Del Mar Mesa

Public Facilities Financing Plan and
Facilities Benefit Assessment

Fiscal Year 2006

draft

City of San Diego Planning Department – October 2005

Mayor

Dick Murphy

City Council

Scott Peters, District 1
Vacant, District 2
Toni Atkins, Deputy Mayor, District 3
Tony Young, District 4
Brian Maienschein, District 5
Donna Frye, District 6
Jim Madaffer, District 7
Vacant, District 8

City Attorney

Mark Aguirre, City Attorney
David Miller, Deputy City Attorney

Planning Department

S. Gail Goldberg, AICP, Planning Director
Charlene M. Gabriel, Facilities Financing Manager
John E. Tracanna, Supervising Project Manager
Bernard Turgeon, Community Planner
Cheryl M. Robinson, Project Manager
Myra Wenceslao, Word Processing Operator
Leon McDonald, Principal Eng. Aide

Del Mar Mesa Community Planning Group

Gary Levitt, Chair
Jim Besemer
Bob Nascenzi
Victoria Johnson
Chuck Corum
Robert Loftin
William C. Fanning
Jan Hudson, Vice Chair
Paul Metcalf
Remington Jackson
Lisa Ross
Perry Dealy
Marvin Gerst

This page is intentionally left blank

TABLE OF CONTENTS

INTRODUCTION **1**
AUTHORITY 1
UPDATE TO FINANCING PLAN 1
SCOPE OF REPORT 1
FACILITIES BENEFIT ASSESSMENT **3**
FBA PROCEDURE 3
METHODOLOGY OF THE FBA 3
DEVELOPMENT SCHEDULE 4
TIMING AND COST OF FACILITIES 5
EXPENDITURES 5
PROJECTED LAND USES **7**
PROJECTED LAND USE 7
Residential 7
Non-residential 7
ASSESSMENTS **11**
ASSESSMENT METHODOLOGY – EDU RATIOS 11
ASSESSMENT NUMERICAL LIST DESCRIPTION 11
DETERMINATION OF ASSESSMENT RATES 12
AUTOMATIC ANNUAL INCREASES 13
CASH FLOW ANALYSIS 14
PUBLIC FACILITIES FINANCING PLAN **19**
PURPOSE 19
DEVELOPMENT FORECAST AND ANALYSIS 19
Residential 19
Non-residential 19
Transportation Phasing Plan 19
CAPITAL IMPROVEMENT PROGRAM 20
Future Public Facility Needs 20
Changes to Capital Improvement Project List 20
FEE SCHEDULE FOR FACILITIES BENEFIT ASSESSMENTS 21
Annual Review 21
Updated Project Costs 21
Proposed Fee Schedule 21
FINANCING STRATEGY 22
Facilities Benefit Assessment (FBA) 22
Development Impact Fee (DIF) 22
Assessment Districts 22
Community Assessment District (CFD) 22

Developer Construction 23
Reimbursement Financing for Water and Sewer Facilities 23
State/Federal Funding 23
Cost Reimbursement District (CRD) 23
Development Agreement 23
GENERAL ASSUMPTIONS AND CONDITIONS 23
Developer Advance 25
Contributions by the City 25

APPENDIX

TRANSPORTATION PHASING PLAN A-1
FACILITIES BENEFIT ASSESSMENT NUMERICAL LIST A-2

TABLES

TABLE 1 DEVELOPMENT SCHEDULE 4
TABLE 2 INVENTORY OF LAND USES 7
TABLE 3 EDU RATIOS 11
TABLE 4 FY 2006 ASSESSMENT RATE 13
TABLE 5 PROPOSED FACILITIES BENEFIT ASSESSMENT 14
TABLE 6 LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX 15
TABLE 7 SAN DIEGO CONSUMER PRICE INDEX 15
TABLE 8 DEL MAR MESA CASH FLOW 17
TABLE 9 DEL MAR MESA – PUBLIC FACILITIES PROJECTS 27

Figures

FIGURE 1 PROPOSED BOUNDARIES 9
FIGURE 2 PROJECT LOCATION MAP 31

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

Introduction

Authority

This financing plan implements the improvement requirements set forth in the Del Mar Mesa Specific Plan, which was originally approved by the San Diego Planning Commission on June 20, 1996, and by City Council by Ordinance Number 0-18337 (changes recommended by the Coastal Commission were adopted by Ordinance Number 0-18407 on May 27, 1997).

Update to Financing Plan

On November 18, 2003, by Resolution R-298605, the San Diego City Council (City Council) adopted the Fiscal Year 2004 Del Mar Mesa Public Facilities Financing Plan. This report comprises the comprehensive update of the Financing Plan for Del Mar Mesa. Future updates are anticipated to occur on an annual basis.

Scope of Report

The Fiscal Year 2006 Del Mar Mesa Financing Plan identifies the public facilities that will be needed over the next nine years, during which the full community development is expected. This report also includes the revised **Facilities Benefit Assessment (FBA)** for Del Mar Mesa, as required by City Ordinance O-15318. The FBA is established to provide public facilities which will benefit the Del Mar Mesa community.

This page is intentionally left blank

Facilities Benefit Assessment

FBA Procedure

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980 to establish the procedure for implementing a Facilities Benefit Assessment (FBA). The FBA provides funding for public facilities projects that serve a designated area, also known as the **Area of Benefit**. The dollar amount of the assessment is based upon the collective cost of each public facility, and is equitably distributed over the Area of Benefit in the Del Mar Mesa community planning area.

Methodology of the FBA

The methodology of the FBA is as follows:

1) An FBA **Assessment Roll** is prepared for Del Mar Mesa where each remaining, unimproved parcel or approved map unit in the Area of Benefit is apportioned its share of the total assessment according to the size and anticipated use of the property. Refer to Assessment Listing Description on page 11 for more information on the Assessment Numerical List.

2) Liens are placed on the undeveloped or under-developed portions of the assessed parcels and final map properties within the Area of Benefit. The liens are filed without a specific assessment amount since the owner or developer is responsible to pay, at the time of building permit issuance, only the assessment that applies to the type and amount of development that actually occurs.

3) At the time of Building Permit issuance, the owner of the parcel being developed is assessed as determined by the type and size of the development permitted according to the FBA assessment schedule that is in effect at the time the permit is pulled. Owners/developers are not permitted to pay liens in advance of development.

4) Assessments are collected and placed into a City Special Fund, which accrues its own interest. These funds are used within the Area of Benefit solely for those capital improvements and administrative costs identified in the Del Mar Mesa Public Facilities Financing Plan.

Development Schedule

The development schedule for Del Mar Mesa is based upon the projections of the existing property owners, their land use consultants, and City staff. Indications are that the remaining development of Del Mar Mesa will take place over a four-year period.

The projected schedule of development for Del Mar Mesa is presented in Table 1. In this table, the number of units developed within a year refers to those applications having building permits issued (paid) during the July-to-June fiscal year. Therefore, the number of units developed in 2006 refers to those for which permits were issued, with fees paid, between July 1, 2005 and June 30, 2006.

Since needed facilities are directly related to the community growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in the rate of community development will require a modification of the schedule for providing needed public facilities.

Table 1 Development Schedule

FISCAL YEAR	SFDU1	SFDU2	TOTAL SFDUs	CAC
ACTUAL	97	73	170	0
2003	31	2	33	0
2004	26	12	38	0
2005	23	12	35	28
2006	**34**	**29**	**63**	**0**
2007	82	8	90	0
2008	92	0	92	0
2009	39	0	39	0
TO GO	**247**	**37**	**284**	**0**
TOTAL	424	136	560	28

Timing and Cost of Facilities

The public facilities projects to be financed by the Del Mar Mesa FBA funds are shown in Table 9, beginning on page 27. Included in the table are:

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

Project categories include transportation improvements, neighborhood parks and recreation, fire station, libraries, water and sewer, police station and open space. Detailed descriptions of the projects, which are listed in Table 9, can be found on the project sheets beginning on page 33. The FBA also funds the administrative costs associated with the development, implementation, and operation of the FBA program.

Expenditures

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

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

Therefore, whether a developer or the FBA fund provides a facility, it is treated as an expense to the fund.

This page is intentionally left blank

Projected Land Uses

Projected Land Use

Residential

The anticipated residential development for Del Mar Mesa is estimated at 560 dwelling units. Table 2 lists types and amounts of planned residential development.

Non-residential

The anticipated non-residential development for Del Mar Mesa is estimated to be 28 acres and consists of commercial development. Table 2 lists the types and amounts of planned non-residential development.

Currently, an FBA is expected to be paid on a net acre basis for commercial properties unless superceded by a Development Agreement. In the event that a landowner desires to proceed with development of a portion of the landowner's property, based on a phased development program, which is subject to a lien for the total amount of FBA as provided in Section 61.2210 of the Municipal Code, the landowner may obtain building permits for the development phase after paying a portion of the FBA and making provision for payment of the remainder of the FBA to the satisfaction of the City Manager.

Table 2 Inventory of Land Uses

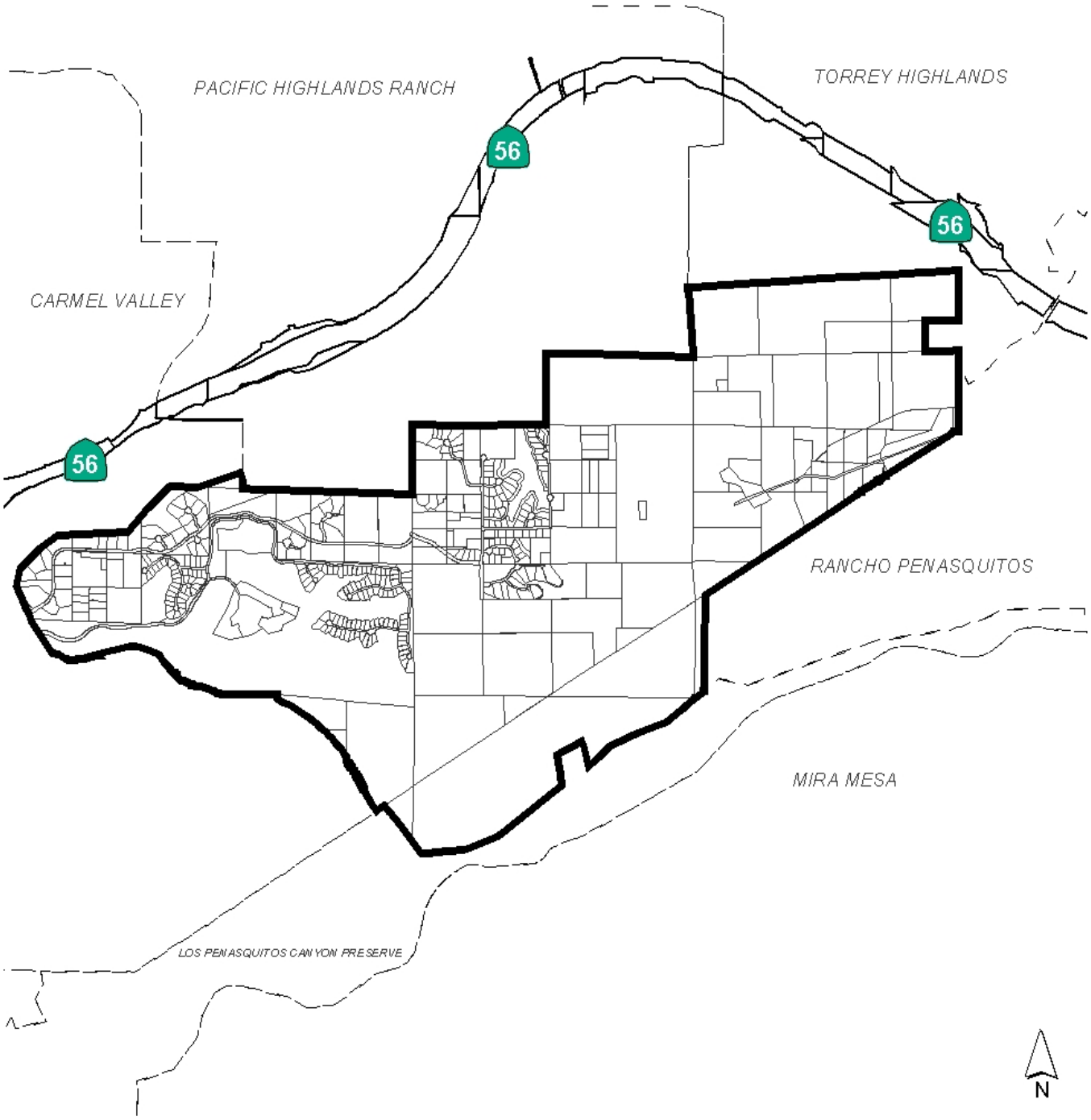
As of June 30, 2005

Land Use	Actual	To Go	Total
Single-Family Residential Units	276	284	560
Multi-Family Residential Units	0	0	0
Commercial Acres	0	28.0	28.0

(This page is intentionally left blank.)

Figure 1

DEL MAR MESA
PROPOSED BOUNDARIES



This page is intentionally left blank

Assessments

Assessment Methodology – EDU Ratios

An **Equivalent Dwelling Unit** or **EDU** ratio (factor) has been established for the purpose of spreading the cost of public facilities between the different land use classifications. Equivalent Dwelling Unit 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 per dwelling unit (or acre), proportionate to the respective benefit.

Table 3 provides the EDU ratios or factors used to prepare the Del Mar Mesa Facilities Benefit Assessment.

Table 3 EDU Ratios

CATEGORY	SFDU1	SFDU2	CAC
Neighborhood Parks	1	1	0
Community Parks	1	1	0
Fire Station	1	1	9
Water Trans. Lines	1	1	15
Library	1	1	0
Sewer Trans. Lines	1	1	15
Transportation	1	1	3
Open Space Acq.	1	.8	1
Police Station	1	1	9

SFDU = Single Family Dwelling Unit CAC = Commercial

Assessment Numerical List Description

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

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

Identification numbers in the Assessment List may be non-sequential as a result of the omission of some parcels after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to the County Assessor's records at the time the Assessment List is prepared, as shown on the last equalized Assessment List, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (Section 61.2205). The current Assessment Listing is shown in the Appendix of this financing plan and begins on page A-2. A legend, or key, for understanding the Assessment Listing is included.

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

The maps, plats, and summary of the Assessment List, all of which define the Area of Benefit, will be delivered to the County Recorder for official recording once the updated Public Facilities Financing Plan is approved by the City Council. Collection of the FBA is to occur at the time of building permit issuance, with payment made directly to the San Diego City Treasurer.

Determination of Assessment Rates

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

- Development schedule (in dwelling units and acres)
- Composite EDU factors for each land use designation
- Schedule of facility expenditures (in FY 2006 dollars) to be financed with monies from the FBA fund
- Annual interest rate of 2% for Fiscal Years 2006 and 2007; 4% for Fiscal Years 2008 through buildout (applied to the cash balance)
- Annual inflation rate of 7% for Fiscal Years 2006 and 2007; 4% for Fiscal Years 2008 through buildout (to determine the future costs of facilities that will be constructed in years beyond FY 2006)
- At the end of each fiscal year (June 30th), unpaid assessments are increased by the inflation factor.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres, developed in a particular year. 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 a Facilities Benefit Assessment. An approved reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

An **assessment rate** is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 4 lists the FY 2006 Facilities Benefit Assessment base deposit rate for Del Mar Mesa.

Table 4 FY 2006 Assessment Rate

LAND USE	ASSESSMENT per UNIT/ACRE in FY 2006 DOLLARS
SINGLE FAMILY (AR-1-1) UNITS	$75,019
SINGLE FAMILY (AR-1-2) UNITS	$70,518
MULTI-FAMILY UNITS	$52,513
COMMERCIAL ACRES	$154,538

Automatic Annual Increases

Facilities Benefit Assessments are evaluated annually and adjusted accordingly to reflect the current economic conditions. In year FY 2007, the proposed increase reflects an inflation rate of 7%; FY 2008 until buildout reflects an inflation rate of 4% per year. An **inflation factor** is used to provide automatic annual increases in the assessment rate and will be effective at the beginning of each fiscal year (July 1 through June 30). The automatic increase provision is effective only until such time as the next annual adjustment is authorized by the San Diego City Council. Thereafter, the subsequent Council-approved annual adjustment will prevail.

