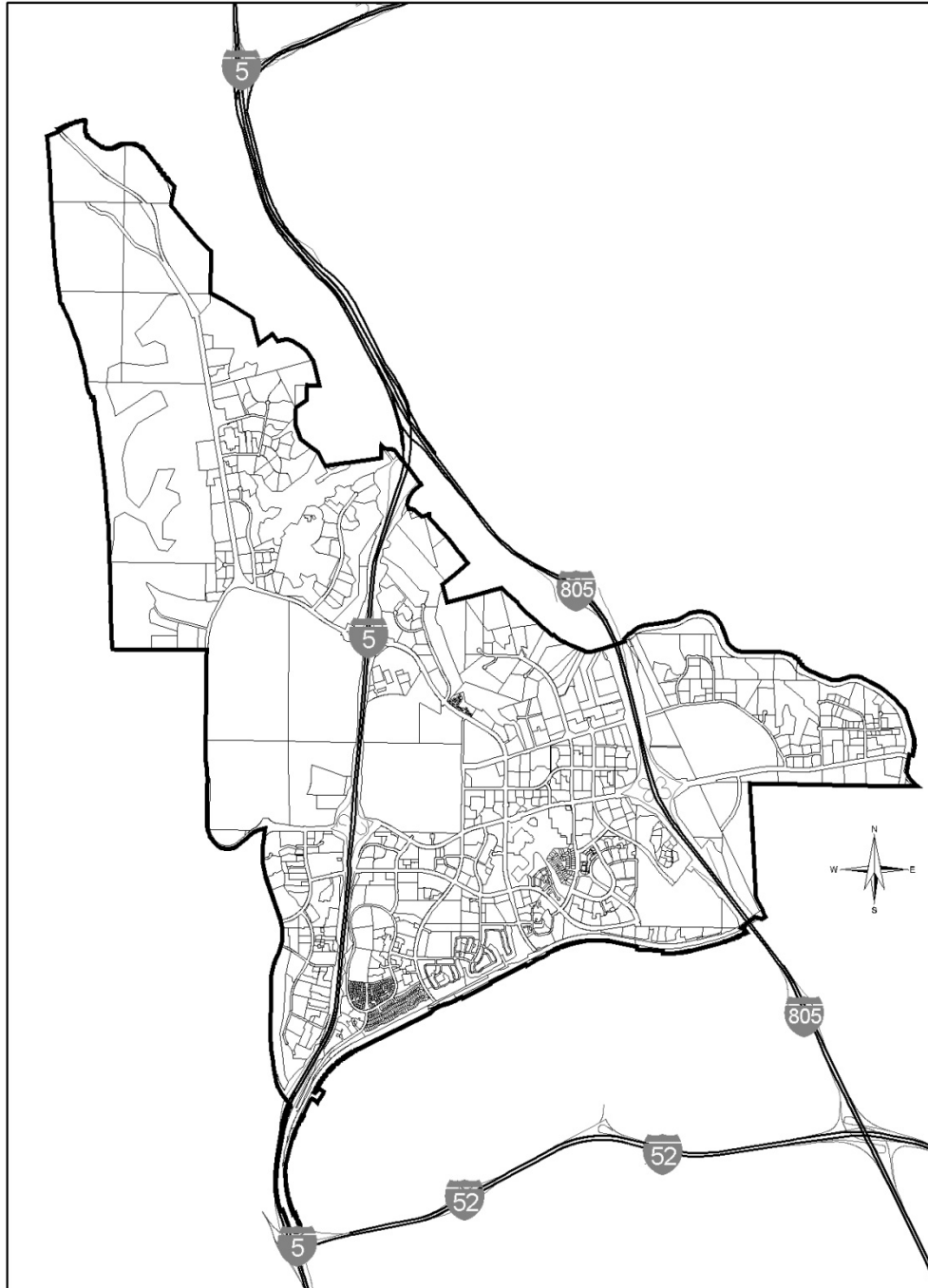


# North University City

## Public Facilities Financing Plan and Facilities Benefit Assessment Fiscal Year 2013 (Amended October 14, 2014)

July 31, 2012 Development Services Department, Facilities Financing Division.  
This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Development Services Department (DSD) Facilities Financing Section, at (619) 533-3670. To view this document online, visit the DSD on the City of San Diego website at <http://www.sandiego.gov/planning/facilitiesfinancing/plans/northuniversity.shtml>

**Figure 1 North University City Community Map/Area of Benefit**



*North University City Public Facilities Financing Plan FY 2013*

**Mayor**

Jerry Sanders

**City Council**

Sherri Lightner, Council District 1  
Kevin Faulconer, Council President Pro Tem, Council District 2  
Todd Gloria, Council District 3  
Tony Young, Council President, Council District 4  
Carl DeMaio, Council District 5  
Lorie Zapt, Council District 6  
Marti Emerald, Council District 7  
David Alvarez, Council District 8

**City Attorney**

Jan Goldsmith, City Attorney  
Hilda Mendoza, Deputy City Attorney

**Development Services Department**

Kelly Broughton, Director  
Tom Tomlinson, Facilities Financing Manager  
Pam Bernasconi, Supervising Project Manager  
Megan Sheffield, Project Manager  
Leon McDonald, Principal Engineering Aide  
Elena Molina, Word Processing Operator

**University City Planning Group**

Janay Kruger, Chair (R2-A)	William Geckeler, M.D., Vice-Chair (R3-C)
J. Deryl Adderson, M.D. (B1-B)	Nan Madden (B1-C)
John Bassler (B1-A)	Ryan Perry (B3-A)
Marilyn Dupree (R3-A)	Milton J. Phegley (UCSD Admin)
Jana Fortier (R1-A)	Bruce Rainey (B3-B)
Sam L. Greening, Jr. (R2-C)	Alice Tana (B3-C)
Charles Herzfeld (R1-C)	Andrew Wiese (R1-B)
Kristopher Kopensky (B2-C)	Doug Williamson (B2-A)
Petr Krysl (R3-B)	Pat Wilson (R2-B)
George Lattimert (B2-B)	Vacant (UCSD Student)
Juan H. Lias (MCAS-Miramar)	Vacant (UCSD Faculty/Staff)

This back page is intentionally left blank.

**TABLE OF CONTENTS**

**INTRODUCTION ..... 1**  
AUTHORITY  
PREVIOUS, CURRENT AND FUTURE UPDATES  
PURPOSE AND SCOPE OF REPORT

**METHODOLOGY ..... 1**  
AREA OF BENEFIT  
FBA PROCEDURE  
TIMING AND COST OF FACILITIES

**DEVELOPMENT FORECAST ..... 2**  
AVERAGE DAILY TRIPS  
DEVELOPMENT SCHEDULE

**DETERMINATION OF ASSESSMENT RATES ..... 3**  
DISTRIBUTION OF PROJECT COSTS  
CASHFLOW ANALYSIS  
FBA FEE SCHEDULE  
AUTOMATIC ANNUAL INCREASES

**PROPERTY ASSESSMENTS ..... 7**

**DEVELOPMENT IMPACT FEES ..... 7**

**COLLECTION OF ASSESSMENTS & IMPACT FEES..... 7**

**FEE DEFERRAL PROGRAM ..... 8**

**EXPENDITURES ..... 8**

**CHANGES TO FBA FUNDED PROJECTS..... 8**

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

**TABLE OF CONTENTS, CONTINUED:**

**PROJECT SHEETS**

TRANSPORTATION PROJECTS CURRENT & FUTURE ..... 19

TRANSPORTATION - COMPLETED, COMBINED, DELETED..... 35

PARK AND RECREATION PROJECTS..... 63

LIBRARY PROJECTS..... 69

FIRE/RESCUE PROJECTS..... 71

**FACILITIES PHASING PLANS ..... 73**  
 AMENDED OCTOBER 14, 2014

**ASSESSMENT LIST AND MAP ..... 75**

**COUNCIL RESOLUTIONS ..... 77**  
 COUNCIL RESOLUTION APPROVING PFFP AMENDMENT INCLUDED

**TABLES:**

**TABLE 1 DEVELOPMENT SCHEDULE .....4**

**TABLE 2 FBA FEE SCHEDULE .....4**

**TABLE 3 CASHFLOW .....5**

**TABLE 4 LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX ..... 6**

**TABLE 5 SAN DIEGO CONSUMER PRICE INDEX ..... 6**

**TABLE 6 LIST OF CHANGES TO FBA FUNDED PROJECTS ..... 9**

**TABLE 7 PROJECT SUMMARY TABLE ..... 13**

**TABLE 8 TRANSPORTATION THRESHOLDS ..... 74**

**TABLE 9 ASSESSMENT LIST ..... 75**

**FIGURES:**

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

**FIGURE 2 PROJECT SUMMARY MAP .....17**

**FIGURE 3 ASSESSMENT LIST MAP .....76**

## ***Introduction***

### **Authority**

The Procedural Ordinance for Financing of Public Facilities in Planned Urbanizing Areas (the FBA Ordinance) was added to the San Diego Municipal Code August 25, 1980 by Ordinance O-15318. The City's General Plan was updated on March 10, 2008 by Resolution No. 303473; and new guidelines included the division of the City into two planning designations: Proposition A Lands and Urbanized Lands. Communities subject to Facilities Benefit Assessments (previously designated Planned Urbanizing Areas) are now designated Urbanized Areas. In part to implement new General Plan guidelines, Ordinance O-19893, approved September 11, 2009, amended the FBA Ordinance (Sections 61.2200 and 61.2210), and the Municipal Code section pertaining to Payment of Facilities Benefit Assessments and Developer Impact Fees (Municipal Code Section 142.0640).

### **Previous, Current and Future Updates**

On November 13, 2008, by Resolution No. R-304344, the San Diego City Council (City Council) adopted the Fiscal Year (FY) 2009 North University City Public Facilities Financing Plan (Financing Plan) and Facilities Benefit Assessment (FBA). This report constitutes an update of the Financing Plan and reflects changes in the rate and amount of planned development; changes in interest and inflation rates; and changes in FBA contributions to CIP projects. The City Council may amend this Financing Plan in the future to add, delete, substitute or modify a particular anticipated project to take into consideration unforeseen circumstances.

### **Purpose and Scope of Report**

The Financing Plan implements the facilities identified in the North University City Community Plan (Community Plan) and is prepared to ensure that all owners of undeveloped and underdeveloped property 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.

This FY 2013 Financing Plan identifies public facilities that are anticipated over the next eight years when full community development is expected, and includes a development forecast and analysis, a capital improvement program, and an updated FBA Fee schedule. In addition, as the community builds out and additional development occurs, Development Impact Fees (DIFs) are collected to mitigate impact, in an amount equal to the calculation for FBA.

Development in North University City is subject to a City Council approved Facilities Phasing Plan (Phasing Plan). The Phasing Plan, which includes both Park and Transportation facilities, is intended to serve as a guideline for sequential development of anticipated public improvements. The Phasing Plan, shown on page 73, stipulates that before set traffic and dwelling unit thresholds may be exceeded, the City Engineer must be satisfied that certain transportation and park projects are either completed or under construction.

## ***Methodology***

### **Area of Benefit**

The land within the North University City community boundary is known as the Area of Benefit; as shown on the inside front cover of this Financing Plan. The City Council initiates proceedings for the designation of an Area of Benefit by adopting a resolution stating its intention to do so (a Resolution of Intention).

### **FBA Procedure**

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

### **Timing and Cost of Facilities**

The public facilities anticipated to be financed by the North University City FBA funds are shown on the Project Summary Table on page 13. Descriptions of projects can be found on individual project sheets beginning on page 19. Project categories include Transportation, Park and Recreation, Library and Fire. The FBA also funds the administrative costs associated with the development, implementation and operation of the FBA program.

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

The Community Plan was amended in 2008 to include additional fire stations for the community, and two fire station projects were added to the FY 2009 Financing Plan update. With this update, FBA will be collected for the cost of land, design, construction, and FF&E (furnishing, fixtures and equipment) for one fire station. The final FBA contributions towards several completed CIP projects have been lower than projected, resulting in money being returned to fund balance; and recent cost estimates on current/future projects are lower than the FY 2009 Financing Plan inflationary estimates applied to FY 2009 cost estimates. In addition, negotiations are in progress between the City and UCSD regarding potential UCSD contribution towards Fire Facilities in North University City.

## ***Development Forecast***

### **Average Daily Trips**

Development in North University City is tracked by the number of average daily traffic trips (ADTs) generated by each type of land use. For non-residential development the amount of assessment is based on the anticipated number of ADTs generated, and each ADT has the same dollar assessment. Residential development is assessed on a per-unit basis, and includes population-based facilities costs as well as ADTs associated with transportation costs. The current Phasing Plan was adopted in FY 2001, and ADT thresholds were set at that time based on anticipated future development. Throughout this Financing Plan, all ADT references will include both the total ADT count, and the number of ADTs which specifically count towards current Transportation Phasing Plan thresholds.

### **Development Schedule**

Development projections are based upon the best estimates as to the timing of future development, including the projections of property owners, developers, land use consultants and City staff. Economic factors can adversely affect these development projections. Changing interest and inflation rates, variable land and housing costs, economic recession, and issues involving transportation thresholds could slow or halt the development rate. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of North University City will take place over the next eight years.



Through FY 2020, future residential development is anticipated to add an additional 1,100 multi-family dwelling units, generating 6,600 ADTs. Future non-residential development is anticipated to generate another 41,000 ADTs. While current year development can be estimated based on existing development permits, due to uncertain economic conditions, for purposes of estimating revenue stream, a modified bell curve is used to estimate annual development from FY 2014 through 2020. The development schedule is shown in Table 1, on page 4.

## ***Determination of Assessment Rates***

### **Distribution of Project Costs**

An Equivalent Dwelling Unit (EDU) ratio factor has been established for the purpose of spreading the cost of anticipated public facilities between the different land use classifications. EDU ratios have been calculated for each category of facility to be constructed under the FBA because the relationship between land use and the degree of benefit from different public facilities can vary substantially. The Single-Family Dwelling Unit (SFDU) is the foundation for all other EDU ratios. Other land use classifications are assigned an EDU ratio proportionate to the respective benefit.

### **Cashflow Analysis**

The North University City Cashflow, shown on page 5, presents an analysis of the FBA. For each FY of development the Cashflow shows the difference between anticipated revenues, and capital improvement expenditures inclusive of administrative costs.

### **FBA Fee Schedule**

The FBA Fee Schedule is determined using the development schedule; composite EDU factors, schedule of anticipated facility expenditures (in FY 2013 dollars), and projected annual interest and inflation rates. Assessment rates are calculated to provide sufficient money to meet the scheduled direct payments for anticipated facilities provided by the fund. The assessment rates also consider the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Due to inflation and changes in project scope, the cost for providing facilities may increase over time.

The fee schedule reflects the rate of assessment for each category of land use, during each FY of anticipated future community development. The fee schedule is shown in Table 2, on page 4, and for convenience of reference, printed on the inside back cover of this document.

### **Automatic Annual Increases**

The FBA Ordinance provides for an annual adjustment of FBA. The North University City FBA Fee Schedule reflects an inflation factor of 4% per year for FY 2013 and each year thereafter. This factor is used to provide automatic annual increases in the assessment rate, and is effective at the beginning of each FY (July 1). The automatic increase provision is effective only until such time as the next update is approved by the City Council. Thereafter, subsequent Council-approved annual adjustments will prevail.

The City of San Diego considers historic data while predicting the effect of inflation on construction project costs. The Los Angeles/San Diego Construction Cost Index (CCI) and the Consumer Price Index (CPI) for San Diego are the two indices used by the City while conducting a cashflow analysis. The indices are shown on page 6.

**Table 1 North University City Development Schedule**

<b>FY</b>	<b>Res. Units</b>	<b>Res. ADTs</b>	<b>Non-Res. ADTs</b>	<b>Per-Year Total ADTs</b>
<b>2013</b>	<b>50</b>	<b>300</b>	<b>5000</b>	<b>5300</b>
<b>2014</b>	<b>100</b>	<b>600</b>	<b>5000</b>	<b>5600</b>
<b>2015</b>	<b>200</b>	<b>1200</b>	<b>7000</b>	<b>8200</b>
<b>2016</b>	<b>200</b>	<b>1200</b>	<b>7000</b>	<b>8200</b>
<b>2017</b>	<b>200</b>	<b>1200</b>	<b>6000</b>	<b>7200</b>
<b>2018</b>	<b>200</b>	<b>1200</b>	<b>5000</b>	<b>6200</b>
<b>2019</b>	<b>100</b>	<b>600</b>	<b>4000</b>	<b>4600</b>
<b>2020</b>	<b>50</b>	<b>300</b>	<b>2000</b>	<b>2300</b>

**Table 2 North University City FBA Fee Schedule**

<b>FY</b>	<b>\$ per Single Family Dwelling Unit</b>	<b>\$ per Multi-Family Dwelling Unit</b>	<b>\$ per Non-residential ADT</b>
<b>2013</b>	<b>\$24,167</b>	<b>\$16,918</b>	<b>\$1,628</b>
<b>2014</b>	<b>\$25,134</b>	<b>\$17,594</b>	<b>\$1,693</b>
<b>2015</b>	<b>\$26,139</b>	<b>\$18,298</b>	<b>\$1,760</b>
<b>2016</b>	<b>\$27,185</b>	<b>\$19,030</b>	<b>\$1,831</b>
<b>2017</b>	<b>\$28,272</b>	<b>\$19,791</b>	<b>\$1,904</b>
<b>2018</b>	<b>\$29,403</b>	<b>\$20,583</b>	<b>\$1,980</b>
<b>2019</b>	<b>\$30,579</b>	<b>\$21,406</b>	<b>\$2,059</b>
<b>2020</b>	<b>\$31,802</b>	<b>\$22,262</b>	<b>\$2,142</b>

**Table 3 North University City Cashflow**

Fiscal Year	Res. Units	Res. ADTs	Non-Res. ADTs	Cumm. ADTs	\$ per SFDU	\$ per MFDU	\$/ADT	FBA/DIF Revenue	Interest/Other Revenue	Total Revenue	Expenditures	Balance
<b>Pre-TPP</b>	4,808	33,656	76,344	110,000				\$65,037,687	\$33,569,380		\$47,209,948	\$51,397,119
<b>2001</b>	653	3,924	7,912	121,836	\$8,118	\$5,683	\$547	\$9,695,902	\$4,113,400	\$13,809,303	\$11,913,984	\$53,292,438
<b>2002</b>	549	3,294	8,515	133,644	\$8,443	\$5,910	\$569	\$8,100,436	\$2,844,358	\$10,944,794	\$3,836,960	\$60,400,272
<b>2003</b>	494	2,964	6,661	143,270	\$9,034	\$6,324	\$609	\$7,186,569	\$2,736,924	\$9,923,493	\$2,039,115	\$68,284,650
<b>2004</b>	427	2,562	80	145,912	\$9,395	\$6,577	\$633	\$2,859,488	\$538,990	\$3,398,478	\$2,759,783	\$68,923,345
<b>2005</b>	361	2,166	891	148,969	\$10,335	\$7,235	\$696	\$3,248,626	\$1,745,452	\$4,994,077	\$8,994,042	\$64,923,380
<b>2006</b>	690	4,140	9,691	162,801	\$10,748	\$7,524	\$724	\$11,851,892	\$1,809,978	\$13,661,870	\$19,156,389	\$59,428,861
<b>2007</b>	0	0	677	163,477	\$16,229	\$11,361	\$1,093	\$2,870,409	\$2,915,933	\$5,786,341	\$15,388,288	\$49,826,914
<b>2008</b>	0	0	335	163,812	\$17,365	\$12,156	\$1,170	\$451,276	\$2,732,338	\$3,183,613	\$7,296,379	\$45,714,149
<b>2009</b>	0	0	146	163,958	\$18,581	\$13,007	\$1,251	\$182,901	\$1,970,231	\$2,153,133	\$3,369,166	\$44,498,116
<b>2010</b>	-1	-8	-39	163,911	\$20,876	\$14,614	\$1,406	-\$35,738	\$70,209	\$34,472	\$1,192,545	\$43,340,042
<b>2011</b>	0	0	933	164,844	\$21,920	\$15,345	\$1,476	\$1,376,718	\$3,424,553	\$4,801,271	\$5,183,758	\$42,957,556
<b>2012 YTD</b>	0	0	1,027	165,871	\$23,016	\$16,112	\$1,550	\$1,591,525	-\$1,173,498	\$418,027	\$10,877,034	\$32,498,548
<b>2012 Cont.</b>	0	0	3,000	168,871	\$23,016	\$16,112	\$1,550	\$4,650,000	\$1,474,956	\$6,124,956	\$38,622,858	\$647
<b>2013</b>	50	300	5,000	174,171	\$24,167	\$16,918	\$1,628	\$8,985,900	\$824,956	\$9,810,856	-\$979,874	\$10,791,378
<b>2014</b>	100	600	5,000	179,771	\$25,134	\$17,594	\$1,693	\$10,224,400	\$674,956	\$10,899,356	\$10,315,124	\$11,375,610
<b>2015</b>	200	1,200	7,000	187,971	\$26,139	\$18,298	\$1,760	\$15,979,600	\$498,516	\$16,478,116	\$8,042,778	\$19,810,949
<b>2016</b>	200	1,200	7,000	196,171	\$27,185	\$19,030	\$1,831	\$16,623,000	\$751,576	\$17,374,576	\$175,479	\$37,010,047
<b>2017</b>	200	1,200	6,000	203,371	\$28,272	\$19,791	\$1,904	\$15,382,200	\$1,092,071	\$16,474,271	\$18,292,376	\$35,191,941
<b>2018</b>	200	1,200	5,000	209,571	\$29,403	\$20,583	\$1,980	\$14,016,600	\$1,037,527	\$15,054,127	\$19,025,335	\$31,220,733
<b>2019</b>	100	600	4,000	214,171	\$30,579	\$21,406	\$2,059	\$10,376,600	\$918,391	\$11,294,991	\$17,755,052	\$24,760,672
<b>2020</b>	50	300	2,000	216,471	\$31,802	\$22,262	\$2,142	\$5,397,100	\$724,589	\$6,121,689	\$16,413,661	\$14,468,701
<b>Total:</b>	<b>9,081</b>	<b>59,298</b>	<b>157,173</b>	<b>216,471</b>				<b>\$216,053,091</b>	<b>\$65,295,789</b>	<b>\$182,741,813</b>	<b>\$266,880,179</b>	<b>\$14,468,701</b>

Note: FY 2013-2020: Inflation = 4% per Year; FY 2013-2020 Interest = 3% per Year

**Table 4 Los Angeles/San Diego Construction Cost Index**

As reported March 2011 by *Engineering News Record*

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

**Table 5 San Diego Consumer Price Index**

Reported August 2011

<b>YEAR</b>	<b>CPI</b>	<b>% CHANGE/YEAR</b>
2000	179.8	4.72%
2001	190.1	5.73%
2002	195.7	2.95%
2003	203.8	4.14%
2004	211.4	3.73%
2005	218.3	3.26%
2006	226.7	3.85%
2007	231.9	2.29%
2008	242.44	4.55%
2009	240.9	-0.60%
2010	244.2	1.39%
2011	252.5	3.40%

## ***Property Assessments***

An FBA Assessment Roll is prepared for North University City, and identifies the size, location, and anticipated land use of remaining assessed parcels. Liens are placed on undeveloped or under-developed parcels within the Area of Benefit, and the owner or developer is responsible to pay the assessment that applies to the type and amount of development as it occurs.

Assessments on residential development are based on the number and type of dwelling units anticipated. Assessments on non-residential development are calculated based on the amount and type of development in accordance with land uses in the Community Plan (best and highest use), and on the anticipated number of ADTs that would be generated by that development.

