

II. Public Facilities Financing Plan

A. General Requirements

The Progress Guide and General Plan ("General Plan") for the City of San Diego recommends the division of the City into planning areas which are designated as Urbanized, Planned Urbanizing and Future Urbanizing areas. The Miramar Ranch North area is a Planned Urbanizing area.

Council Policy 600-28 requires that, in the Planned Urbanizing areas of the City of San Diego, development approval for the "New Communities" and "Developing Communities" depends upon adoption of a plan for financing public facilities. Accordingly, on _____, the Council, by Resolution, adopted a Public Facilities Financing Plan for the Miramar Ranch North Community. This Community Financing Plan contains a development forecast and analysis, a summary of existing facilities, a capital improvement program listing public facility needs, and an analysis of proposed methods of financing, concluding with a specific financing strategy.

This Public Facilities Financing Plan shall be interpreted in a manner consistent with the requirements of the adopted community plan, any applicable Development Agreements, and any other discretionary permit applying to the lands within the Miramar Ranch North Community Planning Area.

B. Development Forecast and Analysis

Miramar Ranch North is presently undeveloped. Total development allocated for all ownerships is indicated in Table 1. Total development planned includes:

Table 1
Anticipated Building Permit Schedule
Miramar Ranch North (By City Fiscal Year)

Fiscal Year ²	Residential Units ¹				Comm./Indus. Acres			
	Sgl-Fam.	Multi-Fam.	Curry	Total ³	Comm.	Indus.	Curry ⁴	Total ⁵
1988-89	82	76	204	362	--	--	--	--
1989-90	242	231	204	677	7	33	20	60
1990-91	355	339	--	694	11	31	19	61
1991-92	387	370	--	757	7	22	--	29
1992-93	323	308	--	631	--	20	--	20
1993-94	259	246	--	505	--	20	--	20
1994-95	242	230	--	472	--	16	--	16
1995-96	197	188	--	385	--	--	--	--
1996-97	85	80	--	165	--	--	--	--
Total	<u>2,172⁷</u>	<u>2,068⁷</u>	<u>408</u>	<u>4,648^{8,7}</u>	<u>25</u>	<u>142</u>	<u>39</u>	<u>206</u>

- 1 Single-family includes very low, low and medium-low units per Community Plan definition; multi-family includes medium and medium-high units (townhouse and apartments).
- 2 Scheduled year of building permit issuance. Build-out and full occupancy expected 12 to 24 months thereafter.
- 3 The mix of units is approximate and the apportioning between single-family and multi-family permit requests may vary by year. Any unused units allocated in a given year may be carried over to subsequent years except as otherwise may be specified in a specific Development Agreement.
- 4 Does not include 15 acres of Curry industrial in the Sabre Springs Community Plan.
- 5 The mix of commercial and industrial is approximate and permit requests may vary by year. Any unused units allocated to in a given year may be carried over to subsequent years.
- 6 This schedule does not constitute a phasing or timing schedule of development for the community. Such schedules may be approved by Council by separate agreement.
- 7 Includes 880 DU of non-BCED ownership (See Appendix B)
- 8 Does not include two unused Curry/Multi-family units available per Community Plan.

- 206 acres of commercial and industrial facilities.

All commercial and industrial development plus about three-quarters of residential development are projected to occur between Fiscal Year (FY) 1989/1990 and FY 1994/1995. All of the Capital Facilities Projects (CIP) will be needed during that period except CIP #9-45. See Exhibit 1.

