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
10	3120101500	PM18504	SEC 5-14	SF	171	\$4,608,450	CLAYPOOL REVOCABLE TRUST 09-17-01
10	3120101500	PM18504		SF	144	\$5,544,000	DEBEVOISE FAMILY TRUST 03-21-86
11	3120101600	PM18504	SEC 6-14	SF	98	\$3,773,000	CITY OF SAN DIEGO
11	3120101600	PM18504		MF	19	\$512,050	DEBEVOISE FAMILY TRUST 03-21-86
8	3120103800	PM18504	SEC 31-13	SF	12	\$462,000	CITY OF SAN DIEGO
12	3121410200	PM18504	PAR 6	MF	129	\$3,476,550	CAMELOT INVESTMENTS
345	3121420600	PM18054		SF	18	\$693,000	SPIC DEL SUR LLC
345	3121420700	PM18054	PAR 7	SF	18	\$693,000	SPIC DEL SUR LLC
13	3121600200		SEC 32-13	SF	25	\$962,500	MOUNTAIN GLEN FAMILY II L L C
1	3121600500		PAR 1	SF	90	\$2,425,500	BLACK MOUNTAIN RANCH L L C
1	3121600600		PAR 2	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	3121600800		PAR 4	FIRESTATION	0	\$0	BLACK MOUNTAIN RANCH L L C
1	3121600900		PAR 5	SF	1	\$38,500	BLACK MOUNTAIN RANCH L L C
1	3121601100		PAR B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	3121601200			OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	3121601200		PAR 3	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
47	3121601300		PAR 3	OS	0	\$0	CITY OF SAN DIEGO
325	3122900100	FM14720	LOT 1	SF	1	\$38,500	FOUR T TRUST 05-15-12
322	3122900200	FM14720	LOT 2	SF	1	\$38,500	HENRY&DEBBIE HOLDINGS L L C
326	3122900300	FM14720	LOT 3	SF	1	\$38,500	KHOUBEHI KAMRAN&JILA
274	3122900400	FM14720	LOT 4	SF	1	\$38,500	KHAN MUHAMMAD K R&SHABANA K
275	3122900500	FM14720	LOT 5	SF	1	\$38,500	SMITH DANIEL MARTIN&FOLKS MARDI J
276	3122900600	FM14720	LOT 6	SF	1	\$38,500	HENRY&DEBBIE HOLDINGS L L C
286	3122900900	FM14720		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122901000	FM14720	LOT U	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122901300	PM19045	PAR 3	SF	1	\$38,500	SANTALUZ MAINTENANCE ASSOCIATION
1	3122910500	FM14720	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
2	3122920600	FM14720	LOT H	SF	1	\$38,500	CITY OF SAN DIEGO
286	3122920700	FM14720	LOT K	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
9	3122920800	FM14720	SEC 6-14	OS	0	\$0	CITY OF SAN DIEGO
286	3122930100	FM14720	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930300	FM14720	LOT L	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930400	FM14720	LOT N	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930500	FM14720	LOT O	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930600	FM14720	LOT P	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930700	FM14720	LOT Q	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930800	FM14720	LOT R	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930900	FM14720	LOT S	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122931000	PM17996	LOT T	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
17	3122931100	PM18925	PAR 6	SF	1	\$38,500	POWAY UNIFIED SCHOOL DISTRICT
116	3122931200	PM18925	PAR 1	SF	1	\$38,500	SAINT DEMIANA COPTIC ORTHODOX CHURCH
47	3122931300	PM18925	PAR 2	OS	0	\$0	CITY OF SAN DIEGO
16	3122931400	PM18925	PAR 3	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
345	3123002100	FM15923	LOT A	OS	0	\$1	SPIC DEL SUR LLC
345	3123002200	FM15923	LOT B	OS	0	\$0	SPIC DEL SUR LLC
345	3123002300	FM15923	LOT C	OS	0	\$2	SPIC DEL SUR LLC
345	3123002400	FM15923	LOT D	OS	0	\$0	SPIC DEL SUR LLC
345	3123002500	FM15923	LOT E	OS	0	\$3	SPIC DEL SUR LLC
345	3123002600	FM15923	LOT F	OS	0	\$0	SPIC DEL SUR LLC
345	3123002700	FM15923	LOT G	OS	0	\$4	SPIC DEL SUR LLC
345	3123002800	FM15923	LOT H	OS	0	\$0	SPIC DEL SUR LLC
345	3123101300	FM15924	LOT K	OS	0	\$5	SPIC DEL SUR LLC
345	3123101400	FM15924	LOT M	OS	0	\$0	SPIC DEL SUR LLC
345	3123101500	FM15924	LOT N	OS	0	\$6	SPIC DEL SUR LLC
345	3123101600	FM15924	LOT O	OS	0	\$0	SPIC DEL SUR LLC
345	3123101700	FM15924	LOT P	OS	0	\$7	SPIC DEL SUR LLC
345	3123111700	FM15924	LOT J	OS	0	\$0	SPIC DEL SUR LLC
345	3123111800	FM15924	LOT L	OS	0	\$8	SPIC DEL SUR LLC
345	3123111900	FM15924	LOT Q	OS	0	\$0	SPIC DEL SUR LLC
345	3123112000	FM15924	LOT R	OS	0	\$9	SPIC DEL SUR LLC
345	3123112100	FM15924	LOT S	OS	0	\$0	SPIC DEL SUR LLC
14	3130105900		SEC 4-14	OS	0	\$0	TOM VIII ENTERPRISES L P
18	3138110200	FM14589	POR 6	SF	1	\$38,500	CITY OF SAN DIEGO
39	3138110300	FM14589	POR 6	SF	1	\$38,500	CITY OF SAN DIEGO
12	6782300400	PB0002PG462	SEC 31-13	MF	130	\$3,503,500	CAMELOT INVESTMENTS
1	6782301900	PM18504	PAR 24	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782302000	PM19273	PAR 25	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
159	6782302100	PM20146	PAR 1	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
17	6782304000	PM17995	PAR 2	OS	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
17	6782304400			OS	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
1	6782304600	PM21002	PAR 2	SDG&E			SAN DIEGO GAS&ELECTRIC CO
1	6782304900	PM18504	PAR 20	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6782310100	FM15951	LOT 1	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310200	FM15951	LOT 2	SF	1	\$38,500	SPIC DEL SUR LLC