The Assessment Roll includes the Parcel Number (APN), Community Subarea Area (SA), and type of Land Use anticipated. The Assessment Roll does not include ADTs or specific dollar amounts because these vary dependent upon the type and amount of development, and upon the ADT and FBA rates in effect when the FBA is paid. For purposes of listing these assessments, identification numbers have been assigned to each parcel, and the remaining list may appear non-sequential as a result of the omission of parcels after assessments are paid, ownership changes, or as parcels are subdivided. Information on ownership is based on County records, as shown on the last Recorded Assessment Roll, as otherwise known to the City Clerk, or by other means which the City Council finds reasonably calculated to apprise affected landowners of Council hearings.

A Resolution of Designation, when adopted by City Council, imposes the FBA in the form of a lien that is placed upon County Assessor parcels and final map properties. After City Council approves the Financing Plan update and sets the assessment schedule, the maps, plats, and summary of the Assessment Roll will be delivered to the County Recorder for recordation. The current assessment numerical list and map can be found starting on page 75.

## ***Development Impact Fees***

As the North University City develops, an increasing amount of future development will occur on non-Assessed properties. Development Impact Fees (DIF) are collected to mitigate the impact of additional development on properties that have either already paid FBAs and/or that have never been assessed. Collection of DIF is required at time of building permit issuance, and in an amount equal to the calculation for FBA.

## ***Collection of Assessments and Impact Fees***

While assessments on parcels are based on best and highest anticipated land use, an individual owner or developer will pay an assessment based upon the specific development being constructed. At the time of building permit issuance, FBA/DIF is calculated according to the FBA Fee Schedule in effect at the time the payment is made. ADT calculations are based on the amount and type of development, and current trip generation rates. The trip generation rates utilized to calculate fees are those as listed in the Municipal Code Land Development Code Trip Generation Manual, specifically Table 7 “Trip Generation Rates for Facilities Financing Purposes”.

With this Financing Plan update, FBA and DIF revenues will be placed into separate interest bearing Special Funds. These funds are used within the Area of Benefit solely for those capital improvements and administrative costs identified in the Financing Plan. Because of the uncertain timing associated with future DIF revenues, DIF funds will be budgeted into CIP projects as revenues are received.

## ***Fee Deferral Program***

Ordinance O-19893 allows for the deferral of FBA/DIF payments. The FBA fee deferral program will be in effect for two years from the date of ordinance approval (termination date 12/31/2014). A Fee Deferral Agreement (Agreement) must be submitted by the applicant with a non-refundable administrative processing fee paid prior to processing. The Agreement must be properly executed, and duly recorded prior to fees being deferred. FBA/DIF can be deferred for a maximum period of two years or until request for Final Inspection, whichever occurs first. The Final Inspection shall not be scheduled until the FBA/DIF is paid. The dollar amount of FBA/DIF due, including annual inflationary rate increases, 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 City Council for a subsequent update of the Financing Plan, whichever fee is lower.

## ***Expenditures***

The following are types of expenditures may be applied against FBA and DIF funds: **Direct Payments** for facility costs including administrative costs; **Credits** to developers for facilities provided in accordance with the FBA Ordinance; and **Cash Reimbursement** to developers for providing facilities exceeding the cost of their FBA/DIF obligation pursuant to an approved reimbursement agreement. Whether a developer or the FBA/DIF funds directly provide for a facility, direct payments, credits, and cash reimbursements are all treated as expenses to the FBA/DIF funds.

Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits against an assessment for expenditures related to providing facilities in lieu of paying an FBA or DIF. An approved reimbursement agreement with the City may also entitle a developer to cash reimbursement from FBA/DIF funds.

When CIP projects are completed and financial statements closed out, FBA and DIF funds are no longer available for continued or future improvements on or at that project site. For ease of reference and because so many Transportation projects have already been completed, in this Financing Plan the Transportation project sheets are divided into two sections, current and future projects first; followed by projects completed, combined and/or deleted.

## ***Changes to FBA Funded Projects***

Table 6 on page 9 identifies all major changes to FBA-funded projects, including funding adjustments to reflect current project costs and updated future construction cost estimates.

**Table 6 Changes to FBA Funded Projects**

<b>Proj.</b>	<b>Project Title and Change</b>	<b>Amount</b>
<b>3</b>	Genesee Avenue – I5 to Campus Point Drive; completed under budget.	(\$334,997)
<b>13</b>	Regents Road - Executive Dr. to Genesee Ave.; updated cost estimate less than FY 2009 Financing Plan assumed inflationary rates.	\$430,000
<b>18</b>	Regents Road Bridge; on hold pending completion of EIR, and updated funding & cost estimate (less than FY 2009 Financing Plan assumed inflationary rates).	\$2,590,000
<b>18A</b>	Rose Canyon Improvements; deleted.	(\$4,000,000)
<b>18B</b>	Rose Canyon Improvements; deleted.	\$0
<b>21</b>	Nobel Drive Extension & Interchange at I-805; completed under budget.	(\$73,580)
<b>24</b>	Genesee Ave. - Widen I-5 Overcrossing; SANDAG approved financing to fully fund project in FY 2012, resulting in an adjusted FBA contribution.	(\$8,100,980)
<b>33</b>	Judicial Dr. – Golden Haven to Eastgate Mall; completed under budget.	(\$202,729)
<b>41</b>	La Jolla Village Drive and Regents Road; updated cost estimate.	\$390,900
<b>47</b>	La Jolla Village Dr. – Torrey Pines Rd to I-805; completed under budget.	(\$8,861)
<b>50</b>	Miramar Road - I-805 Easterly Ramps to E of Eastgate Mall; updated cost estimate less than FY 2009 Financing Plan assumed inflationary rates.	\$54,019
<b>52</b>	Genesee Avenue – L. Turn Lanes at Eastgate Mall; inflationary increase (only) applied to FY 2009 project cost estimate.	\$265,380
<b>A</b>	Genesee Ave. Widening – Nobel Drive to SR-52; on hold pending completion of EIR, with no change to FY 2009 project cost estimate.	\$0
<b>G</b>	Genesee Ave. & Eastgate Mall Inter. Improve; completed under budget.	(\$23,617)
<b>J</b>	Nobel Drive - Lebon to Regents & Genesee to Towne Centre; updated cost estimate less than the FY 2009 Financing Plan assumed inflationary rates.	\$97,825
<b>29</b>	Nobel Athletic Area; Final project cost anticipated to be slightly higher than originally estimated.	\$26,600
<b>51</b>	Doyle Community Park – Miscellaneous Improvements; completed under budget.	(\$9,616)
<b>53</b>	University City High School Joint Use Project; deleted.	(\$2,975,000)
<b>29A</b>	North University Community Branch Library; completed under budget.	(\$99,423)
<b>54</b>	NUC Fire Station Project #1; updated cost estimate includes cost of land (if a privately owned site is identified), design, construction and equipment.	\$4,600,000
<b>Total:</b>		<b>(\$7,374,079)</b>

## ***Financing Strategies***

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

Development impacts public facilities and services, including the water supply and distributions system, sanitary sewer system, streets, parks and open space. According to Council Policy 600-28, such improvements are to be furnished and financed by the developer. Anticipated public facility projects that benefit a population larger than the local/adjacent development can be financed by using the following alternative methods:

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

This method of financing fairly and equitably spreads costs while following the procedures specified in San Diego Municipal Code Chapter 6, Article 1, Division 22. FBAs result in liens being levied on undeveloped or partially developed parcels located within the Area of Benefit. Liens are renewed with each Financing Plan update and released following payment of FBAs.

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

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

### **Development Agreement**

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

### **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 provide all of the funding needed for a particular public facility project in advance of the anticipated development activity. However, they create a long-term encumbrance of the benefiting property and require that the funds be repaid over an extended period of time. Assessment districts also require the approval of a majority of the property owners in order to establish the district.

### **Community Facility District (CFD)**

State legislation, such as the Mello-Roos Act of 1982, has been enacted to provide a method of financing public facilities in new and developing areas. A Mello-Roos is also known as a Community Facility District (CFD). The formation of such CFDs may be initiated by owner/developer petition. Mello-Roos districts also require the approval of a majority of the property owners in order to establish the district, as clarified by Council Policy 800-3.



### **Cost Reimbursement District (CRD)**

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

### **Developer Construction**

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

### **Regional Transportation Congestion Improvement Program**

Where appropriate, Facilities Financing assesses the Regional Transportation Congestion Improvement Program Fees (RTCIP) as authorized by City Council Resolution R-303554, adopted on April 14, 2008. This fee is applicable to new residential development. On-site affordable (low income) units are exempt from the RTCIP fee.

RTCIP fees were established to ensure that new development directly invests in the region's transportation system to offset the impact of growth on congestion and mobility. This fee is in addition to FBA and DIF.

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

### **Reimbursement Financing for Water and Sewer Facilities**

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

### **State/Federal Funding**

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

### **General Assumptions and Conditions**

For the above financing methods of financing, the following general assumptions and conditions will be applied:

1. Except for those projects that are identified as FBA funded, developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval.

2. Non-residential land will be assessed FBAs for infrastructure, including transportation, fire, and utility facilities. However, developers of non-residential land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the North University City community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, their fair share will be evaluated at that time.
3. Reviews may be performed to evaluate performance of the program and consider the continuing commitments related to the completion of needed facilities. Project costs and assessments shall be evaluated for all portions of the program.
4. The owner or developer shall pay the FBA or DIF as a condition of obtaining building permits.
5. A developer, or group of developers, may propose to build or improve an FBA funded facility that is identified in the Capital Improvements Program. Upon City Council approval, the developer(s) may enter into an agreement to provide the facility in lieu of, or as credit against the payment of FBA fees, provided that adequate funds are available in the FBA fund. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project.

Should the approved, final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed from the FBA fund for the difference, subject to the reimbursement agreement and the availability of funds. If two developers are entitled to cash reimbursement during the same FY, then the first agreement to be approved by the City Council shall take precedence over subsequent agreements.

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

North University City Public Facilities Financing Plan FY 2013

Project Summary Table (page 2 of 4)

Pg.	Project #	Completed, Combined & Deleted Transp. Projects, Cont.	CIP #	WBS #	Year	Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
38	NUC-8	NOBEL DRIVE - REGENTS ROAD TO GENESEE AVENUE			1985	\$1,100,000	\$0		\$1,100,000	\$0
39	NUC-9	REGENTS ROAD - LA JOLLA VILLAGE DRIVE TO NOBEL DRIVE			1985	\$470,000	\$0		\$470,000	\$0
39	NUC-10	REGENTS ROAD - BERINO COURT TO NOBEL DRIVE			1985	\$479,050	\$249,050		\$230,000	\$0
39	NUC-11	REGENTS ROAD - BERINO COURT TO AT&SF RAILROAD			1985	\$326,066	\$0		\$326,066	\$0
40	NUC-15	EXECUTIVE DRIVE - REGENTS ROAD TO GENESEE			1995	\$160,000	\$0		\$160,000	\$0
40	NUC-16	EXECUTIVE DRIVE - GENESEE AVENUE TO EXECUTIVE WAY			1990	\$560,000	\$0		\$560,000	\$0
40	NUC-17	EXECUTIVE DRIVE - EXECUTIVE WAY TO JUDICIAL DRIVE			2000	\$4,640,000	\$0		\$4,640,000	\$0
41	NUC-19	TOWNE CENTRE DRIVE - LA JOLLA VILLAGE DRIVE TO EASTGATE MALL			1985	\$2,150,000	\$0		\$2,150,000	\$0
42	NUC-20	NOBEL DRIVE / I-5			1995	\$5,038,244	\$5,038,244		\$0	\$0
43	NUC-21	NOBEL DRIVE EXTENSION AND INTERCHANGE AT I-805	523620	S-00709	2002	\$26,539,420	\$25,128,112		\$0	\$1,411,308
44	NUC-23	MIRAMAR ROAD - I-805 TO EASTGATE MALL			1985	\$1,848,423	\$1,848,423		\$0	\$0
45	NUC-30	GENESEE AVENUE - JOHN J. HOPKINS TO I-5			1995	\$1,260,948	\$630,474		\$630,474	\$0
46	NUC-32	ARRIBA STREET - PALMILLA DRIVE TO REGENTS ROAD			1990	\$1,115,162	\$0		\$1,115,162	\$0
47	NUC-33	JUDICIAL DRIVE - GOLDEN HAVEN DRIVE TO EASTGATE MALL	526780	S-00879	2006	\$18,863,271	\$8,686,271		\$10,177,000	\$0
48	NUC-35	TOWNE CENTRE DRIVE			1985	\$6,635,068	\$0		\$6,635,068	\$0
49	NUC-36	JUDICIAL DRIVE / GOLDEN HAVEN DRIVE			2007	\$6,491,000	\$0		\$6,491,000	\$0
50	NUC-37	PALMILLA DRIVE			1985	\$3,835,742	\$0		\$3,835,742	\$0
51	NUC-38	LA JOLLA COLONY DRIVE I-5 TO PALMILLA DRIVE / CHARMANT DRIVE			1985	\$4,716,928	\$262,952		\$4,453,976	\$0
52	NUC-39	NOBEL DRIVE - GENESEE AVE. TO TOWNE CENTRE DR.			1985	\$25,000	\$0		\$25,000	\$0
53	NUC-43	NOBEL DRIVE AND LEBON DRIVE			1985	\$100,000	\$50,000		\$50,000	\$0
54	NUC-44	NOBEL DRIVE AND REGENTS ROAD			1985	\$65,000	\$0		\$65,000	\$0
55	NUC-46	I-5 AND LA JOLLA VILLAGE DRIVE			1995	\$6,194,121	\$6,194,121		\$0	\$0
56	NUC-47	LA JOLLA VILLAGE DRIVE - TORREY PINES ROAD TO I-805	524520	S-00850	2007	\$8,297,779	\$7,875,139		\$422,640	\$0
57	NUC-48	GENESEE AVENUE - NOBEL DRIVE TO AT&SF RAILROAD			1985	\$195,543	\$79,401		\$116,142	\$0
58	NUC-E	NORTH TORREY PINES ROAD AT GENESEE AVENUE INTERSECTION	527410	S-00720	2001	\$9,562,522	\$2,500,000		\$4,461,410	\$2,601,112

Project Summary Table (page 3 of 4)

Pg.	Project #	Completed, Combined & Deleted Projects, Cont.	CIP #	WBS #	Year	Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
59	NUC-G	GENESEE AVENUE & EASTGATE MALL INTERSECTION IMPROVEMENTS			2010	\$304,133	\$304,133		\$0	\$0
60	NUC-L	VILLA LA JOLLA DRIVE BICYCLE ROUTE	582100	S-10014	2010	\$10,000	\$10,000		\$0	\$0
61	NUC-5	NOBEL DRIVE - JUDICIAL DRIVE TO I-805			Combined 1995	\$0	\$0		\$0	\$0
61	NUC-12	REGENTS ROAD - 100 FT NORTH OF LAHITTE CT. TO SOUTH ABUTMENT OF REGENTS RD. BRIDGE			Combined 2007	\$0	\$0		\$0	\$0
61	NUC-14	REGENTS ROAD - 100 FT NORTH OF LAHITTE CT. TO GOVERNOR DRIVE			Combined 2007	\$0	\$0		\$0	\$0
61	NUC-22	NOBEL DRIVE - I-805 TO MIRAMAR ROAD			Combined 1995	\$0	\$0		\$0	\$0
61	NUC-45	GENESEE AVENUE AND NOBEL DRIVE INTERSECTION IMPROVEMENTS			Combined 1995	\$0	\$0		\$0	\$0
61	NUC-B	LA JOLLA VILLAGE DRIVE - GILMAN DRIVE BRIDGE			Combined 1995	\$0	\$0		\$0	\$0
61	NUC-F	I-5 / GENESEE AVENUE INTERCHANGE			Combined 1990	\$0	\$0		\$0	\$0
62	NUC-18A	ROSE CANYON IMPROVEMENTS			Deleted 2012	\$0	\$0		\$0	\$0
62	NUC-18B	LIMITED ROADWAY CHANGES			Deleted 2012	\$0	\$0		\$0	\$0
62	NUC-49	MID-COAST LINE LRT PRELIMINARY ENGINEERING			Deleted 2005	\$0	\$0		\$0	\$0
62	NUC-I	LA JOLLA VILLAGE DRIVE - WEST OF TOWNE CENTRE DRIVE TO I-805			Deleted 1995	\$0	\$0		\$0	\$0
62	NUC-K	I-5 / LA JOLLA PARKWAY INTERCHANGE			Deleted 1997	\$0	\$0		\$0	\$0
<b>Completed, Combined &amp; Deleted:</b>						<b>\$123,151,746</b>	<b>\$65,388,103</b>	<b>\$0</b>	<b>\$53,751,223</b>	<b>\$4,012,420</b>
Current & Future (forwarded):						\$224,310,397	\$130,593,596	\$1,400,000	\$14,219,801	\$78,097,000
<b>Total Transportation Projects:</b>						<b>\$347,462,142</b>	<b>\$195,981,698</b>	<b>\$1,400,000</b>	<b>\$67,971,024</b>	<b>\$82,109,420</b>

Park and Recreation Projects (No Current/Future Projects)										
Pg.	Project #	Completed, Combined & Deleted Projects	CIP #	WBS #	Year	Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
63	NUC-27	DOYLE COMMUNITY PARK			1995	\$2,639,811	\$2,564,811		\$0	\$75,000
64	NUC-28	DOYLE COMMUNITY PARK RECREATION BUILDING			1995	\$2,241,985	\$1,741,985		\$500,000	\$0
65	NUC-29	NOBEL ATHLETIC AREA PARK ACQUISITION AND DEVELOPMENT	Mult.	S-00663	2008	\$21,311,098	\$20,478,601		\$0	\$832,497

North University City Public Facilities Financing Plan FY 2013

Project Summary Table (page 4 of4)

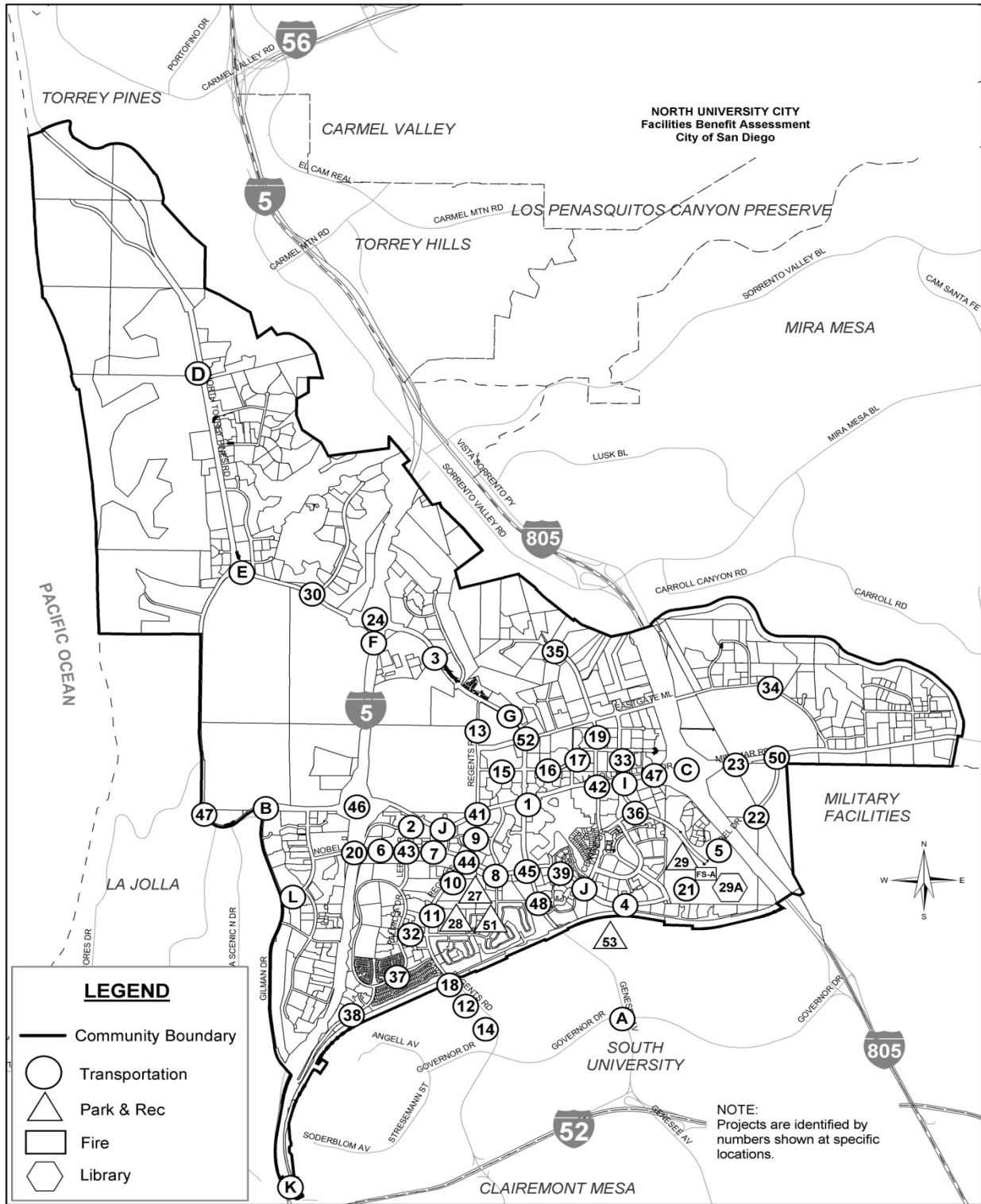
Park and Recreation Projects (No Current/Future Projects)										
Pg.	Project #	Completed, Combined & Deleted Projects	CIP #	WBS #	Year	Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
66	NUC-51	DOYLE COMMUNITY PARK MISCELLANEOUS IMPROVEMENTS			2007	\$440,384	\$440,384		\$0	\$0
67	NUC-53	UNIVERSITY CITY HIGH SCHOOL JOINT USE FIELD RENOVATION			Deleted 2012	\$0	\$0		\$0	\$0
67	NUC-18A	ROSE CANYON IMPROVEMENTS			Deleted 2012	\$0	\$0		\$0	\$0
<b>Total Park and Recreation Projects:</b>						<b>\$26,633,278</b>	<b>\$25,225,781</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$907,497</b>

Library Projects (No Current/Future Projects)										
Pg.	Project #	Completed, Combined & Deleted Projects	CIP #	WBS #	Year	Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
69	NUC-29A	NORTH UNIVERSITY COMMUNITY BRANCH LIBRARY	350980	S-00805	2008	\$7,799,865	\$7,799,865		\$0	\$0
<b>Total Library Projects:</b>						<b>\$7,799,865</b>	<b>\$7,799,865</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Fire Projects (Current/Future Projects Only)										
Pg.	Project #	Future Projects	CIP #	WBS #	Year	Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
71	NUC-54	NUC FIRE STATION PROJECT #1	n/a	Future	TBD	\$14,000,000	\$14,000,000		\$0	\$0
72	NUC-55	NUC FIRE STATION PROJECT #2	n/a	Future	TBD	\$14,000,000	\$0		\$0	\$14,000,000
<b>Total Fire Projects:</b>						<b>\$28,000,000</b>	<b>\$14,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,000,000</b>

CIP PROJECT SUMMARY						Total Cost	FBA - NUC	FBA-DIF	Dev/Subd.	Other
<b>Transportation Projects:</b>						\$347,462,142	\$195,981,698	\$1,400,000	\$67,971,024	\$82,109,420
<b>Park and Recreation Projects:</b>						\$26,633,278	\$25,225,781	\$0	\$500,000	\$907,497
<b>Library Projects:</b>						\$7,799,865	\$7,799,865	\$0	\$0	\$0
<b>Fire Projects:</b>						\$28,000,000	\$14,000,000	\$0	\$0	\$14,000,000
<b>TOTAL:</b>						<b>\$409,895,286</b>	<b>\$243,007,345</b>	<b>\$1,400,000</b>	<b>\$68,471,024</b>	<b>\$97,016,917</b>

Figure 2 Project Summary Map



This back page is intentionally left blank.