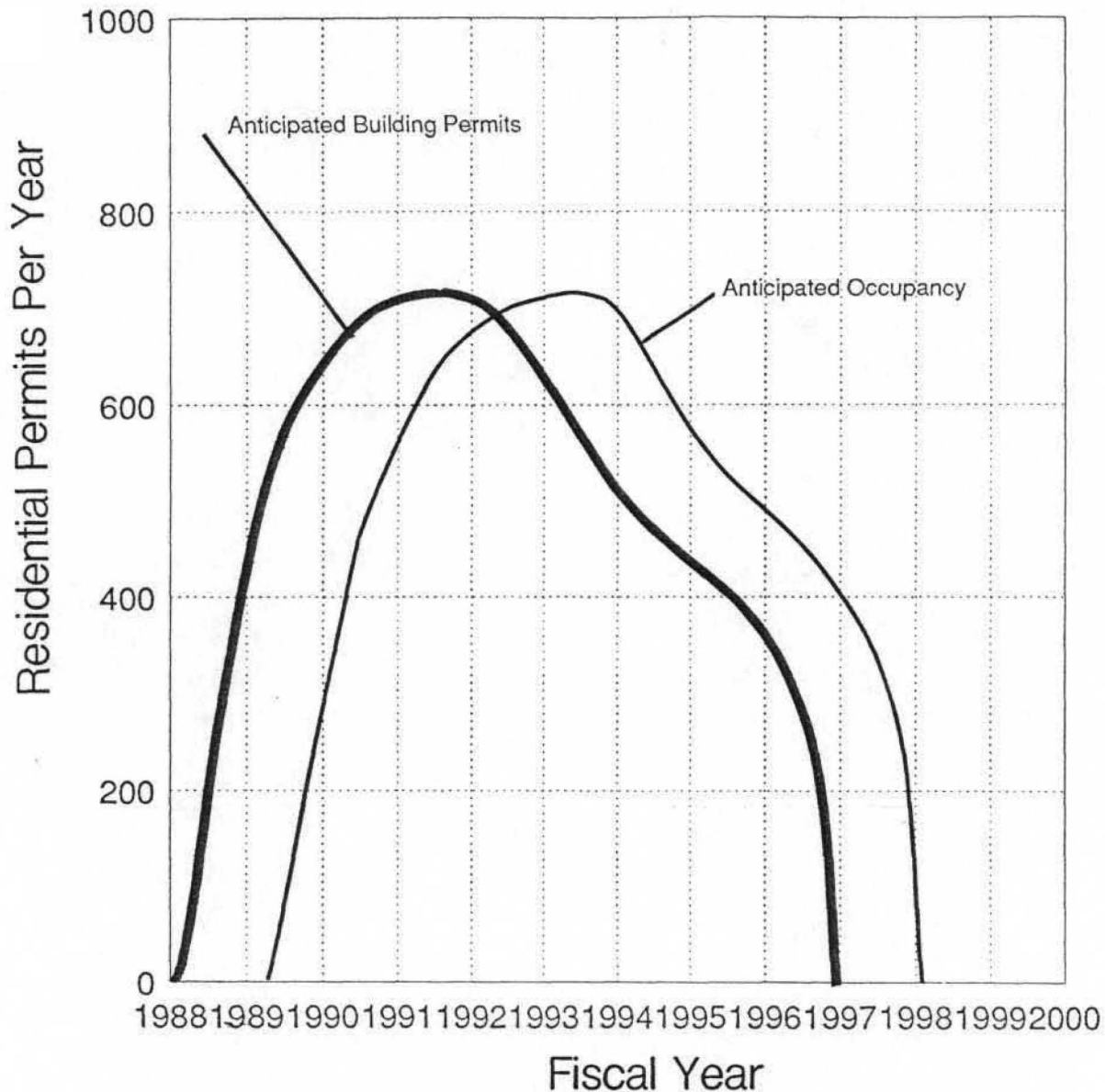
C. Annual Review

It should be noted that development projections are based on the best estimates of owners and developers as to how they see the future land development market. Obviously, certain economic events could preclude development from taking place as quickly as forecasted, or conversely could accelerate the pace of development. High interest rates and higher land and housing prices or an economic recession could significantly change the rate of development in Miramar Ranch North, as well as for all of the San Diego area. The City will closely monitor all development activity within the Miramar Ranch North area. To ensure that this program maintains its viability, an "Annual Review" will be performed, and recommended actions presented to Council. The Annual Review will include, but not necessarily be limited to, evaluation of the following:

1. Rate of inflation.
2. Interest rates.
3. Capital improvement projects to be constructed in the next fiscal year.
4. Costs of all facilities.
5. Community Plan compliance.
6. Rate of development.