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6782310300	FM15951	LOT 3	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310400	FM15951	LOT 4	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310500	FM15951	LOT 5	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310600	FM15951	LOT 6	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310700	FM15951	LOT 7	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310800	FM15951	LOT 8	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782310900	FM15951	LOT 9	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311000	FM15951	LOT 10	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311100	FM15951	LOT 11	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311200	FM15951	LOT 12	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311300	FM15951	LOT 13	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311400	FM15951	LOT 14	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311500	FM15951	LOT 15	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311600	FM15951	LOT 16	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311700	FM15951	LOT 17	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311800	FM15951	LOT 18	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782311900	FM15951	LOT 19	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312000	FM15951	LOT 53	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312100	FM15951	LOT 54	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312200	FM15951	LOT 55	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312300	FM15951	LOT 56	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312400	FM15951	LOT 57	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312500	FM15951	LOT 70	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312600	FM15951	LOT 71	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312700	FM15951	LOT 72	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312800	FM15951	LOT 73	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782312900	FM15951	LOT 74	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313000	FM15951	LOT 75	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313100	FM15951	LOT 86	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313200	FM15951	LOT 87	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313300	FM15951	LOT 88	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313400	FM15951	LOT 89	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313500	FM15951	LOT 90	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313600	FM15951	LOT 91	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782313700	FM15951	LOT 92	SF	1	\$38,500	SPIC DEL SUR LLC
1	6782313800	FM15951	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782313900	FM15951	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782314000	FM15951	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6782320100	FM15951	LOT 20	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320200	FM15951	LOT 21	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320300	FM15951	LOT 22	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320400	FM15951	LOT 23	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320500	FM15951	LOT 24	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320600	FM15951	LOT 25	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320700	FM15951	LOT 26	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320800	FM15951	LOT 42	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782320900	FM15951	LOT 43	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321000	FM15951	LOT 44	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321100	FM15951	LOT 45	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321200	FM15951	LOT 46	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321300	FM15951	LOT 47	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321400	FM15951	LOT 48	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321500	FM15951	LOT 49	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321600	FM15951	LOT 50	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321700	FM15951	LOT 51	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321800	FM15951	LOT 52	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782321900	FM15951	LOT 58	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322000	FM15951	LOT 59	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322100	FM15951	LOT 60	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322200	FM15951	LOT 61	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322300	FM15951	LOT 62	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322400	FM15951	LOT 63	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322500	FM15951	LOT 64	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322600	FM15951	LOT 65	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322700	FM15951	LOT 66	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322800	FM15951	LOT 67	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782322900	FM15951	LOT 68	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323000	FM15951	LOT 76	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323100	FM15951	LOT 77	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323200	FM15951	LOT 78	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323300	FM15951	LOT 79	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323400	FM15951	LOT 80	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323500	FM15951	LOT 81	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323600	FM15951	LOT 82	SF	1	\$38,500	SPIC DEL SUR LLC

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#301 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6782323700	FM15951	LOT 83	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323800	FM15951	LOT 84	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782323900	FM15951	LOT 85	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324000	FM15951	LOT 93	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324100	FM15951	LOT 94	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324200	FM15951	LOT 95	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324300	FM15951	LOT 96	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324400	FM15951	LOT 97	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324500	FM15951	LOT 98	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324600	FM15951	LOT 99	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324700	FM15951	LOT 100	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324800	FM15951	LOT 101	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782324900	FM15951	LOT 102	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325000	FM15951	LOT 103	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325100	FM15951	LOT 104	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325200	FM15951	LOT 105	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325300	FM15951	LOT 106	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325400	FM15951	LOT 107	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325500	FM15951	LOT 108	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325600	FM15951	LOT 109	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325700	FM15951	LOT 110	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325800	FM15951	LOT 111	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782325900	FM15951	LOT 112	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326000	FM15951	LOT 113	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326100	FM15951	LOT 114	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326200	FM15951	LOT 115	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326300	FM15951	LOT 116	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326400	FM15951	LOT 117	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326500	FM15951	LOT 118	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326600	FM15951	LOT 119	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326700	FM15951	LOT 120	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326800	FM15951	LOT 121	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782326900	FM15951	LOT 122	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327000	FM15951	LOT 123	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327100	FM15951	LOT 124	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327200	FM15951	LOT 125	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327300	FM15951	LOT 235	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327400	FM15951	LOT 236	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327500	FM15951	LOT 237	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327600	FM15951	LOT 238	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327700	FM15951	LOT 239	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327800	FM15951	LOT 240	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782327900	FM15951	LOT 241	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782328000	FM15951	LOT 242	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782328100	FM15951	LOT 243	SF	1	\$38,500	SPIC DEL SUR LLC
1	6782328200	FM15951	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782328300	FM15951	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6782330100	FM15951	LOT 27	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330200	FM15951	LOT 28	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330300	FM15951	LOT 29	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330400	FM15951	LOT 30	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330500	FM15951	LOT 31	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330600	FM15951	LOT 32	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330700	FM15951	LOT 33	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330800	FM15951	LOT 34	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782330900	FM15951	LOT 35	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331000	FM15951	LOT 36	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331100	FM15951	LOT 37	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331200	FM15951	LOT 38	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331300	FM15951	LOT 39	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331400	FM15951	LOT 40	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331500	FM15951	LOT 41	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331600	FM15951	LOT 69	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331700	FM15951	LOT 126	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331800	FM15951	LOT 127	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782331900	FM15951	LOT 128	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332000	FM15951	LOT 129	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332100	FM15951	LOT 130	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332200	FM15951	LOT 131	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332300	FM15951	LOT 132	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332400	FM15951	LOT 133	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332500	FM15951	LOT 134	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332600	FM15951	LOT 135	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332700	FM15951	LOT 136	SF	1	\$38,500	SPIC DEL SUR LLC

