

Appendix

**Transportation Phasing Plan**

**Assessment Listing for Rancho Peñasquitos**

**Special Funds**

**Future Community Improvement Project Considerations**

**Peñasquitos East Transportation Phasing Plan**  
**January 19, 1988**

<b>Number of DUs Not to Exceed*</b>	<b>Facility</b>	<b>Location</b>	<b>Improvement***</b>	<b>Status</b>
12,439 ****	SR-56 (North City Parkway)	Rancho Peñasquitos Boulevard to I-15	Construct two lanes	Completed
12,948**	Mercy Road	Black Mountain Road to I-15	Construct four lanes	Completed
12,948**	Traffic Signal	Black Mountain Road and Mercy Road	Install traffic signal	Completed
12,948**	Black Mountain Road	Truman Street to Mercy Road	Construct four lanes	Completed
12,948	Carmel Mountain Road	200' North of Caminito Douro to Gerana Street	Improve median to add two lanes for a four-lane primary arterial	Completed
12,948	Traffic Signal	Carmel Mountain Road and Peñasquitos Drive	Install traffic signal	Completed
13,903**	Black Mountain Road	Mira Mesa northerly community boundary to Galvin Road	Construct six lanes	Completed
13,903**	Traffic Signal	Black Mountain Road and Capricorn	Install traffic signal	Completed
14,353	SR-56 (North City Parkway)	Black Mountain Road to I-15	Construct four lanes and ramps at ultimate grade and alignment	Completed
14,653**	Carmel Mountain Road	Paseo Montalban to Rancho Peñasquitos Boulevard	Improve median to provide a modified five lane major street	Completed
14,700	SR-56 (North City Parkway)	I-5 to I-15	Construct minimum four lane roadway	Completed

## **Peñasquitos East Transportation Phasing Plan**

\* “Dwelling Units Not to Exceed” refers to the total of constructed dwelling units plus any dwelling units which have previously approved building permits. As an alternative to this limitation of building permits, the developer may enter into an agreement approved by the City Council where building permits above the established threshold may be issued provided final utility connections and occupancy certificates are not authorized until the required improvements are constructed and open to traffic.

\*\* This traffic facility improvement listed must be provided for in an agreement and becomes an immediate condition of any additional dwelling units in that column.

\*\*\* “Improvements” are to be open to traffic to the satisfaction of the City Engineer before exceeding the allowable number of dwelling units in the left column. “Open to traffic” is defined as successful traffic signal turn-on for traffic signals, and as open to normal traffic for the full required number of lanes for the entire length of roadway segments.

\*\*\*\* This improvement is to be open to traffic to the satisfaction of the City Engineer prior to the issuance of any additional building permits for dwelling units in the community.

All tentative maps and development projects are subject to the traffic phasing plan and community facilities phasing plan. This phasing plan should be reviewed annually, along with the Peñasquitos East Public Facilities Financing Plan, for any major changes in the community’s transportation system. One example of such a change is the proposed installation of ramp metering in any freeway access points within the community.

It is understood that at some time in the future it may be desirable to revise some element(s) of this phasing plan, including raising the established threshold, in order to add future benefits to the community. Any change to this phasing plan will require a noticed public hearing by the City Council. Minimum public notice for the hearing shall be 30 (thirty) days. The Rancho Peñasquitos Planning Board, Town Council, Recreation Council, and Homeowners of Peñasquitos Association, Inc. shall all receive this 30-day notice and shall be afforded the opportunity to provide comments to the City Council and/or provide public testimony at the hearing.

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## RANCHO PEÑASQUITOS

01-24-2014 OWNERSHIP (10-29-2012 thru DOC#257) REV 01-24-2014

NEDU	SF	\$29,777.00				TYPES OF DEV:	SF = Single Family
	MF	\$20,845.00					MF = Multi Family
	CA	\$178,666.00					CA = Commercial
	OS	0					OS = Open Space
	NA	0					NA
	E	0					Environmental