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the area of benefit. The Del Mar Mesa Proposed FBA Schedule in Table 5, page 14, shows the projected rate of assessment for each category of land use during each year of community development. For example, the proposed assessment for a single-family dwelling unit developed during FY 2006 is $75,019. The commercial assessment is $154,538 per acre.

Table 5 Proposed Facilities Benefit Assessment

FISCAL YEAR	$/ SFDU1	$/ SFDU2	$/ MFDU	$/CAC
2006	$75,019	$70,518	$52,513	$154,538
2007	$80,270	$75,454	$56,189	$165,356
2008	$83,481	$78,472	$58,437	$171,971
2009	$86,820	$81,611	$60,774	$178,849
2010	$90,293	$84,875	$63,205	$186,004
2011	$93,905	$88,271	$65,734	$193,444
2012	$97,661	$91,801	$68,363	$201,182
2013	$101,567	$95,473	$71,097	$209,228
2014	$105,630	$99,292	$73,941	$217,598

Cash Flow Analysis

The Del Mar Mesa Cash Flow, Table 8, page 17, presents an analysis of the Del Mar Mesa FBA. For each fiscal year during the development of the community, the cash flow shows the difference between anticipated FBA revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 2% in Fiscal Years 2006 and 2007, 4% in Fiscal Years 2008-2014 annual returns.

The City of San Diego considers historic data while predicting the effect of inflation on construction projects. The Los Angeles/San Diego **Construction Cost Index (CCI)** and the **Consumer Price Index (CPI)** for San Diego are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the Los Angeles/San Diego Construction Cost Index and the Consumer Price Index for San Diego is shown in Tables 6 and 7 on page 15.

Since needed facilities are directly related to the community's growth rate, construction schedules of facilities are contingent upon the actual development within the community. Therefore, any slowdown in community development will require a modification to facility schedules and a new cash flow will be prepared.

Table 6 Los Angeles/San Diego Construction Cost Index

As reported by *Engineering News Record*

YEAR	CCI	% CHANGE/YEAR
1994	6475	1.79%
1995	6517	0.65%
1996	6522	0.08%
1997	6571	0.75%
1998	6673	1.55%
1999	6832	2.38%
2000	7056	3.28%
2001	7073	0.24%
2002	7440	5.19%
2003	7572	1.77%
2004	7735	2.15%
2005	8234	6.45%

Table 7 San Diego Consumer Price Index

YEAR	CPI	% CHANGE/YEAR
1994	154.3	2.59%
1995	156.3	1.30%
1996	159.8	2.24%
1997	163.7	2.44%
1998	166.0	1.41%
1999	171.7	3.43%
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%

This page is intentionally left blank

Table 8 Del Mar Mesa FBA Cash Flow

FY	SFDU1	SFDU2	MFDU	CAC	$/SFDU1	$/SFDU2	$/MFDU	$/CAC	INPUT $ PLUS INTEREST	PLANNED CIP $ EXPENSES	NET BALANCE	FY
PRIOR	97	73	0	0								**PRIOR**
2003	31	2	0	0	$43,852	$41,221	$30,697	$90,337				
2004	26	12	0	0	$53,719	$50,496	$37,603	$110,661	$1,847,074	$2,688,236	$1,973,104	**2004**
2005	23	12	0	28	$56,405	$53,020	$39,483	$116,194	$4,846,577	$4,167,060	$2,652,621	**2005**
2006	34	29	0	0	$75,019	$70,518	$52,513	$154,538	$4,634,177	$6,075,300	$1,211,498	**2006**
2007	82	8	0	0	$80,270	$75,454	$56,189	$165,356	$7,222,869	$5,911,200	$2,523,167	**2007**
2008	92	0	0	0	$83,481	$78,472	$58,437	$171,971	$7,782,603	$7,659,489	$2,646,281	**2008**
2009	39	0	0	0	$86,820	$81,611	$60,774	$178,849	$3,517,210	$2,169,960	$3,993,531	**2009**
2010	0	0	0	0	$90,293	$84,875	$63,205	$186,004	$121,940	$1,969,925	$2,145,547	**2010**
2011	0	0	0	0	$93,905	$88,271	$65,734	$193,444	$81,323	$267,874	$1,958,995	**2011**
2012	0	0	0	0	$97,661	$91,801	$68,363	$201,182	$60,762	$919,084	$1,100,673	**2012**
2013	0	0	0	0	$101,567	$95,473	$71,097	$209,228	$44,196	$13,539	$1,131,330	**2013**
2014	0	0	0	0	$105,630	$99,292	$73,941	$217,598	$29,457	$812,443	$348,344	**2014**
TO GO	**247**	**37**	**0**	**0**					**$23,494,537**	**$25,798,814**	**$348,344**	**TOTAL**

Notes:

1) Values are rounded to the nearest dollar.
2) Annual inflation rate is 7% in Fiscal Year 2007; 4% from FY 2008 thru buildout
3) Annual interest rate is 2% in Fiscal Years 2006 & 2007; 4% from FY 2008 thru buildout

This page is intentionally left blank

Public Facilities Financing Plan

Purpose

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

- Development forecast and analysis
- Capital Improvement Program
- Fee schedule for a Facilities Benefit Assessment.

This report will update the Public Facilities Financing Plan (PFFP) and the Facilities Benefit Assessment (FBA) for the development that is planned to occur in the community planning area known as Del Mar Mesa.

Development Forecast and Analysis

Development projections are based upon the best estimates of the property owners, developers, and City staff as they judge the future of the land market. Obviously, certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving the transportation thresholds could slow or halt the development rate of Del Mar Mesa. Conversely, a period of robust business expansion could significantly increase the rate of development.

Residential

In the FY 2004 Financing Plan, the anticipated residential development for Del Mar Mesa was estimated at 582 dwelling units. The anticipated residential development has been reduced to 560 dwelling units; the designated best use for 22 parcels was determined to be open space. A list of the types and amount of planned residential development can be found in Table 1 on page 4.

Non-residential

In the FY 2004 Financing Plan, the anticipated non-residential development for Del Mar Mesa was estimated to be 28 acres. The non-residential development forecast remains the same. A list of the types and amount of planned non-residential development can be found in Table 1 on page 4.

Transportation Phasing Plan

The Del Mar Mesa Transportation Phasing Plan is included as an appendix (page A-1) to the Public Facilities Financing Plan. The Transportation Phasing Plan was originally adopted as part of the Del Mar Mesa Specific Plan in 1996. The Phasing Plan was revised as part of the FY 2001 Financing Plan update to provide for an interim development phase allowing issuance of additional building permits

prior to completion of Camino Santa Fe. This interim phase, however, is dependent on completion of Carmel Mountain Road.

With this update, the phasing plan has been revised to slightly increase the number of units and ADTs required for access via Carmel Mountain Road (Items 5-7). That portion of Camino Santa Fe located south of SR-56 has been changed to Little McGonigle Ranch Road (Project 43-4).

Capital Improvement Program

Future Public Facility Needs

In order to better serve the Del Mar Mesa community, public facilities are needed in a number of project categories. Those categories include:

- Transportation
- Park and Recreation
- Fire
- Library
- Sewer/Water Lines (Utilities)
- Police
- Open Space

Project locations are depicted in Figure 2 on page 31 and summarized in Table 9 on page 27. Detailed project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 33. The timing associated with individual projects is also summarized in Table 9 and on the corresponding CIP project sheets.

Construction schedules of facilities are contingent upon actual development within the community because needed facilities are directly related to the growth rate of the community. Therefore, any slowdown in community development will require a modification to the schedule in which needed facilities are planned.

Changes to Capital Improvement Project List

Changes other than inflationary increases are outlined below:

43-1 Carmel Mountain Road. Increased funding by $889,694 due to the road traversing more open space and increased construction costs. The timing for reimbursement to the developer has been changed from FY 2006-2008 to FY 2008-2010, based on the rate of development.

43-5C SR-56/Little McGonigle Ranch Road - expansion to a six-lane freeway. Project 43-5B was split into two projects: 43-5B is now SR-56 Debt Service and 43-5C is SR 56 expansion to a six-lane freeway. Increased funding by $567,000 as original cost estimate applied only to the debt service.

43-14 Neighborhood Park. Increased construction funding by $1,000,000 due to change in scope, including the addition of a comfort station, turf and children's play areas.

43-15 Community Park. Increased project funding by $1,180,000 towards the purchase of a 20-acre park in the event joint use with adjacent middle school, which would only require 13 acres, is not approved by the school district.

43-16 Fire Station 47. NCFUA fair share estimates were recalculated based on employment and population, resulting in a decrease for Del Mar Mesa's fair share from 13% to 10.5%.

43-17 Branch Library. Del Mar Mesa's fair share increased by $131,688 due to higher estimated construction costs.

43-26 SR-56 Bike Interchanges. Fair share reduction of $120,372 due to additional contributions from SANDAG and Rancho Penasquitos.

Fee Schedule for Facilities Benefit Assessments

Annual Review

The FBA Ordinance in the Municipal Code (Section 61.2212) provides for an annual adjustment of Facilities Benefit Assessments. The annual review may reflect changes to any of the following:

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

Updated Project Costs

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

- Impact of inflation
- Competitive bids on similar projects
- Modifications, if any, to the overall scope of the project.

Proposed Fee Schedule

The Del Mar Mesa Proposed FBA Schedule in Table 5, page 14, shows the proposed rate of assessment for each category of land use during each year of community development. The proposed assessment schedule includes an increase

of 33% over the rate for FY 2005 due to increased project costs and the impact of inflation.

Financing Strategy

The primary responsibility for providing needed public facilities in Planned Urbanizing Areas lies with the developers according to the General Plan and City Council Policy (Section 600-28). As such, the developers will provide a majority of the needed public facilities for Del Mar Mesa as a part of the subdivision process. Public facility projects that benefit a population larger than the local/adjacent development may be financed by using the following alternative methods:

Facilities Benefit Assessment (FBA)

This method of financing fairly and equitably spreads costs while following the procedures specified in City Council Ordinance O-15318, as adopted on August 25, 1980. A Facilities Benefit Assessment results in a lien being levied on each parcel of property located within the Area of Benefit. The liens ensure that assessments will be collected on each parcel as development occurs and will be renewed annually with each update to the Financing Plan. The liens will be released following payment of the FBA.

Development Impact Fee (DIF)

This method of financing equitably spreads the costs of facilities required by development. A Development Impact Fee does not create a lien on the property for the collection of fees within the Area of Benefit. A Development Impact Fee allows for a credit of existing uses for redevelopment or expansion to a higher intensity use.

Assessment Districts

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

Community Assessment District (CFD)

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

Developer Construction

With approval of the San Diego 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 reimbursement agreement that has been approved by the City Council.

Reimbursement Financing for Water and Sewer Facilities

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

State/Federal Funding

Certain public facilities may be determined to benefit a regional area that is larger than the community planning area. Such projects may be appropriately funded by either the State, Federal Government, or by a combination of the two. State Route 56 (project 43-5A), for example, has been shown in this financing plan as having state funding.

Cost Reimbursement District (CRD)

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

Development Agreement

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

General Assumptions and Conditions

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

1. Except for those projects that are identified as FBA funded, developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval. These projects include but are not limited to traffic signals (except as

noted), local roads, and the dedication or preservation of Open Space located within the proposed development(s). A Mello-Roos 1913/1915 Act, or other type of reimbursement district, however, may fund such projects if the project(s) and applicant(s) qualify for this type of project financing.

2. Commercial and industrial land will be assessed FBAs for infrastructure (including transportation), police, fire, and utility facilities. However, developers of commercial and industrial land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Del Mar Mesa 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 can be evaluated at that time.

3. Annual reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and assessments shall be evaluated for all portions of the program.

4. The developer, or permittee, shall pay the FBA 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 an FBA, 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 approved reimbursement agreement and the availability of funds. If two developers are entitled to cash reimbursement during the same fiscal year, then the first agreement to be approved by the City Council shall take precedence over subsequent agreements approved by the City Council.

6. As FBA assessments are collected, they shall be placed in a City fund that provides interest earnings for the benefit of Del Mar Mesa.

7. At the time of building permit issuance, an FBA credit will be provided in the amount of any “Park Fees” collected pursuant to Sections 96.0403 and 102.0406.06.01 of the San Diego Municipal Code (adopted by Council Resolution R-261231 on July 23, 1984) because the FBAs shown in this Financing Plan provide for 100% funding of the acquisition and improvement costs addressed in the above referenced Municipal Code sections.

8. The Development Schedule, shown in Table 1 on page 4, is an estimated schedule and is based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Del Mar Mesa.

9. Most public facilities identified in the Financing Plan are either "population based" or "transportation based". The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project would actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections, coupled with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year in which to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update to the Financing Plan.

10. An FBA shall be paid by all categories of private development, including affordable housing projects.

Developer Advance

It is anticipated that a number of the projects, which have been identified as being FBA-funded, are to be constructed by developers in Del Mar Mesa. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are sufficient FBA funds available to provide either cash reimbursement or credit against the developer's obligation to pay an FBA. In other words, the "need" for the project may occur before there are FBA funds available to cover the cost of the project. Additionally, a developer may have accumulated credits from one or more other FBA-funded projects such that the developer is unable to use credits as fast as they have been earned. In these cases, the CIP project sheets will show the fiscal year in which it is anticipated that the developer will advance the cost of the project, also known as a **Developer Advance** (DEV. ADVANCE).

The project sheet will indicate the fiscal year in which it is anticipated that funds will be available to reimburse or when the developer would take credits against their obligation to pay an FBA. Subject to the availability of funds, the year(s) in which reimbursement or credit for the Developer Advance occurs may be accelerated to the fiscal year in which the Developer Advance is extended.

Contributions by the City

Contributions made by the City or other public entity toward the cost of facilities are specified in the individual Capital Improvement Project sheets following Table 9, and beginning on page 33.