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390 / 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6782332800	FM15951	LOT 137	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782332900	FM15951	LOT 138	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333000	FM15951	LOT 139	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333100	FM15951	LOT 140	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333200	FM15951	LOT 141	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333300	FM15951	LOT 142	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333400	FM15951	LOT 143	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333500	FM15951	LOT 144	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333600	FM15951	LOT 145	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333700	FM15951	LOT 224	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333800	FM15951	LOT 225	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782333900	FM15951	LOT 226	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334000	FM15951	LOT 227	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334100	FM15951	LOT 228	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334200	FM15951	LOT 229	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334300	FM15951	LOT 230	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334400	FM15951	LOT 231	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334500	FM15951	LOT 232	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334600	FM15951	LOT 233	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334700	FM15951	LOT 234	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334800	FM15951	LOT 244	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782334900	FM15951	LOT 245	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782335000	FM15951	LOT 246	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782335100	FM15951	LOT 247	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782335200	FM15951	LOT 248	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782335300	FM15951	LOT 249	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782335400	FM15951	LOT 250	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782335500	FM15951	LOT 251	SF	1	\$38,500	SPIC DEL SUR LLC
1	6782335600	FM15951	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6782340100	FM15951	LOT 146	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340200	FM15951	LOT 147	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340300	FM15951	LOT 148	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340400	FM15951	LOT 149	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340500	FM15951	LOT 150	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340600	FM15951	LOT 151	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340700	FM15951	LOT 152	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340800	FM15951	LOT 204	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782340900	FM15951	LOT 205	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341000	FM15951	LOT 206	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341100	FM15951	LOT 207	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341200	FM15951	LOT 208	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341300	FM15951	LOT 209	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341400	FM15951	LOT 210	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341500	FM15951	LOT 211	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341600	FM15951	LOT 212	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341700	FM15951	LOT 213	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341800	FM15951	LOT 214	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782341900	FM15951	LOT 215	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342000	FM15951	LOT 216	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342100	FM15951	LOT 217	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342200	FM15951	LOT 218	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342300	FM15951	LOT 219	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342400	FM15951	LOT 220	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342500	FM15951	LOT 221	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342600	FM15951	LOT 222	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342700	FM15951	LOT 223	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342800	FM15951	LOT 252	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782342900	FM15951	LOT 253	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343000	FM15951	LOT 254	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343100	FM15951	LOT 255	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343200	FM15951	LOT 256	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343300	FM15951	LOT 257	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343400	FM15951	LOT 258	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343500	FM15951	LOT 259	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782343600	FM15951	LOT 260	SF	1	\$38,500	SPIC DEL SUR LLC
1	6782343700	FM15951	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6782350100	FM15951	LOT 153	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350200	FM15951	LOT 154	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350300	FM15951	LOT 155	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350400	FM15951	LOT 156	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350500	FM15951	LOT 157	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350600	FM15951	LOT 158	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350700	FM15951	LOT 159	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782350800	FM15951	LOT 160	SF	1	\$38,500	SPIC DEL SUR LLC

