PARK PROJECTS

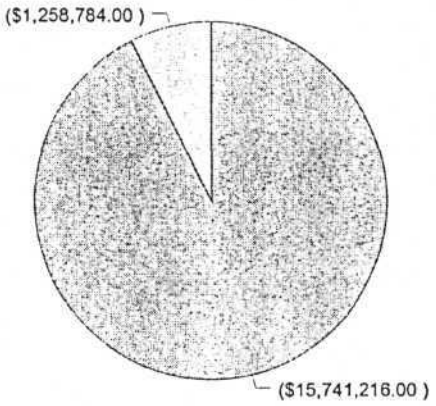
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

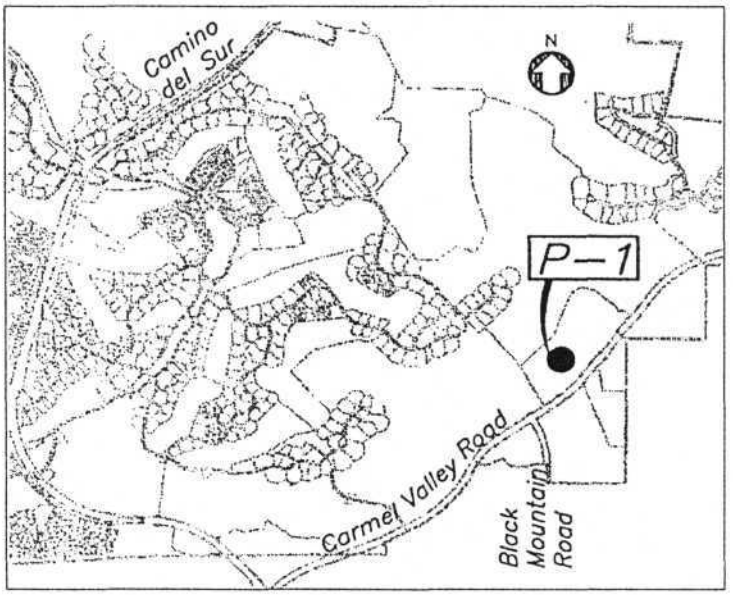
TITLE: COMMUNITY PARK

DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-427.0
COUNCIL DISTRICT: 1

PROJECT: P-1
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			2011
15,741,216	BMR-FBA		2,200,000	1,406,000	250,000			11,885,216
0								
0	DEV. ADVANCE	8,882,094	(2,708,784)	(2,156,000)	(1,250,000)			(2,767,310)
1,258,784	TH-FBA		258,784		1,000,000			
0	DEV ADVANCE (2)		250,000	750,000				(1,000,000)
0								
0								
17,000,000	**TOTAL**	**8,882,094**	**0**	**0**	**0**	**0**	**0**	**8,117,906**





Description: Acquisition and development of a 30.0 usable acre community park. The facilities planned at this park include four multi-purpose ball fields with lighting, three soccer fields, four basketball courts, security lighting, and comfort station. Park development will be implemented in two phases. Phase 1 has been completed. This phase developed approximately 13 acres, and includes four multi-purpose sports fields, including one lighted field. Phase 2, which is currently scheduled for FY 2011, is expected to complete all the remaining park improvements planned at this park.

Justification: in accordance with the City of San Diego's Progress Guide and General Plan, this project will satisfy the population based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles. Black Mountain Ranch has made available a park site that exceeds the General Plan requirements which provides a greater opportunity to provide community park facilities for the development that is anticipated in the NCFUA.

Schedule: Design was completed in FY 2003. Phase 1 construction began in FY 2004 and will be completed in FY 2006. Phase 2 construction will begin in FY 2011. However, this schedule is dependent upon the actual rate of development within the NCFUA.

Note: Developer Advance is anticipated by Santaluz. Dev. Advance (2) is anticipated by Western Pacific Housing, Pardee and BMR LLC. The land was provided in advance of development by Santaluz. Torrey Highlands will provide its prorata share of the cost of a 20 acre facility with the balance of funds coming from BMR.