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** GENESEE AVENUE AND LA JOLLA VILLAGE DRIVE  
OVERCROSSINGS

**PROJECT:** NUC - 1

**DEPARTMENT:**  
N/A (SUBDIVIDER PROVIDED)

**COUNCIL DISTRICT:** 1  
**COMMUNITY PLAN:** NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF PEDESTRIAN OVERCROSSINGS AT THE WEST AND SOUTH QUADRANTS OF THE INTERSECTION OF GENESEE AVENUE AND LA JOLLA VILLAGE DRIVE.

**JUSTIFICATION:**

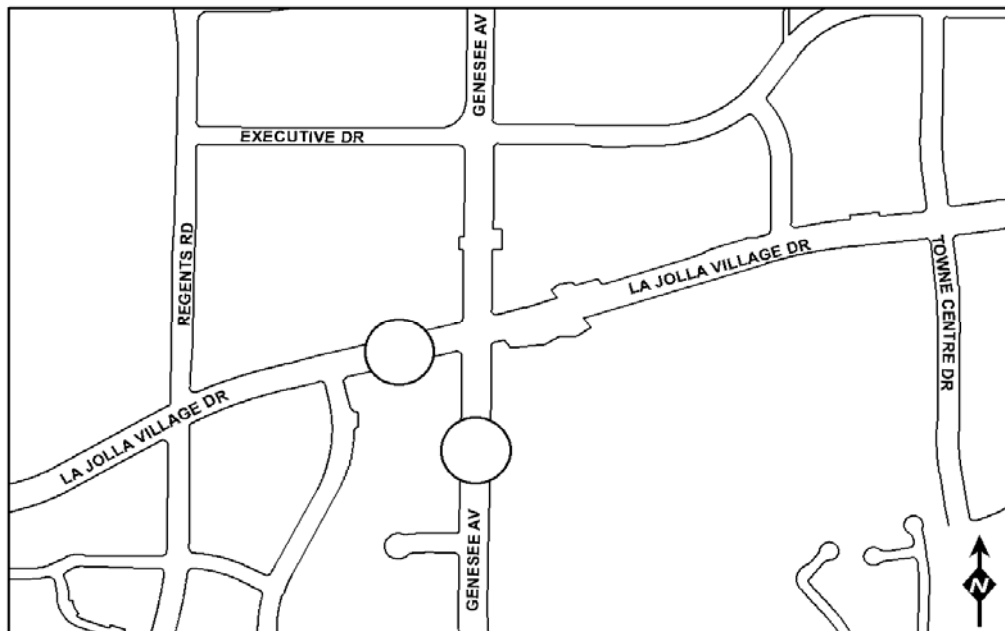
THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING:** \$6,250,000 DEVELOPER/SUBDIVIDER (100%)

**NOTES:** THE SOUTH QUADRANT PEDESTRIAN BRIDGE IS COMPLETE. THE REMAINING PEDESTRIAN BRIDGE IS A SUBDIVIDER REQUIREMENT OF GARDEN COMMUNITIES.

**SCHEDULE:**

THE WEST QUADRANT PEDESTRIAN BRIDGE IS SCHEDULED TO BE CONSTRUCTED BY THE MONTE VERDE PROJECT, PLANNED DEVELOPMENT PERMIT NO. 10761, SITE DEVELOPMENT PERMIT NO. 372422, CONDITION NO. 57.





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: REGENTS ROAD - EXECUTIVE DRIVE TO GENESEE AVENUE PROJECT: NUC-13**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 526800 / S-00881

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR WIDENING REGENTS ROAD TO A MODIFIED FOUR-LANE MAJOR STREET FROM GENESEE AVENUE TO EXECUTIVE DRIVE; RELOCATION OF THE GENESEE AVENUE/REGENTS ROAD INTERSECTION TO THE EAST; AND BIKE LANES.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING / NOTES:**

AN EARLIER COMPLETED PROJECT PHASE RESTRIPEDED REGENTS ROAD FROM EASTGATE MALL TO GENESEE AVENUE AS A 3-LANE COLLECTOR (TRANSPORTATION THRESHOLD 1, PROJECT 1 COMPLETED). THE CURRENT SECOND PHASE PROVIDES FOR THE WIDENING OF REGENTS ROAD TO A FOUR-LANE MAJOR STREET. LA JOLLA COUNTRY DAY SCHOOL HAS PROVIDED RIGHT-OF-WAY THROUGH SUBDIVISION AND PERMIT-RELATED DEDICATIONS.

THE STATE (UCSD) WILL PROVIDE RIGHT-OF-WAY FOR BOTH CITY-INITIATED WIDENING AND ADDITIONAL WIDENING AT HEALTH SCIENCES DRIVE (DUAL NORTHBOUND LEFT-TURN) LANES AND EASTGATE MALL. THE NAVY PREVIOUSLY GAVE THE LAND TO UCSD WITH A PROVISION THAT ANY FUTURE SALE OR TRANSFER HAD TO BE APPROVED. ONCE UCSD GETS APPROVAL FROM THE DEPARTMENT OF THE NAVY, UCSD WILL PROVIDE THE RIGHT OF WAY TO THE CITY AT NO COST (TOTAL ROW IS .5157 ACRES; ESTIMATED VALUE IS \$736,220.)

UCSD WILL ALSO CONTRIBUTE APPROXIMATELY \$670,000 TO THE PROJECT COST AS REIMBURSEMENT FOR UCSD-INITIATED WIDENING COSTS.

**SCHEDULE:**

DESIGN IS SCHEDULED TO BE COMPLETED BY END OF FY 2013. CONSTRUCTION SCHEDULE WILL BE ESTABLISHED PENDING LAND ACQUISITION FROM UCSD.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015-20
FBA-NUC	\$5,375,000	\$1,098,335	\$3,846,665	\$0	\$430,000	\$0	\$0
DEV/SUB (UCSD)	\$1,406,220	\$0	\$736,220	\$0	\$670,000	\$0	\$0
<b>TOTAL</b>	<b>\$6,781,220</b>	<b>\$1,098,335</b>	<b>\$4,582,885</b>	<b>\$0</b>	<b>\$1,100,000</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

LOUIS SCHULTZ, PROJECT MANAGER  
619-533-4668  
[Lschultz@sandiego.gov](mailto:Lschultz@sandiego.gov)

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: REGENTS ROAD BRIDGE**

**PROJECT: NUC-18**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 530440 & 530441 / S-00729 & S-00730

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR AN 870-FOOT BRIDGE SPANNING THE AT&SF RAILROAD AND A PORTION OF THE FLOOD PLAIN, WITH A FOUR-LANE MAJOR STREET WITH CLASS II BIKE LANES ON REGENTS ROAD FROM AT&SF RAILROAD BRIDGE TO 100 FEET NORTH OF LAHITTE COURT TO GOVERNOR DR. IN ADDITION, FROM NUC-12 THIS PROJECT ALSO INCLUDES THE CONSTRUCTION OF REGENTS ROAD, FROM 100 FEET NORTH OF LAHITTE COURT TO THE SOUTH ABUTMENT OF THE REGENTS ROAD BRIDGE OVER ROSE CANYON. AND FROM NUC-14, THE WIDENING OF REGENTS ROAD FROM 100 FEET NORTH OF LAHITTE COURT TO GOVERNOR DRIVE.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**NOTE:** AS PER COUNCIL DIRECTION R-301787 DATED AUGUST 21, 2006, THE SCOPE OF WORK FROM PROJECTS NUC-12 AND NUC-14 WERE COMBINED INTO THIS PROJECT IN FISCAL YEAR 2007.

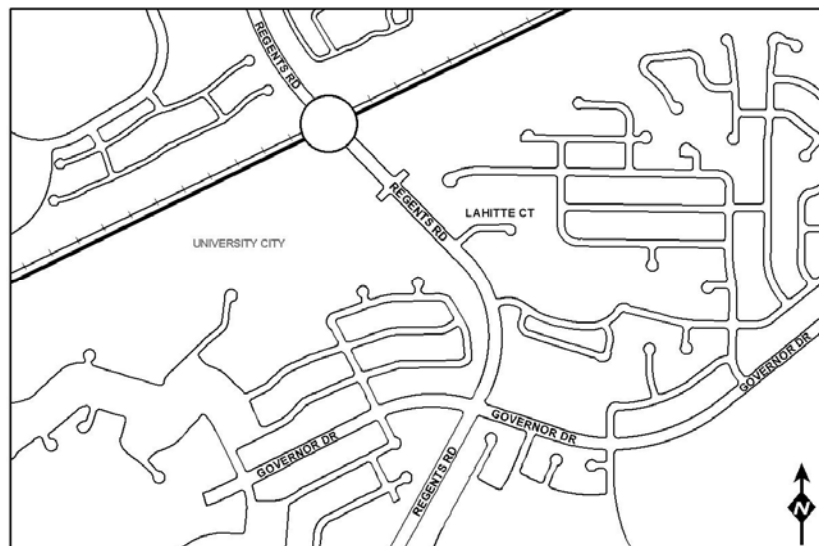
**FUNDING / SCHEDULE:**

THIS PROJECT IS ON HOLD PENDING AN EIR. (COUNCIL RESOLUTION #R-302497 DATED 4/2/07.)

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012-16	FY 2017	FY 2018	FY 2019	FY 2020
FBA-NUC	\$35,200,000	\$2,194,898	\$4,542,901	\$0	\$8,100,000	\$8,100,000	\$6,100,000	\$6,162,201
<b>TOTAL</b>	<b>\$35,200,000</b>	<b>\$2,194,898</b>	<b>\$4,542,901</b>	<b>\$0</b>	<b>\$8,100,000</b>	<b>\$8,100,000</b>	<b>\$6,100,000</b>	<b>\$6,162,201</b>

**CONTACT:**

ABI PALASEYED, SR. CIVIL ENGINEER  
619-533-4654  
[apalaseyed@sandiego.gov](mailto:apalaseyed@sandiego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: GENESEE AVENUE - WIDEN I-5 OVERCROSSING**

**PROJECT: NUC-24**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 523720 / S-00839

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR WIDENING GENESEE AVENUE TO SIX LANES PLUS DUAL TURN LANES WITH A 26-FOOT MEDIAN (800 FEET ON EACH SIDE OF OVERCROSSING), AND REPLACES THE EXISTING GENESEE AVENUE OVERCROSSING WITH A HIGHER, WIDER (124-FOOT) STRUCTURE. THE PROJECT ALSO INCLUDES MODIFICATION OF EXISTING RAMPS AND AUXILIARY LANES ON BOTH SIDES OF THE FREEWAY, AND IN FISCAL YEAR 1990, FROM NUC F, THE I-5 GENESEE AVENUE CORRIDOR FREEWAY IMPROVEMENTS INCLUDING THE I-5 GENESEE AVENUE INTERCHANGE.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

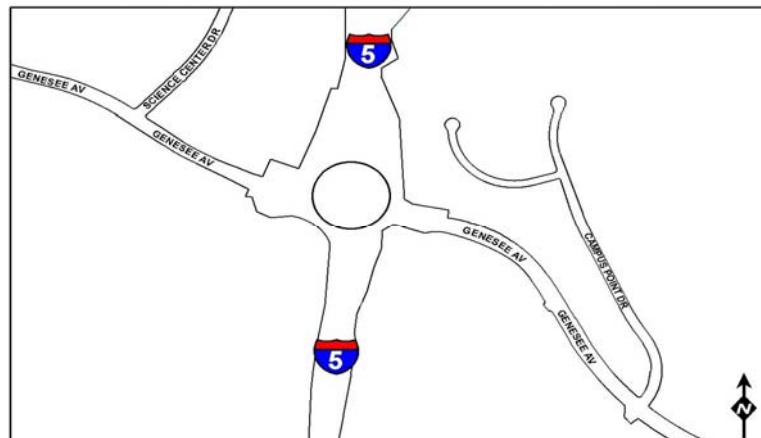
**FUNDING / SCHEDULE:**

IN OCTOBER OF 2011 SANDAG APPROVED THE FINAL \$56.3 MILLION FROM THE TRANSNET MAJOR CORRIDOR PROGRAM TO FULLY FUND THE PROJECT. (AN ADDITIONAL \$1.0 MILLION DOLLARS IS FUNDED THROUGH THE TRANSNET EMP PROGRAM; AND CALTRANS COMMITTED TO FUNDING 13.0 MILLION.)

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016-20
FBA-NUC	\$14,799,020	\$8,822,221	\$15,376,799	\$0	-\$9,400,000	\$0	\$0	\$0
DIF-NUC	\$1,400,000	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0
DEV/SUBD	\$287,667	\$0	\$0	\$0	\$287,667	\$0	\$0	\$0
CALTRANS	\$13,000,000	\$0	\$13,000,000	\$0	\$0	\$0	\$0	\$0
SANDAG EMP	\$1,000,000	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0
SANDAG MCP	\$56,300,000	\$0	\$56,300,000	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$86,786,687</b>	<b>\$8,822,221</b>	<b>\$85,676,799</b>	<b>\$0</b>	<b>-\$7,712,333</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

LOUIS SCHULTZ, PROJECT MANAGER  
619-533-4668  
[Lschultz@saniego.gov](mailto:Lschultz@saniego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: TRAFFIC SIGNALS - VARIOUS**

**PROJECT: NUC-26**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: MULTIPLE / B-00982

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR THE INSTALLATION OF TRAFFIC SIGNALS AT VARIOUS LOCATIONS THROUGHOUT THE COMMUNITY. THE TRAFFIC SIGNALS LISTED BELOW HAVE BEEN COMPLETED (AND FUNDING SOURCES IDENTIFIED) AND IT IS ANTICIPATED THAT FUTURE PROJECTS WILL BE ADDED TO THE LIST.

1. ARRIBA ST. & PALMILLA DR.	DEV/SUBD	16. EXECUTIVE DR. & TOWNE CENTRE DR.	DEV/SUBD
2. ARRIBA ST. & REGENTS RD.	FBA	17. NOBEL DR. & MIRAMAR RD.	FBA
3. CHARMANT DR. & LEBON DR.	DEV/SUBD	18. NOBEL DR. & REGENTS RD.	DEV/SUBD
4. JUDICIAL DR. & EASTGATE MALL	FBA	19. VIA MALLORCA & VILLA LA JOLLA DR.	FBA
5. JUDICIAL DR. & EXECUTIVE DR.	DEV/SUBD	20. GILMAN DR. & VILLA LA JOLLA DR.	FBA
6. EASTGATE MALL & REGENTS RD.	FBA	21. TOWNE CENTRE DR. & NOBEL DR.	DEV/SUBD
7. EASTGATE MALL & TOWNE CENTRE DR.	DEV/SUBD	22. TOWNE CENTRE DR./GOLDEN HAVEN DR.	DEV/SUBD
8. HOLIDAY CT. & VILLA LA JOLLA DR.	DEV/SUBD	23. JUDICIAL DR. & GOLDEN HAVEN DR.	DEV/SUBD
9. GENESEE AVE. & EXECUTIVE DR.	DEV/SUBD	24. EXECUTIVE DR. & EXECUTIVE WAY	DEV/SUBD
10. GENESEE AVE. & REGENTS RD.	FBA	25. LEBON DR. & UNIVERSITY CENTER LN.	DEV/SUBD
11. GILMAN DR. & LA JOLLA COLONY DR.	FBA	26. NOBEL DR. & UNIVERSITY CENTER LN.	DEV/SUBD
12. LA JOLLA VILLAGE DR. & LEBON DR.	DEV/SUBD	27. MIRAMAR RD. & MIRAMAR PL.	DEV/SUBD
13. LA JOLLA VILLAGE DR. & REGENTS RD.	FBA	28. EASTGATE MALL & EASTER WAY	FBA
14. LEBON DR. & NOBEL DR.	DEV/SUBD		
15. EXECUTIVE DR./LA JOLLA VILLAGE DR.	FBA		

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**NOTES / SCHEDULE:**

**FUNDING:**

SOURCE	FUNDING	EXPENDED	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014-20
FBA-NUC	\$772,715	\$772,715	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$772,715</b>	<b>\$772,715</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

DUNCAN HUGHES, SENIOR TRAFFIC ENGINEER  
619-533-3141  
[drhughes@san Diego.gov](mailto:drhughes@san Diego.gov)

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** EASTGATE MALL - MIRAMAR ROAD TO SDG&E  
EASEMENT

**PROJECT:** NUC-34

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 524170 / S-00848

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR WIDENING EASTGATE MALL TO A FOUR-LANE COLLECTOR STREET BETWEEN MIRAMAR ROAD AND THE SDG&E EASEMENT, INCLUDING CLASS II BICYCLE LANES.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

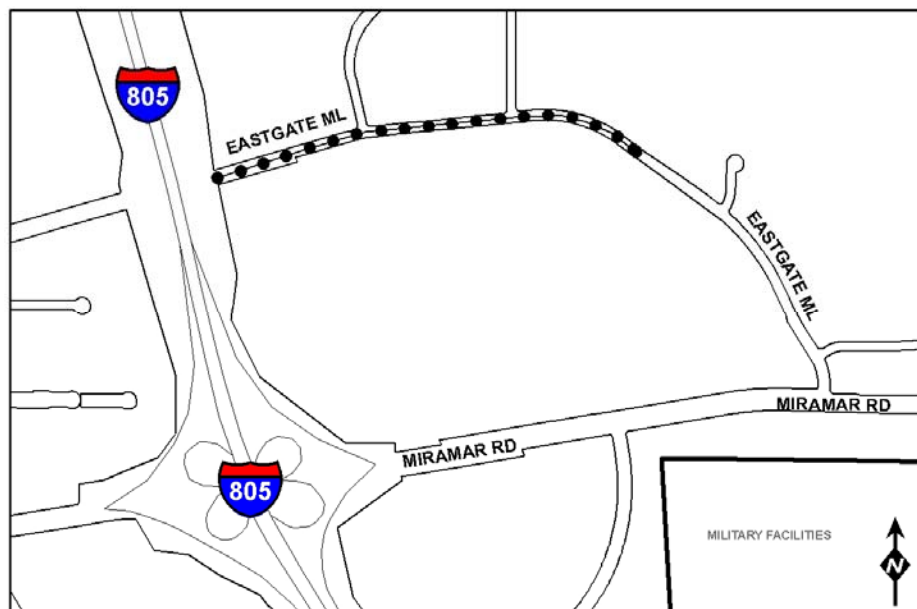
**FUNDING / NOTES / SCHEDULE:**

THE FBA AND DEVELOPER PORTIONS OF THE PROJECT EAST OF THE SDG&E EASEMENT ARE COMPLETE (TRANSPORTATION THRESHOLD 1, PROJECT 3 COMPLETED). THE REMAINDER OF THE PROJECT IS ON HOLD PENDING PROJECT APPROVAL AND PROPERTY ACQUISITION FROM THE DEPARTMENT OF THE NAVY.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012-16	FY 2017	FY 2018	FY 2019-20
FBA-NUC	\$4,053,000	\$730,635	\$751,366	\$0	\$1,285,000	\$1,285,999	\$0
<b>TOTAL</b>	<b>\$4,053,000</b>	<b>\$730,635</b>	<b>\$751,366</b>	<b>\$0</b>	<b>\$1,285,000</b>	<b>\$1,285,999</b>	<b>\$0</b>

**CONTACT:**

MARK NASSAR, SR. CIVIL ENGINEER  
619-533-3172  
[mnassar@sandiego.gov](mailto:mnassar@sandiego.gov)



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE: LA JOLLA VILLAGE DRIVE AND REGENTS ROAD**

**PROJECT: NUC-41**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 525950 / S-00867

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR A SOUTHBOUND-TO-WESTBOUND RIGHT-TURN LANE AT THE LA JOLLA VILLAGE DRIVE/REGENTS ROAD INTERSECTION, INCLUDING A CLASS II BICYCLE LANE FOR SOUTHBOUND BICYCLISTS.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

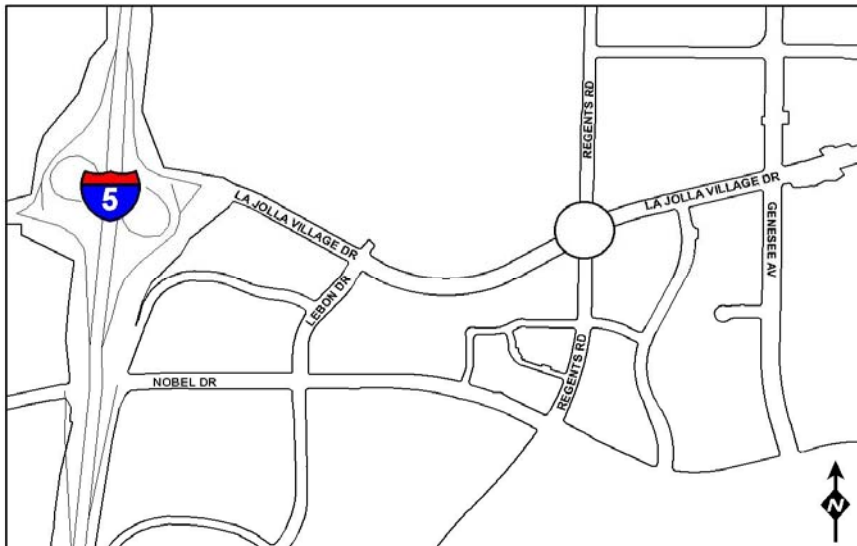
**FUNDING / NOTES / SCHEDULE:**

THE NORTHBOUND LANE IS COMPLETE. FOR THE SOUTHBOUND LANE, ADDITIONAL RIGHT-OF-WAY (.0779 ACRES) FROM THE STATE (UCSD) IS REQUIRED. ONCE UCSD RECEIVES APPROVAL FROM THE DEPARTMENT OF THE NAVY, THE RIGHT OF WAY WILL BE PROVIDED TO THE CITY AT NO COST. DESIGN IS SCHEDULED FOR COMPLETION IN FY 2012; CONSTRUCTION TO BE SCHEDULED UPON LAND ACQUISITION.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015-20
FBA-NUC	\$1,370,900	\$575,847	\$704,153	\$0	\$90,000	\$0	\$0
<b>TOTAL</b>	<b>\$1,370,900</b>	<b>\$575,847</b>	<b>\$704,153</b>	<b>\$0</b>	<b>\$90,000</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

DEAN MARSDEN, PROJECT MANAGER  
619-533-4608  
[dmarsden@san Diego.gov](mailto:dmarsden@san Diego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** LA JOLLA VILLAGE DRIVE AND TOWNE CENTRE DRIVE      **PROJECT:** NUC-42

**DEPARTMENT:** N/A (SUBDIVIDER PROVIDED)      **COUNCIL DISTRICT:** 1  
**COMMUNITY PLAN:** NUC

**DESCRIPTION:**  
 THIS PROJECT PROVIDES FOR IMPROVEMENTS AT THE INTERSECTION OF LA JOLLA VILLAGE DRIVE AND TOWNE CENTRE DRIVE; THE CONSTRUCTION OF SEPARATE RIGHT TURN LANES EASTBOUND AND WESTBOUND; A PEDESTRIAN BRIDGE ON THE WEST SIDE; AND SIX THROUGH-LANES ON LA JOLLA VILLAGE DRIVE. THE SUBDIVIDER IS WESTFIELD (UTC).