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6782350900	FM15951	LOT 174	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351000	FM15951	LOT 175	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351100	FM15951	LOT 176	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351200	FM15951	LOT 177	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351300	FM15951	LOT 178	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351400	FM15951	LOT 179	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351500	FM15951	LOT 180	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351600	FM15951	LOT 181	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351700	FM15951	LOT 182	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351800	FM15951	LOT 183	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782351900	FM15951	LOT 184	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352000	FM15951	LOT 185	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352100	FM15951	LOT 186	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352200	FM15951	LOT 187	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352300	FM15951	LOT 188	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352400	FM15951	LOT 189	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352500	FM15951	LOT 190	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352600	FM15951	LOT 191	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352700	FM15951	LOT 192	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352800	FM15951	LOT 193	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782352900	FM15951	LOT 194	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353000	FM15951	LOT 195	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353100	FM15951	LOT 196	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353200	FM15951	LOT 197	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353300	FM15951	LOT 198	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353400	FM15951	LOT 199	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353500	FM15951	LOT 200	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353600	FM15951	LOT 201	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353700	FM15951	LOT 202	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353800	FM15951	LOT 203	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782353900	FM15951	LOT 261	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354000	FM15951	LOT 262	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354100	FM15951	LOT 263	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354200	FM15951	LOT 264	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354300	FM15951	LOT 265	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354400	FM15951	LOT 277	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354500	FM15951	LOT 278	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782354600	FM15951	LOT 279	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360100	FM15951	LOT 161	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360200	FM15951	LOT 162	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360300	FM15951	LOT 163	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360400	FM15951	LOT 164	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360500	FM15951	LOT 165	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360600	FM15951	LOT 166	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360700	FM15951	LOT 167	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360800	FM15951	LOT 168	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782360900	FM15951	LOT 169	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361000	FM15951	LOT 170	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361100	FM15951	LOT 171	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361200	FM15951	LOT 172	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361300	FM15951	LOT 173	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361400	FM15951	LOT 266	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361500	FM15951	LOT 267	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361600	FM15951	LOT 268	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361700	FM15951	LOT 269	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361800	FM15951	LOT 270	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782361900	FM15951	LOT 271	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782362000	FM15951	LOT 272	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782362100	FM15951	LOT 273	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782362200	FM15951	LOT 274	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782362300	FM15951	LOT 275	SF	1	\$38,500	SPIC DEL SUR LLC
345	6782362400	FM15951	LOT 276	SF	1	\$38,500	SPIC DEL SUR LLC
1	6782362500	FM15951	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782362600	FM15951	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782362700	FM15951	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782362800	FM15951	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782362900	FM15951	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370100	FM15951	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370200	FM15951	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370300	FM15951	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370400	FM15951	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370500	FM15951	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370600	FM15951	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6782370700	FM15951	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390 / 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	6782370800	FM15951	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
40	6786200500	FM13734	LOT 5	PUMP STATION		\$0	SANTALUZ L L C
117	6786200600	FM14699	LOT A	OS	0	\$0	LA VINA MAINTENANCE CORPORATION
117	6786200700	FM14699	LOT B	SF	12	\$462,000	LA VINA MAINTENANCE CORP
117	6786200800	FM14699	LOT C	OS	0	\$0	LA VINA MAINTENANCE CORP
1	6786806200	FM15875	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806300	FM15875	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806400	FM15875	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806500	FM15875	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806600	FM15875	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806700	FM15875	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806800	FM15875	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786806900	FM15875	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807000	FM15875	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807100	FM15875	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807200	FM15875	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807300	FM15875	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807400	FM15875	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807500	FM15875	LOT AT	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807600	FM15875	LOT AU	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807700	FM15875	LOT AV	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807800	FM15875	LOT BB	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786807900	FM15875	LOT BC	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808000	FM15875	LOT BI	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808100	FM15875	LOT BJ	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808200	FM15875	LOT BK	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808300	FM15875	LOT BL	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808400	FM15875	LOT BM	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808500	FM15875	LOT BS	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808600	FM15875	LOT BX	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786808700	FM15875	LOT BZ	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786811300	FM15908	LOT 53	SF	1	\$38,500	FAULKNER EVAN C&MEGAN K
1	6786811400	FM15908	LOT 54	SF	1	\$38,500	OLSEN JONATHAN A&DEANNA M
1	6786811500	FM15908	LOT 55	SF	1	\$38,500	LAFONTAINE DEVIN&BERNARD STEPHANIE
1	6786811600	FM15908	LOT 56	SF	1	\$38,500	BUSSE BRIAN C&WONG CHRISTEANNA
1	6786811700	FM15908	LOT 57	SF	1	\$38,500	VAJDA FAMILY TRUST 07-01-91
1	6786811800	FM15908	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
345	6786811900	FM15950	LOT 1	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786812000	FM15950	LOT 2	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812100	FM15950	LOT 3	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812200	FM15950	LOT 4	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812300	FM15950	LOT 5	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812400	FM15950	LOT 6	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812500	FM15950	LOT 7	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812600	FM15950	LOT 8	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812700	FM15950	LOT 9	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812800	FM15950	LOT 10	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786812900	FM15950	LOT 11	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813000	FM15950	LOT 12	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813100	FM15950	LOT 13	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813200	FM15950	LOT 14	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813300	FM15950	LOT 15	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813400	FM15950	LOT 16	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813500	FM15950	LOT 17	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813600	FM15950	LOT 18	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813700	FM15950	LOT 19	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813800	FM15950	LOT 20	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786813900	FM15950	LOT 21	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814000	FM15950	LOT 22	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814100	FM15950	LOT 23	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814200	FM15950	LOT 24	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814300	FM15950	LOT 25	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814400	FM15950	LOT 26	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814500	FM15950	LOT 27	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814600	FM15950	LOT 28	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814700	FM15950	LOT 29	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814800	FM15950	LOT 30	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786814900	FM15950	LOT 31	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815000	FM15950	LOT 32	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815100	FM15950	LOT 33	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815200	FM15950	LOT 34	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815300	FM15950	LOT 35	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815400	FM15950	LOT 36	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815500	FM15950	LOT 37	SF	1	\$38,500	SPIC DEL SUR LLC