Cross Ref.: Torrey Highlands PFFP Project P-3.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

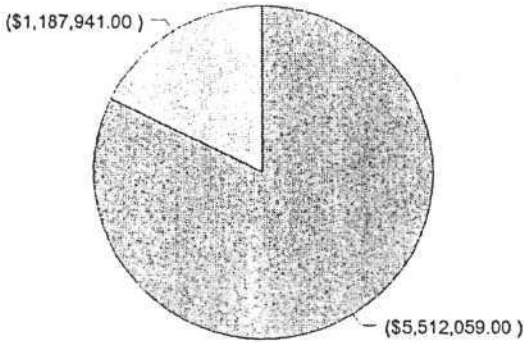
TITLE: **COMMUNITY RECREATION BUILDING (Black Mountain Ranch)**

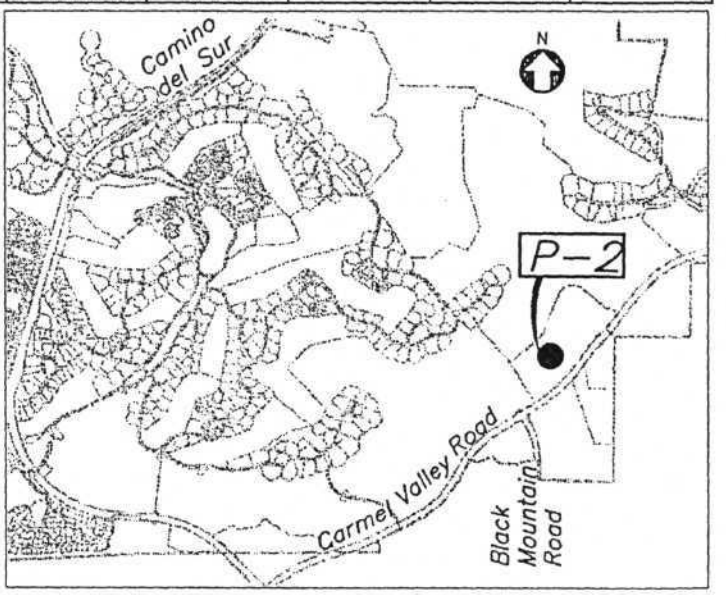
DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-499.0
COUNCIL DISTRICT: 1

PROJECT: P-2

COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2010 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2014			
5,512,059	BMR-FBA				5,512,059			
0								
0								
1,187,941	TH-FBA			1,187,941				
0								
0								
0								
6,700,000	**TOTAL**	**0**	**0**	**1,187,941**	**5,512,059**	**0**	**0**	**0**





Description: Design and construction of a 17,000 SF recreation building and detached comfort station to be located at the community park site in Black Mountain Ranch (see companion project P-1).

Justification: in accordance with the City of San Diego's Progress Guide and General Plan, this project will satisfy the population based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles.

Funding Issues: This project will provide for Black Mountain Ranch's (BMR) incremental share of the funding for this this facility based on population, with the balance of funding coming from the Torrey Highlands (TH) community.

Schedule: The schedule for this facility is dependent upon the actual rate of development within both BMR and TH.

Cross Ref.: Torrey Highlands PFFP Project P-4.