	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED		
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV	NEDU's	ASMT \$ AMT	RANCHO PEÑASQUITOS OWNERSHIP
7	3064200100		LOT 1	SF	40.0	\$1,191,080	RHODES KEITH B LIVING TRUST 11-11-99
7	3064200700		LOT 7	SF	26.0	\$774,202	RHODES KEITH B LIVING TRUST 11-11-99
8	3064200200		LOT 2	SF	38.0	\$1,131,526	RHODES KEITH B LIVING TRUST 11-11-99
8	3064200300		LOT 3	MF	342.00	\$7,128,990	RHODES KEITH B LIVING TRUST 11-11-99
8	3064200800		LOT 8	SF	14.00	\$416,878	RHODES KEITH B LIVING TRUST 11-11-99
8	3064200900		LOT 9	CA	1.67	\$298,372	RHODES KEITH B LIVING TRUST 11-11-99
25	3120103700			OS	64.01	\$0	CITY OF SAN DIEGO
26	3120101000			OS	80.0	\$0	CITY OF SAN DIEGO
28	3120101700			OS	80.0	\$0	CITY OF SAN DIEGO
30	3138110200			OS	13.17	\$0	CITY OF SAN DIEGO
35	3120101800		LOTS 7&8	OS	82.2	\$0	CITY OF SAN DIEGO
39	3120300300			OS	40.0	\$0	CITY OF SAN DIEGO
41	3120401200			OS	4.4	\$0	CITY OF SAN DIEGO
42	3120401300			OS	2.35	\$0	CITY OF SAN DIEGO
45	3131800300	6982	LOT 205	SF	1.0	\$29,777	KHOULI MARK
46	3131921400	6773	LOT 143	SF	1.0	\$29,777	MADARIAGA SCOTT & LYNDA HAUSCHILDT
47	3130105900			SF	15.0	\$446,655	TOM VIII ENTERPRISES L P
48	3130100400			OS	81.2	\$0	CITY OF SAN DIEGO
49	3130305900			OS	14.89	\$0	CITY OF SAN DIEGO
52	3155700100	11924	LOT 11	OS	46.05	\$0	PARDEE HOMES
52	3155700300	11924	LOT 16	OS	3.19	\$0	PARDEE HOMES
52	3155700700	11924	LOT 12	CA	9.98	\$1,783,087	PARDEE HOMES
58	3150204000			OS	16.16	\$0	CITY OF SAN DIEGO

ASMT#	ASSESSOR PARCEL NO.	SUBDIV OR PAR. MAP#	LOT OR PAR. #	TYPE OF DEV	ESTIMATED NEDU's	ASMT \$ AMT	RANCHO PEÑASQUITOS OWNERSHIP
59	3150205600			OS	21.7	\$0	CITY OF SAN DIEGO
76	3155300500	11092	LOT 9	OS	1.05	\$0	YMCA OF SAN DIEGO COUNTY
82	3138100400	14589	LOT 4	OS	1.00	\$0	SANTALUZ MAINTENANCE ASSOCIATES
82	3138100700	14589	LOT 9	OS	1.00	\$0	SANTALUZ MAINTENANCE ASSOCIATES
86	3130305400			OS	4.65	\$0	CITY OF SAN DIEGO
88	3152400100	7821	LOT 271	NA	2.1	\$0	POWAY UNIFIED SCHOOL DISTRICT
95	3120103100	PM14128	PAR 3	SF	2.0	\$59,554	CITY OF SAN DIEGO
96	3120303500			OS	55.5	\$0	CITY OF SAN DIEGO
99	3120401900			OS	429.3	\$0	CITY OF SAN DIEGO
106	3155700500	PM14640	PAR 2	CA	3.54	\$632,478	TAIWANESE LUTHERAN CHURCH OF SAN DIEGO
112	3150205500			OS	12.8	\$0	PARDEE HOMES
113	3090211600			OS	22.9	\$0	CITY OF SAN DIEGO
140	3150205700		PAR 1	OS	1.07	\$0	AMERICAN NEWLAND ASSOCIATES
142	3131800200	6982	LOT 204	SF	1.0	\$29,777	HE YUXIN&QIAO JUAN
143	3131921300	6773	LOT 142	SF	1.0	\$29,777	MATPHIL TECHNOLOGIES INC
145	3120402200			OS	95.0	\$0	CITY OF SAN DIEGO
146	3095810200			E	19.0	\$0	BLACKWILL PAMELA M
146	3095810300			E	1.0	\$0	BLACKWILL PAMELA M
147	3131800400	6982	LOT 206	SF	1.0	\$29,777	WOOD STEPHEN R
148	3131800500	6982	LOT 207	SF	1.0	\$29,777	OH LIVING 2010 TRUST
149	3131800600	6982	LOT 208	SF	1.0	\$29,777	KHOULI MARK
150	3131800700	6982	LOT 209	SF	1.0	\$29,777	ONG ANDRE
151	3131800800	6982	LOT 210	SF	1.0	\$29,777	PEREZ-GONZALEZ JAVIER
152	3131800900	6982	LOT 211	SF	1.0	\$29,777	KHAN USMAN F
153	3138100500	14589	LOT 7	OS	47.7	\$0	CITY OF SAN DIEGO
153	3138100600	14589	LOT 8	OS	7.3	\$0	CITY OF SAN DIEGO