This page intentionally left blank

Table 9 Del Mar Mesa Public Facilities Projects

PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2006)	----------FUNDING SOURCE---------- DEV/SUBD	FBA-DMM	OTHER	SOURCE
		TRANSPORTATION PROJECTS:						
33	43-1	CARMEL MOUNTAIN ROAD - NEIGHBORHOOD 10 BOUNDARY TO DEL MAR MESA ROAD	2005-2007	$7,187,000	$4,487,000	$2,700,000		
34	43-2	CARMEL COUNTRY ROAD - SR-56 TO SOUTH OF NEIGHBORHOOD 10 NORTHERN BOUNDARY	2004-2020	COMPLETED				
35	43-3	DEL MAR MESA ROAD - CARMEL COUNTRY ROAD TO CARMEL MOUNTAIN ROAD (FORMERLY SHAW RIDGE ROAD)	2004-2005	$9,405,000		$9,405,000		
36	43-4	LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56	2004-2008	$7,125,000		$7,125,000		
37	43-5A	STATE ROUTE 56 (CONSTRUCT 4-LANE FREEWAY)	1992-2004	COMPLETED				
38	43-5B	STATE ROUTE 56 - (DEBT SERVICE)	2003-2005	$2,517,690		$1,030,000	$486,365 $569,652 $431,673	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds
39	43-5C	STATE ROUTE 56 (EXPANSION TO A 6-LANE FWY)	2003-2014	$33,000,000		$567,000	$11,546,000 $12,091,000 $8,796,000	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds
40	43-6	CAMINO SANTA FE/SR-56 INTERCHANGE	2003-2006	$14,380,000		$722,000	$13,658,000	Pac Hlnds Ranch
41	43-12	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND PALACIO DEL MAR ENTRANCE	2004	COMPLETED				
42	43-13	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGAINVILLEA ENTRANCE	2000	COMPLETED				
43	43-24	TRAFFIC SIGNALS ON CARMEL COUNTRY ROAD	2006	$280,000	$280,000			
44	43-25	STATE ROUTE 56 - CAMINO RUIZ BIKE INTERCHANGE		DELETED				
45	43-26	STATE ROUTE 56 - CAMINO SANTA FE BIKE	2005-2014	$9,850,000		$72,592	$530,400 $605,168 $295,900 $1,750,000 $1,200,000 $5,395,940	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds Rancho Penasquitos SANDAG Unidentified
		TOTAL TRANSPORTATION PROJECTS:		**$83,744,690**	**$4,767,000**	**$21,621,592**	**$57,356,098**	

Table 9 Del Mar Mesa Public Facilities Projects

PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2006)	----------FUNDING SOURCE---------- DEV/SUBD	FBA-DMM	OTHER	SOURCE
		PARK PROJECTS:						
46	43-7	HIKING/EQUESTRIAN TRAIL - EASTERN	2004-2006	$229,300		$229,300		
47	43-8	HIKING/EQUESTRIAN TRAIL - CENTRAL	2004-2006	$161,000		$161,000		
48	43-9	HIKING/EQUESTRIAN TRAIL - SOUTHERN	2004-2006	$110,300		$110,300		
49	43-10	HIKING/EQUESTRIAN TRAIL - NORTHERN	2004-2006	$386,000		$386,000		
50	43-14	NEIGHBORHOOD PARK	2003-2007	$3,400,000		$3,400,000		
51	43-15	COMMUNITY PARK	2008-2016	$19,175,000		$2,243,000	$16,932,000	Pac Hlnds Ranch
52	43-19	COMMUNITY PARK - RECREATION BUILDING	2012-2016	$5,950,000		$696,000	$5,254,000	Pac Hlnds Ranch
53	43-20	COMMUNITY PARK - SWIMMING POOL	2011-2018	$4,161,000		$204,000	$1,556,000 $1,623,000 $778,000	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds
		TOTAL PARK PROJECTS:		**$33,572,600**	**$0**	**$7,429,600**	**$26,143,000**	
		FIRE PROTECTION PROJECTS:						
54	43-16	FIRE STATION #47	2005-2010	$8,090,000		$857,000	$6,483,000 $750,000	Pac Hlnds Ranch Torrey Hlnds
		TOTAL FIRE PROTECTION PROJECTS:		**$8,090,000**	**$0**	**$857,000**	**$7,233,000**	
		LIBRARY PROJECTS:						
55	43-17	BRANCH LIBRARY	2010-2012	$12,786,832		$631,688	$2,396,772 $4,979,406 $4,778,966	Torrey Hlnds Blk Mtn Ranch Pac Hlnds Ranch
		TOTAL LIBRARY PROJECTS:		**$12,786,832**	**$0**	**$631,688**	**$12,155,144**	
		WATER PROJECTS:						
56	43-21	LITTLE MCGONIGLE RANCH ROAD PIPELINE	2004	$4,613,000		$757,000	$3,856,000	Pac Hlnds Ranch
		TOTAL WATER UTILITIES PROJECTS:		**$4,613,000**	**$0**	**$757,000**	**$3,856,000**	
		SEWER PROJECTS:						
57	43-23	CARMEL VALLEY TRUNK SEWER REPLACEMENT/ UPSIZING	2003-2010	$9,892,000		$95,000	$9,797,000	Various
		TOTAL SEWER PROJECTS		**$9,892,000**	**$0**	**$95,000**	**$9,797,000**	

Table 9 Del Mar Mesa Public Facilities Projects

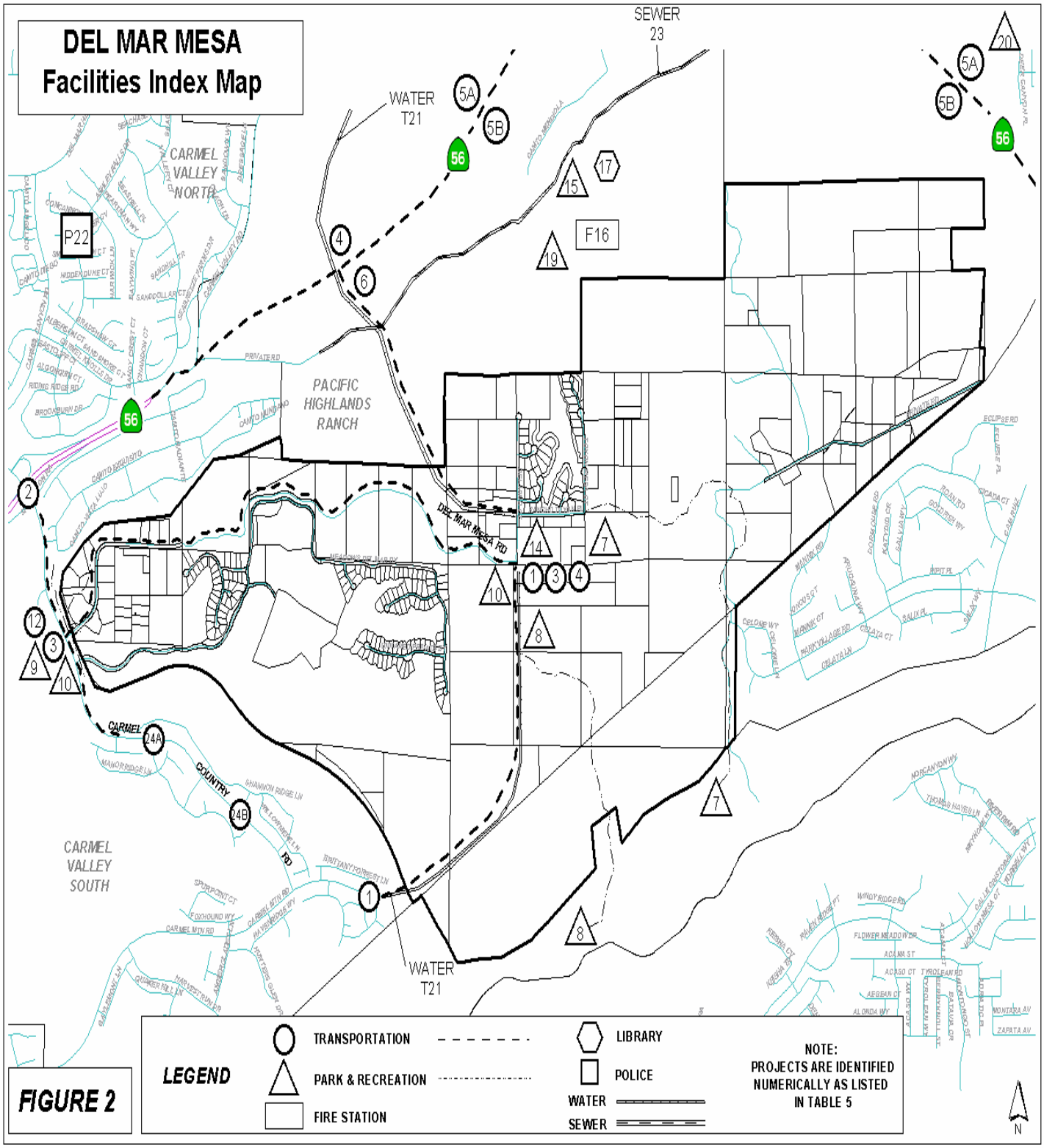
PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2006)	----------FUNDING SOURCE---------- DEV/SUBD	FBA-DMM	OTHER	SOURCE
		POLICE PROJECTS:						
58	43-22	NORTHWEST AREA STATION AND COMMUNITY SERVICE CENTER	2005-2006	$19,123,988	$2,536,560	$554,109	$9,886,390 $2,098,257 $4,048,672	Crml Valley No Crml Valley So Torrey Hills Pac Hlnds Ranch
		TOTAL POLICE PROJECTS		**$19,123,988**	**$2,536,560**	**$554,109**	**$16,033,319**	
		OPEN SPACE PROJECTS:						
59	43-18	DEL MAR MESA OPEN SPACE ACQUISITION	2004-2015	$8,497,000		$900,000	$7,597,000	Mitigation/Grants
		TOTAL OPEN SPACE PROJECTS		**$8,497,000**	**$0**	**$900,000**	**$7,597,000**	
		GRAND TOTALS		**$180,320,109**	**$7,303,560**	**$32,845,988**	**$140,170,561**	

Key: Blk Mtn Ranch - Black Mountain Ranch
Cost Reimb Dist - Cost Reimbursement District

Crml Valley No - Carmel Valley North
Crml Valley So - Carmel Valley South
Dev/Sub - Developer/Subdivider
DMM - Del Mar Mesa
Pac Hlnds Ranch - Pacific Highlands Ranch

This page intentionally left blank

Figure 2 Project Location Map



This page is intentionally left blank

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL MOUNTAIN ROAD - NEIGHBORHOOD 10 BOUNDARY TO DEL MAR MESA ROAD**

DEPARTMENT: TRANSPORTATION

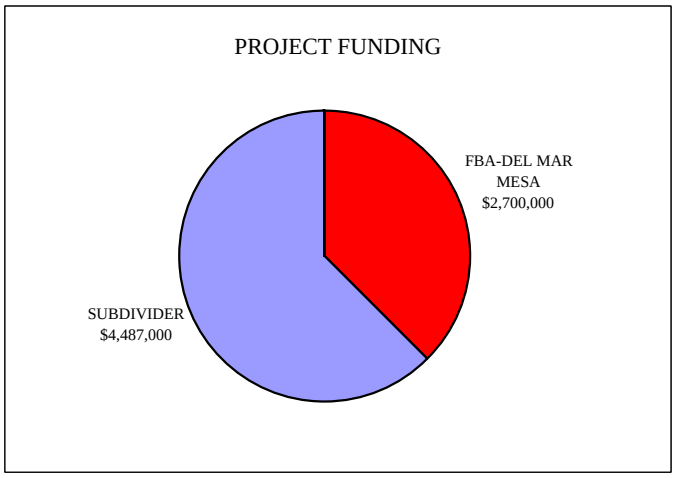
CIP NO.: 52-411.0

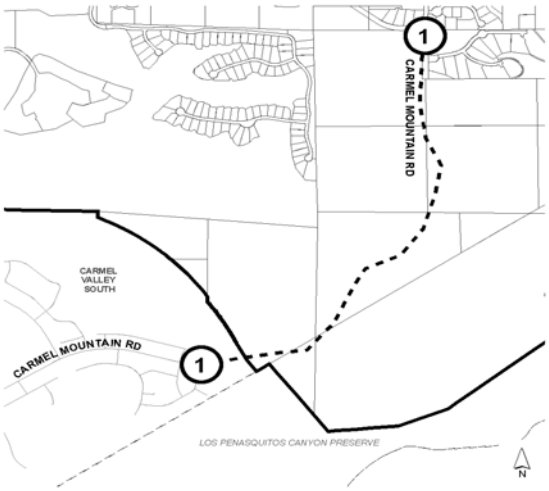
PROJECT: 43-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF CARMEL MOUNTAIN ROAD AS A 2-LANE COLLECTOR STREET FROM THE CARMEL VALLEY NEIGHBORHOOD 10 EASTERLY BOUNDARY TO LITTLE MCGONIGLE RANCH ROAD (FORMERLY DEL MAR MESA ROAD). THE 4,050 LINEAR FEET OF HALF-WIDTH ROAD (FBA FUNDED) WHICH TRAVERSES OPEN SPACE WILL BE 40'/62'. ALSO INCLUDED AS PART OF THIS PROJECT IS A WILDLIFE CROSSING UNDER CARMEL MOUNTAIN ROAD. THE REMAINDER (SUBDIVIDER FUNDED), WILL BE BOTH 40'/62' AND 50'/72' AND WILL INCLUDE A LEFT-TURN LANE AT INTERSECTIONS AND MAJOR DRIVEWAYS AS NEEDED. A MULTI-USE TRAIL WILL BE CONSTRUCTED AS PART OF THIS PROJECT ALONG THE ENTIRE PROJECT LENGTH.

JUSTIFICATION: THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN DEL MAR MESA.

SCHEDULE: SUBDIVIDER TO COMPLETE LAND ACQUISITION, DESIGN AND CONSTRUCTION SCHEDULED FOR FY 2005-2007.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$2,700,000	FBA-DEL MAR MESA					$900,000	$900,000	$900,000
$4,487,000	SUBDIVIDER			$4,487,000				
$7,187,000	**TOTAL**	$0	$0	$4,487,000	$0	$900,000	$900,000	$900,000

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL COUNTRY ROAD - SR-56 TO SOUTH OF NEIGHBORHOOD 10 NORTHERN BOUNDARY**

DEPARTMENT: TRANSPORTATION

CIP NO.:

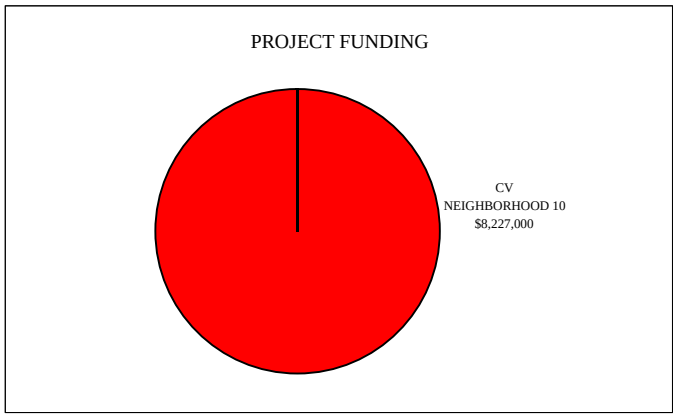
PROJECT: 43-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA

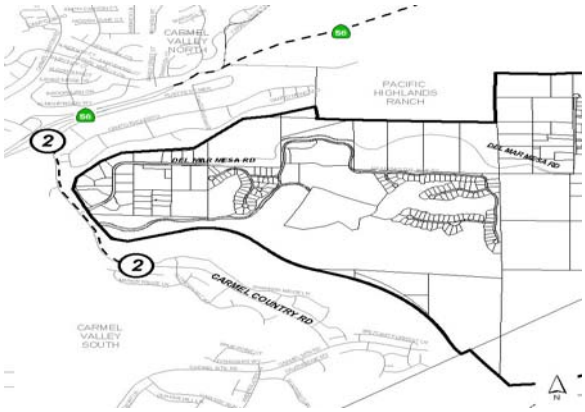
DESCRIPTION: CONSTRUCTION OF A MODIFIED 4-LANE COLLECTOR FROM SR-56 TO CARMEL MOUNTAIN ROAD. THIS PROJECT INCLUDES TWO WILDLIFE CULVERTS.

JUSTIFICATION: THIS PROJECT IS REQUIRED TO ACCOMMODATE THE TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN CARMEL VALLEY AND DEL MAR MESA.

JUSTIFICATION: THIS PROJECT WAS CONSTRUCTED BY SUBDIVIDERS (PARDEE) IN FY 1997-1999 WITH REIMBURSEMENT FROM DEL MAR MESA AND CARMEL VALLEY PROPERTY OWNERS FOR THEIR FAIR SHARE THROUGH THE CARMEL VALLEY NEIGHBORHOOD 10 COST REIMBURSEMENT DISTRICT.