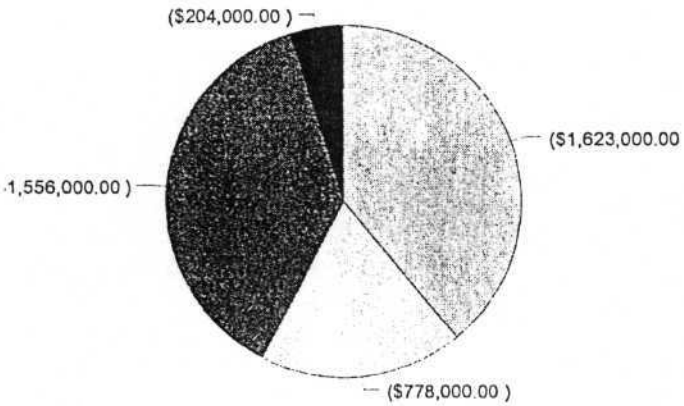
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

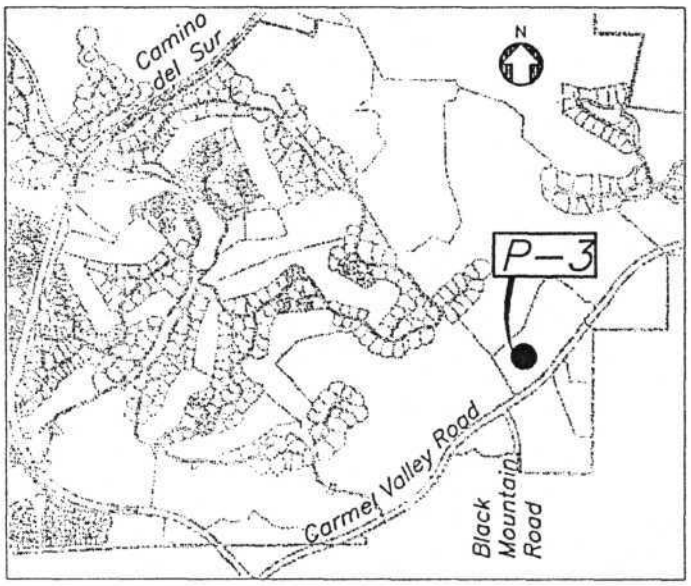
TITLE: COMMUNITY SWIMMING POOL

DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-429.0
COUNCIL DISTRICT: 1

PROJECT: P-3
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2011 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2011	2014			
1,623,000	BMR-FBA				1,623,000			
0								
0								
778,000	TH-FBA			778,000				
1,556,000	PHR-FBA				1,556,000			
204,000	DMM-FBA			204,000				
0								
4,161,000	**TOTAL**	**0**	**0**	**982,000**	**3,179,000**	**0**	**0**	**0**





Description: Design and construction of a community swimming pool to be located at the community park site (see companion project P-1).

Justification: General Plan guidelines indicate that a community swimming pool should be provided when the service population reaches 50,000 people within a radius of approximately 1 to 2 miles. This project will provide for Black Mountain Ranch's (BMR) incremental share of the funding for this facility based on population, with the balance of funding coming from the Torrey Highlands (TH) FBA and other development in the NCFUA.

Funding: Funding contributions for BMR (39.0%), Pacific Highlands Ranch (37.4%), TH (18.7%) and Del Mar Mesa (4.9%) are based upon population.

Schedule: The schedule for this facility is dependent upon the actual rate of development within both BMR and other development in the NCFUA.

Cross Ref.: Torrey Highlands PFFP Project P-5.
Cross Ref.: Pacific Highlands Ranch PFFP Project P-3.3.
Cross Ref: Del Mar Mesa PFFP Project 43-20.

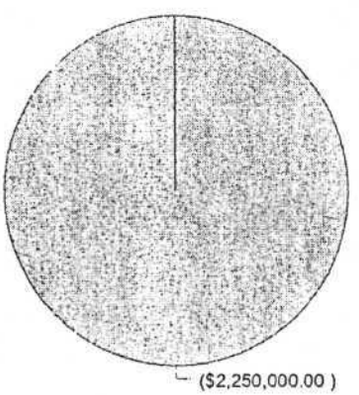
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