D. Existing And Proposed Public Facilities And Services

Miramar Ranch North is presently undeveloped, it contains no public facilities other than two major power transmission lines. It is, however, within the service areas of the following agencies and public utility services:



Notes: (1) Per IDO Release Resolution no building permits will be allowed before Jan. 1989
 (2) Assume start of grading January 1989

EXHIBIT 1
Anticipated Permits &
Occupancy Of Residential Units
MIRAMAR RANCH NORTH

1. The City of San Diego will provide police protection, fire protection, library service, water and sewer service, trash collection, and park and recreation services as provided for in the Municipal Code, the Miramar Ranch North Community Plan and this Public Facilities Financing Plan.
2. The San Diego Unified School District is the agency responsible for providing school facilities and services. Under the terms of the Community Plan:
 - a. Prior to the recording of the first residential subdivision, the School District shall have created on at least 1,100 acres of Miramar Ranch North, a Community Facilities District which shall fund at the time all the developer fees for that 1,100 acres. In the event the Board of Education does not desire the creation of a Community Facilities District, the Board shall so notify the City Council and request that such Community Facilities District be deleted.
 - b. The westerly school site in Miramar Ranch North shall be graded at the time Scripps North Parkway is constructed (FY '89-90).
 - c. In the course of adoption of the Community Plan, BCED committed to a private (BCED) contribution of \$1,000,000 for school planning and sports field construction on the high school site with 2.a. above.

The combination of 2.(a), (b) and (c) and the San Diego Unified School District "Long Range Facilities Master Plan: 1986-2000" adopted January 1987, and revised December, 1987, demonstrates that Mira Mesa #10 Elementary School (in Miramar Ranch North) will be occupied in the Fall of 1990. This date ties in well with the forecasts of this Public Facilities Financing Plan. The same "Master Plan" sets the opening of the first increments of the Scripps Ranch High School in the Spring of 1992.

The Community Plan (p. 74) calls for a westerly elementary school site of 10 acres adjoining a 13-acre park (CIP 9-41) and an easterly school site of 5 acres adjoining a 20-acre park (CIP# 9-43).

While the SDUSD staff indicated agreement with this Community Plan designation, the current City preference is that a three acre

portion of each elementary school site will be owned by the school district and the balance of the area by the City of San Diego.

Although the school district policy and City preference are not as yet reconciled, this Finance Plan reflects the City preferred method.

Since the initial year of the development does not occur until fiscal 1991, there is sufficient time to permit the School District and City to reconcile the situation. Any changes to this document made necessary by a City/District negotiated agreement may be made during the mandated annual review

3. The San Diego Gas & Electric Company, Pacific Bell and the franchised cable company will provide respective services. Main service facilities adjoin Miramar Ranch North. Extensions of these systems will be funded by developers in accordance with utility rulings.
4. The San Diego Transit System will provide mass transit service. This Public Facilities Financing Plan demonstrates the provision of a Park and Ride facility within Miramar Ranch North.

E. Future Public Facility Needs

Miramar Ranch North Community Plan implementation will require the completion of 27 major capital facility projects, identified in Exhibit 2 and Table 2. By category, these may be summarized as follows:

1. Mercy Interchange Improvements.

Required capital projects are:

- a. Widening of the existing Interstate 15 underpass at Mercy Road to four lanes plus a left turn pocket for westbound to southbound traffic onto Interstate 15. This is required by the Community Plan to begin construction within 120 days after recordation of the first subdivision map.
- b. Construction of westbound to southbound improvements required in the February 1988 CalTrans study report. This work consists of six lanes through the underpass, minor modification of the ramps, installation of traffic signals on each side of