COMPLETED





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2004- 2020				
$8,227,000	CV NEIGHBORHOOD 10 COST REIMB DISTRICT			$8,227,000				
$8,227,000	**TOTAL**		$0	$8,227,000	$0	$0	$0	$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR MESA ROAD - CARMEL COUNTRY RD TO CARMEL MOUNTAIN RD (FORMERLY SHAW RIDGE RD)**

DEPARTMENT:	TRANSPORTATION	**PROJECT:**	43-3
		COUNCIL DISTRICT:	1
CIP NO.:	52-712.0	COMMUNITY PLAN:	DEL MAR MESA

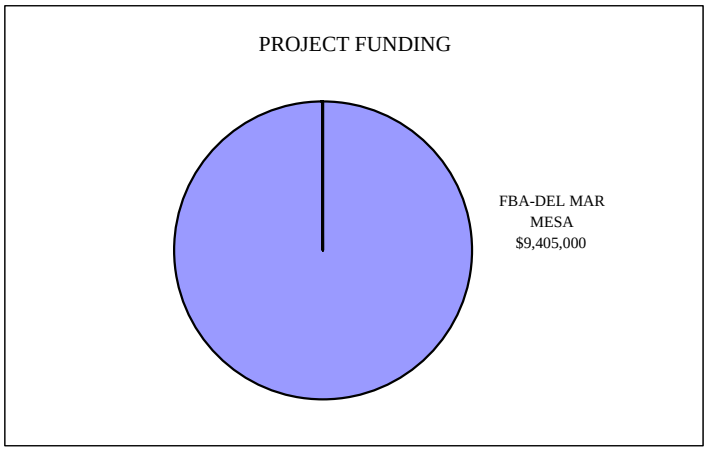
DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF DEL MAR MESA ROAD AS A TWO-LANE RURAL RESIDENTIAL ROAD FROM CARMEL COUNTRY ROAD TO THE FUTURE CARMEL MOUNTAIN ROAD. THE IMPROVEMENTS ALSO INCLUDE A 16-INCH WATER LINE AND MULTI-USE TRAIL. THIS ROADWAY WILL PROVIDE ACCESS TO THE EAST UNTIL OTHER IMPROVEMENTS ARE IN PLACE. THIS ROAD WAS FORMERLY NAMED SHAW RIDGE ROAD. THIS PROJECT WILL BE CONSTRUCTED BY THREE DEVELOPERS UNDER THREE SEPARATE REIMBURSEMENT AGREEMENTS. THE ESTIMATED BREAKDOWN IS AS FOLLOWS:

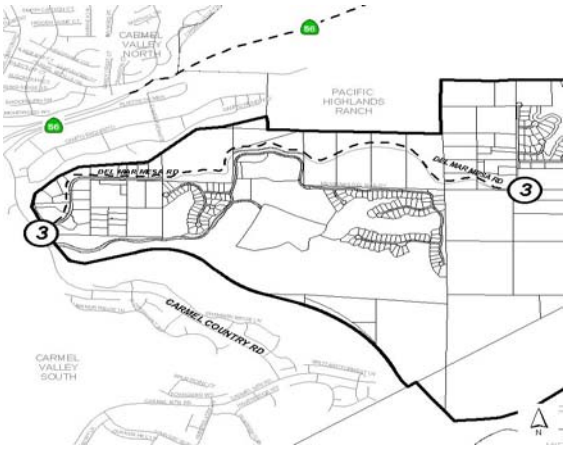
MESA VERDE-DEL MAR LP - 5,600' @ $6,220,000
CARMEL VALLEY 18, LLC - 3,000' @ $2,605,000
WESTSHAW ASSOCIATES - 1,400' @ $580,000

JUSTIFICATION: THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN DEL MAR MESA

SCHEDULE: THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS IN FY 1999-2003, WITH REIMBURSEMENT FROM THE FBA WHEN FUNDS ARE AVAILABLE.

COMPLETED





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$9,405,000	FBA-DEL MAR MESA	$5,285,028	$0	$2,000,000	$1,059,986	$1,059,986		
	DEV. ADVANCE	-$5,285,028		-$2,000,000	-$1,059,986	-$1,059,986		
$9,405,000	**TOTAL**	$0	$0	$0	$0	$0	$0	$0

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56 (FORMERLY CAMINO SANTA FE - DEL MAR MESA ROAD TO SR-56)**

DEPARTMENT: TRANSPORTATION

PROJECT: 43-4
COUNCIL DISTRICT: 1
CIP NO.: 52-723.0
COMMUNITY PLAN: DEL MAR MESA

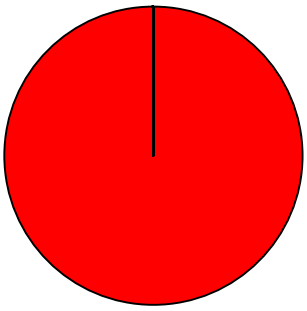
DESCRIPTION: THIS PROJECT WILL BE COMPLETED IN TWO PHASES: PHASE I PROVIDES FOR THE CONSTRUCTION OF LITTLE MCGONIGLE RANCH ROAD (FORMERLY CAMINO SANTA FE) (44'/65') FROM THE NORTHERLY TERMINUS OF CARMEL MOUNTAIN ROAD AT DEL VINO COURT, NORTHWESTERLY TO THE EASTERLY TERMINUS OF DEL MAR MESA ROAD. THE PROJECT INCLUDES A MULTI-USE TRAIL ADJACENT TO THE ROADWAY. PHASE II PROVIDES FOR THE CONSTRUCTION OF LITTLE MCGONIGLE RANCH ROAD (40'/62') FROM DEL MAR MESA ROAD TO SR-56. THE PROJECT WILL INCLUDE A 100' BRIDGE STRUCTURE. A MULTI-USE TRAIL WILL ALSO BE CONSTRUCTED ADJACENT TO THE ROADWAY.

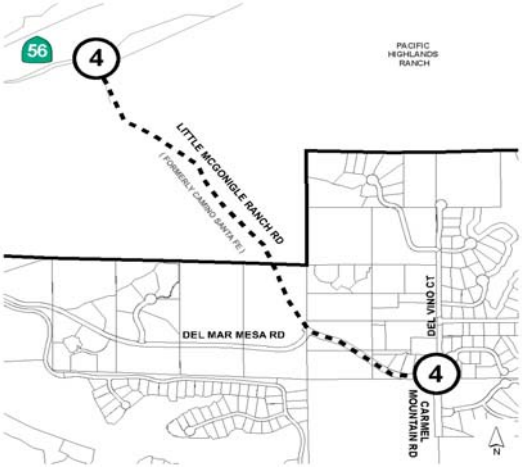
PHASE I (COMPLETED)	MESA VERDE - DEL MAR LP	$2,060,000
PHASE II	TO BE DETERMINED	$5,065,000

JUSTIFICATION: THIS PROJECT IS REQUIRED TO ACCOMMODATE ADDITIONAL TRAFFIC IN DEL MAR MESA AND WILL PROVIDE ACCESS FROM DEL MAR MESA TO ADJOINING COMMUNITIES.

SCHEDULE: LAND ACQUISITION, DESIGN AND CONSTRUCTION ARE EXPECTED TO BE COMPLETED BY THE DEVELOPER BY FY 2008. REIMBURSEMENT FROM THE FBA WILL BE MADE AS FUNDS BECOME AVAILABLE.

PROJECT FUNDING





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	2009	FY 2010	2011
$7,125,000	FBA - DMM	$20,000	$509,000	$1,531,000	$2,532,500	$2,532,500			
	DEV ADV	-$20,000	-$509,000	-$1,531,000					
$7,125,000	**TOTAL**	$0	$0	$0	$2,532,500	$2,532,500	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 (CONSTRUCT A 4-LANE FREEWAY)**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS

PROJECT: 43-5A
COUNCIL DISTRICT: 1

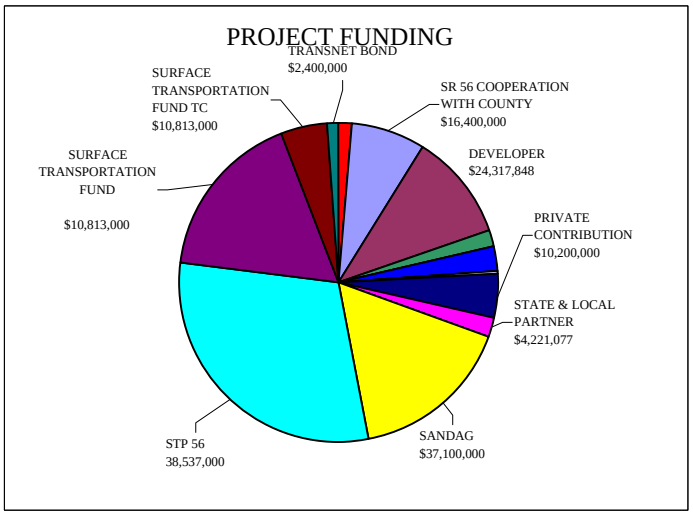
CIP NO.: 52-463.0

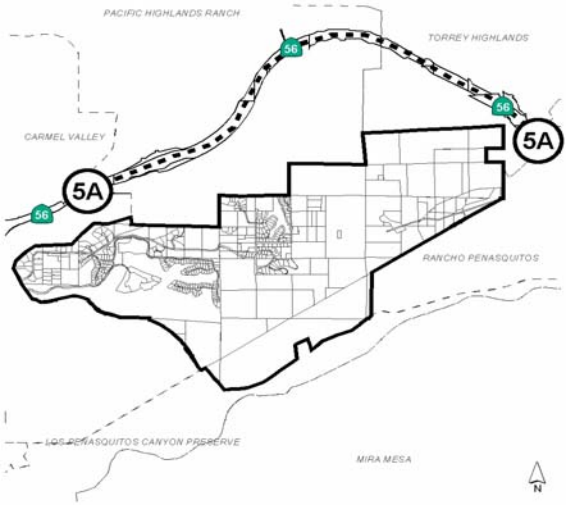
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR STATE ROUTE 56 FREEWAY BETWEEN THE CARMEL VALLEY AND RANCHO PENASQUITOS COMMUNITIES. A FOUR-LANE FREEWAY WILL BE CONSTRUCTED WITH INTERCHANGES AT BLACK MOUNTAIN ROAD, LITTLE MCGONIGLE RANCH ROAD (FORMERLY CAMINO SANTA FE) AND THE EASTERN HALF OF THE INTERCHANGE AT CAMINO DEL SUR. THIS PROJECT WILL PROVIDE THE NECESSARY RIGHT-OF-WAY AND PREPARE THE GRADE FOR THE ULTIMATE SIX-LANE FREEWAY. IN ADDITION, THIS PROJECT PROVIDES FOR THE BIKE PATH THROUGH THE STATE ROUTE 56 CORRIDOR, WITH FUTURE PROJECTS PLANNED FOR THE BIKE PATH INTERCHANGES AT LITTLE MCGONIGLE RANCH ROAD AND CAMINO DEL SUR.

JUSTIFICATION: THIS PROJECT WAS NEEDED TO PROVIDE AN EAST-WEST CONNECTION BETWEEN INTERSTATE 5 (CARMEL VALLEY) AND INTERSTATE 15 (RANCHO PENASQUITOS).

SCHEDULE: **COMPLETED** - CONSTRUCTION WAS COMPLETED IN FY 2005. NOTE: THE PRELIMINARY DESIGN FOR THE REMAINING INTERSTATE 5/STATE ROUTE 56 CONNECTOR RAMPS IS BUDGETED UNDER CIP 52-311.0, INTERSTATE 5/STATE ROUTE 56 NORTH FREEWAY CONNECTORS.





FUNDING:	SOURCE			EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008
$3,370,756	TRANSNET COMMERCIAL PAPER			$3,370,756				
$16,400,000	SR 56 COOPERATION WITH COUNTY			$16,400,000				
$24,317,848	DEVELOPER			$24,317,848				
$3,778,000	FBA-RANCHO PENASQUITOS			$3,778,000				
$20,000	FBA-SABRE SPRINGS			$20,000				
$5,450,000	FBA - TORREY HIGHLANDS				$5,450,000			
$600,000	GAS TAX			$600,000				
$226,446	PROPOSITION "A" BIKEWAYS			$226,446				
$10,200,000	PRIVATE CONTRIBUTION			$10,200,000				
$4,221,077	STATE & LOCAL PARTNER			$4,221,077				
$37,100,000	SANDAG			$37,100,000				
$67,111,000	STATE GRANT			$67,111,000				
$38,537,000	SURFACE TRANSPORTATION FUND			$38,537,000				
$10,813,000	SURFACE TRANSPORTATION FUND TC			$10,813,000				
$2,400,000	TRANSNET BOND			$2,400,000				
$1,294,301	TRANSNET FUND			$1,294,301				
$952,893	TRANSNET (INTERMODAL SURFACE TRANS EFFICIENCY ACT)			$952,893				
$1,547,977	WATER REPLACEMENT			$1,547,977				
$228,340,298	**TOTAL**	$0	$0	$222,890,298	$5,450,000	$0	$0	$0

REFERENCE: Torrey Highlands (T-1-1)
Pacific Highlands Ranch (T-1-1)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 - DEBT SERVICE**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS

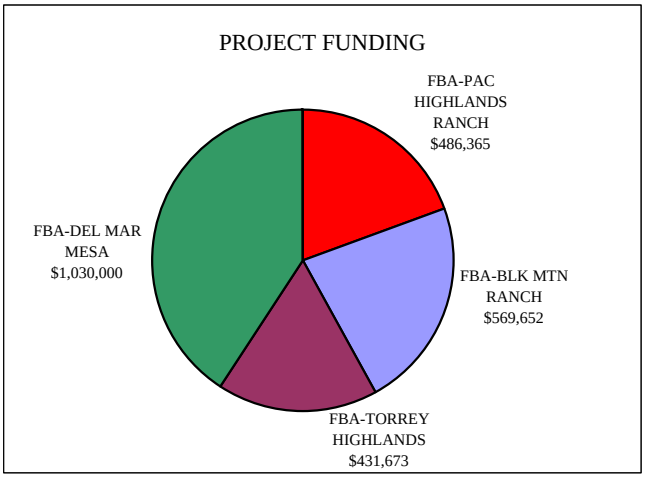
PROJECT: 43-5B
COUNCIL DISTRICT: 1
CIP NO.: 52-703.0
COMMUNITY PLAN: DEL MAR MESA

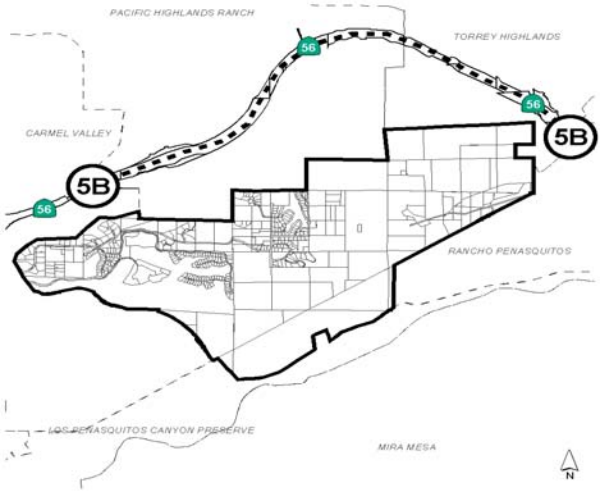
DESCRIPTION: THIS PROJECT PROVIDES FOR THE DEBT SERVICE FOR TRANSNET COMMERCIAL PAPER FUNDING ISSUED IN FY 2001 FOR CIP 52-463.0, STATE ROUTE 56-CARMEL VALLEY ROAD TO BLACK MOUNTAIN ROAD.

JUSTIFICATION: FROM FY 2003 THROUGH FY 2005, VARIOUS FBAs WITHIN THE SR-56 CORRIDOR WILL REIMBURSE THE TRANSNET COMMERCIAL PAPER FUNDING UTILIZED IN FY 2001 FOR CIP 52-463.0 (PROJECT 43-5A), INCLUDING INTEREST. THE ALLOCATION OF COST REPRESENTS EACH SUBAREA'S FAIR SHARE, ABSENT SUFFICIENT FUNDING FROM OTHER SOURCES. THESE ALLOCATIONS MAY BE REDUCED AS OTHER SOURCES OF FUNDING ARE IDENTIFIED.

SCHEDULE: ALTHOUGH PROJECT WAS COMPLETED IN FY 2005, REPAYMENT OF FUNDING FROM VARIOUS COMMUNITIES TO TRANSNET IS ONGOING.