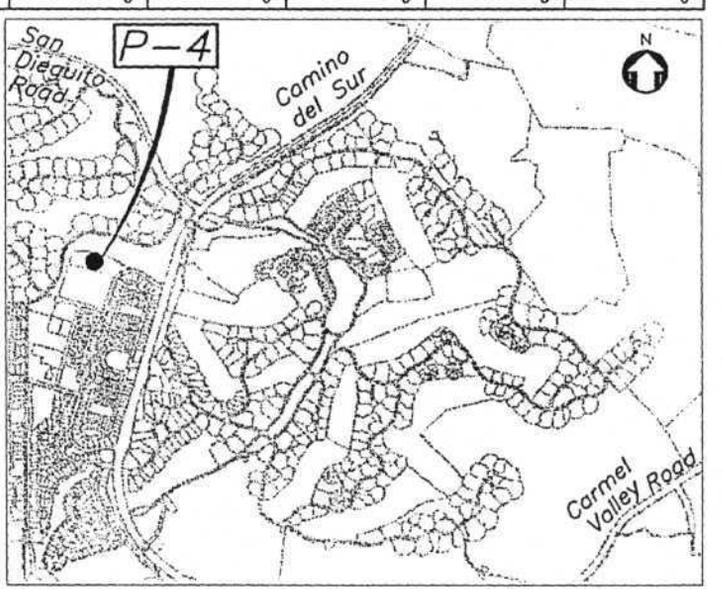
TITLE: **SOUTH NEIGHBORHOOD PARK (NP #1)**

DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-525.0
COUNCIL DISTRICT: 1

PROJECT: P-4
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: **COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
2,250,000	BMR-FBA (CR)			498,127	1,751,873			
0								
0	DEV. ADVANCE	2,250,000		(498,127)	(1,751,873)			
0								
0								
0								
0								
2,250,000	**TOTAL**	**2,250,000**	**0**	**0**	**0**	**0**	**0**	**0**





Description: Acquisition and development of a 5.0 acre (usable acres) neighborhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvements for the local roadways adjacent to the project.

Justification: The park is adjacent to a proposed elementary school. In accordance with the City of San Diego's "progress guide and general plan." The required size for this site is 5 acres. In accordance with general plan standards, this park shall serve a population of between 3,500 and 5,000 persons within a radius of approximately one-half mile.

Schedule: This schedule is dependent upon the actual rate of development within Black Mountain Ranch.

Note: Santaluz advanced this project under the terms of their development agreement and received credit against their FBA fee at the time they applied for building permits.

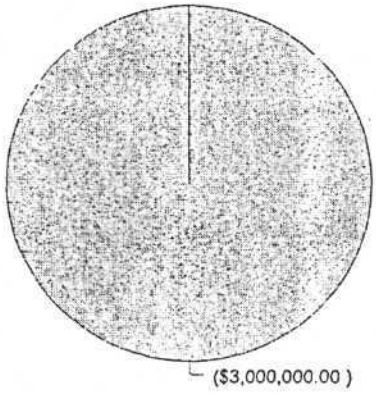
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

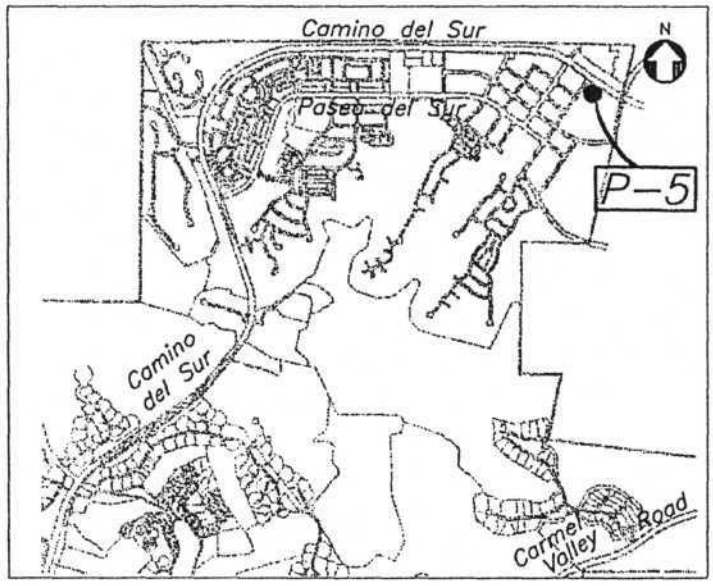
TITLE: NORTH NEIGHBORHOOD PARK (NP#2)

DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-688.0
COUNCIL DISTRICT: 1

PROJECT: P-5
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008			
3,000,000	BMR-FBA (CR)				3,000,000			
0								
0	DEV. ADVANCE			3,000,000	(3,000,000)			
0								
0								
0								
0								
3,000,000	**TOTAL**	**0**	**0**	**3,000,000**	**0**	**0**	**0**	**0**





Description: Acquisition and development of a 5.0 acre (useable acres) neighboorhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvement for the local roadway(s) adjacent to the project.

Justification: The park is adjacent to a proposed elementary school. In accordance with the City of San Diego's "progress guide and general plan," the required size for this site is 5 acres. In accordance with general plan standards, this park shall serve a population of between 3,500 and 5,000 persons within a radius of approximately one-half mile.

Schedule: This schedule is dependent upon the actual rate of development within Black Mountain Ranch.

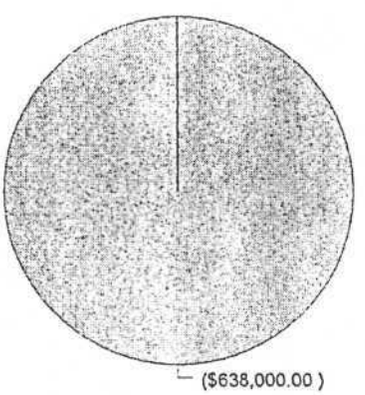
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

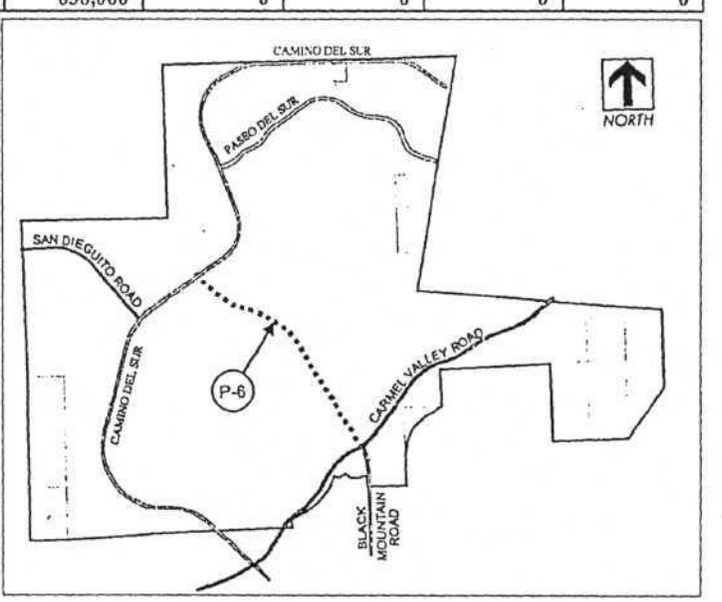
TITLE: **LA JOLLA VALLEY BIKE PATH**

DEPARTMENT: PARK AND RECREATION
CIP or JO#:
COUNCIL DISTRICT: 1

PROJECT: P-6
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
0								
638,000	SUBDIVIDER			638,000				
0								
0								
0								
0								
0								
638,000	**TOTAL**	**0**	**0**	**638,000**	**0**	**0**	**0**	**0**





Description: Construction of 1.7 miles of bike path along the south side of La Jolla Valley between Carmel Valley Road and Camino del Sur within the area of Black Mountain Ranch (BMR) to be dedicated for public use.

Project is to be constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

Justification: Trail and bike access is a requirement of the Subarea plan for BMR.