**JUSTIFICATION:**  
 THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING / NOTES / SCHEDULE:**  
 ROADWAY IMPROVEMENTS ARE COMPLETE. DESIGN AND CONSTRUCTION OF THE PEDESTRIAN BRIDGE WILL BE CONSTRUCTED ACCORDING TO A DEFERRED IMPROVEMENT AGREEMENT REQUIRED BY UNIVERSITY TOWNE CENTER VTM NO. 293788, CONDITION NO. 48.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015-20
DEV/SUBD	\$2,140,000	\$0	\$0	\$0	\$0	\$2,140,000	\$0
<b>TOTAL</b>	<b>\$2,140,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,140,000</b>	<b>\$0</b>

**CONTACT:**  
 VICTORIA HUFFMAN, T.E.  
 ASSOCIATE TRAFFIC ENGINEER  
 619-446-5396  
[vhuffman@san Diego.gov](mailto:vhuffman@san Diego.gov)



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** MIRAMAR ROAD - I-805 EASTERLY RAMPS TO 300'  
EAST OF EASTGATE MALL

**PROJECT:** NUC-50

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: MULTIPLE / S-00880

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR WIDENING MIRAMAR ROAD TO EIGHT LANES FROM THE I-805 EASTERLY ON AND OFF-RAMPS TO 300 FEET EAST OF EASTGATE MALL, INCLUDING DUAL LEFT-TURN LANES AT EASTGATE MALL. PHASE I WORK CONSISTS OF ROAD IMPROVEMENTS WEST OF EASTGATE MALL; PHASE II WORK CONSISTS OF A RIGHT TURN ONLY LANE ON WESTBOUND MIRAMAR ROAD APPROACHING EASTGATE MALL.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

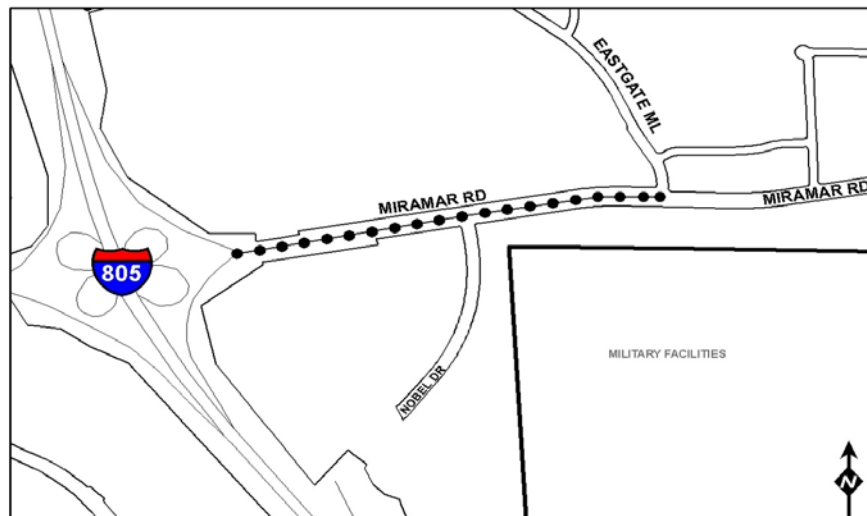
**FUNDING / NOTES / SCHEDULE:**

THE PROJECT WAS SEPARATED INTO TWO PHASES BECAUSE ADDITIONAL FUNDS WERE REQUIRED FOR LAND ACQUISITION. CONSTRUCTION BEGAN IN FY 2006, AND COMPLETION OF THE WESTBOUND RIGHT TURN LANE ON MIRAMAR ROAD AT EASTGATE MALL IS EXPECTED IN FY 2013.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015-20
FBA-NUC	\$6,279,019	\$4,538,640	\$1,740,379	\$0	\$0	\$0	\$0
TRANSNET	\$500,000	\$0	\$500,000	\$0	\$0	\$0	\$0
PROP A	\$925,000	\$74,974	\$850,026	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$7,704,019</b>	<b>\$4,613,614</b>	<b>\$3,090,405</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

ABI PALASEYED, SR. CIVIL ENGINEER  
619-533-4654  
[apalaseyed@sandiego.gov](mailto:apalaseyed@sandiego.gov)





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: GENESEE AVENUE - NORTHBOUND DUAL LEFT TURN  
LANES AT EASTGATE MALL**

**PROJECT: NUC-52**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: N/A

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF NORTHBOUND DUAL LEFT-TURN LANES ON GENESEE AVENUE TO EASTGATE MALL.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING / NOTES / SCHEDULE:**

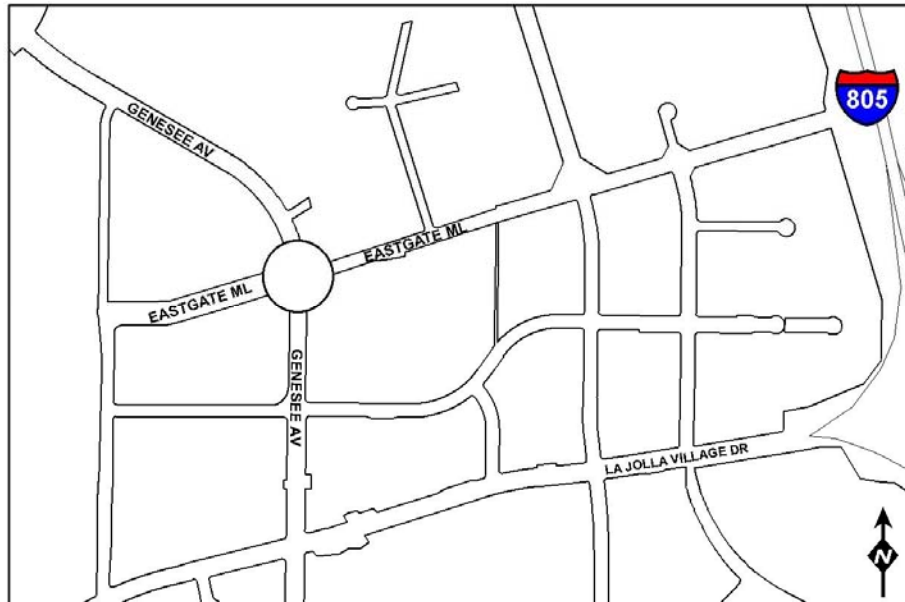
ADDITIONAL RIGHT-OF-WAY IS ALSO REQUIRED; PROJECT TENTATIVELY SCHEDULED FOR FY 2019.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012-18	FY 2019	FY 2020
FBA-NUC	\$1,742,380	\$0	\$0	\$0	\$1,742,380	\$0
<b>TOTAL</b>	<b>\$1,742,380</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,742,380</b>	<b>\$0</b>

**CONTACT:**

DONALD PORNAN  
ASSISTANT ENGINEER - TRAFFIC  
619-533-3097

[DPornan@sandiego.gov](mailto:DPornan@sandiego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** GENESEE AVENUE - NOBEL DRIVE TO SR-52

**PROJECT:** NUC-A

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 524580 / S-00852

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR WIDENING GENESEE AVENUE FROM NOBEL DRIVE TO STATE ROUTE 52 TO A MODIFIED SIX-LANE MAJOR STREET NORTH OF DECORO STREET AND A MODIFIED SIX-LANE PRIMARY ARTERIAL SOUTH OF DECORO STREET; INCLUDING A RIGHT-TURN LANE, EASTBOUND TO SOUTHBOUND, AT GENESEE AVENUE/NOBEL DRIVE; AND CLASS II BIKE LANES. IN ADDITION, FROM NUC-45 (COMBINED WITH THIS PROJECT IN FY 1995) A SEPARATE RIGHT TURN LANE EASTBOUND ON NOBEL DRIVE AT GENESEE AVENUE WILL BE PROVIDED.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**SCHEDULE:**

THIS PROJECT IS ON HOLD PENDING AN EIR. (COUNCIL RESOLUTION #R-302497 DATED 4/2/07 STIPULATES DELETION OF THE PROJECT PENDING A EIR.)

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012-16	FY 2017	FY 2018	FY 2019	FY 2020
FBA-NUC	\$24,129,700	\$1,439,109	\$509,491	\$0	\$5,500,000	\$5,500,000	\$5,500,000	\$5,681,100
STATE	\$172,000	\$0	\$0	\$0	\$172,000	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$24,301,700</b>	<b>\$1,439,109</b>	<b>\$509,491</b>	<b>\$0</b>	<b>\$5,672,000</b>	<b>\$5,500,000</b>	<b>\$5,500,000</b>	<b>\$5,681,100</b>

**CONTACT:**

ABI PALASEYED, SR. CIVIL ENGINEER  
619-533-4654  
[apalaseyed@sandiego.gov](mailto:apalaseyed@sandiego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** LA JOLLA VILLAGE DRIVE / I-805 INTERCHANGE RAMPS      **PROJECT:** NUC-C

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 524850 / S-00857

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR THE CONVERSION OF THE EXISTING LA JOLLA VILLAGE DRIVE/I-805 FULL CLOVERLEAF INTERCHANGE CONFIGURATION TO A PARTIAL CLOVERLEAF INTERCHANGE CONFIGURATION, TO INCLUDE THE WIDENING OF THE OVERPASS STRUCTURE AND APPROACHES TO PROVIDE THREE THROUGH-LANES WITH AN AUXILIARY LANE IN EACH DIRECTION. THE PROJECT WILL ALSO PROVIDE FOR THE WIDENING OF LA JOLLA VILLAGE DRIVE TO EIGHT LANES AND THREE LANES TO THE SOUTHBOUND ON-RAMP, AND A CLASS II BICYCLE LANES ON LA JOLLA VILLAGE DRIVE.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING / NOTES:**

LA JOLLA CROSSROADS (GARDEN COMMUNITIES) CONTRIBUTED \$135,914 FOR WORK PERFORMED BY THE CITY ON BEHALF OF A SUBDIVIDER REQUIREMENT.

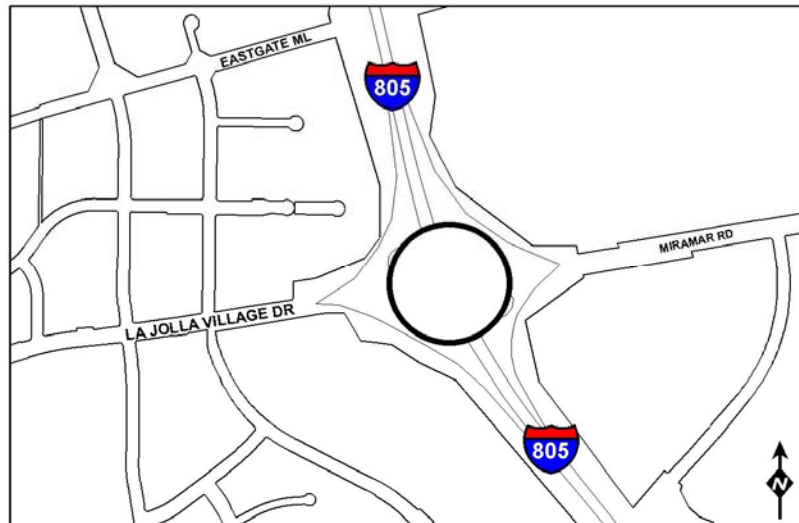
**SCHEDULE:**

DESIGN AND ACQUISITION BEGAN IN FISCAL YEAR 2001. DESIGN CONTINUED IN FISCAL YEAR 2004. CALTRANS AWARDED THE CONSTRUCTION CONTRACT IN FISCAL YEAR 2011.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015-20
FBA-NUC	\$23,851,037	\$16,793,771	\$7,057,266	\$0	\$0	\$0	\$0
DEV/SUBD	\$135,914	\$135,914	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$23,986,951</b>	<b>\$16,929,685</b>	<b>\$7,057,266</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

ABI PALASEYED, SR. CIVIL ENGINEER  
619-533-4654  
[apalaseyed@sandiego.gov](mailto:apalaseyed@sandiego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** NORTH TORREY PINES ROAD - GENESEE AVENUE TO NORTH BOUNDARY OF TORREY PINES SCIENCE PARK      **PROJECT:** NUC-D

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 52616 / S-00868

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF A MEDIAN, CURB, GUTTER, AND DRAINAGE AND LANDSCAPING IMPROVEMENTS, FROM 600' NORTH OF GENESEE AVENUE TO THE STATE RESERVE BOUNDARY, INCLUDING THE CALLAN ROAD INTERSECTION.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

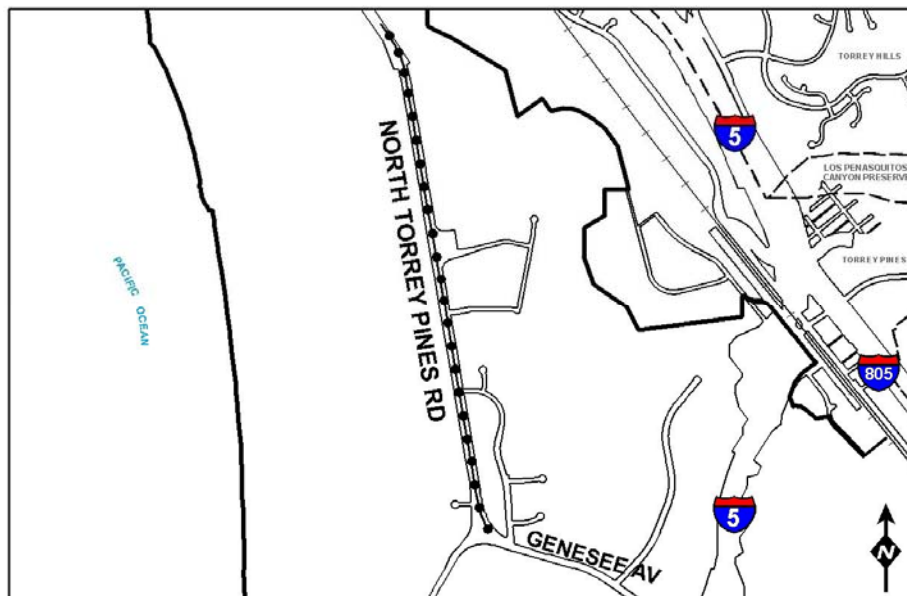
**FUNDING /NOTES / SCHEDULE:**

DESIGN WAS COMPLETED IN FISCAL YEAR 2012, AND CONSTRUCTION IS SCHEDULED FOR FISCAL YEAR 2013.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012	FY 2013	FY 2014	FY 2015-20
FBA-NUC	\$4,247,000	\$502,936	\$3,744,064	\$0	\$0	\$0	\$0
MAD	\$500,000	\$27,377	\$472,623	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$4,747,000</b>	<b>\$530,313</b>	<b>\$4,216,687</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

LOUIS SCHULTZ, PROJECT MANAGER  
619-533-4668  
[Lschultz@saniego.gov](mailto:Lschultz@saniego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: NOBEL DRIVE - LEBON DRIVE TO REGENTS ROAD AND GENESEE PROJECT: NUC-J  
AVENUE TO TOWNE CENTRE DRIVE**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: 527210 / FUTURE

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR A SIX-LANE MAJOR STREET ON NOBEL DRIVE FROM DANICA MAE ROAD TO REGENTS ROAD WITH NO RIGHT-OF-WAY ACQUISITION, AND A MODIFIED SIX-LANE PRIMARY ARTERIAL FROM GENESEE TO TOWNE CENTRE DRIVE (ORIGINALLY TO LOMBARD PLACE) BY WIDENING WITH RIGHT-OF-WAY ACQUISITION AND FROM LOMBARD PLACE TO TOWNE CENTRE DRIVE BY WIDENING BOTH SIDES WITH RIGHT-OF-WAY ACQUISITION. CLASS II BICYCLE LANES AND DUAL LEFT TURN LANES ON NOBEL DRIVE AT GENESEE AVENUE AND TOWNE CENTRE DRIVE ARE ALSO INCLUDED.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**NOTES:**

ORIGINAL PROJECT LIMITS WERE REVISED PRIOR TO DELETE NOBEL DRIVE EAST OF TOWNE CENTRE DRIVE, AS PORTIONS OF THIS SEGMENT WERE ALREADY CONSTRUCTED AS PART OF PROJECT NUC-21, COMPLETED IN 2002.

**SCHEDULE/FUNDING:**

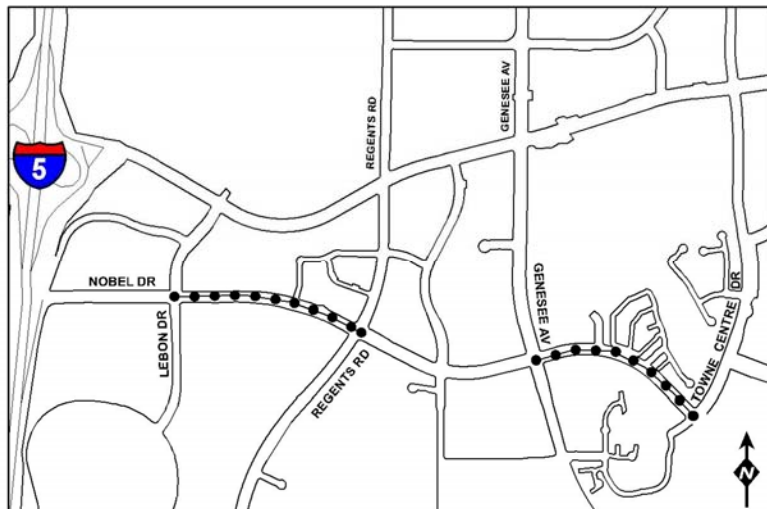
DESIGN IS SCHEDULED FOR FY 2014, AND CONSTRUCTION IS SCHEDULED FOR FY 2015.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012-13	FY 2014	FY 2015	FY 2016-20
FBA-NUC	\$4,773,825	\$0	\$0	\$0	\$2,386,913	\$2,386,912	\$0
<b>TOTAL</b>	<b>\$4,773,825</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,386,913</b>	<b>\$2,386,912</b>	<b>\$0</b>

**CONTACT:**

DONALD PORNAN  
ASSISTANT ENGINEER - TRAFFIC  
619-533-3097

[DPoman@sandiego.gov](mailto:DPoman@sandiego.gov)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: UNIVERSITY TOWNE CENTRE TRANSIT CENTER**

**PROJECT: NUC-M**

**DEPARTMENT:**

ENGINEERING & CAPITAL PROJECTS  
CIP/WBS #: N/A

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS PROJECT PROVIDES FOR A NEW TRANSIT CENTER AT UTC TO BE LOCATED EAST OF GENESEE AVENUE, SOUTH OF ESPLANADE DRIVE, UTILIZING APPROXIMATELY ONE AND ONE HALF ACRES OF LAND ON THE UTC SITE. THE TRANSIT CENTER WILL EXPAND TRANSIT CAPACITY BY PROVIDING SPACE TO ACCOMMODATE 11 BUS BAYS, INCLUDING TWO FOR ARTICULATED BUSES, IN ADDITION TO LAYOVER SPACES FOR BUSES NOT IN SERVICE. IT SHALL ALSO BE DESIGNED TO ACCOMMODATE FUTURE WIDENING OF THE MEDIAN OF GENESEE AVENUE REQUIRED FOR THE CONSTRUCTION OF THE ELEVATED MID-COAST LRT LINE AND PLATFORM, AND AN EASY AND ACCESSIBLE CONNECTION BETWEEN THE BUS AREA AND THE LRT AREA. WIDENING ALONG GENESEE AVENUE AND MEDIAN IMPROVEMENTS TO ACCOMODATE AN EXCLUSIVE BUS TURN LANE AND TRAFFIC SIGNAL AT THE BUS DRIVEWAY ENTRANCE ONTO GENESEE AVENUE SHALL BE INCLUDED. AMENITIES INCLUDE SUFFICIENT LIGHTING (AS MUCH NATURAL LIGHTING AS POSSIBLE), HVAC, ADEQUATE SEATING, TRANSIT INFORMATION SIGNAGE, ENHANCED FLOORING AND CEILING TREATMENTS, ARCHITECTURAL DETAILS, VENDING MACHINES AND/OR A CONCESSION STAND, SECURITY CAMERAS, PUBLIC RESTROOMS AND BIKE LOCKERS.

**JUSTIFICATION:**

THE UTC SHOPPING CENTER ACTS AS A HUB FOR BOTH THE METRO TRANSIT SYSTEMS (MTS) AND THE NORTH COUNTY TRANSIT DISTRICT (NCTD). THIS EXPANSION WILL PROVIDE ALTERNATIVES TO AUTOS, AIDING IN THE REDUCTION OF TRIPS ON AREA ROADWAYS.

**FUNDING / NOTES:**

SUBDIVIDER WILL PROVIDE THE LAND, VALUED AT \$8 MILLION, CONSTRUCT THE TRANSIT CENTER, AND CONTRIBUTE \$4 MILLION OF THE ESTIMATED \$13.7 MILLION COST FOR CONSTRUCTION. REIMBURSEMENT FOR THE COST OF CONSTRUCTION ONLY IS ANTICIPATED FROM FBA (\$4 MILLION) AND STATE FUNDS (\$5.7 MILLION).

**SCHEDULE:**

CONSTRUCTION SCHEDULED FOR FISCAL YEAR 2013. FUNDING OF FBA REIMBURSEMENT IS ANTICIPATED FOR FISCAL YEARS 2014-2015.

SOURCE	FUNDING:	EXPENDED	CONT APPR	FY 2012-13	FY 2014	FY 2015	FY 2016-20
FBA-NUC	\$4,000,000	\$0	\$0	\$0	\$2,000,000	\$2,000,000	\$0
DEV/SUBD	\$4,000,000	\$0	\$0	\$4,000,000	\$0	\$0	\$0
STATE	\$5,700,000	\$0	\$0	\$5,700,000	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$13,700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,700,000</b>	<b>\$2,000,000</b>	<b>\$2,000,000</b>	<b>\$0</b>

**CONTACT:**

DONALD PORNAN  
ASSISTANT ENGINEER - TRAFFIC  
619-533-3097

[DPornan@sanidiego.gov](mailto:DPornan@sanidiego.gov)

This back page is intentionally left blank.

CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** LEBON DRIVE - LA JOLLA VILLAGE DR. TO NOBEL DR.

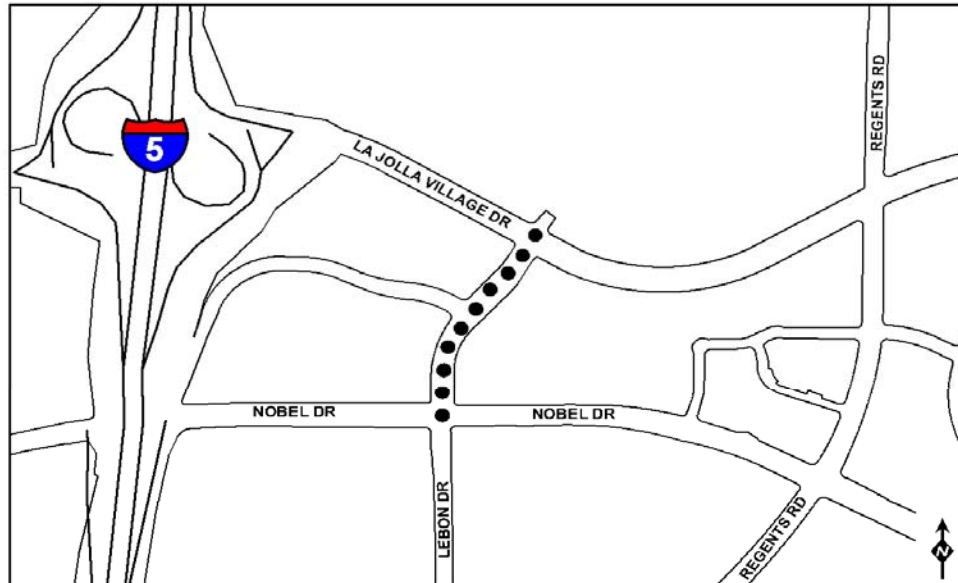
**PROJECT:** NUC-2

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF A 4-LANE COLLECTOR STREET.  
CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$1,215,645 DEVELOPER/SUBDIVIDER (100%)

PROJECT COMPLETED





## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** GENESEE AVENUE - I-5 TO CAMPUS POINT DRIVE

**PROJECT:** NUC-3

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE WIDENING OF GENESEE AVENUE TO A MODIFIED SIX-LANE PRIMARY ARTERIAL FROM I-5 TO CAMPUS POINT DRIVE. THE TOTAL PROJECT LENGTH IS APPROXIMATELY 2,500 FEET WITH CLASS II BICYCLE LANES. A SEPARATE PROJECT (NUC-24) IS SCHEDULED TO REDESIGN THE FREEWAY INTERCHANGE AND WIDEN GENESEE AT I-5. FBA FUNDS WERE USED TO WIDEN GENESEE FROM THE I-5 FREEWAY TO CAMPUS POINTE DRIVE; UCSD PROVIDED THE WIDENING OF THE ROAD FROM CAMPUS POINTE TO REGENTS ROAD AND PROVIDED AN EXTENDED SINGLE LEFT-TURN LANE AT SCRIPPS HOSPITAL (COMPONENT TRANSFERRED FROM NUC-G).