COMPLETED





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2009-2014		
$486,365	FBA-PAC HIGHLANDS RANCH		$486,365					
$569,652	FBA-BLK MTN RANCH		$569,652					
$431,673	FBA-TORREY HIGHLANDS	$431,673						
$1,030,000	FBA-DEL MAR MESA	$230,000	$800,000					
$2,517,690	**TOTAL**	$661,673	$1,856,017	$0	$0	$0	$0	

REFERENCE: Pacific Highlands Ranch (T-1.2A)
Black Mtn Ranch (T-54)
Torrey Highlands (T-1.2)

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 (EXPANSION TO A SIX-LANE FREEWAY)**

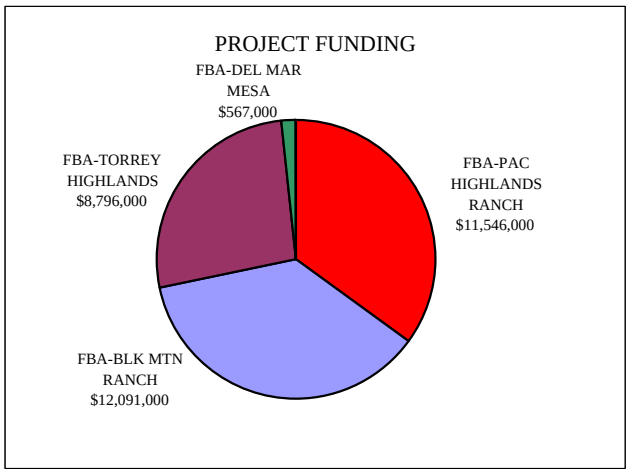
DEPARTMENT: ENGINEERING & CAPITAL PROJECTS

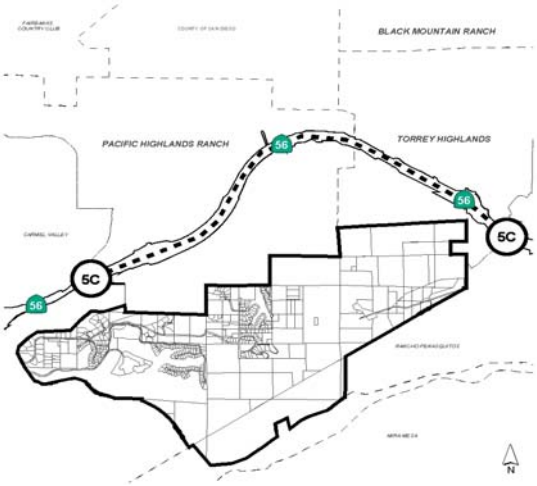
PROJECT: 43-5C
COUNCIL DISTRICT: 1
CIP NO.:
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: CONVERSION OF THE FOUR LANE FREEWAY INTO A SIX LANE FACILITY. HIGH OCCUPANCY VEHICLE LANES CAN BE ACCOMMODATED WITHIN THE CENTER MEDIAN AT SOME POINT IN THE FUTURE ONCE REGIONAL FUNDING IS IDENTIFIED. THIS PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AS FUNDING BECOMES AVAILABLE. THE FIRST PHASE WILL CONSIST OF THE WIDENING OF THE CONTINUOUS AUXILIARY LANE ON WESTBOUND SR-56 BETWEEN WESTBOUND OFF-RAMP AND WESTBOUND ON-RAMP AT CARMEL CREEK ROAD.

JUSTIFICATION: DUE TO THE REGIONAL SERVICING NATURE OF THIS FREEWAY, IT IS ANTICIPATED THAT FEDERAL, STATE OR OTHER OUTSIDE FUNDING FOR THIS SEGMENT OF SR-56 WILL BE OBTAINED. IN THE ABSENCE OF THESE OTHER FUNDING SOURCES, DEVELOPMENT WITHIN THE INDIVIDUAL SUBAREAS OF THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) MAY BE REQUIRED TO FUND, OR AT LEAST ADVANCE, THE COST OF THIS PROJECT. THE ALLOCATION OF COSTS REPRESENTS EACH SUBAREA'S SHARE OF THE PROJECT, ABSENT SUFFICIENT FUNDING FROM OTHER SOURCES. THESE CONTRIBUTIONS MAY BE REDUCED AS OTHER FUNDS BECOME AVAILABLE. THE FUNDING FOR PHASE 1, THE AUXILIARY LANE EXTENSION, SHALL COME FROM TORREY HIGHLANDS.

SCHEDULE: THIS PROJECT WILL BE COMPLETED WHEN FUNDING IS AVAILABLE.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	2010-2017
$11,546,000	FBA-PAC HIGHLANDS RANCH							$11,546,000
$12,091,000	FBA-BLK MTN RANCH				$300,000			$11,791,000
$8,796,000	FBA-TORREY HIGHLANDS						$5,000,000	$3,796,000
$567,000	FBA-DEL MAR MESA							$567,000
$33,000,000	**TOTAL**	$0	$0	$0	$300,000	$0	$5,000,000	$27,700,000

REFERENCE: Pacific Highlands Ranch (T-1.2B)
Black Mtn Ranch (T-54.2)
Torrey Highlands (T-1.2B)

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 - LITTLE MCGONIGLE RANCH ROAD INTERCHANGE**
(FORMERLY CAMINO SANTA FE/SR-56 INTERCHANGE)

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS

PROJECT: 43-6
COUNCIL DISTRICT: 1

CIP NO.: 52-463.9

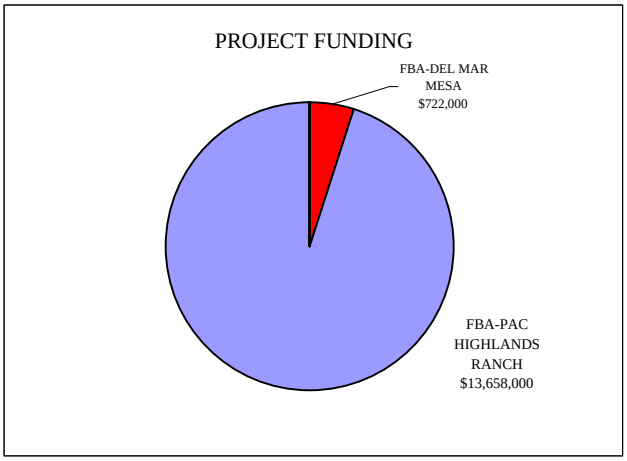
COMMUNITY PLAN: PACIFIC HIGHLANDS RANCH

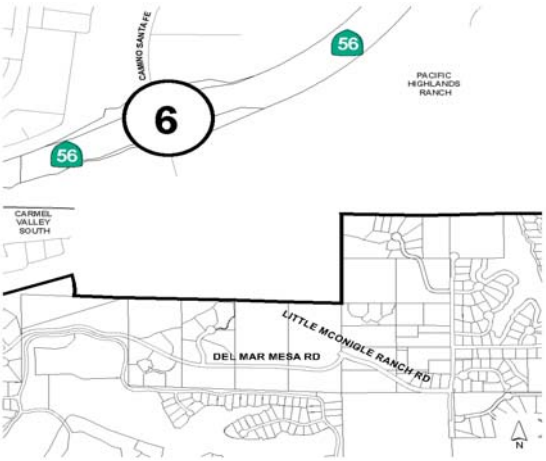
DESCRIPTION: THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A FULL SIX-LANE GRADE-SEPARATED FREEWAY INTERCHANGE, COMPLETE WITH BIKE LANES, AT THE INTERSECTION OF LITTLE MCGONIGLE RANCH ROAD (FORMERLY CAMINO SANTA FE) AND SR-56. THIS INTERCHANGE WILL BE BUILT IN TWO PHASES, WITH THE FIRST PHASE BEING A 114 FOOT WIDE BRIDGE SPANNING THE SR-56 FREEWAY IMPROVEMENTS. THE SECOND PHASE OF THIS PROJECT SHALL CONSTRUCT THE RAMPS THAT WILL PROVIDE ACCESS TO THE FREEWAY.

JUSTIFICATION: DUE TO THE REGIONAL SERVICING NATURE OF THIS INTERCHANGE, THE PROJECT WILL BE FUNDED AS PART OF THE FREEWAY IMPROVEMENTS (SEE COMPANION PROJECT 43-5A).

SCHEDULE: PROJECT COMPLETED IN FY 2005.

COMPLETED





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2005	FY 2006	FY 2007	2008	2009-2013
$722,000	FBA-DEL MAR MESA				$722,000			
$13,658,000	FBA-PAC HIGHLANDS RANCH	$4,067,956	$4,290,044					$5,300,000
	DEV. ADVANCE (PARDEE)	$2,410,000	$3,612,000		-$722,000			-$5,300,000
$14,380,000	**TOTAL**	$6,477,956	$7,902,044	$0	$0	$0	$0	$0

REFERENCE: Pacific Highlands Ranch (T-1.3)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND PALACIO DEL MAR ENTRANCE**

DEPARTMENT: TRANSPORTATION

CIP NO.: 62-275.1

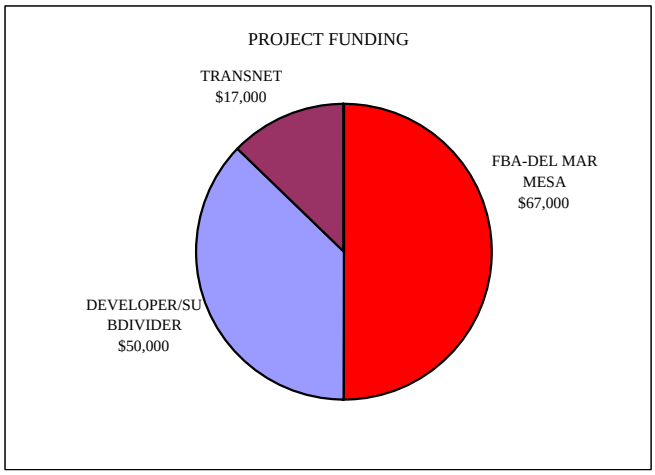
PROJECT: 43-12
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA

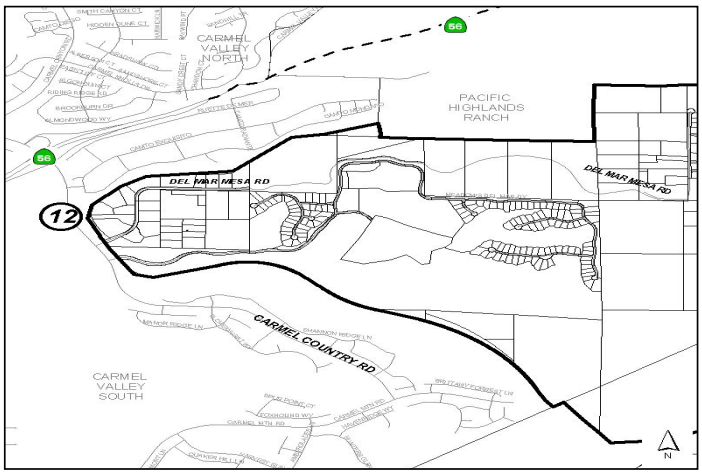
DESCRIPTION: INSTALL TRAFFIC SIGNAL AT THE INTERSECTION OF CARMEL COUNTRY ROAD AND PALACIO DEL MAR ENTRANCE.

JUSTIFICATION: THIS PROJECT IS REQUIRED TO ACCOMMODATE THE TURNS MADE TO PALACIO DEL MAR ACROSS A 4-LANE MAJOR STREET AND DUE TO ADDITIONAL GROWTH AS A RESULT OF DEVELOPMENT IN DEL MAR MESA. SHAW/LORENZ (PARDEE) IS THE SUBDIVIDER.

SCHEDULE: DESIGN BEGAN IN FY 2002, CONSTRUCTION WAS COMPLETED IN FY 2004.

COMPLETED





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$67,000	FBA-DEL MAR MESA	$67,000						
$50,000	DEVELOPER/SUBDIVIDER	$50,000						
$17,000	TRANSNET	$17,000						
$134,000	**TOTAL**	$134,000	$0	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGAINVILLEA ENTRANCE**

DEPARTMENT: TRANSPORTATION

CIP NO.:

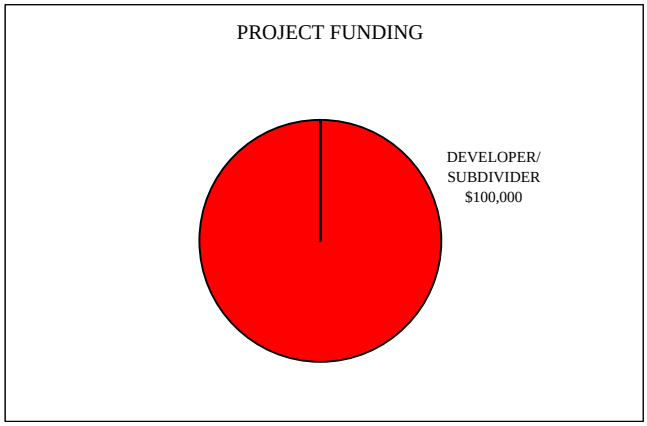
PROJECT: 43-13
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA

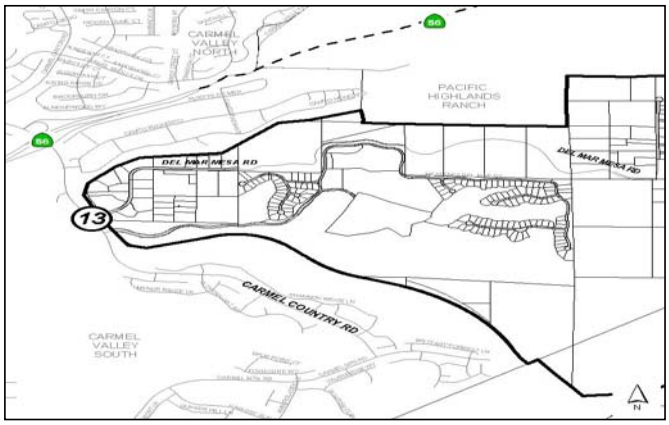
DESCRIPTION: INSTALL TRAFFIC SIGNAL AT THE INTERSECTION OF CARMEL COUNTRY ROAD AND THE BOUGAINVILLEA ENTRANCE.

JUSTIFICATION THIS PROJECT WAS REQUIRED TO ACCOMMODATE THE TURNS MADE TO BOUGAINVILLEA DEVELOPMENT ACROSS A 4-LANE MAJOR STREET AND DUE TO ADDITIONAL GROWTH AS A RESULT OF DEVELOPMENT IN DEL MAR MESA (DEVELOPER - WESTSHAW).

SCHEDULE PROJECT WAS COMPLETED IN FY 2000.

COMPLETED





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR					
$100,000	DEVELOPER/ SUBDIVIDER	$100,000						
$100,000	**TOTAL**	$100,000	$0	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **TRAFFIC SIGNALS ON CARMEL COUNTRY ROAD**

DEPARTMENT: TRANSPORTATION

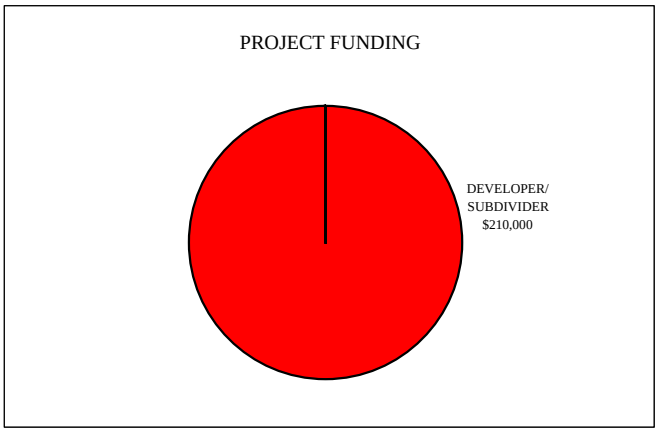
CIP NO.:

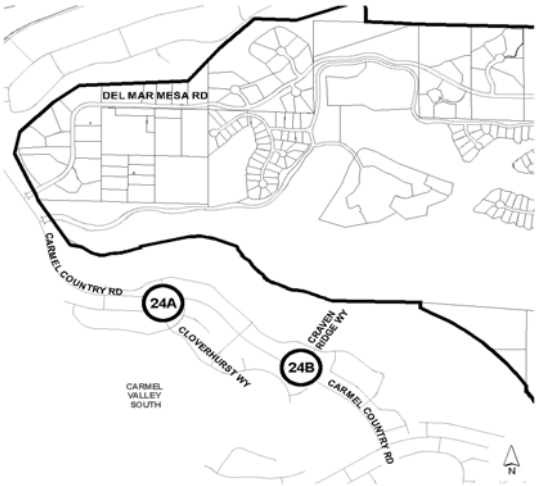
PROJECT: **43-24**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: CARMEL VALLEY

DESCRIPTION: INSTALL TRAFFIC SIGNALS AT TWO LOCATIONS ON CARMEL COUNTRY ROAD - AT CLOVERHURST WAY AND CRAVEN RIDGE WAY.

JUSTIFICATION: A NETWORK OF TRAFFIC SIGNALS WILL PROVIDE SAFE TRAFFIC CONTROL AT ENTRY POINTS TO DEL MAR MESA. SHAW/LORENZ (PARDEE) I THE DEVELOPER/SUBDIVIDER.