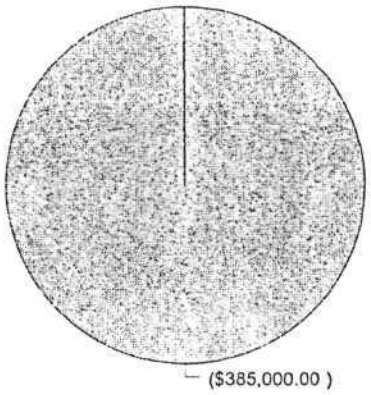
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

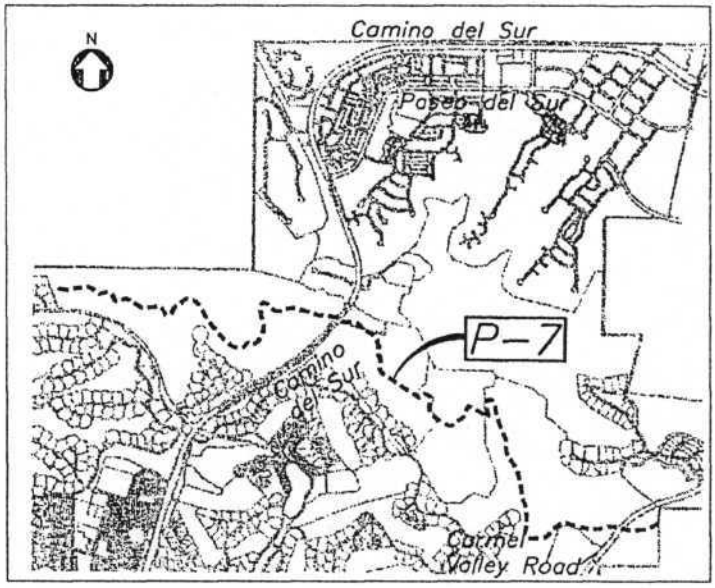
TITLE: **TRAIL - LA JOLLA VALLEY LINK**

DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-536.0
COUNCIL DISTRICT: 1

PROJECT: P-7
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
0								
385,000	SUBDIVIDER			385,000				
0								
0								
0								
0								
0								
385,000	**TOTAL**	**0**	**0**	**385,000**	**0**	**0**	**0**	**0**





Description: Construction of 3.6 miles of multi-purpose unpaved trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, generally parallel to Lusardi Creek within La Jolla Valley.

This trail will provide a link from the BMR community park (P-1) to the western limit of Lusardi Creek within BMR near its connection to the San Dieguito River Regional Park.

Project is to be constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

Justification: Trail access is a requirement of the Subarea Plan for BMR.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