# Special Funds

## Special Funds

### Park View Estates Development Agreement

<b>PARK VIEW ESTATES - OTHER PARK &amp; RECREATION FACILITIES</b>	
<b>FUND 392044/400221</b>	
Funds received as of 6/30/06	\$2,200,000
Interest earnings as of 6/30/13	<u>\$901,143</u>
<b>Sub-total</b>	<b>\$3,101,143</b>
Less Previously Funded Projects:	
Acquisition of the Paraiso Cumbres Property	\$250,000
Los Peñasquitos Canyon Black Mtn Ranger Station	\$360,000
Canyonside Community Tennis Courts	\$75,000
Canyonside Community Park Development, Phase III	\$954,758
Canyonside Community Park Children's Play Area	\$96,404
Peñasquitos Neighborhood Park Security Lighting	\$50,343
Black Mountain Open Space Park Survey Mgmt. Plan	\$40,000
Canyonside Community Park Traffic Signal	\$226,046
Trail for all people	\$50,000
Canyonside Community Park Improvements	\$300,000
Rancho Peñasquitos Towne Centre Park Improvement	<u>\$75,000</u>
Rancho Peñasquitos Skate Park	<u>\$320,000</u>
<b>Total Appropriations</b>	<b>\$2,797,551</b>
<b>Funds Available 6/30/13</b>	<b>\$303,592</b>

This fund was established per Council Ordinance (00-17179), a Development Agreement between the City of San Diego, American Newland and Peñasquitos Park View Estates. This agreement was entered into pursuant to City Council policy 600-37, adopted by the City Council on August 9, 1988 and amended on September 13, 1988.

Funds are to be used for various park projects as approved by the City Council. Several projects have been completed with one remaining, the Black Mountain Regional Open Space Park.

**Peñasquitos East - Trust Fund**

<b>PEÑASQUITOS EAST TRUST FUND FUND 10596/400192</b>	
Funds received as of 6/30/06	\$ 1,416,232
Interest earnings as of 6/30/13	<u>\$ 482,331</u>
<b>Sub-total</b>	<b>\$1,898,593</b>
Less previously Funded Project:	
Hilltop Community Park .....	\$585,946
Rancho Peñasquitos ADA Requirements (AA 298640).....	\$247,542
Rancho PSQ.....	\$ 69,475
Reserved for Carmel Valley Trunk Sewer.....	\$ 55,868
Canyonside Community Park Tennis Courts	<u>\$131,164</u>
<b>Funds Available as of 6/30/13</b>	<b>\$808,568</b>

On March 13, 1990, the City approved the Hampe Hills tentative map (VTM 87-0115, R-275273). Due to extraordinary impacts and burdens placed on the Peñasquitos community relative to the Hampe Hills subdivision project, a condition of the tentative map required the developer to establish a Cost Reimbursement District (established March 19, 1991, R-277529) in favor of the City for the offsite street improvements associated with the proposed Hampe Hills subdivision.

Proceeds from the Cost Reimbursement District are to accrue to the Peñasquitos East Trust. Other conditions related to the tentative map called for developer contributions towards general improvements within the community. All funds deposited into the Peñasquitos East Trust are to be used for public purposes in the Peñasquitos East community planning area.

\*Note: A portion of the revenues (currently \$55,868.00), were received as a condition of development within Peñasquitos by various developers. These funds are earmarked for the Carmel Valley Trunk Sewer project.