SCHEDULE: DESIGN AND CONSTRUCTION ARE SCHEDULED FOR FY 2006.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$280,000	DEVELOPER/SUBDIVIDER			$280,000				
$280,000	**TOTAL**	$0	$0	$280,000	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CAMINO DEL SUR GRADE SEPARATED BIKE INTERCHANGE**

DEPARTMENT: TRANSPORTATION

PROJECT: 43-25
COUNCIL DISTRICT: 1
CIP NO.:
COMMUNITY PLAN: TORREY HIGHLANDS

DESCRIPTION: THIS PROJECT WOULD HAVE PROVIDED FOR A GRADE SEPARATION FOR THE FUTURE SR-56 CLASS I BIKE PATH THROUGH THE FUTURE SR-56/CAMINO DEL SUR INTERCHANGE. THE GRADE SEPARATION WOULD POSSIBLY HAVE BEEN IN THE FORM OF A BRIDGE STRUCTURE.

JUSTIFICATION:

SCHEDULE: DELETED - THIS PROJECT HAS BEEN COMBINED WITH PROJECT 43-26 EFFECTIVE FY 2004. PLEASE REFER TO THE NEXT PROJECT SHEET.

D E L E T E D

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
	DELETED							
$0	**TOTAL**	$0	$0	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **STATE ROUTE 56 BIKE INTERCHANGES**

DEPARTMENT: ENGINEERING & CAPITAL PROJECTS.

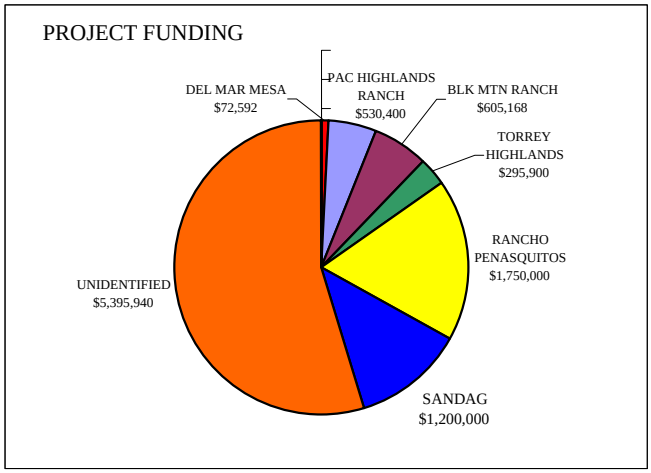
CIP NO.: 58-171.0

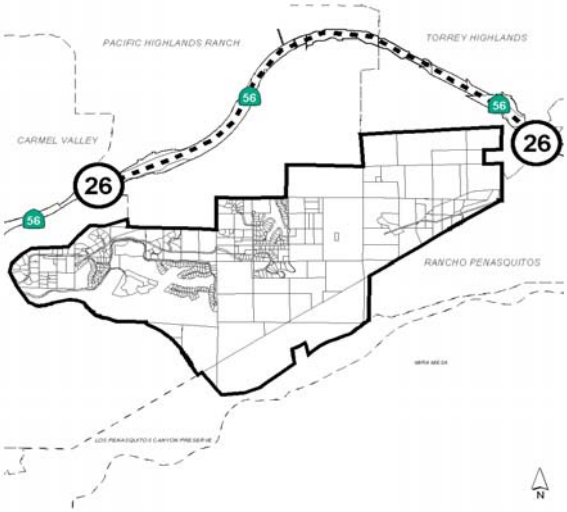
PROJECT: **43-26**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA/PHR/BMR/TH

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

JUSTIFICATION: BICYCLISTS AND PEDESTRIANS TRAVELING THE SR-56 BICYCLE PATH AND NEEDING TO CROSS THROUGH THE INTERCHANGE AREAS WOULD HAVE TO CONTEND WITH HIGH VOLUMES OF CONFLICTING VEHICULAR TRAFFIC. THE BICYCLE PATH FACILITIES PROPOSED IN THE PROJECT STUDY REPORT WILL EXPEDITE THE MOVEMENTS ALONG THE BICYCLE PATH THROUGH AND CONNECTING TO THE INTERCHANGE AREAS. DEL MAR MESA'S FAIR SHARE REPRESENTS 2.86% OF THE TOTAL COST.

SCHEDULE: PROJECT STUDY REPORT TO BE COMPLETED IN FY 2005; ENVIRONMENTAL AND DESIGN TO BE COMPLETED IN FY 2006; CONSTRUCTION TO BE COMPLETED AS FUNDS BECOME AVAILABLE.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010-2014
$72,592	FBA-DEL MAR MESA					$72,592		
$530,400	FBA-PAC HIGHLANDS RANCH							$530,400
$605,168	FBA-BLK MOUNTAIN RANCH							$605,168
$295,900	FBA-TORREY HIGHLANDS							$295,900
$1,750,000	RANCHO PENASQUITOS				$1,750,000			
$1,200,000	SANDAG		$1,200,000					
$5,395,940	UNIDENTIFIED							
$9,850,000	**TOTAL**	$0	$1,200,000	$0	$1,750,000	$72,592	$0	$1,431,468

REFERENCE: Pacific Highland Ranch (T-1.7)
Black Mountain Ranch (T-15.2)
Torrey Highlands (T-11)
Rancho Penasquitos (41)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **HIKING/EQUESTRIAN TRAIL - EASTERN**

DEPARTMENT: PARK AND RECREATION

PROJECT: 43-7
COUNCIL DISTRICT: 1

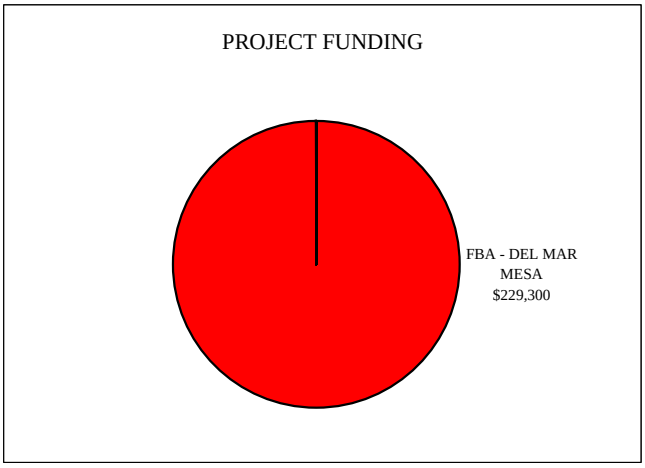
CIP NO.: 52-710.0

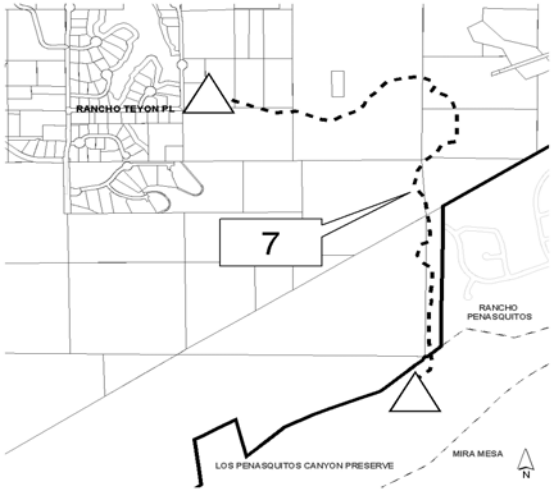
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF AN 8,000' LONG UNIMPROVED, MULTI-USE TRAIL EXTENDING EASTERLY FROM THE END OF STREET "Z" TO THE SDG&E EASEMENT. IT WILL CONTINUE SOUTHERLY, WITHIN THE EASEMENT, AND INTO PENASQUITOS CANYON.

JUSTIFICATION: THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN ACCORDANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: CONSTRUCTION BEGAN ON THIS PROJECT IN FY 2005 AND IS ONGOING. HOWEVER, THE PROJECT IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE COMMUNITY.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$229,300	FBA - DEL MAR MESA		$229,300					
$229,300	**TOTAL**	$0	$229,300	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **HIKING/EQUESTRIAN TRAIL - CENTRAL**

DEPARTMENT: PARK AND RECREATION

PROJECT: 43-8
COUNCIL DISTRICT: 1

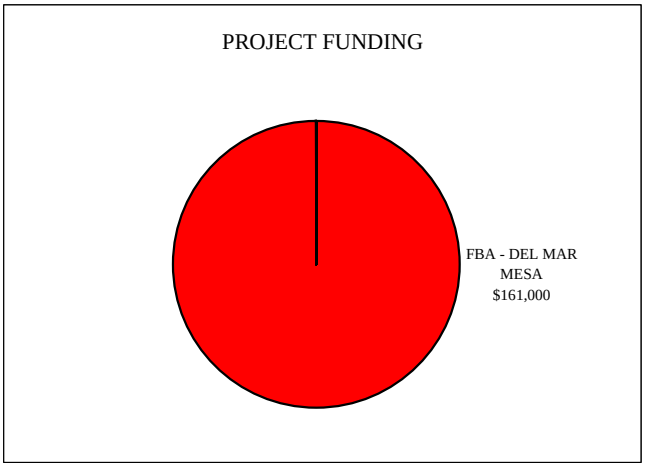
CIP NO.: 52-709.0

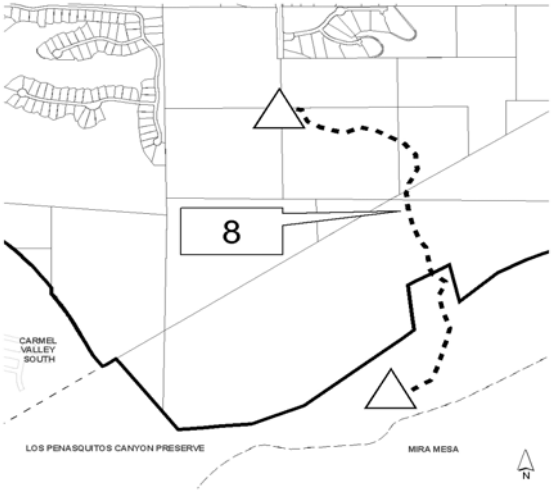
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF AN 4' WIDE, 5,280' LONG MULTI-USE TRAIL EXTENDING EASTERLY FROM THE NORTHERLY SECTION OF CARMEL MOUNTAIN ROAD THROUGH THE LORENZ PARCEL, THEN SOUTHERLY INTO PENASQUITOS CANYON.

JUSTIFICATION: THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN ACCORDANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: DESIGN AND CONSTRUCTION BEGAN IN FY 2005. HOWEVER, THIS PROJECT IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE COMMUNITY.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$161,000	FBA - DEL MAR MESA		$161,000					
$161,000	**TOTAL**	$0	$161,000	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **HIKING/EQUESTRIAN TRAIL - SOUTHERN**

DEPARTMENT: PARK AND RECREATION

PROJECT: **43-9**
COUNCIL DISTRICT: 1

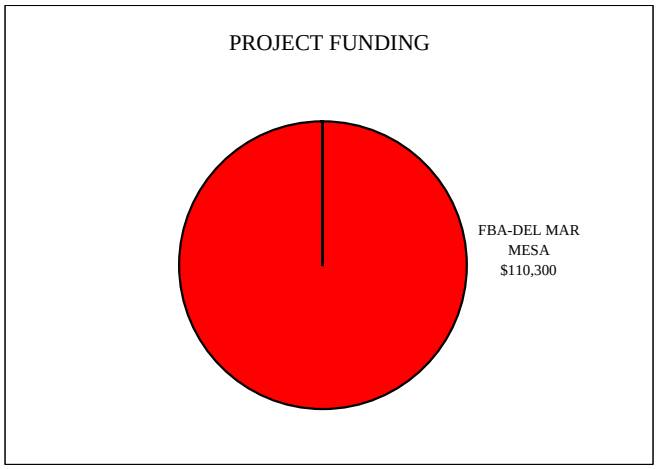
CIP NO.: 52-708.0

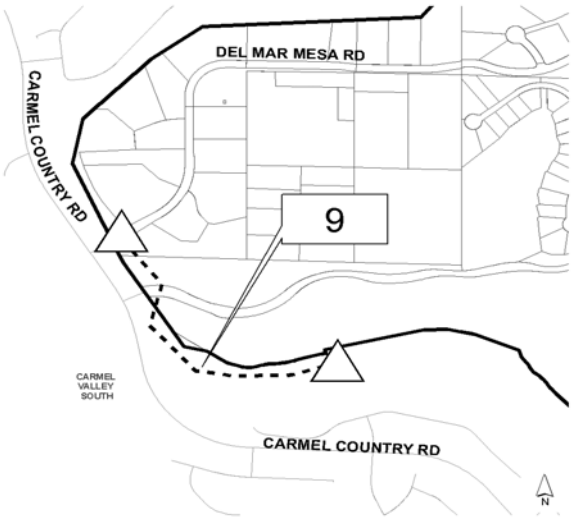
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR A 4' WIDE, 2000' LONG MULTI-USE TRAIL, EXTENDING SOUTHERLY FROM THE END OF DEL MAR MESA ROAD CROSSING THE MEADOWS ENTRY ROAD. IT WILL THEN BRANCH WESTERLY TO CONNECT TO THE WILDLIFE CROSSING UNDER CARMEL COUNTRY ROAD. IT WILL ALSO BRANCH EASTERLY TO CONNECT TO THE SHAW VALLEY AND NEIGHBORHOOD 10 TRAILS IN CARMEL VALLEY.

JUSTIFICATION: THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN ACCORDANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: LAND ACQUISITION AND DESIGN BEGAN IN FY 2004; CONSTRUCTION BEGAN IN FY 2005. HOWEVER, THIS PROJECT IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE COMMUNITY.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$110,300	FBA-DEL MAR MESA	$4,772	$105,528					
$110,300	**TOTAL**	$4,772	$105,528	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **HIKING/EQUESTRIAN TRAIL - NORTHERN**

DEPARTMENT: PARK AND RECREATION

PROJECT: **43-10**
COUNCIL DISTRICT: 1

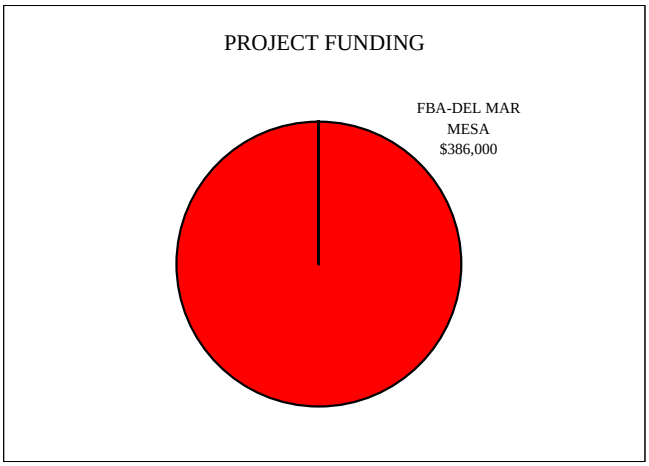
CIP NO.: 52-711.0

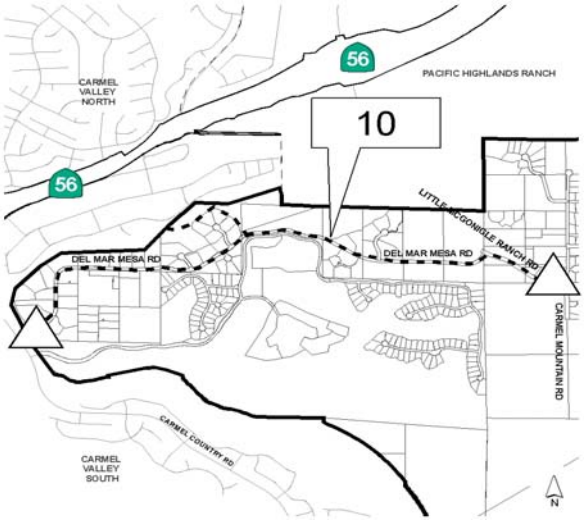
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES AN 8' WIDE, 8,000' LONG MULTI-USE TRAIL EXTENDING NORTHERLY FROM THE CARMEL MOUNTAIN ROAD/DEL MAR MESA ROAD INTERSECTION AREA, THEN WESTERLY IN THE DEVELOPABLE AREA ALONG OPEN SPACE. IT WILL CONTINUE TO THE WESTERLY END OF DEL MAR MESA ROAD. THE PROJECT ALSO INCLUDES IMPROVEMENTS TO AN EXISTING 1,000' LONG TRAIL THAT EXTENDS NORTHERLY INTO CARMEL VALLEY NEIGHBORHOOD 8.