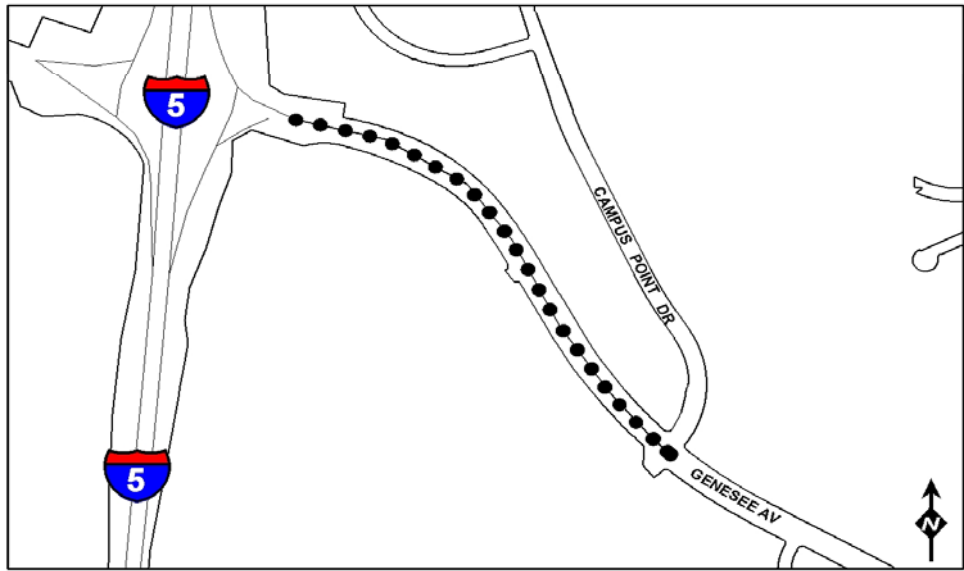
CONSTRUCTION COMPLETED IN FISCAL YEAR 2010.

**FUNDING:** \$6,531,783 NUC FBA  
\$349,440 DEV/SUBD  

---

\$6,881,223 TOTAL (PENDING PROJECT ACCOUNTING CLOSE OUT IN FY 2012)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** NOBEL DRIVE - TOWNE CENTRE DRIVE TO SHORELINE DRIVE **PROJECT:** NUC-4

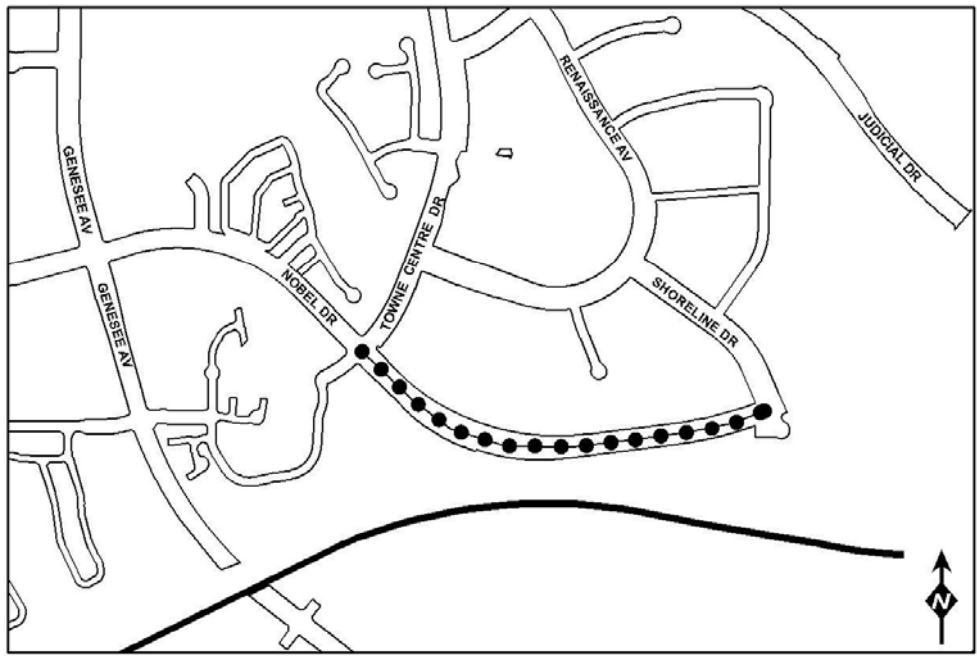
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF NOBEL DRIVE AS A SIX-LANE PRIMARY ARTERIAL FROM TOWNE CENTRE DRIVE TO SHORELINE DRIVE. THE TOTAL PROJECT LENGTH WAS APPROXIMATELY 2,700 FEET. THIS PROJECT INCLUDED CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1995.

**FUNDING:** \$1,550,000 DEVELOPER/SUBDIVIDER (100%)

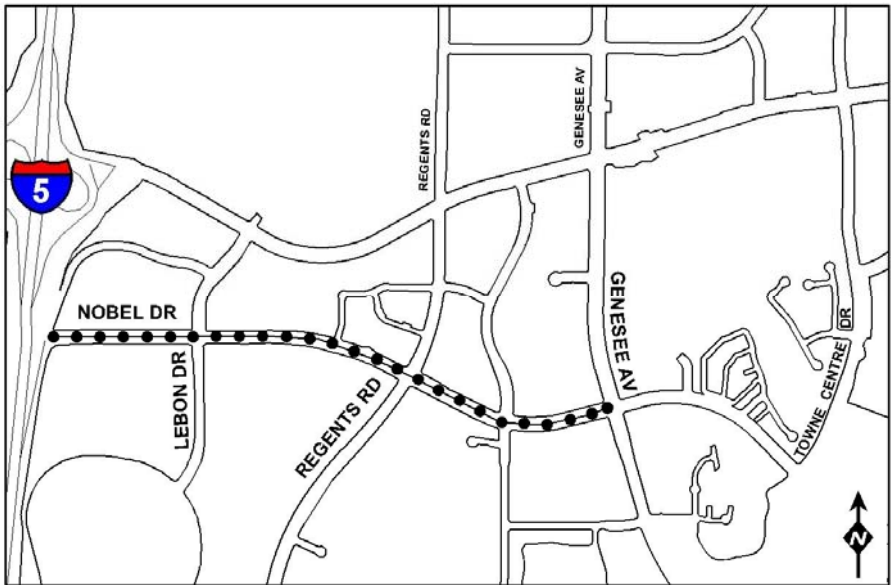
**PROJECT COMPLETED**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

<b>TITLE:</b>	<b>NOBEL DRIVE - I-5 TO LEBON DRIVE</b>	<b>PROJECT:</b> NUC-6
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF A FOUR-LANE PRIMARY ARTERIAL WITH CLASS II BICYCLE LANES.	
<b>FUNDING:</b>	\$2,083,501 DEVELOPER/SUBDIVIDER (100%)	COMPLETED: PRIOR TO FY 1985
<b>TITLE:</b>	<b>NOBEL DRIVE - LEBON DRIVE TO REGENTS ROAD</b>	<b>PROJECT:</b> NUC-7
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE WIDENING OF THE EXISTING 1/2 WIDTH STREET OF NOBEL DRIVE TO A FOUR-LANE PRIMARY ARTERIAL.	
<b>FUNDING:</b>	\$437,957 DEVELOPER/SUBDIVIDER (100%)	COMPLETED: PRIOR TO FY 1985
<b>TITLE:</b>	<b>NOBEL DRIVE - REGENTS ROAD TO GENESEE AVENUE</b>	<b>PROJECT:</b> NUC-8
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE WIDENING OF THE EXISTING 1/2 WIDTH STREET OF REGENTS ROAD TO A FOUR-LANE PRIMARY ARTERIAL, INCLUDING CLASS II BICYCLE LANES.	
<b>FUNDING:</b>	\$1,100,000 DEVELOPER/SUBDIVIDER (100%)	COMPLETED: PRIOR TO FY 1985

**PROJECTS COMPLETED**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

<b>TITLE:</b>	<b>REGENTS ROAD - LA JOLLA VILLAGE DRIVE TO NOBEL DRIVE</b>	<b>PROJECT:</b>	<b>NUC-9</b>
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE WIDENING OF THE EXISTING 1/2 WIDTH STREET OF REGENTS ROAD TO A FOUR-LANE PRIMARY ARTERIAL, WITH CLASS II BICYCLE LANES.		
<b>FUNDING:</b>	\$470,000 DEVELOPER/SUBDIVIDER (100%)	<b>COMPLETED:</b>	PRIOR TO FY 1985
<b>TITLE:</b>	<b>REGENTS ROAD - BERINO COURT TO NOBEL DRIVE</b>	<b>PROJECT:</b>	<b>NUC-10</b>
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE WIDENING OF APPROXIMATELY 1,700 FEET OF REGENTS ROAD TO A FOUR-LANE PRIMARY ARTERIAL FROM BERINO COURT TO NOBEL DRIVE, WITH CLASS II BICYCLE LANES.		
<b>FUNDING:</b>	\$249,050 NUC FBA \$230,000 DEV/SUBD \$479,050 TOTAL	<b>COMPLETED:</b>	PRIOR TO FY 1985
<b>TITLE:</b>	<b>REGENTS ROAD - BERINO COURT TO AT&amp;SF RAILROAD</b>	<b>PROJECT:</b>	<b>NUC-11</b>
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE WIDENING OF THE EXISTING 1/2 WIDTH STREET OF REGENTS ROAD TO A FOUR-LANE MAJOR STREET WITH CLASS II BICYCLE LANES.		
<b>FUNDING:</b>	\$326,066 DEVELOPER/SUBDIVIDER (100%)	<b>COMPLETED:</b>	PRIOR TO FY 1985

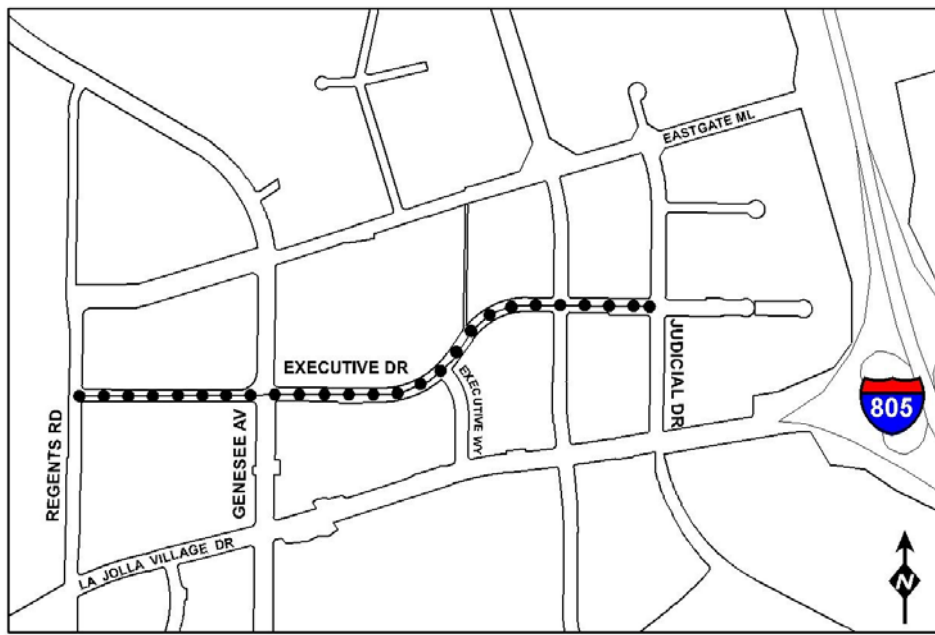
**PROJECTS COMPLETED**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

<b>TITLE:</b>	<b>EXECUTIVE DRIVE - REGENTS ROAD TO GENESEE</b>	<b>PROJECT:</b> NUC-15
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR THE WIDENING OF EXECUTIVE DRIVE FROM REGENTS ROAD TO GENESEE AVENUE. THE ROAD WAS WIDENED FROM THE EXISTING HALF-WIDTH STREET TO A FOUR-LANE COLLECTOR.	
<b>FUNDING:</b>	\$160,000 DEVELOPER/SUBDIVIDER (100%)	<b>COMPLETED:</b> 1995
<b>TITLE:</b>	<b>EXECUTIVE DRIVE - GENESEE AVENUE TO EXECUTIVE WAY</b>	<b>PROJECT:</b> NUC-16
<b>DESCRIPTION:</b>	THE PROJECT PROVIDED FOR THE WIDENING OF EXECUTIVE DRIVE BETWEEN GENESEE AVENUE AND EXECUTIVE WAY FROM TWO LANES TO FOUR LANES. THIS PROJECT ALSO INVOLVED ALIGNING EXECUTIVE DRIVE TO A MORE NORTHERLY INTERSECTION WITH TOWN CENTRE DRIVE.	
<b>FUNDING:</b>	\$560,000 DEVELOPER/SUBDIVIDER (100%)	<b>COMPLETED:</b> 1990
<b>TITLE:</b>	<b>EXECUTIVE DRIVE - EXECUTIVE WAY TO JUDICIAL DRIVE</b>	<b>PROJECT:</b> NUC-17
<b>DESCRIPTION:</b>	THIS PROJECT PROVIDED FOR CONSTRUCTION OF A FOUR-LANE COLLECTOR STREET FROM EXECUTIVE WAY TO TOWNE CENTRE DRIVE AND A FOUR-LANE MAJOR STREET FROM TOWNE CENTRE DRIVE TO JUDICIAL DRIVE.	
<b>FUNDING:</b>	\$4,640,000 DEVELOPER/SUBDIVIDER (100%)	<b>COMPLETED:</b> 2000

**PROJECTS COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** TOWNE CENTRE DRIVE - LA JOLLA VILLAGE DRIVE TO  
EASTGATE MALL

**PROJECT:** NUC-19

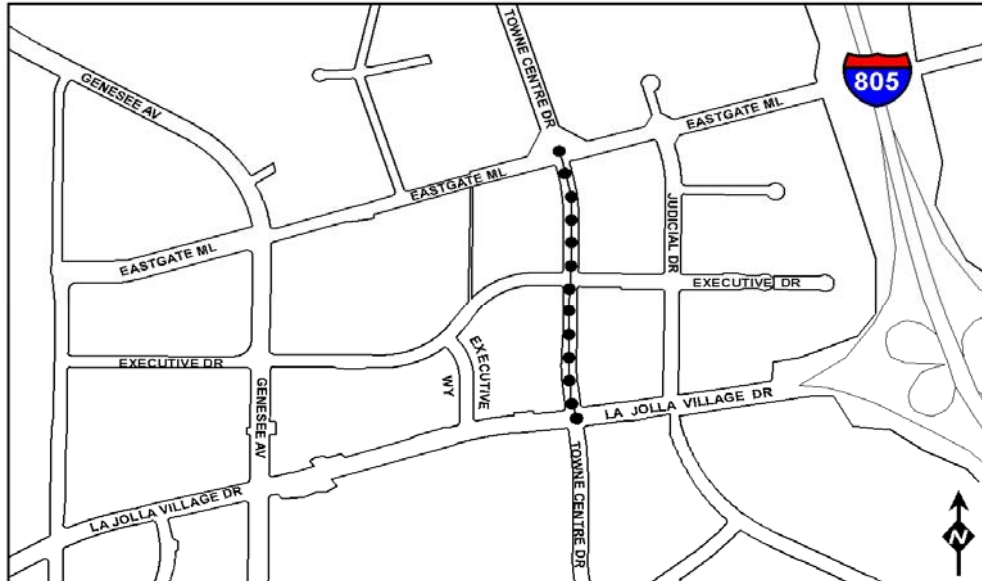
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF A FOUR-LANE MAJOR STREET,  
WITH CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$2,150,000 DEVELOPER/SUBDIVIDER (100%)

PROJECT COMPLETED



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NOBEL DRIVE / I-5

**PROJECT:** NUC-20

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE WIDENING OF THE NOBEL DRIVE OVERCROSSING OF I-5 (FROM 61 FEET TO 90 FEET) FOR FOUR THROUGH-LANES, DUAL LEFT-TURN LANES, BICYCLE LANES, AND SIDEWALKS ON BOTH SIDES. THIS PROJECT ALSO PROVIDED A HALF-DIAMOND INTERCHANGE WITH RAMPS TO AND FROM THE SOUTH AT THE NOBEL DRIVE AND I-5; AND TWO TRAFFIC SIGNALS AT RAMP TERMINALS ON NOBEL DRIVE.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1995.

**FUNDING:** \$5,038,244 NUC FBA (100%)

**PROJECT COMPLETED**



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: NOBEL DRIVE EXTENSION AND INTERCHANGE AT I-805**

**PROJECT: NUC-21**

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF NOBEL DRIVE AS A SIX-LANE PRIMARY ARTERIAL FROM SHORELINE DRIVE TO I-805 AND AS A FOUR-LANE MAJOR STREET FROM I-805 TO MIRAMAR ROAD. ALSO INCLUDED WAS A HALF-DIAMOND INTERCHANGE WITH RAMPS TO AND FROM THE SOUTH AT I-805 AND NOBEL DRIVE. THE OVERCROSSING PROVIDES FOUR THROUGH-LANES PLUS DUAL LEFT TURN LANES, CLASS II BIKE LANES, AND SIDEWALKS ON BOTH SIDES. TRAFFIC SIGNALS WERE CONSTRUCTED AT BOTH RAMP TERMINALS. AUXILIARY LANES WERE CONSTRUCTED ON I-805 FROM NORTH OF GOVERNOR DRIVE TO NOBEL DRIVE. THE EXISTING BRIDGE OVER THE AT&SF RAILROAD TRACKS WAS WIDENED TO ACCOMMODATE THESE TWO ADDITIONAL AUXILIARY LANES ON I-805.

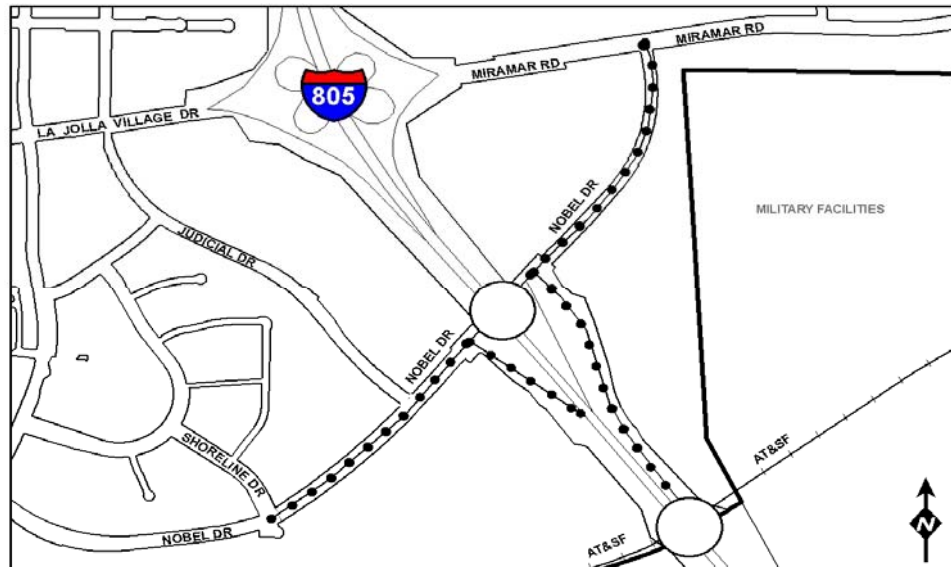
SCOPE(S) OF WORK ORIGINALLY IDENTIFIED IN THREE OTHER PROJECT SHEETS WERE COMPLETED WITH THIS PROJECT: NUC-5 IN FY 1995 (NOBEL DRIVE FROM JUDICIAL DRIVE TO I-805); NUC-22 IN FY 1995 (NOBEL DRIVE FROM I-805 TO MIRAMAR ROAD); AND A PORTION OF NUC J COMPLETED BY FY 2002 (NOBEL EAST OF TOWNE CENTRE DRIVE).

THE NOBEL DRIVE EXTENSION WAS COMPLETED IN FISCAL YEAR 2002; THE FIVE YEAR MITIGATION MAINTENANCE PERIOD WAS COMPLETED IN FISCAL YEAR 2007.

**FUNDING:**

\$25,128,112	NUC FBA
<u>\$1,411,308</u>	STATE
\$26,539,420	TOTAL

**PROJECT COMPLETED**





## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** MIRAMAR ROAD - I-805 TO EASTGATE MALL

**PROJECT:** NUC-23

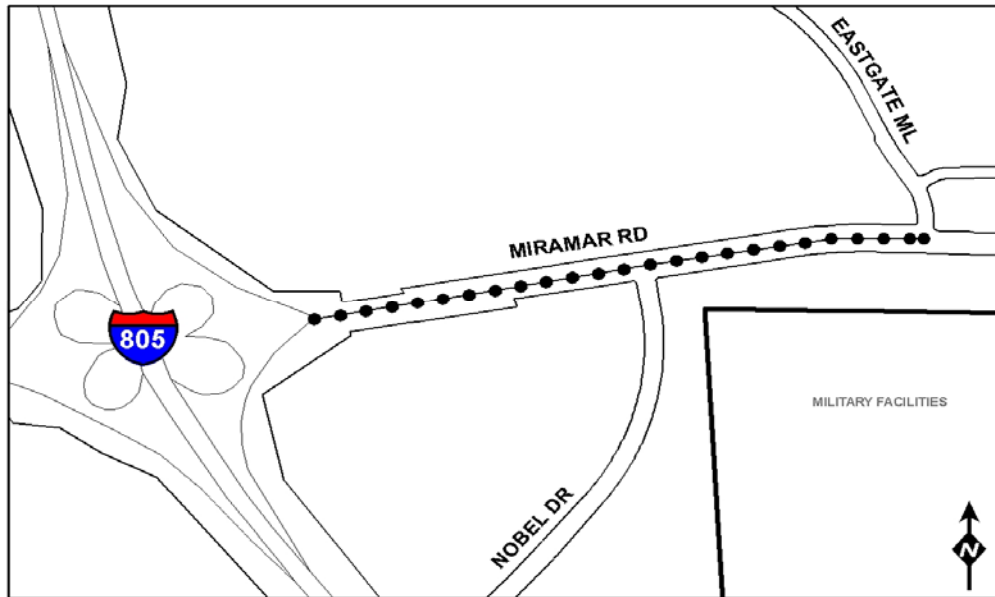
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE WIDENING OF MIRAMAR ROAD TO A SIX-LANE PRIMARY ARTERIAL FROM I-805 TO EASTGATE MALL. THE WIDENING OCCURRED IN THE MEDIAN AREA WITHIN THE EXISTING RIGHT-OF-WAY.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$1,848,423 NUC FBA (100%)

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** GENESEE AVENUE - JOHN J. HOPKINS TO I-5

**PROJECT:** NUC-30

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE WIDENING OF GENESEE AVENUE TO A MODIFIED SIX-LANE ARTERIAL FROM JOHN J. HOPKINS DRIVE TO I-5. THE WIDENING REDUCED THE MEDIAN AREA WITHIN THE EXISTING RIGHT-OF-WAY. THIS PROJECT ALSO INCLUDED CLASS II BICYCLE LANES.