## Peñasquitos East - Park Development Fund

<b>PEÑASQUITOS EAST – PARK DEVELOPMENT FUND</b> <b>FUND 39085/400106</b>	
Funds received as of 6/30/06	\$1,955,084
Interest earnings as of 6/30/13	<u>\$1,167,821</u>
<b>Sub-total</b>	<b>\$3,122,905</b>
Less Previously Funded Projects:	
Canyonside Comm. Park Additional Improvements	\$131,699
Hilltop Comm. Park Dev. Phase I	\$344,500
Canyonside Comm. Park Recreation Building	\$1,126,556
Ridgewood Neighborhood Park Acquisition	\$587,779
Canyonside Comm. Park Tennis Court	\$53,215
Rancho Peñasquitos Skate Park	\$75,000
Ridgewood Neighborhood Park Development	\$322,657
Rolling Hills Neighborhood Park	\$91,902
Twin Trails Neighborhood Park	\$99,728
Views West Park Lighting	\$46,528
Canyonside Community Park Sportsfield Lighting Upgrade	\$205,000
Canyonside Comm. Park – Upgraded Sportsfield Lighting	<u>\$11,000</u>
<b>Total Appropriations</b>	<b>\$3,095,563</b>
<b>Funds Available as of 6/30/13</b>	<b>\$27,342</b>

This Special Park Fee was established in order to furnish adequate park and recreation facilities to serve the Rancho Peñasquitos community prior to the establishment of the FBA.

The current Rancho Peñasquitos Facilities Benefit Assessment (FBA) includes an element for park development. The Rancho Peñasquitos Special Park Fee is no longer collected.

## Black Mountain Ranch Development Agreement

BLACK MOUNTAIN RANCH DEVELOPMENT AGREEMENT FUND	
FUND 392190/400245	
Funds received as of 6/30/06	\$1,000,000
Interest earnings as of 6/30/13	<u>\$242,694</u>
Transfer to fund 10603 for RB Library Reimb -78950	<u>(\$375,000)</u>
<b>Sub-total</b>	<b>\$867,694</b>
Less Previously Funded Projects:	
Transfer to Rancho Bernardo Library	\$125,000
Transfer to the Mesa Top Litigation Fund	\$65,000
Peñasquitos Creek Neighborhood Park Tot Lot Upgrade	\$183,433
Views West Shade Structure*	\$159,861
Canyonside Comm. Park - Upgraded Sports Field Lighting	\$50,000
Canyonside Comm. Park Tennis Court	\$75,000
Misc. Park Improvements - Rancho Peñasquitos Community	\$39,000
Canyonside Community Park Sportsfield Lighting Upgrade	<u>\$140,000</u>
<b>Total Appropriations</b>	<b>\$837,294</b>
<b>Funds Available as of 6/30/13</b>	<b>\$30,400</b>

\*Includes recent allocation of \$80,000, approved by City Council in April 2005.

This fund was established per Council Ordinance (O-18230), a Development Agreement between the City of San Diego and Black Mountain Ranch Partners. This agreement was entered into pursuant to City Council policy 600-37, adopted by the City Council on November 20, 1995 and amended (Ordinance O-18387) on March 17, 1997.

Funds are to be used for various projects throughout the community as approved by the City Council.

## Future Community Improvement Project Considerations

The Rancho Peñasquitos Planning Board FBA Subcommittee has compiled the following list community priorities.

### FBA PRIORITY FY 2014

1.	40	Traffic Control Measures (MPH signs).	\$36,592
2.	4B	Camino Del Sur, from Carmel Mtn. Road to 1600 feet north of Park Village Road.	\$1,846,106
3.	16A	Hilltop Park Phase II (Turf, Walkways, Picnic Areas, Tot Lot, Parking Lot). Proposition 40 funds repayment	COMPLETED
4.	39	Tot Lot Upgrades: Ridgewood	COMPLETED
		Views West	\$625,000
		Canyonside	\$350,000
		Rolling Hills	\$780,000
		Adobe Bluffs	\$671,292
5.	38	Skateboard Park Lighting.	\$590,150
6.	16A	Hilltop Park Phase III (Outdoor Rink).	\$690,716
7.	41	SR56 at Blk Mtn Rd Bicycle Interchange.	\$1,724,434
8.	20	Peñasquitos Village Neighborhood Park.	Unfunded/Unprogrammed
9.	12	Carmel Mtn. Road widening, from Peñasquitos Drive to Interstate 15.	Unfunded/Unprogrammed
10.	2D	Black Mtn. Road widening, from Canyonside Park to State Route 56.	Unfunded/Unprogrammed
11.	7B	Peñasquitos Drive extension, from Alamazon Street north to PQ border.	Unfunded/Unprogrammed