JUSTIFICATION: THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN ACCORDANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN.

SCHEDULE: LAND ACQUISITION AND DESIGN BEGAN IN FY 2004. CONSTRUCTION BEGAN IN FY 2005. HOWEVER, THIS PROJECT IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE COMMUNITY.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$386,000	FBA-DEL MAR MESA	$23,067	$362,934					
$386,000	**TOTAL**	$23,067	$362,934	$0	$0	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **NEIGHBORHOOD PARK**

DEPARTMENT: PARK AND RECREATION

PROJECT: **43-14**
COUNCIL DISTRICT: 1

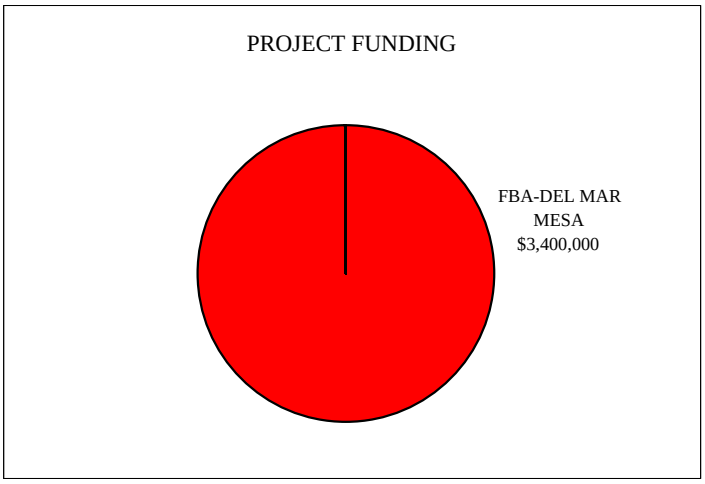
CIP NO.: 29-533.0

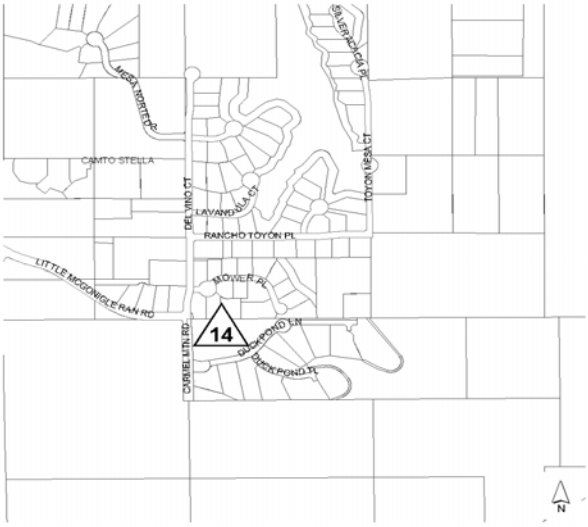
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN AND CONSTRUCTION OF A FOUR (4) USEABLE ACRE NEIGHBORHOOD PARK TO SERVE THE RESIDENTS OF THIS COMMUNITY. AMENITIES MAY INCLUDE A COMFORT STATION, TURF AREA FOR ACTIVE AND PASSIVE RECREATION AND CHILDRENS PLAY AREA.

JUSTIFICATION: IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, A NEIGHBORHOOD PARK IS PROVIDED TO SERVI UP TO 5,000 RESIDENTS WITHIN A ONE-HALF MILE RADIUS.

SCHEDULE: LAND ACQUISITION WAS COMPLETED IN FY 2005. DESIGN BEGAN IN FY 2005. CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2007.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$3,400,000	FBA-DEL MAR MESA	$1,158,910	$241,090	$1,000,000	$1,000,000			
	REIMB AGMT CREDIT		$386,405					
$3,400,000	**TOTAL**	$1,158,910	$627,495	$1,000,000	$1,000,000	$0	$0	$0

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK (PACIFIC HIGHLANDS RANCH)**

DEPARTMENT: PARK AND RECREATION

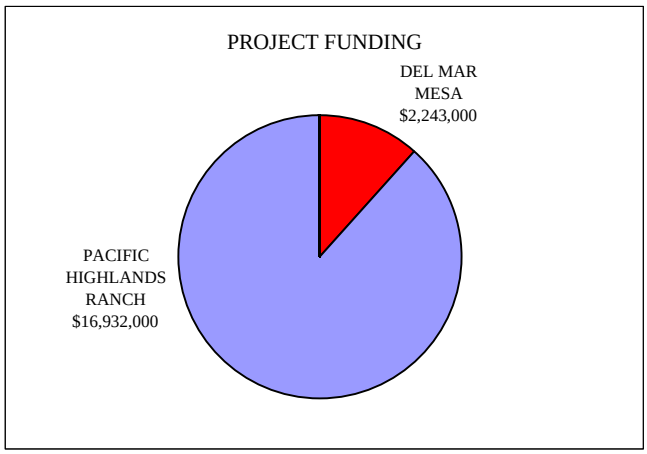
CIP NO.: 29-543.0

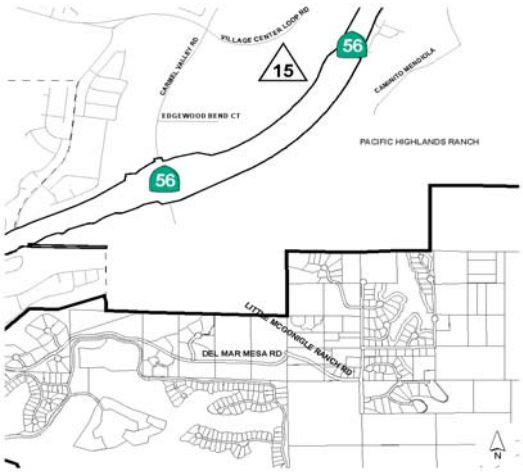
PROJECT: **43-15**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA/PACIFIC HIGHLANDS RANCH

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR THE ACQUISITION, DESIGN AND CONSTRUCTION OF A TWENTY (20) USEABLE ACRE COMMUNITY PARK TO SERVE THE RESIDENTS OF THE PACIFIC HIGHLANDS RANCH AND DEL MAR MESA PRECISE PLAN AREAS. IF THE ADJACENT MIDDLE SCHOOL IS CONSTRUCTED AND JOINT USE IS OBTAINED, THEN THIS PROJECT WILL BE REDUCED TO A THIRTEEN (13) USEABLE ACRE PARK. FUNDING CONTRIBUTIONS FOR DEL MAR MESA (11.7%) AND PACIFIC HIGHLANDS RANCH (88.3%) ARE BASED ON POPULATION.

JUSTIFICATION: IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, A COMMUNITY PARK IS PROVIDED TO SERVE A POPULATION OF 18,000 TO 25,000 RESIDENTS AND SHALL BE 20 ACRES IN SIZE UNLESS LOCATED ADJACENT TO A SENIOR HIGH/MIDDLE SCHOOL. IN THAT CASE, A 13 ACRE PARK IS REQUIRED. THIS PARK IS PROPOSED TO BE LOCATED ADJACENT TO A PROPOSED MIDDLE SCHOOL.

SCHEDULE: LAND ACQUISITION, DESIGN AND CONSTRUCTION ARE SCHEDULED TO BEGIN IN FY 2008. HOWEVER, THE SCHEDULE OF THIS PROJECT IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT OF THE PACIFIC HIGHLANDS RANCH AND DEL MAR MESA COMMUNITIES.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	2008		2016		
$2,243,000	FBA-DEL MAR MESA			$2,243,000				
$16,932,000	FBA-PAC HIGHLANDS RANCH					$16,932,000		
	DEV. ADVANCE		$1,000,000	-$1,000,000				
$19,175,000	**TOTAL**	$0	$1,000,000	$1,243,000	$0	$16,932,000	$0	$0

REFERENCE: Pacific Highlands Ranch PFFP(P-3.1)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK - RECREATION BUILDING (PACIFIC HIGHLANDS RANCH)**

DEPARTMENT: PARK & RECREATION

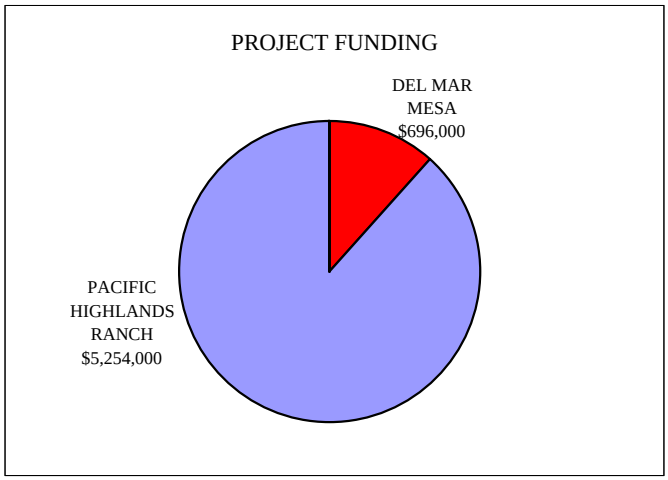
CIP NO.: 29-544.0

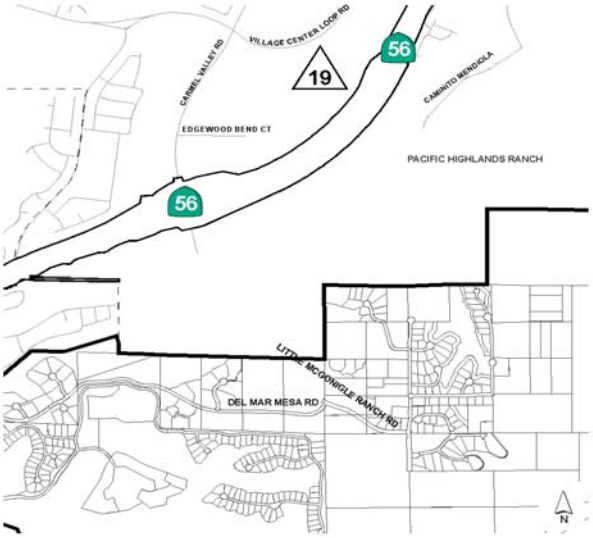
PROJECT: **43-19**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA/PACIFIC HIGHLANDS RANCH

DESCRIPTION: DESIGN AND CONSTRUCTION OF A 17,000 SQUARE FOOT RECREATION BUILDING AT THE COMMUNITY PARK SITE LOCATED IN PACIFIC HIGHLANDS RANCH, SERVING BOTH COMMUNITIES. FUNDING CONTRIBUTIONS FOR DEL MAR MESA (11.7%) AND PACIFIC HIGHLANDS RANCH (88.3%) ARE BASED ON POPULATION.

JUSTIFICATION: IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, A COMMUNITY RECREATION BUILDING IS PROVIDED WITHIN THE SERVICE POPULATION REACHES APPROXIMATELY 25,000 PEOPLE WITHIN A ONE AND ONE-HALF MILE RADIUS.

SCHEDULE: DESIGN IS SCHEDULED TO BEGIN IN FY 2012; CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2016.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2012	2013	2014	2015	2016
$696,000	FBA-DEL MAR MESA			$696,000				
$5,254,000	FBA-PAC HIGHLANDS RANCH							$5,254,000
$5,950,000	**TOTAL**	$0	$0	$696,000	$0	$0	$0	$5,254,000

REFERENCE: Pacific Highlands Ranch (P-3.2)

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **COMMUNITY PARK - SWIMMING POOL (BLACK MOUNTAIN RANCH)**

DEPARTMENT: PARK AND RECREATION

PROJECT: **43-20**
COUNCIL DISTRICT: 1

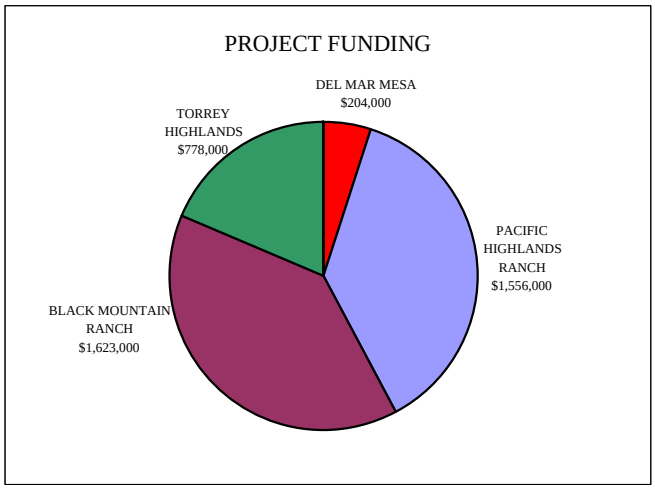
CIP NO.: 29-429.0

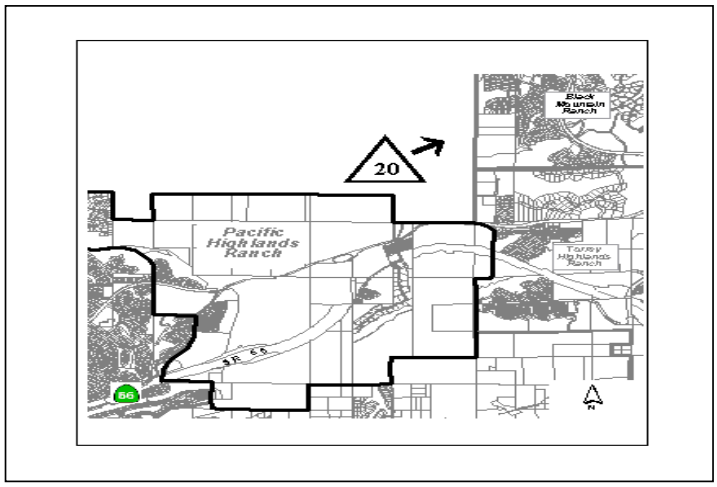
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A COMMUNITY SWIMMING POOL AND RELATED FACILITIES TO SERVE THE COMMUNITIES IN THE NORTH CITY PLANNED URBANIZING AREA (NCFUA). THE POOL WILL BE LOCATED AT THE BLACK MOUNTAIN RANCH COMMUNITY PARK. FUNDING CONTRIBUTIONS FOR BLACK MOUNTIAN RANCH (39.0%), TORREY HIGHLANDS (18.7%), PACIFIC HIGHLANDS RANCH (37.4%), AND DEL MAR MESA (4.9%) ARE BASED ON POPULATION.

JUSTIFICATION: IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PROGRESS GUIDE AND GENERAL PLAN, A COMMUNITY SWIMMING POOL SHOULD BE PROVIDED WHEN THE SERVICE POPULATION REACHES 50,000 RESIDENTS WITHIN A RADIUS OF APPROXIMATELY ONE AND ONE-HALF MILES. THE COST OF THIS PROJECT WILL BE SHARED BY ALL THE COMMUNITIES WITHIN THE NCFUA BASED ON POPULATION.