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05 added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6786815600	FM15950	LOT 38	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815700	FM15950	LOT 39	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815800	FM15950	LOT 40	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786815900	FM15950	LOT 41	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786816000	FM15950	LOT 42	SF	1	\$38,500	SPIC DEL SUR LLC
1	6786816100	FM15950	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786816200	FM15950	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6786816300	FM15919	LOT 29	MF	45	\$1,212,750	SPIC DEL SUR L L C
345	6786820200	FM15875	LOT 50	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786820300	FM15875	LOT 51	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786820400	FM15875	LOT 52	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786820500	FM15875	LOT 53	SF	1	\$38,500	LIN JADE&YEH CONNIE
345	6786820600	FM15875	LOT 54	SF	1	\$38,500	PULIMAMIDI KRISHNA&BOORGULA SMITHA
345	6786820700	FM15875	LOT 55	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786820800	FM15875	LOT 56	SF	1	\$38,500	WANG HSIANG-CHEN
345	6786820900	FM15875	LOT 57	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786821000	FM15875	LOT 58	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786821100	FM15875	LOT 59	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786821200	FM15875	LOT 60	SF	1	\$38,500	VAKA SUDHIR K&TATA RAMYA
345	6786821300	FM15875	LOT 61	SF	1	\$38,500	SINHA RANJAN&VERMA RINKU
345	6786821400	FM15875	LOT 62	SF	1	\$38,500	DISTEFANO FRANK V&EVA P B
345	6786821500	FM15875	LOT 63	SF	1	\$38,500	GRENEWITZ ALEXANDER W&SHAYNA R
345	6786821600	FM15875	LOT 64	SF	1	\$38,500	CONROY FAMILY TRUST 04-30-12
345	6786821700	FM15875	LOT 65	SF	1	\$38,500	WILSON JEFFREY T&JEANNE T S
345	6786821800	FM15875	LOT 66	SF	1	\$38,500	ZHOU HEYUE&YANG ZHIRUI
345	6786821900	FM15875	LOT 67	SF	1	\$38,500	QUACH KINH T&HA KIM-HOA T
345	6786822000	FM15875	LOT 68	SF	1	\$38,500	ZIMBLE GARY&OM KHEMMA
345	6786822100	FM15875	LOT 69	SF	1	\$38,500	PATEL BAADAL H&RACHANA B
345	6786822200	FM15875	LOT 70	SF	1	\$38,500	PIERSONS JEFFREY T&SARAH
345	6786822300	FM15875	LOT 71	SF	1	\$38,500	DO CHRIS&LU MIN
345	6786822400	FM15875	LOT 72	SF	1	\$38,500	LEE SEOKJIN&PARK SUN YOUNG
345	6786822500	FM15875	LOT 73	SF	1	\$38,500	CHE NUO
345	6786822600	FM15875	LOT 74	SF	1	\$38,500	FENG TAO
345	6786822700	FM15875	LOT 75	SF	1	\$38,500	PAKA SURESH&GNANESHWAR VIJAYA V A
345	6786822800	FM15875	LOT 76	SF	1	\$38,500	JARANG RAJESH V&VIDYA R
345	6786822900	FM15875	LOT 77	SF	1	\$38,500	MAREBOINA NAVEEN C&UDAYA A
345	6786823000	FM15875	LOT 78	SF	1	\$38,500	JOSEPH JAMES D&TRACY C
345	6786823100	FM15875	LOT 79	SF	1	\$38,500	CHO YOON S&JENNIFER L
345	6786823200	FM15875	LOT 80	SF	1	\$38,500	CHO JINHYUN&LEE JIEUN
345	6786823300	FM15875	LOT 102	SF	1	\$38,500	KOLLUS JOHN&MELINDA K
345	6786823400	FM15875	LOT 103	SF	1	\$38,500	HUANG WEI&TAO FEI
345	6786823500	FM15875	LOT 104	SF	1	\$38,500	YUE HERBERT&DAO MIMI
345	6786823600	FM15875	LOT 105	SF	1	\$38,500	ATKINS BRETT&KRISTIN
345	6786823700	FM15875	LOT 106	SF	1	\$38,500	BILLIMORIA PAUL P&CHRISTINA P FAMILY TR
345	6786823800	FM15875	LOT 107	SF	1	\$38,500	WUCHNER MARK&KRISTI FAMILY 2008 TR
345	6786823900	FM15875	LOT 108	SF	1	\$38,500	LUNG TREVOR O&ASHLEE A
345	6786824000	FM15875	LOT 109	SF	1	\$38,500	WARREN DAVID D&JENNIFER
1	6786824700	FM15875	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786824800	FM15875	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786824900	FM15875	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825000	FM15875	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825100	FM15875	LOT U	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825200	FM15875	LOT V	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825300	FM15875	LOT W	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825400	FM15875	LOT X	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825500	FM15875	LOT Y	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825600	FM15875	LOT Z	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825700	FM15875	LOT AA	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825800	FM15875	LOT AB	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786825900	FM15875	LOT AC	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826000	FM15875	LOT AD	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826100	FM15875	LOT AE	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826200	FM15875	LOT AF	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826300	FM15875	LOT AG	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826400	FM15875	LOT AS	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826500	FM15875	LOT AW	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826600	FM15875	LOT AX	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786826700	FM15875	LOT AY	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786827700	FM15908	LOT 58	OS	0	\$0	PATIL NEELESH&SHANBHAG RESHMA
1	6786827800	FM15908	LOT 59	OS	0	\$0	DORF BARRON J&CHRISTINA R
1	6786828200	FM15908	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786828300	FM15908	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786828400	FM15908	LOT K	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786828600	FM15908	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05 added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	6786828700	FM15908	LOT Q	PRIVATE PARK			BLACK MOUNTAIN RANCH L L C
1	6786828900	FM15908	LOT 60	OS	0	\$0	HABASHI AFSHIN&MARYAM
1	6786829000	FM15908	LOT 61	OS	0	\$0	LAMPERT DAVID L&BRIDGET R
1	6786829100	FM15908	LOT 62	OS	0	\$0	LI FANG
1	6786829200	FM15908	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6786829300	FM15908	LOT L	OS	0	\$0	SPIC DEL SUR L L C
345	6786829400	FM15908	LOT L	OS	0	\$0	SPIC DEL SUR L L C
345	6786830100	FM15875	LOT 81	SF	1	\$38,500	NEINER JASON E&CHOU PATRICIA
345	6786830200	FM15875	LOT 82	SF	1	\$38,500	SHORB JASON D&ELYCE
345	6786830300	FM15875	LOT 83	SF	1	\$38,500	ZHENG DONGQIANG&TAN WEIWEI
345	6786830400	FM15875	LOT 84	SF	1	\$38,500	YOUM CHAN HAK&CHI NAYOUNG
345	6786830500	FM15875	LOT 85	SF	1	\$38,500	SADEGHI POURIYA&EHTIATI NEDA
345	6786830600	FM15875	LOT 86	SF	1	\$38,500	ZHANG DONGHUI&CHEN YUQING
345	6786830700	FM15875	LOT 87	SF	1	\$38,500	CHUKKALA VISHWANATH&PARRE SHRUTHI
345	6786830800	FM15875	LOT 88	SF	1	\$38,500	LEE JUSTIN Y&FUNG MICHELLE M
345	6786830900	FM15875	LOT 89	SF	1	\$38,500	MIYAN RAVINDRA&POONAM
345	6786831000	FM15875	LOT 90	SF	1	\$38,500	ANDERSON FAMILY TRUST 09-27-13
345	6786831100	FM15875	LOT 91	SF	1	\$38,500	JAIME CARLO E C
345	6786831200	FM15875	LOT 92	SF	1	\$38,500	MIJARES RICHARD&RACHEL
345	6786831300	FM15875	LOT 93	SF	1	\$38,500	BODEPUDI DURGA S&LAKSHMI S
345	6786831400	FM15875	LOT 94	SF	1	\$38,500	CHEN XIAOMING&ZANG YAN
345	6786831500	FM15875	LOT 95	SF	1	\$38,500	CAMPBELL ANN C
345	6786831600	FM15875	LOT 96	SF	1	\$38,500	SARDENA THEODORE&ANNE
345	6786831700	FM15875	LOT 97	SF	1	\$38,500	KIM CHRISTOPHER J&ROSA
345	6786831800	FM15875	LOT 98	SF	1	\$38,500	MINE BLAKE T&KATHRYN W
345	6786831900	FM15875	LOT 99	SF	1	\$38,500	FLEGAL JAMES&AMANDA
345	6786832000	FM15875	LOT 100	SF	1	\$38,500	CHIN MICHAEL G&TIFFANY MAELIM LIU
345	6786832100	FM15875	LOT 101	SF	1	\$38,500	LEDERER FAMILY TRUST 08-29-02
345	6786832200	FM15875	LOT 110	SF	1	\$38,500	COLEMAN CRAIG&REBECCA
345	6786832300	FM15875	LOT 111	SF	1	\$38,500	PANSKY KEVIN&JACKSON VANESSA
345	6786832400	FM15875	LOT 112	SF	1	\$38,500	SHLITA SARGON
345	6786832500	FM15875	LOT 113	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786832600	FM15875	LOT 114	SF	1	\$38,500	TANNOUS JOSEPH A&ISAAC MANAAR R
345	6786832700	FM15875	LOT 115	SF	1	\$38,500	IRIBARREN MIGUEL&SONJA
345	6786832800	FM15875	LOT 116	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786832900	FM15875	LOT 117	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833000	FM15875	LOT 118	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833100	FM15875	LOT 119	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833200	FM15875	LOT 120	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833300	FM15875	LOT 121	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833400	FM15875	LOT 139	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833500	FM15875	LOT 140	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833600	FM15875	LOT 141	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833700	FM15875	LOT 142	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833800	FM15875	LOT 143	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786833900	FM15875	LOT 144	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786834000	FM15875	LOT 145	SF	1	\$38,500	SPIC DEL SUR L L C
1	6786834100	FM15875	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834200	FM15875	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834300	FM15875	LOT AH	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834400	FM15875	LOT AI	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834500	FM15875	LOT AJ	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834600	FM15875	LOT AK	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834700	FM15875	LOT AL	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834800	FM15875	LOT AM	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786834900	FM15875	LOT AN	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786835000	FM15875	LOT AO	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786835100	FM15875	LOT AP	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786835200	FM15875	LOT AZ	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786835300	FM15875	LOT BA	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786835400	FM15875	LOT BD	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786835500	FM15875	LOT BH	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6786840100	FM15875	LOT 122	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840200	FM15875	LOT 123	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840300	FM15875	LOT 124	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840400	FM15875	LOT 125	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840500	FM15875	LOT 126	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840600	FM15875	LOT 127	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840700	FM15875	PAR 3	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840800	FM15875	PAR 2	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786840900	FM15875	LOT 130	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841000	FM15875	LOT 131	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841100	FM15875	LOT 132	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841200	FM15875	LOT 133	SF	1	\$38,500	SPIC DEL SUR L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6786841300	FM15875	LOT 134	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841400	FM15875	LOT 135	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841500	FM15875	LOT 136	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841600	FM15875	LOT 137	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786841700	FM15875	LOT 138	SF	1	\$38,500	SPIC DEL SUR L L C