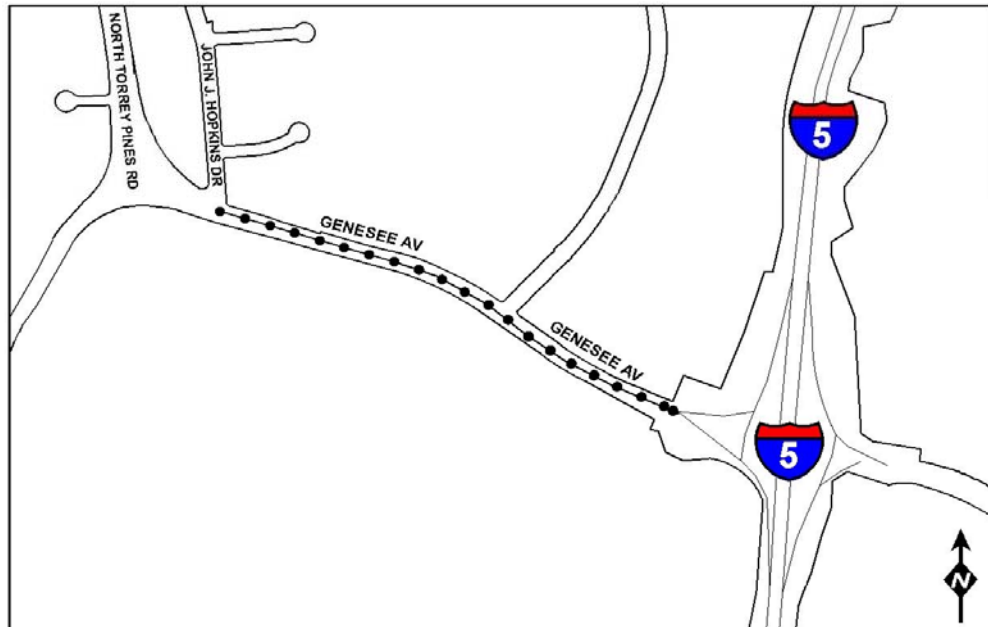
CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1995.

**FUNDING:**     \$630,474 NUC FBA  
                  \$630,474 DEV/SUBD  

---

                  \$1,260,948 TOTAL

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** ARRIBA STREET - PALMILLA DRIVE TO REGENTS ROAD

**PROJECT:** NUC-32

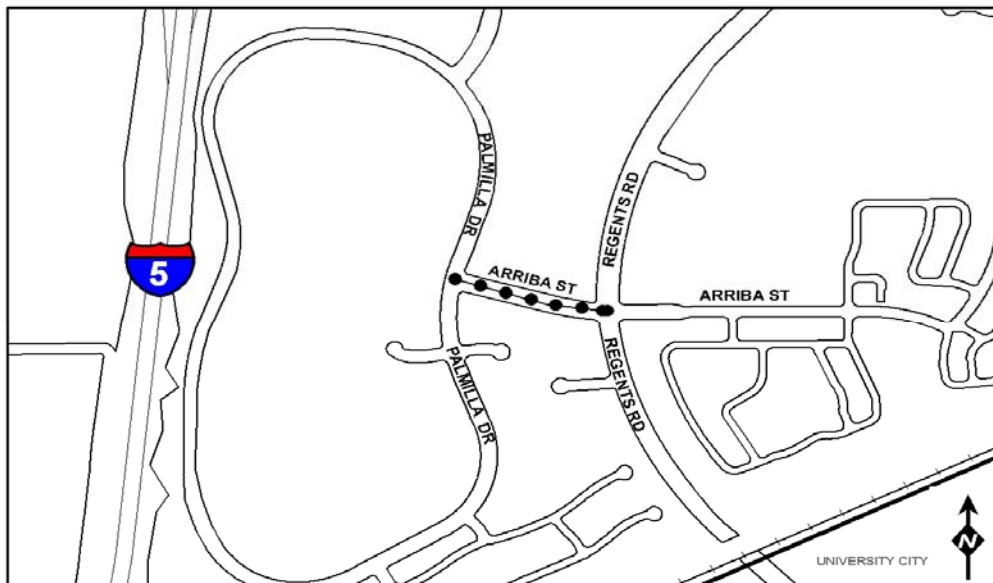
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF A FOUR-LANE MAJOR STREET WITH LEFT TURN POCKETS AND CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1990.

**FUNDING:** \$1,115,162 DEVELOPER/SUBDIVIDER (100%)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** JUDICIAL DRIVE - GOLDEN HAVEN DRIVE TO  
EASTGATE MALL

**PROJECT:** NUC-33

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF JUDICIAL DRIVE FROM GOLDEN HAVEN DRIVE TO EASTGATE MALL AS A FOUR-LANE MAJOR STREET, INCLUDING AN UNDERCROSSING AT LA JOLLA VILLAGE DRIVE. THE UNDERCROSSING WAS FUNDED BY THE FBA AND THE STREET IMPROVEMENTS BY SUBDIVIDERS (LA JOLLA CROSSROADS, LA JOLLA COMMONS AND NOBEL RESEARCH PARK).

CONSTRUCTION COMPLETED IN FISCAL YEAR 2006.

**FUNDING:**     \$8,686,271 NUC FBA (CIP 526780 / WBS S-00879)  
                  \$10,177,000 DEV/SUBD  
                  -----  
                  \$18,863,271 TOTAL (PENDING PROJECT ACCOUNTING CLOSE OUT IN FY 2012)

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TOWNE CENTRE DRIVE

**PROJECT:** NUC-35

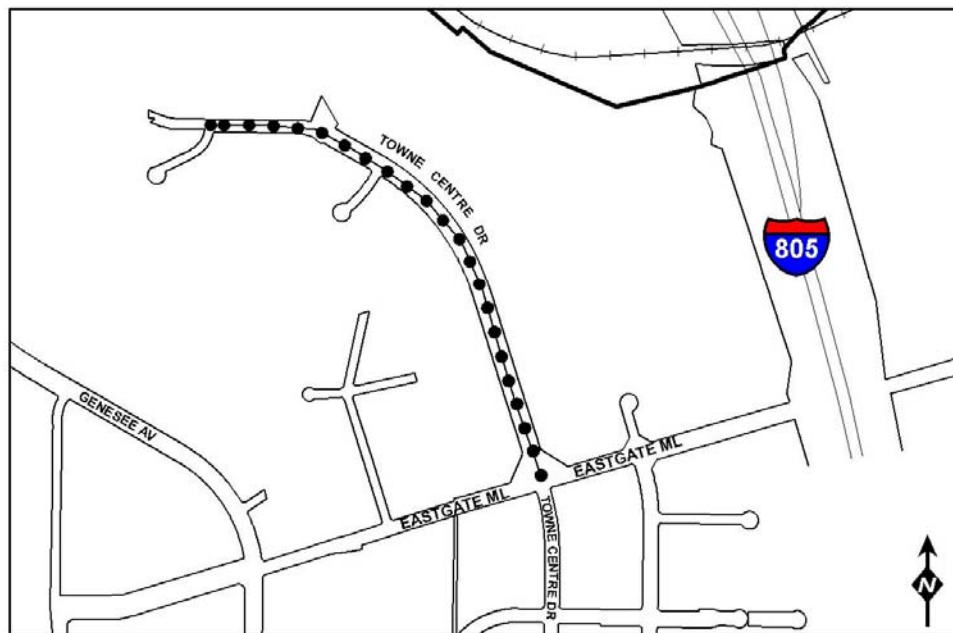
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR EXTENDING TOWNE CENTRE DRIVE NORTHERLY FROM EASTGATE MALL ROAD, APPROXIMATELY 3/4 MILE AS A FOUR-LANE MAJOR STREET AND CONTINUES NORTHERLY APPROXIMATELY 3/8 MILE AS A FOUR-LANE COLLECTOR STREET.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$6,635,068 DEVELOPER/SUBDIVIDER (100%)

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** JUDICIAL DRIVE / GOLDEN HAVEN DRIVE

**PROJECT:** NUC-36

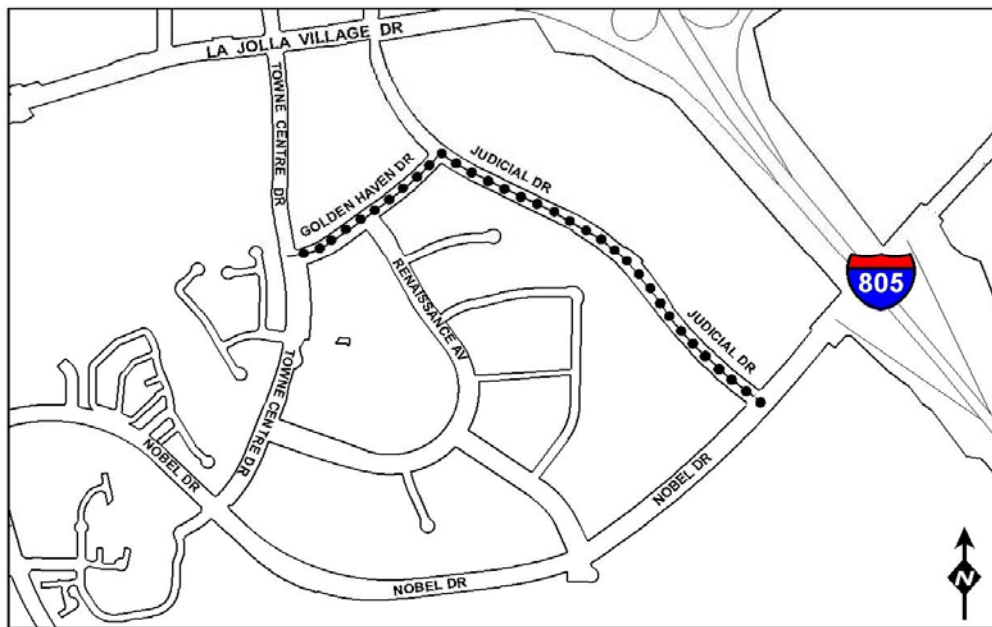
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF FOUR-LANE MAJOR STREET ON JUDICIAL DRIVE FROM GOLDEN HAVEN DRIVE TO NOBEL DRIVE, AND ON GOLDEN HAVEN DRIVE FROM TOWNE CENTRE DRIVE TO JUDICIAL DRIVE, AND INCLUDED CLASS II BICYCLE LANES. THE NOBEL DRIVE PORTION OF THE PROJECT HAS BEEN MOVED TO NUC-21. THE SUBDIVIDERS WERE LA JOLLA CROSSROADS AND NOBEL RESEARCH PARK.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 2007.

**FUNDING:** \$6,491,000 DEVELOPER/SUBDIVIDER (100%)

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** PALMILLA DRIVE

**PROJECT:** NUC-37

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF A FOUR-LANE COLLECTOR STREET ON PALMILLA DRIVE, EASTERLY OF LEBON DRIVE, THEN SOUTHERLY TO LA JOLLA COLONY DRIVE. THIS PROJECT ALSO PROVIDED FOR CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$3,835,742 DEVELOPER/SUBDIVIDER (100%)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** LA JOLLA COLONY DRIVE I-5 TO PALMILLA DRIVE /  
CHARMANT DRIVE

**PROJECT:** NUC-38

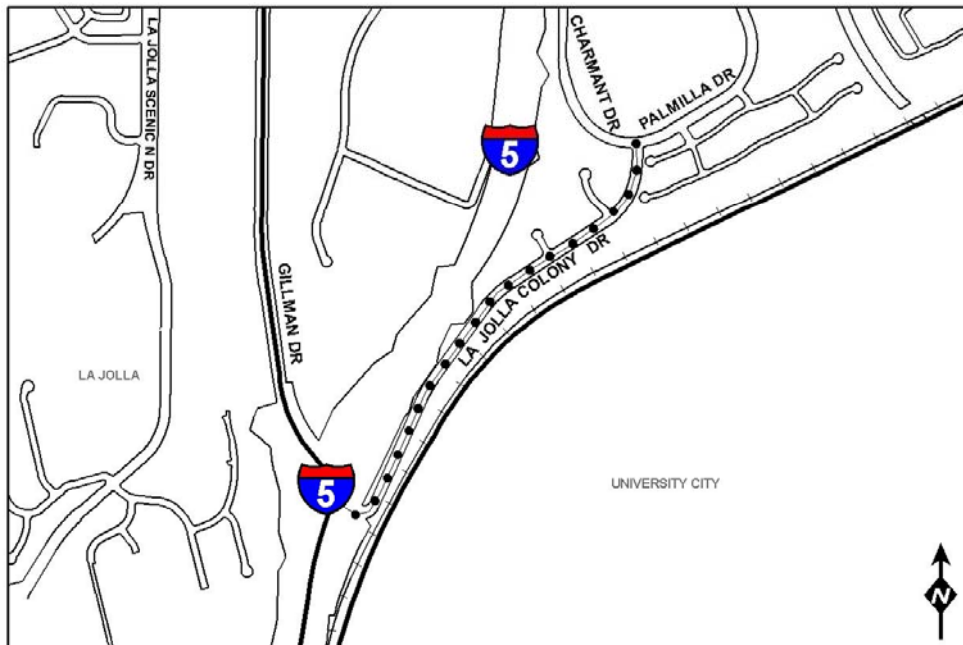
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR CONSTRUCTION OF A FOUR-LANE COLLECTOR STREET ON LA JOLLA COLONY DRIVE, FROM THE I-5 GILMAN INTERCHANGE TO THE PALMILLA DRIVE/CHARMANT DRIVE INTERSECTION. THIS PROJECT ALSO PROVIDED CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$262,952 NUC FBA CREDITS  
\$4,453,976 DEV/SUBD  
\$4,716,928 TOTAL

**PROJECT COMPLETED**





## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NOBEL DRIVE - GENESEE AVE. TO TOWNE CENTRE DR.

**PROJECT:** NUC-39

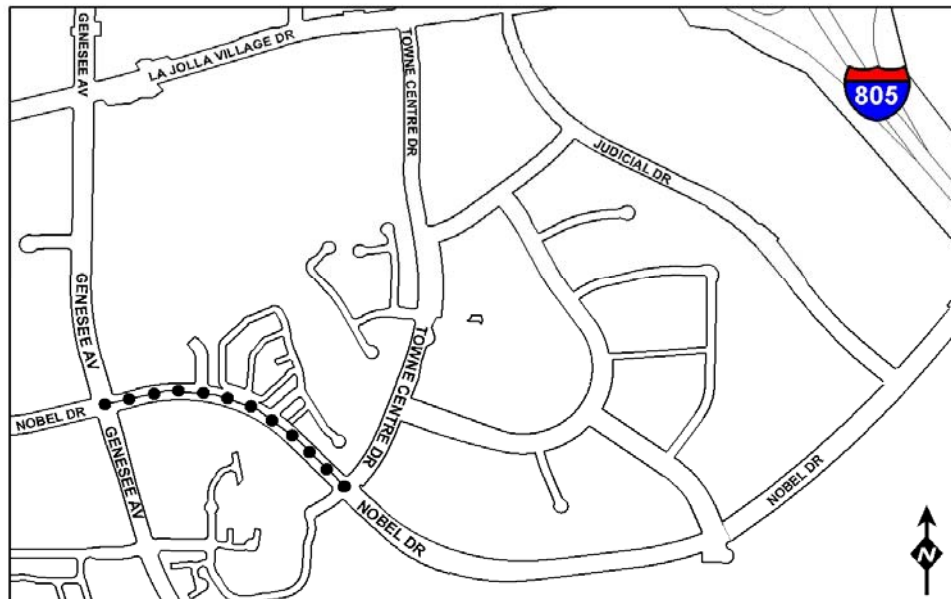
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR CONSTRUCTION OF A SIDEWALK, AND CLASSIFIED THE EXISTING FOUR-LANE MAJOR STREET OF NOBEL DRIVE FROM GENESEE AVENUE TO TOWNE CENTRE DRIVE TO A FOUR-LANE PRIMARY ARTERIAL. THIS SECTION OF NOBEL DRIVE HAS A CLASS II BICYCLE LANE DESIGNATION.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$25,000 DEVELOPER/SUBDIVIDER (100%)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** NOBEL DRIVE AND LEBON DRIVE

**PROJECT:** NUC-43

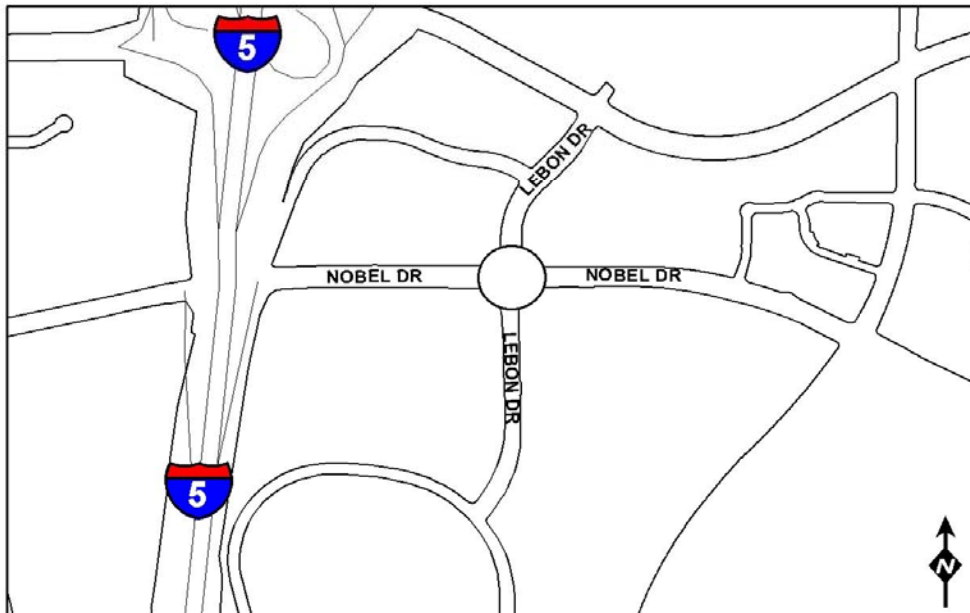
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR CONSTRUCTION OF A SEPARATE RIGHT TURN LANE FOR EASTBOUND, WESTBOUND AND NORTHBOUND TRAFFIC AT THE INTERSECTION OF NOBEL DRIVE AND LEBON DRIVE. FBA PROVIDED THE NORTHBOUND SEPARATE RIGHT TURN LANE; DEV/SUBD PROVIDED THE EASTBOUND AND WESTBOUND SEPARATE RIGHT TURN LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:**     \$50,000 NUC FBA CREDITS  
                  \$50,000 DEV/SUBD  
                  -----  
                  \$100,000 TOTAL

PROJECT COMPLETED



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NOBEL DRIVE AND REGENTS ROAD

**PROJECT:** NUC-44

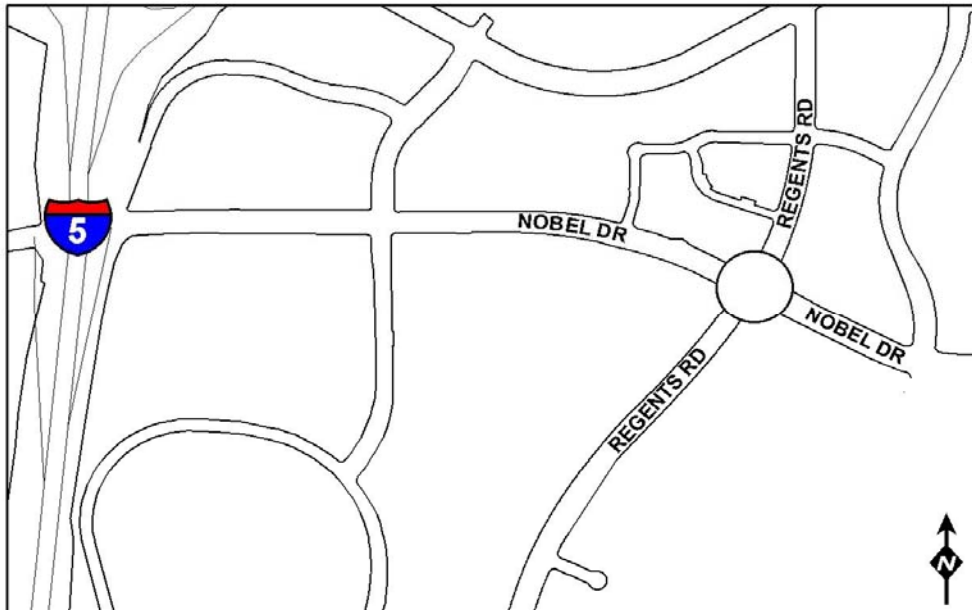
**DESCRIPTION:**

THIS PROJECT INVOLVED THE INTERSECTION OF NOBEL DRIVE AND REGENTS ROAD. IT ALSO PROVIDES FOR SEPARATE RIGHT TURN LANES NORTHBOUND, SOUTHBOUND AND EASTBOUND AND FOR CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

**FUNDING:** \$65,000 DEVELOPER/SUBDIVIDER (100%)

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** I-5 AND LA JOLLA VILLAGE DRIVE

**PROJECT:** NUC-46

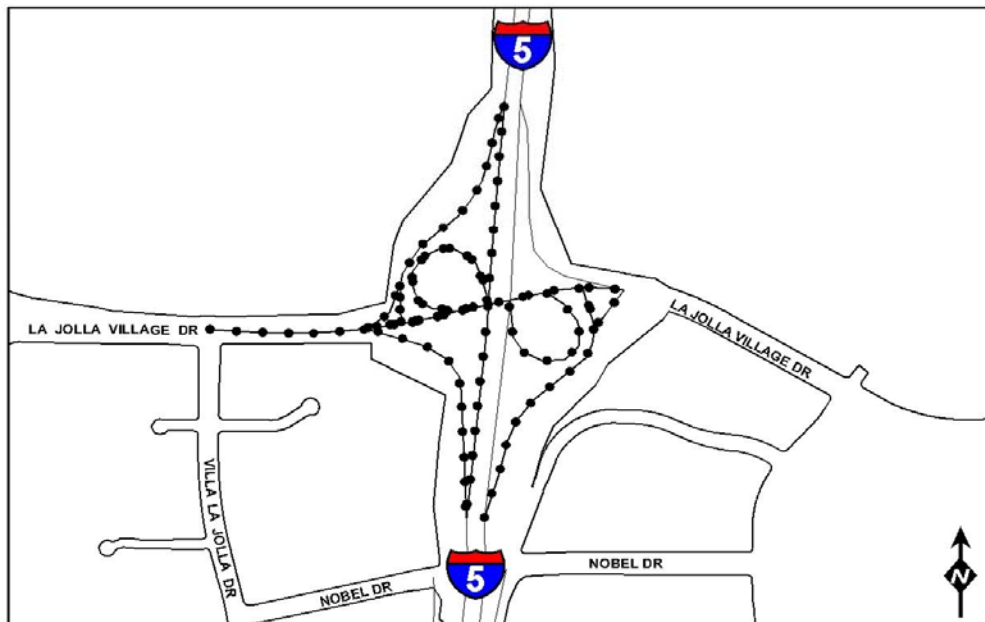
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE WIDENING OF THE OVERCROSSING FROM 70 TO 124 FEET TO PROVIDE FOR SEVEN THROUGH-LANES. ALSO PROVIDED WERE TWO AUXILIARY LANES AND A FIVE-FOOT SIDEWALK ON THE NORTH SIDE, THE WIDENING OF THE OFF-RAMP TERMINALS TO THREE LANES, AND THE IMPROVEMENT OF LA JOLLA VILLAGE DRIVE BETWEEN THE OVERCROSSING AND VILLA LA JOLLA DRIVE TO PROVIDE TRANSITIONS.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1995.