Capital Improvement Program Expenditure Items

- 9-11 Underpass Widening
- 9-12 Interchange Modification
- 9-13 Park-and-Ride
- 9-21 Scripps Ranch Blvd-West
- 9-22 Scripps Ranch Blvd-Central
- 9-23 Scripps Ranch Blvd-East
- 9-24 Scripps North Pkwy-West
- 9-25 Scripps North Pkwy-Central
- 9-26 Contribution for Off-Site Roads
- 9-27 Spring Canyon Road
- 9-28 Cypress Canyon Road
- 9-29 Reservoir Road
- 9-31 Miramar Pump Station Expansion
- 9-32 Water Reservoir & Booster Pump
- 9-33 Interceptor Ditch/Sewer-West
- 9-34 Interceptor Ditch/Sewer-Central
- 9-35 Interceptor Ditch/Sewer-East
- 9-36 Offsite Sewer-South
- 9-37 Offsite Sewer-North
- 9-41 Cypress Canyon Neighborhood Park
- 9-42 Lakeshore Park
- 9-43 Community Park
- 9-44 Traffic Signals
- 9-45 Recreation Building
- 9-46 Fire Station No. 37
- 9-47 Scripps Ranch Libr Contribution
- 9-48 Mass Transit Study Funding

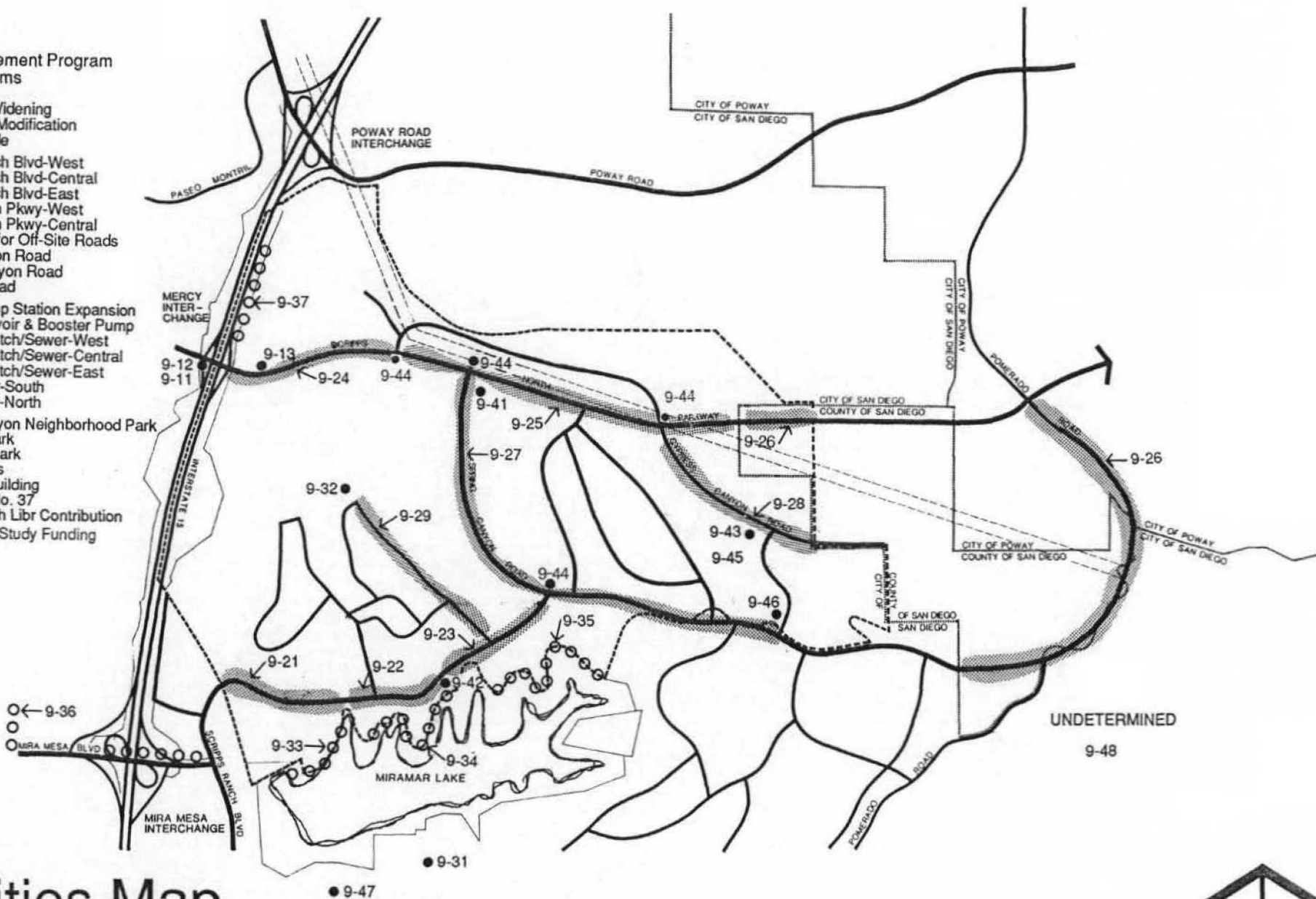


EXHIBIT 2

Facilities Map

MIRAMAR RANCH NORTH COMMUNITY PLAN



Table 2
Capital Facility Projects
Miramar Ranch North

Project Category/ Description	Project Number	Fiscal Yr. of Need	Est. Cost 1988-89 Dollars
			(Thousands of Dollars)
Mercy Interchange Improvements			
Underpass Widening	9-11	1990	\$ 2,400
Interchange Modification	9-12	1991	2,420
Traffic Signal & Park and Ride	9-13	1994	<u>935</u>
Total			5,755
Streets			
Scripps Ranch Blvd-West	9-21	1989&1991	6,100
Scripps Ranch Blvd-Central	9-22	1989&1992	1,400
Scripps Ranch Blvd-East	9-23	1989&1992	3,100
Scripps North Pkwy-West	9-24	1989&1990	4,600
Scripps North Pkwy-Central	9-25	1989&1990	5,600
Contribution for Off-Site Rds.	9-26	1989	2,100
Spring Canyon Road	9-27	1989&1990	7,500
Cypress Canyon Road	9-28	1991	2,600