1	6786841800	FM15875	LOT 172	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786841900	FM15875	LOT 173	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786842000	FM15875	LOT 174	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786842100	FM15875	LOT 175	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786842700	PM21088	PAR 1				BLACK MOUNTAIN RANCH L L C
1	6786842900	PM21088	PAR 3				BLACK MOUNTAIN RANCH L L C
345	6786843100	PM21089	PAR 2*POR				SPIC DEL SUR LLC
345	6786843200	PM21089	PAR 3*POR				SPIC DEL SUR LLC
1	6786850100	FM15875	LOT 176	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850200	FM15875	LOT 177	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850300	FM15875	LOT 178	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850400	FM15875	LOT 179	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850500	FM15875	LOT 180	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850600	FM15875	LOT 181	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850700	FM15875	LOT 182	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850800	FM15875	LOT 183	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786850900	FM15875	LOT 184	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851000	FM15875	LOT 185	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851100	FM15875	LOT 186	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851200	FM15875	LOT 187	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851300	FM15875	LOT 188	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851400	FM15875	LOT 189	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851500	FM15875	LOT 190	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851600	FM15875	LOT 191	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851700	FM15875	LOT 192	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851800	FM15875	LOT 193	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786851900	FM15875	LOT 194	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852000	FM15875	LOT 195	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852100	FM15875	LOT 196	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852200	FM15875	LOT 197	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852300	FM15875	LOT 198	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852400	FM15875	LOT 199	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852500	FM15875	LOT 200	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852600	FM15875	LOT 201	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852700	FM15875	LOT 202	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852800	FM15875	LOT 203	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786852900	FM15875	LOT 204	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853000	FM15875	LOT 205	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853100	FM15875	LOT 206	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853200	FM15875	LOT 207	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853300	FM15875	LOT 208	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853400	FM15875	LOT 209	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853500	FM15875	LOT 210	SF	1	\$38,500	BROOKFIELD D S 39 L L C
1	6786853600	FM15875	LOT BU	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6786860100	FM15908	LOT 1	SF	1	\$38,500	WOLFF ERIC D&KRISTA M
345	6786860200	FM15908	LOT 2	SF	1	\$38,500	FERREIRA JOHNATHAN&KYRA
345	6786860300	FM15908	LOT 3	SF	1	\$38,500	KANTOR PAOLA
345	6786860400	FM15908	LOT 4	SF	1	\$38,500	MIRANDA LUIS&ADRIANNA
345	6786860500	FM15908	LOT 5	SF	1	\$38,500	DOLAN MICHAEL J
345	6786860600	FM15908	LOT 6	SF	1	\$38,500	GLAVIN DANIEL J&NICOLE
345	6786860700	FM15908	LOT 7	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786860800	FM15908	LOT 8	SF	1	\$38,500	DIRAIMO CAROL A
345	6786860900	FM15908	LOT 9	SF	1	\$38,500	COBB SHAWN&LINDSEY
345	6786861000	FM15908	LOT 10	SF	1	\$38,500	HERRANEN JUHA&ANU
345	6786861100	FM15908	LOT 11	SF	1	\$38,500	STEINHAUSER ADAM&TOVA S
345	6786861200	FM15908	LOT 12	SF	1	\$38,500	FENG LEI&LIU XIN
345	6786861300	FM15908	LOT 13	SF	1	\$38,500	WALKER ROBERT D&STEPHANIE L
345	6786861400	FM15908	LOT 14	SF	1	\$38,500	CARLSON KEVIN&AMANDA
345	6786861500	FM15908	LOT 15	SF	1	\$38,500	DEVERILL ERIC D FAMILY TRUST 06-06-91
345	6786861600	FM15908	LOT 16	SF	1	\$38,500	BI YU&TIAN ALLEN
345	6786861700	FM15908	LOT 17	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786861800	FM15908	LOT 18	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786861900	FM15908	LOT 19	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862000	FM15908	LOT 20	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862100	FM15908	LOT 21	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862200	FM15908	LOT 22	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862300	FM15908	LOT 23	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862400	FM15908	LOT 24	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862500	FM15908	LOT 25	SF	1	\$38,500	SPIC DEL SUR L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE OF DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6786862600	FM15908	LOT 26	SF	1	\$38,500	PUSALA SIVA P&MANDA NIRMALA S
345	6786862700	FM15908	LOT 27	SF	1	\$38,500	MEGALLY SAMI H&HANNA SILVANA S
345	6786862800	FM15908	LOT 28	SF	1	\$38,500	SPIC DEL SUR L L C
345	6786862900	FM15908	LOT 29	SF	1	\$38,500	FAN MINGXI
345	6786863000	FM15908	LOT 30	SF	1	\$38,500	MARZANO PETER L&SOLMAZ T
345	6786863100	FM15908	LOT 31	SF	1	\$38,500	VELTRI JEFFREY B&STEPHANIE M
345	6786863200	FM15908	LOT 32	SF	1	\$38,500	MUZAFFER MOHAMED&VALIMOHIDEEN ZAINAB
345	6786863300	FM15908	LOT 33	SF	1	\$38,500	TAN HIANG CHUAN&LAU JUI YEN
345	6786863400	FM15908	LOT 34	SF	1	\$38,500	RAUT ABHAY A&MAHALLA ASMITA P
345	6786863500	FM15908	LOT 35	SF	1	\$38,500	DERRINGER JORDAN S&JAIME E
345	6786863600	FM15908	LOT 36	SF	1	\$38,500	PHUNG ANTHONY VAN&MELODY
345	6786863700	FM15908	LOT 37	SF	1	\$38,500	VARGAS ANDRES&SIMON JOANNA
345	6786863800	FM15908	LOT 38	SF	1	\$38,500	SADASSIVAM SURESH K&RAMALINGAM UMA M
345	6786863900	FM15908	LOT 39	SF	1	\$38,500	ZIEN HARVEY Y&JADE Y
345	6786864000	FM15908	LOT 40	SF	1	\$38,500	DAOUD THAIR S&RAND
345	6786864100	FM15908	LOT 41	SF	1	\$38,500	BELLAM SASI K
345	6786864200	FM15908	LOT 42	SF	1	\$38,500	DINESH JUDE&APPUGOUNDER KAYALVIZHI
345	6786864300	FM15908	LOT 43	SF	1	\$38,500	NELSON FAMILY TRUST 08-20-08
345	6786864400	FM15908	LOT 44	SF	1	\$38,500	MARCOS RYAN&MICHELLE C
345	6786864500	FM15908	LOT 45	SF	1	\$38,500	LEE FAMILY TRUST 08-06-13
345	6786864600	FM15908	LOT 46	SF	1	\$38,500	HAYDEN JEREMY&KYLA
345	6786864700	FM15908	LOT 50	SF	1	\$38,500	KO YOUNG HWAN&SEO EUNJUNG
345	6786864800	FM15908	LOT 51	SF	1	\$38,500	CUI YANG&ZHANG QING
345	6786864900	FM15908	LOT 52	SF	1	\$38,500	BLANKENSHIP TOM A&JULIE A
1	6786865000	FM15908	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786865100	FM15908	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865200	FM15908	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865300	FM15908	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786865400	FM15908	LOT E	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865500	FM15908	LOT F	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865600	FM15908	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786865700	FM15908	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865800	FM15908	LOT O	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865900	FM15908	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786866000	FM15908	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786866100	FM15908	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6786870100	FM15950	LOT 43	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870200	FM15950	LOT 44	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870300	FM15950	LOT 45	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870400	FM15950	LOT 46	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870500	FM15950	LOT 47	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870600	FM15950	LOT 48	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870700	FM15950	LOT 49	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870800	FM15950	LOT 50	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786870900	FM15950	LOT 51	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871000	FM15950	LOT 52	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871100	FM15950	LOT 53	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871200	FM15950	LOT 54	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871300	FM15950	LOT 55	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871400	FM15950	LOT 56	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871500	FM15950	LOT 57	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871600	FM15950	LOT 58	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871700	FM15950	LOT 59	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871800	FM15950	LOT 60	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786871900	FM15950	LOT 61	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786872000	FM15950	LOT 62	SF	1	\$38,500	SPIC DEL SUR LLC
345	6786872100	FM15950	LOT 63	SF	1	\$38,500	SPIC DEL SUR LLC
1	6786872200	FM15950	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786878800	FM15950	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786900100	FM15919	LOT 1	EMP / OFF	172	\$595,980	BLACK MOUNTAIN RANCH L L C
1	6786900200	FM15919	LOT 2	EMP / OFF	172	\$595,980	BLACK MOUNTAIN RANCH L L C
1	6786900300	FM15919	LOT 3	EMP / OFF	171	\$592,515	BLACK MOUNTAIN RANCH L L C
1	6786900300	FM15919	LOT 3	HOTEL	300	\$5,313,000	BLACK MOUNTAIN RANCH L L C
1	6786900400	FM15919	LOT 4	COMM	17	\$111,265	BLACK MOUNTAIN RANCH L L C
1	6786900500	FM15919	LOT 5	COMM	17	\$111,265	BLACK MOUNTAIN RANCH L L C
1	6786900600	FM15919	LOT 6	COMM	17	\$111,265	BLACK MOUNTAIN RANCH L L C
1	6786900700	FM15919	LOT 7	COMM	17	\$111,265	BLACK MOUNTAIN RANCH L L C
1	6786900800	FM15919	LOT 8	SENIOR UNIT	42	\$1,131,900	BLACK MOUNTAIN RANCH L L C
1	6786900900	FM15919	LOT 9	SENIOR UNIT	41	\$1,104,950	BLACK MOUNTAIN RANCH L L C
1	6786901000	FM15919	LOT 10	COMM	71	\$464,695	BLACK MOUNTAIN RANCH L L C
1	6786901100	FM15919	LOT 11	COMM	71	\$464,695	BLACK MOUNTAIN RANCH L L C
1	6786901200	FM15919	LOT 12	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786901300	FM15919	LOT 13	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786901400	FM15919	LOT 14	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C