**FUNDING:** \$6,194,121 NUC FBA (100%)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** LA JOLLA VILLAGE DRIVE - TORREY PINES ROAD TO I-805      **PROJECT:** NUC-47

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE WIDENING OF LA JOLLA VILLAGE DRIVE FROM TORREY PINES ROAD TO I-805, IN THREE PHASES. PHASE I WAS COMPLETED THROUGH PROJECT NUC-23, PHASE II WAS COMPLETED THROUGH NUC-46, AND PHASE III WAS COMPLETED THROUGH THIS PROJECT (NUC-47), WHICH WAS EXPANDED IN FY 1995 TO INCLUDE THE PROJECT SCOPE FROM NUC-B. THIS PROJECT NUC-47 (PHASE III) WIDENED TO SIX-LANES TORREY PINES ROAD TO GILMAN DRIVE BRIDGE, INCLUDING THE BRIDGE; WIDENED TO EIGHT LANES GILMAN DRIVE BRIDGE TO VILLA LA JOLLA DRIVE; CONSTRUCTED THE 4TH WESTBOUND LANE FROM I-5 TO VILLA LA JOLLA DRIVE; CONSTRUCTED A FREE RIGHT TURN LANE TO TORREY PINES ROAD ALONG EASTBOUND NORTH TORREY PINES ROAD FROM EXPEDITION WAY; AND INCLUDED DRAINAGE IMPROVEMENTS AT THE VILLA LA JOLLA DRIVE/LA JOLLA VILLAGE DRIVE INTERSECTION, AND COMPLETED EXISTING ROADWAY RECONSTRUCTION.

CONSTRUCTION COMPLETED IN FISCAL YEAR 2007.

**FUNDING:**    \$7,875,139    NUC FBA  
                  \$422,640    DEV/SUBD  
                  -----  
                  \$8,297,779    TOTAL

**PROJECT COMPLETED**



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** GENESEE AVENUE - NOBEL DRIVE TO AT&SF RAILROAD      **PROJECT:** NUC-48

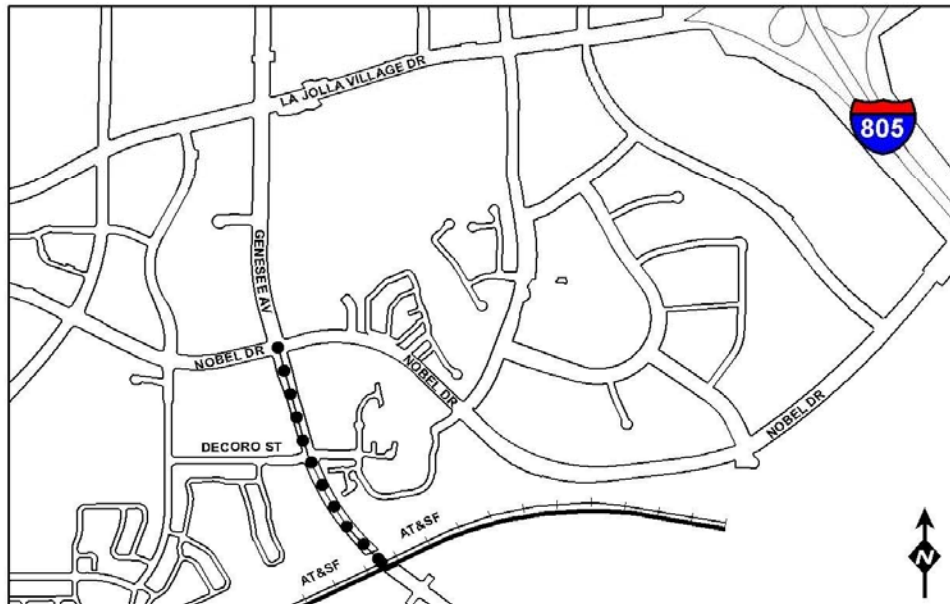
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR CONSTRUCTION OF A RAISED MEDIAN AND ADDITIONAL PAVEMENT ON GENESEE AVENUE BETWEEN NOBEL DRIVE AND THE AT&SF RAILROAD CROSSING. THE SUBDIVISION PORTION WAS FROM NOBEL DRIVE TO DECORO STREET, AND THE FBA PORTION WAS FROM DECORO STREET TO AT&SF RAILROAD CROSSING. THIS PROJECT ALSO PROVIDED FOR CLASS II BICYCLE LANES.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1985.

<b>FUNDING:</b>	\$79,401	NUC FBA
	<u>\$116,142</u>	DEV/SUBD
	\$195,543	TOTAL

**PROJECT COMPLETED**





CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** GENESEE AVENUE & EASTGATE MALL  
INTERSECTION IMPROVEMENTS

**PROJECT:** NUC-G

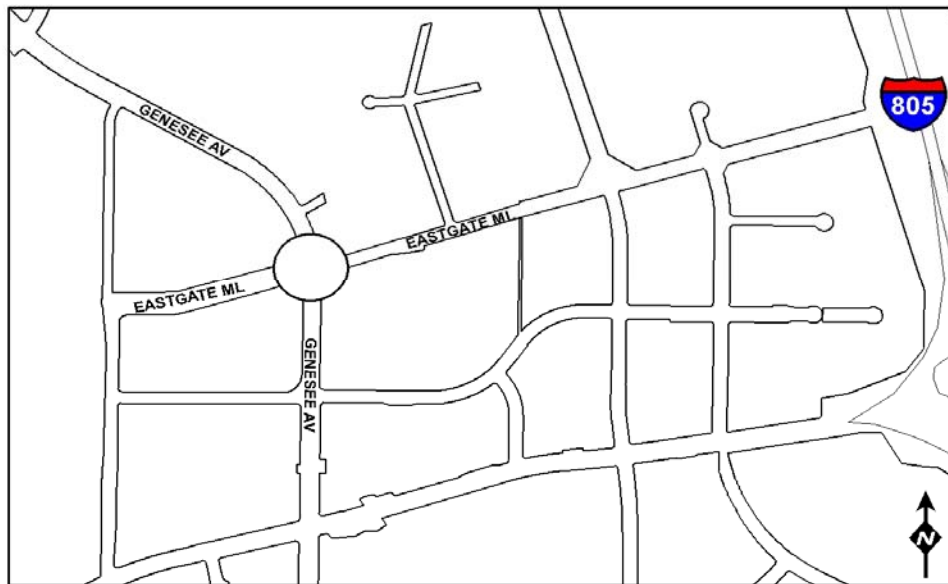
**DESCRIPTION:**

THIS PROJECT PROVIDED FOR A MEDIAN CLOSURE AT FEZ STREET AND SOUTHBOUND DUAL LEFT TURNS AT THE EASTGATE MALL INTERSECTION, INCLUDING SIGNAL UPGRADES FOR THE ENTIRE INTERSECTION.

CONSTRUCTION COMPLETED IN FISCAL YEAR 2010.

**FUNDING:** \$304,133 NUC FBA

**PROJECT COMPLETED**





## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** VILLA LA JOLLA DRIVE BICYCLE ROUTE

**PROJECT:** NUC-L

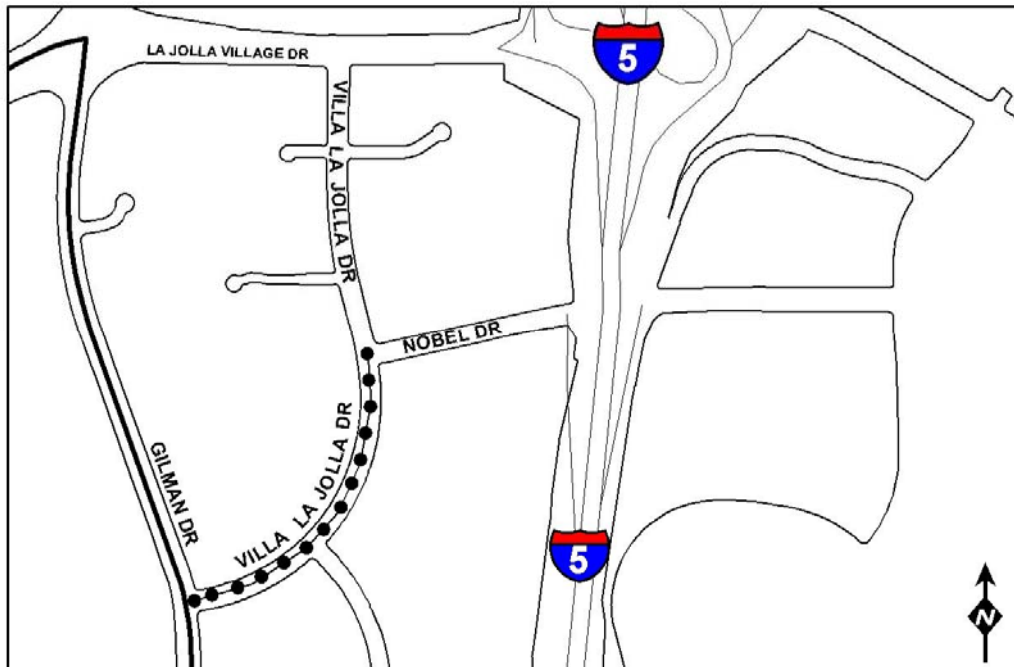
**DESCRIPTION:**

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF ONE MILE OF CLASS III BICYCLE ROUTE ON VILLA LA JOLLA DRIVE FROM NOBEL DRIVE TO GILMAN DRIVE.

CONSTRUCTION COMPLETED IN FISCAL YEAR 2010.

**FUNDING:** \$10,000 NUC FBA (CIP 582100 / WBS S-10014)  
PENDING PROJECT ACCOUNTING CLOSE OUT IN FY 2012

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

<b>TITLE:</b>	<b>NOBEL DRIVE - JUDICIAL DRIVE TO I-805</b>	<b>PROJECT:</b>	<b>NUC-5</b>
	PROJECT SCOPE WAS COMBINED WITH NUC-21 PRIOR TO FISCAL YEAR 1995.		
<b>TITLE:</b>	<b>REGENTS ROAD - 100 FT NORTH OF LAHITTE CT. TO SOUTH ABUTMENT OF REGENTS RD. BRIDGE</b>	<b>PROJECT:</b>	<b>NUC-12</b>
	PER COUNCIL DIRECTION, THIS PROJECT WAS COMBINED WITH NUC-18 (REGENTS ROAD BRIDGE), RR-301787 DATED AUGUST 21, 2006. PROJECT SCOPE COMBINED WITH NUC-18 IN FISCAL YEAR 2007.		
<b>TITLE:</b>	<b>REGENTS ROAD - 100 FT NORTH OF LAHITTE CT. TO GOVERNOR DRIVE</b>	<b>PROJECT:</b>	<b>NUC-14</b>
	PER COUNCIL DIRECTION, THIS PROJECT WAS COMBINED WITH PROJECT NUC-18 (REGENTS ROAD BRIDGE), RR-301787 DATED AUGUST 21, 2006. PROJECT SCOPE COMBINED WITH NUC-18 IN FISCAL YEAR 2007.		
<b>TITLE:</b>	<b>NOBEL DRIVE - I-805 TO MIRAMAR ROAD</b>	<b>PROJECT:</b>	<b>NUC-22</b>
	PROJECT SCOPE COMBINED WITH NUC-21 IN FISCAL YEAR 1995.		
<b>TITLE:</b>	<b>GENESEE AVENUE AND NOBEL DRIVE INTERSECTION IMPROVEMENTS</b>	<b>PROJECT:</b>	<b>NUC-45</b>
	PROJECT SCOPE COMBINED WITH NUC-A PRIOR TO 1995.		
<b>TITLE:</b>	<b>LA JOLLA VILLAGE DRIVE - GILMAN DRIVE BRIDGE</b>	<b>PROJECT:</b>	<b>NUC-B</b>
	PROJECT SCOPE COMBINED WITH NUC-47 IN FISCAL YEAR 1995.		
<b>TITLE:</b>	<b>I-5 / GENESEE AVENUE INTERCHANGE</b>	<b>PROJECT:</b>	<b>NUC-F</b>
	PROJECT SCOPE COMBINED WITH NUC-24 IN FISCAL YEAR 1990.		

**TRANSPORTATION PROJECTS COMBINED/MERGED**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

<b>TITLE:</b>	<b>ROSE CANYON IMPROVEMENTS</b>	<b>PROJECT: NUC-18A</b>
	PROJECT ADDED TO TRANSPORTATION PROJECTS SECTION IN FISCAL YEAR 2009; PROJECT DELETED IN FISCAL YEAR 2012. (INFORMATION REPEATED IN PARK PROJECT SECTION.)	
<b>TITLE:</b>	<b>LIMITED ROADWAY CHANGES</b>	<b>PROJECT: NUC-18B</b>
	PROJECT ADDED TO TRANSPORTATION PROJECTS SECTION IN FISCAL YEAR 2009; PROJECT DELETED IN FISCAL YEAR 2012.	
<b>TITLE:</b>	<b>MID-COAST LINE LRT PRELIMINARY ENGINEERING</b>	<b>PROJECT: NUC-49</b>
	PROJECT DELETED PRIOR TO FISCAL YEAR 2005.	
<b>TITLE:</b>	<b>LA JOLLA VILLAGE DRIVE - WEST OF TOWNE CENTRE DRIVE TO I-805</b>	<b>PROJECT: NUC-I</b>
	PROJECT DELETED PRIOR TO FISCAL YEAR 1995.	
<b>TITLE:</b>	<b>I-5 / LA JOLLA PARKWAY INTERCHANGE</b>	<b>PROJECT: NUC-K</b>
	PROJECT DELETED PRIOR TO FISCAL YEAR 1997.	

**TRANSPORTATION PROJECTS DELETED**

CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** DOYLE COMMUNITY PARK

**PROJECT:** NUC-27

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE DESIGN AND CONSTRUCTION OF AN 18-ACRE PARK LOCATED ALONG REGENTS ROAD, SOUTH OF NOBEL DRIVE. IMPROVEMENTS INCLUDE BALL FIELDS, MULTIPURPOSE COURTS, TOT LOT, AND OPEN PLAY AND PICNIC AREAS.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1995.

**FUNDING:** \$2,564,811 NUC FBA  
\$75,000 PARK FEE  
\$2,639,811 TOTAL

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** DOYLE COMMUNITY PARK RECREATION BUILDING **PROJECT:** NUC-28

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE CONSTRUCTION OF A 17,400-SQUARE FOOT RECREATION BUILDING. RESIDENTIAL DEVELOPERS PROVIDED ADDITIONAL FACILITIES OVER AND ABOVE THE STANDARD 11,000 SQUARE FOOT RECREATION BUILDING AT NO COST TO THE FBA.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 1995.

**FUNDING:** \$1,741,985 NUC FBA  
\$500,000 DEV/SUBD  
\$2,241,985 TOTAL

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** NOBEL ATHLETIC AREA PARK ACQUISITION AND

**PROJECT:** NUC-29

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR THE AQUISITION AND DEVELOPMENT OF APPROXIMATELY 24 ADDITIONAL ACRES OF THIS COMMUNITY PARK. IMPROVEMENTS INCLUDE SPORTS FIELDS, A COMFORT STATION, A 10,300 SQUARE FOOT RECREATION CENTER, PLAY AREA, OFF-LEASH DOG AREA, PASSIVE AREAS AND PARKING.

CONSTRUCTION COMPLETED IN FISCAL YEAR 2008.

<b>FUNDING:</b>	\$20,478,601	NUC FBA (MULT. CIPs / S-00663)
	\$832,497	PARK FEE
	<u>\$21,311,098</u>	TOTAL (PENDING PROJECT ACCOUNTING CLOSE OUT IN FY 2012)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** DOYLE COMMUNITY PARK MISCELLANEOUS IMPROVEMENTS **PROJECT:** NUC-51

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR IMPROVEMENTS AND EXPANSION TO THIS COMMUNITY PARK, INCLUDING SIDEWALKS, AN EXPANDED PICNIC AREA AND TOT LOT EXPANSION, COMFORT STATION ADDITION, AMPHITHEATER, RETAINING WALL ADDITION, BALL WALL PLAY AREA AND SWING SET ADDITION.

CONSTRUCTION COMPLETED PRIOR TO FISCAL YEAR 2007.

**FUNDING:** \$440,384 NUC FBA (100%)

**PROJECT COMPLETED**



CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

<b>TITLE:</b> UNIVERSITY CITY HIGH SCHOOL JOINT USE FIELD RENOVATION	<b>PROJECT:</b> NUC-53
PROJECT DELETED IN FISCAL YEAR 2012.	
<b>TITLE:</b> ROSE CANYON IMPROVEMENTS	<b>PROJECT:</b> NUC-18A
PROJECT ADDED TO TRANSPORTATION PROJECTS SECTION IN FISCAL YEAR 2009; DELETED IN FISCAL YEAR 2012. (INFORMATION REPEATED IN TRANSPORTATION PROJECT SECTION.)	

**PARK PROJECTS DELETED**



This back page is intentionally left blank.

CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**TITLE:** NORTH UNIVERSITY COMMUNITY BRANCH LIBRARY      **PROJECT:** NUC-29A

**DESCRIPTION:**

THIS PROJECT PROVIDED FOR A 15,000 SQUARE FOOT LIBRARY ON A CITY-OWNED PARK SITE AT NOBEL DRIVE AND JUDICIAL DRIVE TO SERVE THE COMMUNITY. THIS PROJECT IS PART OF THE 21ST CENTURY LIBRARY SYSTEM/LIBRARY DEPARTMENT'S FACILITY IMPROVEMENTS PROGRAM.

CONSTRUCTION COMPLETED IN FISCAL YEAR 2008.

**FUNDING:** \$7,799,865 NUC FBA (CIP 350980 / S-00805)

**NOTE:**

**PROJECT COMPLETED**



This back page is intentionally left blank.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** NUC FIRE STATION PROJECT #1

**PROJECT:** NUC-54

**DEPARTMENT:**

FIRE-RESCUE DEPARTMENT  
CIP #: N/A

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS FACILITY WILL PROVIDE SUPPORT TO THE UNIVERSITY CITY AREA AND WILL BE LOCATED TO PROVIDE EMERGENCY RESPONSE TIMES THAT MEET CITY AND NATIONAL STANDARDS. THIS PROJECT WILL INCLUDE LAND ACQUISITION (IF A PRIVATELY OWNED SITE IS IDENTIFIED), DESIGN, CONSTRUCTION AND EQUIPMENT FOR A NEW FIRE STATION TO ACCOMMODATE UP TO ELEVEN CREW MEMBERS, A FIRE ENGINE, SERVICE AERIAL TRUCK AND AMBULANCE ON A SITE OF APPROXIMATELY 3/4 ACRE . THE SIZE OF THE STATION WILL BE APPROXIMATELY 10,500 SQUARE FEET; THE SITE NOT BEEN DETERMINED.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING / SCHEDULING NOTES:**

THE PRELIMINARY COST ESTIMATE OF \$14,000,000 INCLUDES THE COST OF LAND, DESIGN, CONSTRUCTION AND FF&E (RADIOS, EQUIPMENT, TRUCKS, ETC). AS PER THE MONTE VERDE PROJECT PLANNED DEVELOPMENT PERMIT NO. 10761 AND SITE DEVELOPMENT PERMIT NO. 372422, RECORDED WITH THE COUNTY OF SAN DIEGO ON NOV. 14, 2008 (DOC 2008-0592280), THIS FIRE STATION MAY BE CONSTRUCTED BY THE DEVELOPER AND MAY BE ELIGIBLE FOR NUC FBA REIMBURSEMENT, SUBJECT TO A FULLY EXECUTED REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2013	FY 2014	FY 2015	FY 2016-20
FBA-NUC	\$14,000,000	\$0	\$0	\$4,000,000	\$5,000,000	\$5,000,000	\$0
<b>TOTAL</b>	<b>\$14,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,000,000</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$0</b>

**CONTACT:**

MICHELLE ABELLA-SHON  
858-573-1362  
[mshon@sandiego.gov](mailto:mshon@sandiego.gov)

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: NUC FIRE STATION PROJECT #2**

**PROJECT: NUC-55**

**DEPARTMENT:**

FIRE-RESCUE DEPARTMENT  
CIP #: N/A

COUNCIL DISTRICT: 1  
COMMUNITY PLAN: NUC

**DESCRIPTION:**

THIS FACILITY WILL PROVIDE SUPPORT TO THE UNIVERSITY CITY AREA AND WILL BE LOCATED TO PROVIDE EMERGENCY RESPONSE TIMES THAT MEET CITY AND NATIONAL STANDARDS. THIS PROJECT WILL INCLUDE LAND ACQUISITION (IF A PRIVATELY OWNED SITE IS IDENTIFIED), DESIGN, CONSTRUCTION AND EQUIPMENT FOR A NEW FIRE STATION TO ACCOMMODATE UP TO ELEVEN CREW MEMBERS, A FIRE ENGINE, SERVICE AERIAL TRUCK AND AMBULANCE ON A SITE OF APPROXIMATELY 3/4 ACRE . THE SIZE OF THE STATION WILL BE APPROXIMATELY 10,500 SQUARE FEET; THE SITE NOT BEEN DETERMINED.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE UNIVERSITY COMMUNITY PLAN AND WITH THE CITY'S GENERAL PLAN.

**FUNDING / SCHEDULING NOTES:**

THE PRELIMINARY COST ESTIMATE OF \$14,000,000 INCLUDES THE COST OF LAND, DESIGN, CONSTRUCTION AND FF&E (RADIOS, EQUIPMENT, TRUCKS, ETC). DESIGN AND CONSTRUCTION WILL BE SCHEDULED AS LAND, FUNDING AND RESOURCES ARE IDENTIFIED. AS OF FY 2012, NEGOTIATIONS ARE IN PROGRESS BETWEEN THE CITY AND UCSD REGARDING POTENTIAL UCSD CONTRIBUTION TOWARDS FIRE FACILITIES IN NORTH UNIVERSITY CITY.

SOURCE	FUNDING	EXPENDED	CONT APPR	FY 2012-13	FY 2014	FY 2015	FY 2016-20
UNIDEN.	\$14,000,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$14,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CONTACT:**

MICHELLE ABELLA-SHON  
858-573-1362  
[mshon@sandiego.gov](mailto:mshon@sandiego.gov)

## ***Park Improvements Phasing Plan***

The original Phasing Plan, including both Transportation and Park Improvement Phasing, was adopted by the City Council on April 11, 1988. The April 11, 1988 Park Improvement Phasing Plan included two requirements: the construction of Doyle Park Recreation Building (NUC -28) prior to 2,300 dwelling units, and the acquisition and development of Nobel Athletic Park (NUC 28) prior to 5,500 dwelling units. Both projects have been completed.

## ***Transportation Phasing Plan***

### **Implementation**

The 1988 Transportation Phasing Plan was based on modeling work completed in 1987. At that time, the City had adopted an Interim Development Ordinance (IDO) for “slow growth” which established limits to residential development. Communities that could demonstrate that an orderly plan for infrastructure development existed were allowed to request an exemption from the IDO. The phasing plan was a necessary element of that exemption.