Reservoir Road	9-29	1989&1992	<u>2,700</u>
Total			\$ 35,700
Utilities			
Miramar Pump Station	9-31	1990	140
Water Reservoir & Booster Pump	9-32	1990	4,000
Interceptor Ditch/Sewer-West	9-33	1991	420
Interceptor Ditch/Sewer-Central	9-34	1992	520
Interceptor Ditch/Sewer-East	9-35	1992	700
Off-Site Sewer-South	9-36	1991	1,900
Off-Site Sewer-North	9-37	1990	<u>270</u>
Total			\$ 7,950
Community Facilities			
Cypress Canyon Neighborhood Park	9-41	1991	\$4,000
Lakeshore Park	9-42	1992	1,300
Community Park	9-43	1993	5,000
Traffic Signals	9-44	1992&1994	540
Recreation Building	9-45	1996	630
Fire Station No. 37	9-46	1993	576
Scripps Ranch Library Contribution	9-47	1989&1993	2,350
Mass Transit Study Funding	9-48	1990	<u>50</u>
Total			\$14,446
Grand Total			\$ 63,851

Note: The costs shown for items 9-46 and 9-47 reflect only the portions of the project costs which are funded by Miramar Ranch North.

Interstate 15 and construction of an auxiliary lane south of Mercy Road on the west side of Interstate 15 to Mira Mesa Boulevard. The Community Plan requires this facility, ". . . shall be open and usable by the public prior to occupancy of any structure which brings the community total to 2,700 (EDU)", and will comprise all of the Interstate 15 improvements required for the build-out of Miramar Ranch North.

2. Major Streets.

The major and arterial streets to serve Miramar Ranch North and adjoining communities are: Scripps Ranch Boulevard and Scripps North Parkway (aka Alternative 8A).

Timing of these facilities is strictly controlled by the Community Plan as applied to all projects permitted after May 21, 1987 within the Miramar Ranch North Community Planning Area.