BLACK MOUNTAIN RANCH						REV 12/02/2014 & Thru Doc#390/ 11-21-05added par 2 (Rev-12-02-14)	
SF	\$38,500	MF	\$26,950	SENIOR UNIT	\$14,630	Types of Development	
COMM	\$6,545	INSTITUTION	\$127,435			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,465	HOTEL ROOM	\$17,710			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	6786901500	FM15919	LOT 15	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786901600	FM15919	LOT 16	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786901700	FM15919	LOT 17	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786901800	FM15919	LOT 18	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786901900	FM15919	LOT 19	MF	12	\$323,400	BLACK MOUNTAIN RANCH L L C
1	6786902000	FM15919	LOT 20	MF	11	\$296,450	BLACK MOUNTAIN RANCH L L C
1	6786902100	FM15919	LOT 21	MF	11	\$296,450	BLACK MOUNTAIN RANCH L L C
1	6786902200	FM15919	LOT 22	MF	11	\$296,450	BLACK MOUNTAIN RANCH L L C
1	6786902300	FM15919	LOT 23	MF	10	\$269,500	BLACK MOUNTAIN RANCH L L C
1	6786902400	FM15919	LOT 24	MF	11	\$296,450	BLACK MOUNTAIN RANCH L L C
1	6786902500	FM15919	LOT 25	MF	11	\$296,450	BLACK MOUNTAIN RANCH L L C
1	6786902600	FM15919	LOT 26	SENIOR UNIT	102	\$1,492,260	BLACK MOUNTAIN RANCH L L C
1	6786902700	FM15919	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786902800	FM15919	LOT D	PUMP STATION	0	\$0	BLACK MOUNTAIN RANCH L L C
345	6786910200	FM15919	LOT 28	MF	26	\$700,700	SPIC DEL SUR LLC
1	6786910300	FM15919	LOT A	PARK	0	\$0	BLACK MOUNTAIN RANCH L L C
1	6786910400	FM15919	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH L L C