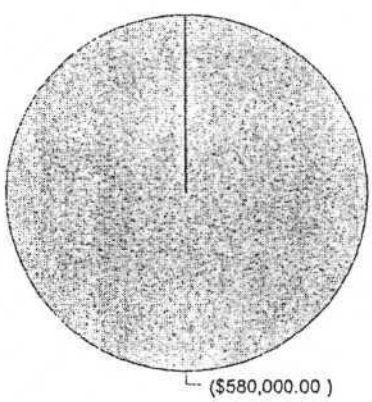
TITLE: **TRAIL - SOUTH LOOP**

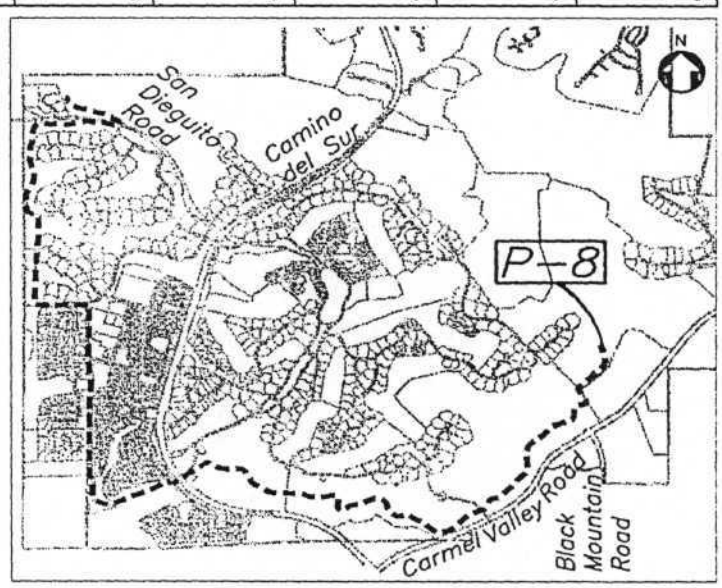
DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-539.0
COUNCIL DISTRICT: 1

PROJECT: P-8

COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: **COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
580,000	SUBDIVIDER	580,000						
0								
0								
0								
0								
0								
580,000	**TOTAL**	**580,000**	**0**	**0**	**0**	**0**	**0**	**0**





Description: Construction of 6.2 miles of trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the southern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the southern portion of BMR.

Project was constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

Justification: Trail access is a requirement of the Subarea Plan for BMR.

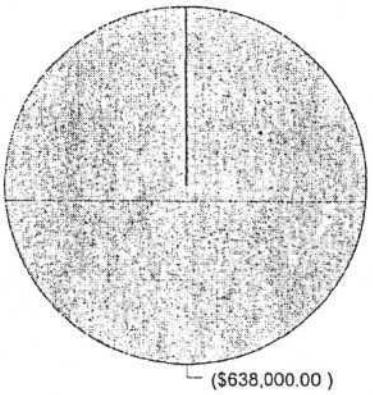
CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

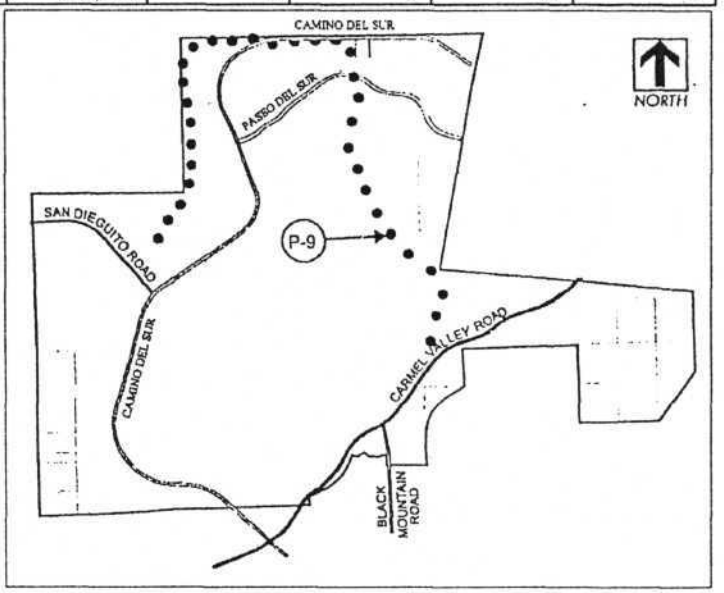
TITLE: TRAIL - NORTH LOOP

DEPARTMENT: PARK AND RECREATION
CIP or JO#: 29-538.0
COUNCIL DISTRICT: 1

PROJECT: P-9
COMMUNITY PLAN: Black Mountain Ranch
PROJECT YEAR: 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007				
0								
638,000	SUBDIVIDER			638,000				
0								
0								
0								
0								
0								
638,000	**TOTAL**	**0**	**0**	**638,000**	**0**	**0**	**0**	**0**





Description: Construction of 6.6 miles of trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the northern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the northern portion of BMR.

Project is to be constructed by BMR LLC developers under the terms of their development agreement extraordinary benefits.

Justification: Trail access is a requirement of the Subarea Plan for BMR.

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