- a. Scripps North Parkway, Alternative 8A, must be built from Mercy Crossing to the east boundary of BCED lands with the first development. Widening of a portion to six lanes is required prior to the occupancy of the 2,700th equivalent dwelling unit.
- b. Scripps Ranch Boulevard is required in part to accommodate the initial water system development. It will be developed to road standards as noted on the attached project data sheets.

3. Significant Collector Street

Spring Canyon Road must be built to a four lane configuration with the first residential subdivision.

4. Community Facilities.

Costs and timing of other necessary community facilities, such as parks, library and fire station, are set forth on the respective project data sheets.

The Community Plan, Section 7, (pager 57) calls for "Five pocket parks . . .to be strategically located within the community." These pocket parks are to be about one acre in size. The pocket parks will be a developer construction cost and will be maintained by the Open Space Maintenance District. The pocket parks will be ac-

quired by Park and Recreation through normal open space acquisition procedures and thus are not included in this financing plan.

It must be noted that development can not proceed or go beyond the indicated thresholds unless and until the noted, necessary facilities projects are assured. In order that individual development projects proceed, it shall be the developer's responsibility to provide such facilities. In such cases, reimbursement agreements may be appropriate.

Detailed data sheets on each individual project are found in the appendix to this report.

Land costs are included in seven of the 27 projects. These include the Mercy Interchange project, three park facilities, Fire Station #37, Park and Ride, and Library.

The magnitude of these costs makes it evident that a carefully constructed financing program must be implemented to insure the provision of adequate facilities at a time when they are needed. Based upon the tentative development schedule presented in Table 1 and the specific requirements of the community plan, individual years of need have been determined for each of the facility projects, as identified in Table 2. These schedule years are not binding upon subsequent development, but have been useful in estimates of cost.

Table 3 identifies those projects and costs thereof which will be required during the first three years of development, fiscal years 1988-89 through 1990-91. As indicated, 76.6% of the total project costs (or about \$50 Million) will need to be incurred during this near-term period. This situation makes it imperative from the developers' standpoint that a reasonable and equitable basis for cost sharing be established at the outset. This will require close cooperation between the several major property owners and the City of San Diego.

Table 3
Capital Facility Project Costs
By Fiscal Year Of Need

Project#/Description	1988-89	1989-90	1990-91	1991-92 & Beyond
	---- Thousands of Dollars ----			
9-11 Underpass Widening	300	2,100		
9-12 Interchange Modification	300	220	1,900	
9-13 Traffic Signal & Park and Ride				935
9-21 Scripps Ranch Blvd-West	4,400		1,700	
9-22 Scripps Ranch Blvd-Central	600			800
9-23 Scripps Ranch Blvd-East	1,200			1,900
9-24 Scripps North Pkwy-West	1,700	2,900		
9-25 Scripps North Pkwy-Central	1,200	4,400		
9-26 Contribution for Off-Site Rds	2,100			
9-27 Spring Canyon Road	1,800	5,700		
9-28 Cypress Canyon Road			2,600	
9-29 Reservoir Road	1,500			1,200
9-31 Miramar Pump Sta.Expansion		140		
9-32 Water Reservoir & Booster Pump		4,000		
9-33 Interceptor Ditch/Sewer-West			420	
9-34 Interceptor Ditch/Sewer-Central				520
9-35 Interceptor Ditch/Sewer-East				700
9-36 Off-Site Sewer-South			1,900	
9-37 Off-Site Sewer-North		270		
9-41 Cypress Canyon Neighborhood Prk			4,000	
9-42 Lakeshore Park				1,300
9-43 Community Park				5,000
9-44 Traffic Signals.				540
9-45 Recreation Building				630
9-46 Fire Station #37	300			276
9-47 Scripps Ranch Library Contribution	1,250			1,100
9-48 Mass Transit Study Funding		50		
Total	\$16,650	\$19,780	\$12,520	14,901
Grand Total =		--- \$63,851 ---		
% of Total	26.1	31.0	19.6	23.3

Note: Includes only those costs which are funded by Miramar Ranch North, cost figures shown in this table for items 9-46 and 9-47 are only a portion of the full project cost.