FBA/DIF SCHEDULE

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INST AC	E/O KSF	HOTEL RM
2015	\$38,500	\$26,950	\$14,630	\$6,545	\$127,435	\$3,465	\$17,710
2016	\$39,655	\$27,759	\$15,069	\$6,741	\$131,258	\$3,569	\$18,241
2017	\$40,845	\$28,591	\$15,521	\$6,944	\$135,197	\$3,676	\$18,789
2018	\$42,070	\$29,449	\$15,987	\$7,152	\$139,252	\$3,786	\$19,352
2019	\$43,332	\$30,332	\$16,466	\$7,366	\$143,429	\$3,900	\$19,933
2020	\$44,632	\$31,242	\$16,960	\$7,587	\$147,732	\$4,017	\$20,531
2021	\$45,971	\$32,180	\$17,469	\$7,815	\$152,164	\$4,137	\$21,147
2022	\$47,350	\$33,145	\$17,993	\$8,050	\$156,729	\$4,262	\$21,781
2023	\$48,771	\$34,139	\$18,533	\$8,291	\$161,432	\$4,389	\$22,435
2024	\$50,234	\$35,164	\$19,089	\$8,540	\$166,275	\$4,521	\$23,108
2025	\$51,741	\$36,219	\$19,662	\$8,796	\$171,263	\$4,657	\$23,801

SFDU = Single-family dwelling unit

MFDU = Multi-family dwelling unit

SNR = Senior housing unit

CKSF = Commercial (per 1,000 square feet)

INSTAC = Institutional acre

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

HOTELRM = Hotel Room