The Transportation Phasing Plan (Phasing Plan) established allowable levels of development for North University City. The improvements listed in the Phasing Plan are only those considered to be critical to community-wide development levels. The intent of the Phasing Plan is to provide public improvements at the time of need. Before exceeding the ADT level of each threshold, the required improvements must be committed to the satisfaction of the City Engineer. Specifically, an improvement must be completed, open to public use, and/or subject to an awarded construction contract by a governmental agency.

This Phasing Plan is intended to serve as a guideline for sequential development of anticipated public improvements. Because the geographic order of development is not certain, it will be necessary to periodically review and revise this Phasing Plan in order to reflect current land development proposals and changing conditions in the community.

Allocation of building permits under the Facilities Phasing Plan is subject to Council Policy 600-36, “Requirements for Annual Adjustments of Facilities Benefit Assessments and Prepayment of Assessments.”

### **Transition to Current Transportation Phasing Plan**

The forecast traffic volumes on the community streets changed significantly with new modeling work. The current phasing plan superseded and replaced the original plan with the adoption of the FY 2001 Financing Plan. A transition from the original 1988 Phasing Plan was needed to allow a smooth implementation of the FY 2001 Phasing Plan. At the beginning of calendar year 2000, the original adopted Phasing Plan had a total traffic generation of 110,000 ADTs since its inception. The allowable ADT level in Threshold 4 was 122,000. The remaining allowable ADT was 12,000. The FY 2001 Phasing Plan allows the same 12,000 ADT for Threshold 1. Thus, Threshold 1 of the current Phasing Plan corresponded with Threshold 4 of the original Phasing Plan. Original Thresholds 2 and 3 were calculated from a 1995 base starting point; current Thresholds 2 and 3 have the beginning of year 2000 as the starting point.

Only transportation projects that were needed to mitigate Level of Service conditions between 1995 and buildout are included in the current Phasing Plan. Projects in the original adopted plan that were not needed for mitigation purposes were not carried to the current phasing plan.

**OCTOBER, 2014 AMENDMENT TO THE TRANSPORTATION THRESHOLD REQUIREMENT:**

~~With the exception of UCSD, a~~All other development is subject to the Transportation Thresholds in Table 8, with the exception of development by UCSD and development projects which analyzed, pursuant to CEQA, the direct and cumulative impacts of development without the construction of NUC-A and NUC-18. Phasing Plan thresholds. From FY 2000 to buildout, a maximum of 89,030 ADTs were anticipated. The trip generation factors adopted by the City for each type of land use is to be applied to development and the aggregate of ADT resulting from all development is measured against the limits of the Phasing Plan. The determination of equivalent ADTs is made when FBA and DIF charges for specific building permit applications are determined by staff.

**Table 8 Transportation Thresholds**

<b>Threshold 1 – 12,000 ADTS (Completed)</b>					
<b>PFFP #</b>	<b>Description</b>	<b>Dvp.</b>	<b>FBA</b>	<b>Other</b>	<b>Status</b>
NUC-13	Phase I: Regents Road – Executive Dr. to Genesee Ave. Restripe Eastgate Mall to Genesee Ave.) to 3-lane collector.	X	X		Completed
NUC-21	Nobel Dr. Extension and Interchange at I-805		X		Completed
NUC-34	Phase I: Eastgate Mall – Towne Centre Dr. to Miramar Rd. Restripe Eastgate Mall East of I-805 bridge to Miramar Rd. to 1-lane collector.		X		Completed
<b>Threshold 2 – 66,490 ADTS</b>					
NUC-3	Genesee Ave – I-5 to Regents Rd.	X	X		Completed
NUC-33	Judicial Dr. – Golden Haven to Eastgate Mall	X	X		Completed
NUC-36	Judicial Drive – Golden Haven Dr.	X			Completed
NUC-47	Phase III: La Jolla Village Dr. – Torrey Pines Rd to I-805	X	X		Completed
NUC-34	Phase II: Eastgate Mall – Towne Ctr. Dr. to Miramar Rd.		X		TBD
NUC-50	Miramar / I-805 - Easterly Ramps to 300' East of Eastgate Mall		X	X	FY 2013
NUC-A	Genesee Ave. – Nobel Drive to SR-52		X	X	TBD
NUC-C	La Jolla Village Drive - I-805 Interchange Ramps. 1. Convert full cloverleaf to a partial cloverleaf; 2. Widen La Jolla Village Drive bridge over I-805, including approaches, to three through lanes plus an auxiliary lane in each direction; 3. Widen La Jolla Village Dr. from Towne Centre Dr. to I-805 SB on/off ramps to 8 lanes plus an auxiliary eastbound lane.	X	X		FY 2012
<b>Threshold 3 - 88,900 ADTS</b>					
NUC-12	Regents Rd. – AT&SF Bridge to 100' North of Lahitte Court. Construct four-lane major street.		X		Added to NUC-18
NUC-14	Regents Rd. - 100' North of Lahitte Court to Governor Drive. Widen one-half width street to four-lane major street.		X		Added to NUC-18
NUC-18	Regents Road Bridge. Construct four-lane bridge with sidewalks and Class II bicycle lanes.		X		TBD

**Table 9 Assessment List**

Assmt.	APN	Owner	Acres	SubArea	SubArea Land Use
5	343-010-20	OLSON DRIVE BUSINESS PARK LLC	13.61	96	Restricted Industrial
6	345-012-01	CONCORDE L L C	2.02	31	Scientific Research
8	343-121-02	City of San Diego	3.00	11	Scientific Research
9a	343-121-42	TOWNE CENTRE Science PARK L P	14.77	11	Scientific Research
9b	343-121-43	TOWNE CENTRE Science PARK L P	7.01	11	Scientific Research
10c	343-121-37	BMR-9885 TOWNE CENTRE DR. LLC	5.77	11	Scientific Research
12a	343-122-07	City of San Diego	10.32	96	Restricted Industrial
12b	343-122-35	9415 T C D LLC	1.96	12	Scientific Research
20	343-230-14	QUALCOMM INC	16.52	10	Scientific Research
39	343-370-05	P F I REALTY V L P	6.74	96	Restricted Industrial
45	345-250-02-03 345-250-05	MAKALLON LA JOLLA PROPERTIES	2.93	29	Mixed Use
46	345-012-10	S D DIVERSIFIED L L C	3.86	29	Mixed Use
49	345-240-03-05	LAJOLLA CROSSROADS 1 LLC	6.63	40	Scientific Research
59	345-012-15	A R E-NEXUS CENTRE II L L C	3.80	31	Scientific Research
65	345-210-12	Costa Verde Hotel LLC	4.77	47	Costa Verde Specific Plan
74	345-120-34	SUNRISE LA JOLLA (LAND) S L L P	0.94	66	Residential
93	348-020-68	GAF FINANCIAL L L C	2.77	37	Scientific Research
97	342-010-38	SALK INSTITUTE	26.34	1	Scientific Research
99	343-160-26-27	SCRIPPS	29.11	4	Medical and Sci. Research
108	345-200-02	LMC-EXECUTIVE INVESTMENT CO	3.37	30	Commercial Office
110	340-190-13	NOVARTIS INSTITUTE	15.70	9	Scientific Research
119	343-121-40	LPL Holdings	9.14	12	Scientific Research
131	345-210-15-16	C C W LA JOLLA L L C	4.18	47	Costa Verde Specific Plan
150	343-122-62.	IRVINE COMPANY LLC	8.20	12	Scientific Research
153	340-180-28	T P S C I X L L C	2.55	9	Scientific Research
154	343-122-45-48	IRVINE COMPANY LLC	12.50	12	Scientific Research
157	340-180-06	T P S C I X L L C	2.99	9	Scientific Research
158	340-180-38	PFIZER INC	2.91	9	Scientific Research
160	345-260-20-23 345-260-25 345-260-27 345-260-29 345-260-31 345-260-34	IDEC-Nobel Res. Ctr LLC	32.73	37	Scientific Research
161	340-200-17	BURNHAM INSTITUTE	2.60	9	Scientific Research
167	343-252-32	MILLER INVESTMENTS	1.43	97	Restricted Industrial
168	343-252-29	JOHNSON MARK C TRUST 08-30-04	2.20	97	Restricted Industrial
173a	343-252-16	City of San Diego	5.00	98	Restricted Industrial
173b	343-252-06	City of San Diego	3.16	98	Restricted Industrial
173c	343-252-27	City of San Diego	1.95	97	Restricted Industrial
173d	343-252-08	City of San Diego	2.98	97	Restricted Industrial
175	340-010-34	ARE-SD REGION NO 17 LLC	6.22	9	Scientific Research
177	340-010-45	City of San Diego	3.18	9	Scientific Research





RESOLUTION NUMBER R- 309238

DATE OF FINAL PASSAGE OCT 14 2014

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO AMENDING THE FISCAL YEAR 2013  
NORTH UNIVERSITY CITY PUBLIC FACILITIES FINANCING  
PLAN

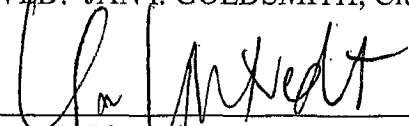
WHEREAS, the Council intends to amend the Transportation Threshold within the Fiscal Year 2013 North University City Public Facilities Financing Plan (FY 2013 NUC Financing Plan) to exempt development projects that do not create negative traffic impacts; and

WHEREAS, the exemption from Transportation Thresholds specifically includes those development projects that analyzed, pursuant to CEQA, the direct and cumulative impacts of development without the construction of the projects identified as Genesee Avenue Widening and Regents Road Bridge; and

WHEREAS, the Council has reviewed and considered the amendments to the transportation thresholds set forth in the FY 2013 NUC Financing Plan, on file in the Office of the City Clerk as Document No. RR- 309238; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the amendments to the FY 2013 NUC Financing Plan are approved.

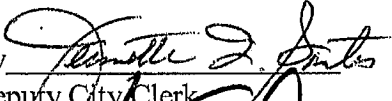
APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Inga B. Lintvedt  
Deputy City Attorney

IBL:mm  
9/12/2014  
Or.Dept: Planning  
Doc. No. 856278\_2

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of SEP 29 2014

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 10/14/14  
(date)

  
KEVIN L. FAULCONER, Mayor.

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on SEP 29 2014, by the following vote:

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

Date of final passage OCT 14 2014

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

AUTHENTICATED BY:

(Seal)

KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

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

By *Janette Smith*, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 309238



335

(R-2012-602)

A

6/12

RESOLUTION NUMBER R- 307508

DATE OF FINAL PASSAGE JUN 26 2012

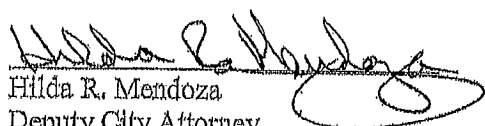
A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE NORTH UNIVERSITY CITY PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, FISCAL YEAR 2013, AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ESTABLISH AND MODIFY INDIVIDUAL CAPITAL IMPROVEMENT PROGRAM PROJECT BUDGETS TO REFLECT THE PLAN.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the document titled, "North University City Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2013" (Financing Plan), a copy of which is on file in the Office of the City Clerk as Document No. RR- 307508.

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

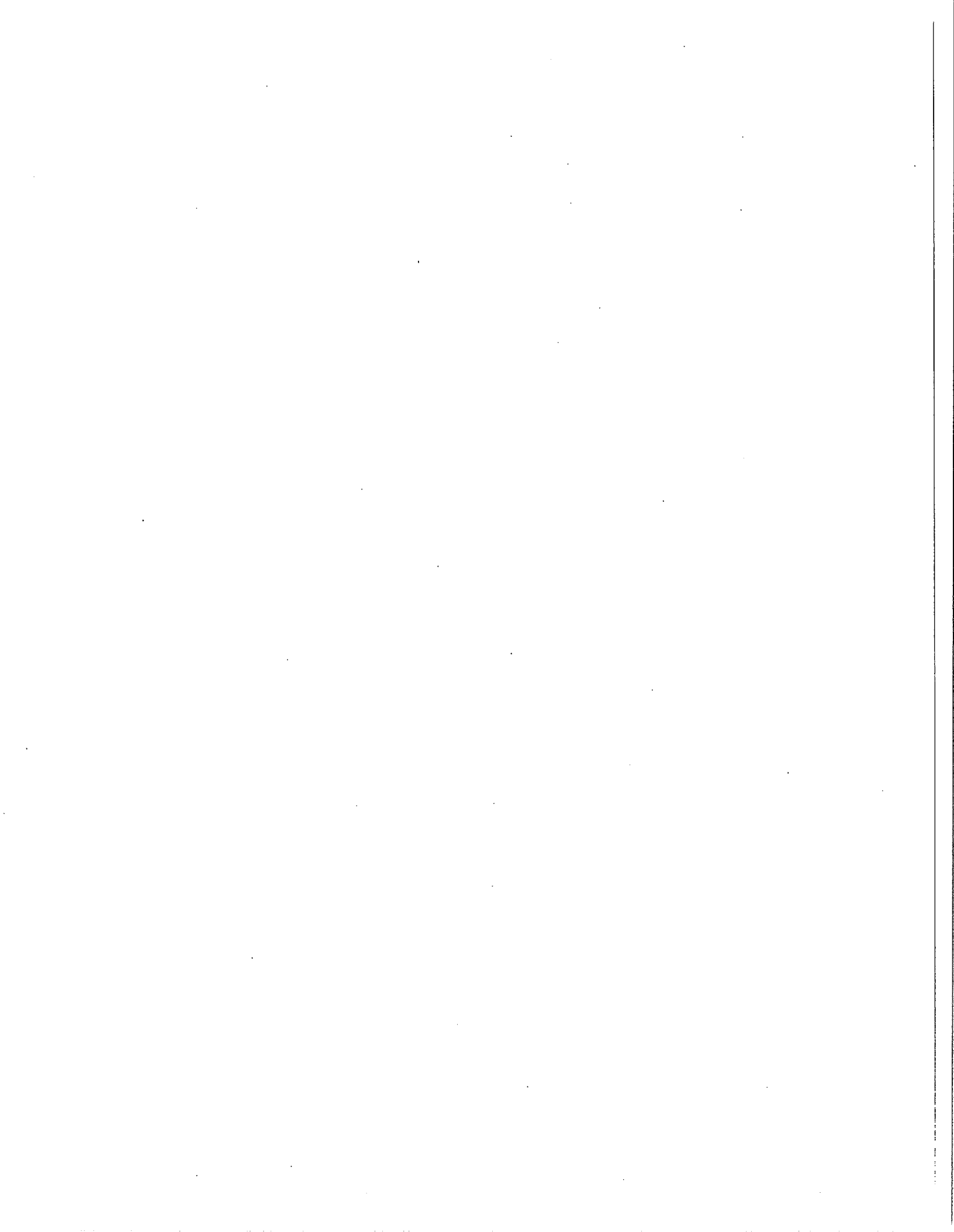
APPROVED: JAN I. GOLDSMITH, City Attorney

By

  
Hilda R. Mendoza  
Deputy City Attorney

HRM:hm:als  
05/15/12  
Or.Dept:Facilities Financing  
Document No. 371678

2012 JUN 26 10 30 AM  
CITY OF SAN DIEGO  
REGISTRATION SECTION



RESOLUTION NUMBER R- 307509

DATE OF FINAL PASSAGE JUN 26 2012

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

WHEREAS, the Council of the City of San Diego desires to initiate proceedings for the designation of a facilities benefit assessment area of benefit in North University City pursuant to San Diego Municipal Code section 61.2200 et seq., which area of benefit will specially benefit from the acquisition, improvement and construction of certain public improvements more particularly identified and described in the document titled, "North University City Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2013" (Financing Plan) on file in the Office of the City Clerk as Document No. RR- 307509; and

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

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

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

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



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

WHEREAS, the Council has determined that it is necessary to provide for 4 percent annual automatic increases for Fiscal Year 2013 and each year thereafter in the amount of facilities benefit assessments for landowners who have not paid their facilities benefit assessments without the necessity for further proceedings pursuant to San Diego Municipal Code section 61.2212 in order to reflect increases in the cost of money during the period between the imposition of the facilities benefit assessment, the payment of facilities benefit assessments and completion of the public facilities projects. The annual automatic increase is based on the March to March Construction Cost Index for San Diego/Los Angeles and the August to August Consumer Price Index for San Diego; and

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

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

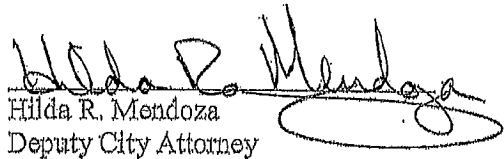
1. That the foregoing recitals are true and correct and incorporated fully herein by this reference.
2. Pursuant to San Diego Municipal Code section 61.2200 et seq., the Council declares its intention to designate an area of benefit within North University City to finance the cost of the public facilities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

heard, on JUL 24 2012, at the Council Chambers, 12th Floor, City  
Administration Building, 202 C Street, San Diego, California.

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

APPROVED: JAN I. GOLDSMITH, City Attorney

By

  
Hilda R. Mendoza  
Deputy City Attorney

HRM:hm:als  
05/15/12  
05/22/12 Cor. Copy  
Or. Dept: Facilities Financing  
Document No. 371687\_2

(R-2012-603)  
COR. COPY

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 12 2012.

ELIZABETH S. MALAND  
City Clerk

By Mary Zumaiga  
Deputy City Clerk

Approved: 6.26.12  
(date)

JSB  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

RESOLUTION NUMBER R- 307609

DATE OF FINAL PASSAGE JUL 31 2012

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

WHEREAS, pursuant to San Diego Municipal Code section 61.2200 et seq., on

JUN 12 2012, the Council of the City of San Diego adopted Resolution No.

R - 307509 declaring its intention to designate an area of benefit within North

University City to finance the cost of the public facilities projects identified in the "North

University City Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year

2013," (Financing Plan) on file in the Office of the City Clerk as Document No.

RR- 307509, which is incorporated into this Resolution by reference; and

WHEREAS, on JUN 12 2012, the Council adopted Resolution No. R- 307508

approving the Financing Plan; and

WHEREAS, by Resolution No. R- 307509, the Council fixed at 10:00 a.m., or as soon thereafter as the matter may be heard, on JUL 24 2012, 2012, at the City Council

Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California, the

time and place for a public hearing to consider the designation of the area of benefit, including

the public facilities projects to be financed, the extent of the facilities benefit assessment area of

benefit, and the proposed facilities benefit assessments to be levied upon parcels within the

designated area of benefit; and

SAN DIEGO CITY

15 MAY 22 PM 3:11

CITY CLERK

-PAGE 1 OF 6-

WHEREAS, the City Clerk has given notices of the passage of the Resolution of Intention, Resolution No. R - 307509, and of the time and place and purpose of the hearing, as required by San Diego Municipal Code section 61.2205; and

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

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

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

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

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

WHEREAS, the Council has determined that it is necessary to provide for 4 percent annual automatic increases for Fiscal Year 2013 and each year thereafter in the amount of facilities benefit assessments for landowners who have not paid their facilities benefit assessments without the necessity for further proceedings pursuant to San Diego Municipal Code section 61.2212 in order to reflect increases in the cost of money during the period between the

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

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

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

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

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

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

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

(i) Transportation Projects: Both residential development and non-residential development utilize the communities' transportation system, and improvements are necessary based on projected Averaged Daily Trips at full community development, General Plan standards, and the North University City Facilities Phasing Plan.

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

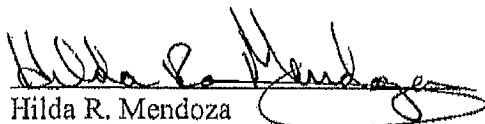
(iii) Library Project: Residential development utilizes the community libraries, and improvements are necessary based on the projected population at full community development and General Plan standards.

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

3. The designation of the area of benefit as identified in the Financing Plan is ordered.
4. The establishment of the facilities benefit assessment against each parcel within the area of benefit as identified in the Financing Plan is ordered and is effective sixty days from the date of final passage of this resolution.
5. The Mayor is authorized and requested to prepare a map of the boundaries of the area of benefit based on this Resolution and to file the map with the City Clerk in accordance with the provisions of San Diego Municipal Code section 61.2209(a).
6. The City Clerk is authorized and requested to record the map of the boundaries of the area of benefit in the Office of the County Recorder of the County of San Diego in accordance with the provisions of San Diego Municipal Code section 61.2209(a).
7. The City Clerk is authorized and directed to execute and record a Notice of Assessment in the Office of the County Recorder of the County of San Diego in accordance with the provisions of San Diego Municipal Code section 61.2209(b).
8. The Chief Financial Officer is authorized and directed to transfer, appropriate and expend the subject FBA funds as necessary to ensure timely payment of all North University City public facilities projects identified in the Financing Plan.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

  
Hilda R. Mendoza  
Deputy City Attorney

HRM:hm:als  
05/15/12  
Or.Dept:Facilities Financing  
Document No. 371690

SAN DIEGO CITY  
15 MAY 22 PM 3:11  
CITY OF SAN DIEGO  
RECEIVED  
-PAGE 5 OF 6-

R- 307609



I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 24 2012.

ELIZABETH S. MALAND  
City Clerk

By [Signature]  
Deputy City Clerk

Approved: 7-31-12  
(date)

[Signature]  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

244-01000-01711  
151 NVA 52-6H-3 11  
CIVIL SERVICE 2 10 11  
-PAGE 607609

330  
B  
7/24

RESOLUTION NUMBER R- 307610

DATE OF FINAL PASSAGE JUL 31 2012

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

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

WHEREAS, the Council has reviewed and considered the methodology set forth in the "North University City Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2013," (Financing Plan) on file in the Office of the City Clerk as Document No. RR- 307509 ; NOW, THEREFORE,

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

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

SAN DIEGO CITY  
15 MAY 52 PM 3 11  
CITY CLERK'S OFFICE  
-PAGE 1 OF 4 RECEIVED

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

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

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

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

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

(i) Transportation Projects: Both residential development and non-residential development utilize the communities' transportation system, and improvements are

necessary based on projected Averaged Daily Trips at full community development, General Plan standards, and the North University City Facilities Phasing Plan.

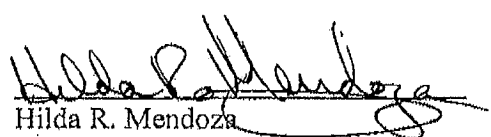
(ii) Park and Recreation Projects: Residential development utilizes the communities' parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

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

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

5. That the Chief Financial Officer is directed to establish an interest bearing account for the North University City Development Impact Fee.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Hilda R. Mendoza  
Deputy City Attorney

HRM:hm:als  
05/15/12  
Or.Dept: Facilities Financing  
Document No. 371712

2012 MAY 15 11 31 AM

15 MAY 15 11 31 AM

-PAGE 3 OF 4- RECEIVED

R-307610

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 24 2012.

ELIZABETH S. MALAND  
City Clerk

By [Signature]  
Deputy City Clerk

Approved: 7-31-12  
(date)

[Signature]  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

2012 JUL 31 11:31 AM

IS: NVA SP: 613-311

CLERK OF THE CITY

-PAGE 4 OF 4-

RECEIVED

R- 307610

## FBA FEE SCHEDULE FISCAL YEAR 2013 PFFP

Fiscal Year	\$/SFUDU	\$/MFDU	\$/ADT
2012	\$23,016	\$16,112	\$1,550
2013	\$24,167	\$16,918	\$1,628
2014	\$25,134	\$17,594	\$1,693
2015	\$26,139	\$18,298	\$1,760
2016	\$27,185	\$19,030	\$1,831
2017	\$28,272	\$19,791	\$1,904
2018	\$29,403	\$20,583	\$1,980
2019	\$30,579	\$21,406	\$2,059
2020	\$31,802	\$22,262	\$2,142