SCHEDULE: DESIGN AND CONSTRUCTION ARE SCHEDULED TO BEGIN IN FY 2011. HOWEVER, THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE NCFUA.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	2010	2011	2012	2013	2014-2018
$204,000	FBA-DEL MAR MESA				$204,000			
$1,556,000	FBA-PC HIGHLANDS RANCH							$1,556,000
$1,623,000	FBA-BLK MOUNTAIN RANCH							$1,623,000
$778,000	FBA-TORREY HIGHLANDS				$778,000			
$4,161,000	**TOTAL**		$0	$0	$982,000	$0	$0	

REFERENCE: Black Mountain Ranch PFFP(P-3)
Pacific Highlands Ranch PFFP(P-3.3)
Torrey Highlands PFFP(P-5)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **FIRE STATION 47**

DEPARTMENT: FIRE DEPARTMENT

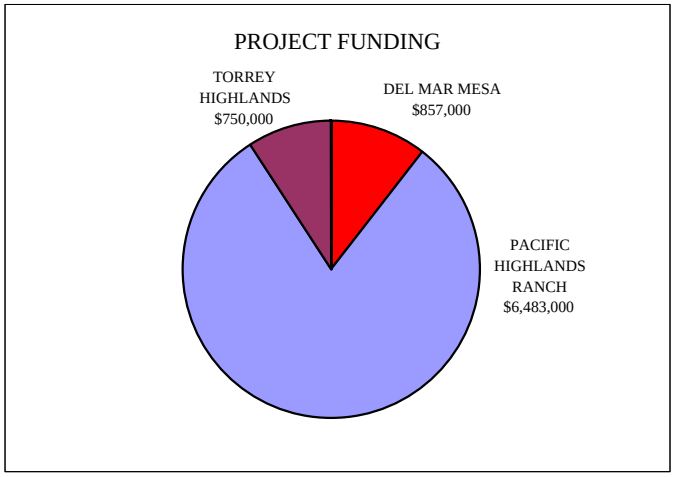
CIP NO.: 33-105.0

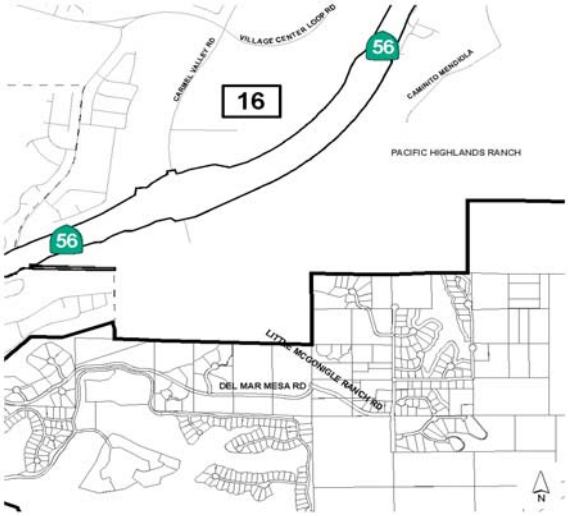
PROJECT: **43-16**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PACIFIC HIGHLANDS RANCH

DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF A NEW FIRE STATION WITH ACCOMMODATIONS FOR A WILD LAND FIRE FIGHTING FACILITY ON A ONE ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE DEVELOPMENT IN PACIFIC HIGHLANDS RANCH, DEL MAR MESA AND TORREY HIGHLANDS. THE PROJECT SHALL CONSIST OF A 10,000 SQUARE FOOT FIRE STATION CAPABLE OF HOUSING TWO ENGINES AND SPECIALIZED APPARATUS TO FIGHT WILD LAND FIRES.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND CITY GENERAL PLAN GUIDELINES. IT IS THE SECOND OF THREE FIRE STATIONS THAT WILL BE REQUIRED TO PROVIDE FIRE PROTECTION TO THE NORTH CITY PLANNED URBANIZING AREA. FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (80.2%), TORREY HIGHLANDS (9.3%) AND DEL MAR MESA (10.5%) ARE BASED ON POPULATION AND EMPLOYMENT.

SCHEDULE: DEL MAR MESA'S CONTRIBUTION TO THIS PROJECT IS SCHEDULED TO OCCUR IN FY 2007. DEVELOPER (PARDEE) WILL ADVANCE FUNDING AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$857,000	FBA-DEL MAR MESA				$857,000			
$6,483,000	FBA-PAC HIGHLANDS RANCH		$3,896,500	$2,130,000				$456,500
$750,000	FBA-TORREY HIGHLANDS				$750,000			
	DEV. ADVANCE		$4,193,500	-$2,130,000	-$1,607,000			($456,500)
$8,090,000	**TOTAL**	$0	$8,090,000	$0	$0	$0	$0	$0

REFERENCE: Pacific Highlands Ranch (F-1)
Torrey Highlands (F-2)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BRANCH LIBRARY**

DEPARTMENT: LIBRARY DEPARTMENT

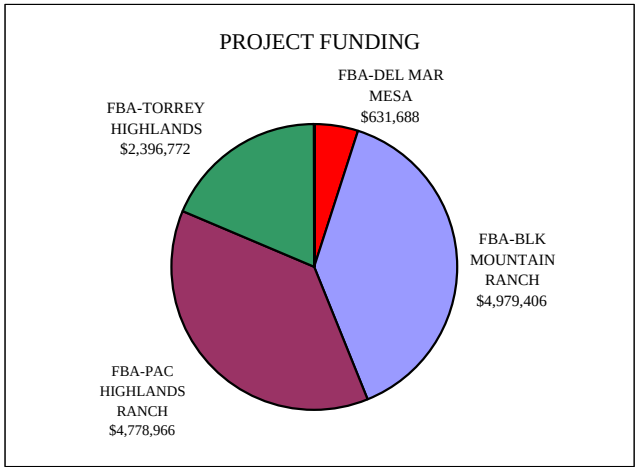
CIP NO.: 35-236.0

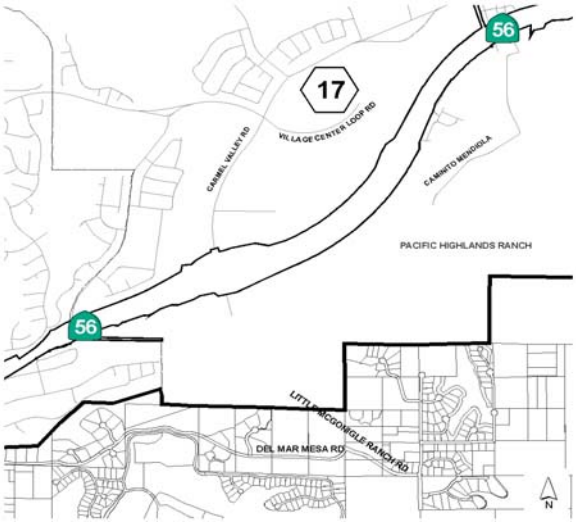
PROJECT: **43-17**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PACIFIC HIGHLANDS RANCH

DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF AN 18,000 SQUARE FOOT BRANCH LIBRARY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE THE ENTIRE NORTH CITY FUTURE URBANIZING AREA. THE LIBRARY FACILITY WILL BE LOCATED ADJACENT TO A TWO-ACRE SITE THAT WILL BE UTILIZED FOR CIVIC ACTIVITIES SUCH AS THE TRANSIT CENTER AND A PEDESTRIAN PLAZA.

JUSTIFICATION: PACIFIC HIGHLANDS RANCH WILL CONTRIBUTE APPROXIMATELY 37% OF THE POPULATION THAT WILL BE SERVED BY THIS LIBRARY FACILITY. THE BALANCE OF THE FUNDS TO FINANCE THIS PROJECT WILL COME FROM OTHER SUBAREAS WITHIN THE NORTH CITY FUTURE URBANIZING AREA AS DEPICTED IN THEIR RESPECTIVE PUBLIC FACILITIES FINANCING PLANS OR DEVELOPMENT AGREEMENTS. DEL MAR MESA'S SHARE OF THE COST FOR THIS PROJECT IS 4.9%.

SCHEDULE: COMPLETION IS SCHEDULED IN FY 2012. DEL MAR MESA'S CONTRIBUTION IS EXPECTED TO OCCUR IN 2010. DEVELOPER (PARDEE) WILL ADVANCE FUNDING AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2010	FY 2011	FY 2012	2013	
$631,688	FBA-DEL MAR MESA			631,688				
$4,979,406	FBA-BLK MOUNTAIN RANCH			4,979,406				
$4,778,966	FBA-PAC HIGHLANDS RANCH						4,778,966	
$2,396,772	FBA-TORREY HIGHLANDS			2,396,772				
$12,786,832	**TOTAL**	$0	$0	$8,007,866	$0	$0	$4,778,966	$0

REFERENCE: Torrey Highlands (L-1)
Black Mountain Ranch (L-1)
Pacific Highlands Ranch (L-1)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **LITTLE MCGONIGLE RANCH ROAD PIPELINE**
(FORMERLY CAMINO SANTA FE PIPELINE)

DEPARTMENT: WATER

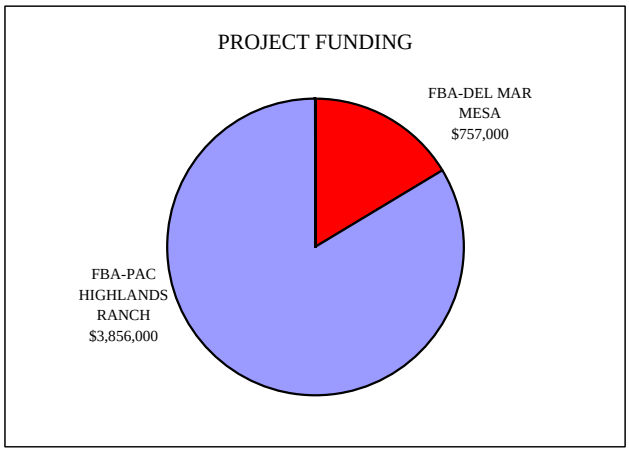
PROJECT: **43-21**
COUNCIL DISTRICT: 1
CIP NO.: 70-964.0
COMMUNITY PLAN: DEL MAR MESA

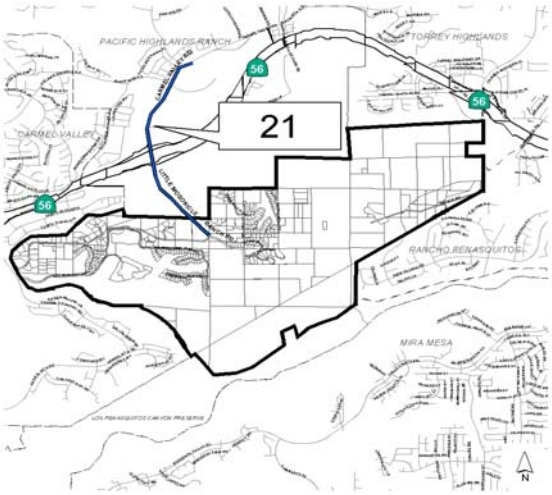
DESCRIPTION: THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 11,200 LINEAR FEET OF 30-INCH DIAMETER TRANSMISSION WATER PIPELINE IN CARMEL VALLEY ROAD AND LITTLE MCGONIGLE RANCH ROAD (FORMERLY CAMINO SANTA FE) WITHIN THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES TO PROVIDE FOR BOTH DEL MAR MESA AND PACIFIC HIGHLANDS RANCH.

MESA VERDE-DEL MAR LP - 1,550 LINEAR FEET @ $757,000
PACIFIC HIGHLANDS RANCH - 9,650 LINEAR FEET @ $3,856,000

JUSTIFICATION: THE PIPELINE IS REQUIRED TO PROVIDE CAPACITY IN THE WATER SYSTEM TO ADEQUATELY SUPPLY THE DEMANDS AT BUILDOUT OF THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES.

SCHEDULE: COMPLETION IN FY 2004.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$757,000	FBA-DEL MAR MESA		$400,000	$357,000				
$3,856,000	FBA-PAC HIGHLANDS RANCH			$3,856,000				
	DEV. ADVANCE		$4,213,000	-$4,213,000				
$4,613,000	**TOTAL**	$0	$4,613,000	$0	$0	$0	$0	$0

REFERENCE: Pacific Highlands Ranch (U-4)

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **CARMEL VALLEY TRUNK SEWER REPLACEMENT/UPSIZING**

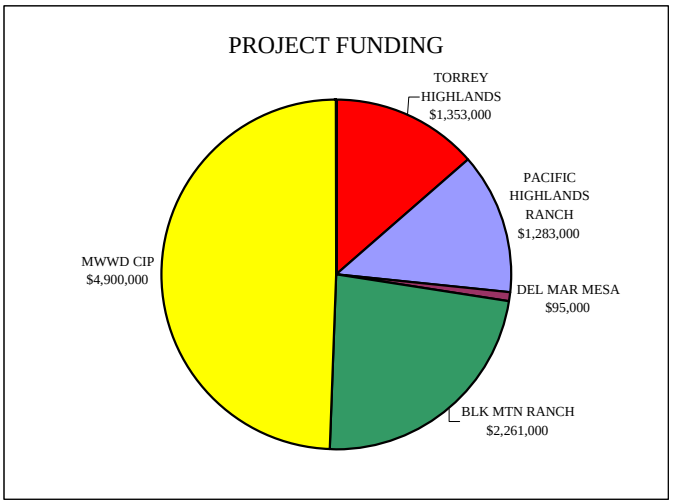
DEPARTMENT: METROPOLITAN WASTEWATER

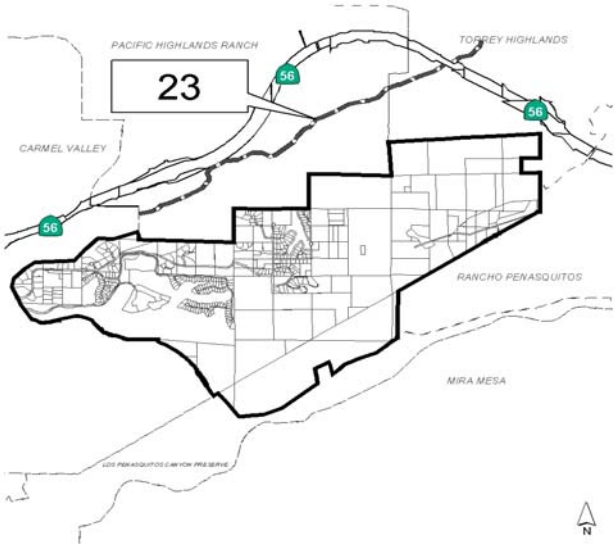
PROJECT: **43-23**
COUNCIL DISTRICT: 1
CIP NO.: 46-136.0
COMMUNITY PLAN: VARIOUS

DESCRIPTION: PROVIDE FUNDING FOR THE REPLACEMENT AND UPSIZING OF THIS EXISTING 18" - 27" SEWER LINE IN ORDER TO PROVIDE CAPACITY TO MOST ALL OF THE NCFUA AND RANCHO PENASQUITOS. PROJECT INCLUDES DESIGN, ENVIRONMENTAL MITIGATION, AND PIPELINE CONSTRUCTION, TOGETHER WITH ACCESS ROADS AND RIGHT-OF-WAY, WHERE REQUIRED.

JUSTIFICATION: WHILE THERE IS CAPACITY AVAILABLE WITHIN THIS EXISTING PIPELINE FOR APPROXIMATELY 10 YEARS, THE EXACT CONDITION OF THIS PIPELINE IS NOT FULLY KNOWN AT THIS TIME. THIS PROJECT WILL PROVIDE PRO RATA FUNDING FOR FUTURE UPGRADES TO REPLACE THE EXISTING PIPELINE AND PROVIDE FOR ADDITIONAL CAPACITY TO MEET THE ANTICIPATED DEMANDS AT BUILDOUT FOR THE NCFUA.

SCHEDULE: COMPLETION IN FY 2004. THE CITY WILL PROVIDE INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND BE REIMBURSED BY NEW DEVELOPMENT FROM THE FACILITIES BENEFIT ASSESSMENT FUNDS FOR EACH OF THE COMMUNITIES IN THE NORTH CITY FUTURE URBANIZING AREA AT SUCH TIME AS THE AVAILABLE CAPACITY IN THE EXISTING TRUNK SEWER HAS BEEN EXCEEDED.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2004	2010			
$1,353,000	FBA-TORREY HIGHLANDS				$1,353,000			
$1,283,000	FBA-PAC HIGHLANDS RANCH				1,283,000			
$95,000	FBA-DEL MAR MESA				95,000			
$2,261,000	FBA-BLK MTN RANCH				2,261,000			
$4,900,000	MWWD CIP		$8,775,956		(3,875,956)			
	DEV ADVANCE		$100,000	$1,016,044	(1,116,044)			
$9,892,000	**TOTAL**	$0	$8,875,956	$1,016,044	$0	$0	$0	$0

REFERENCE: Torrey Highlands (U-1)
Pacific Highlands Ranch (U-1)
Black Mountain Ranch (U-1)

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: **NORTHWEST AREA POLICE STATION AND COMMUNITY SERVICE CENTER**

DEPARTMENT: POLICE

PROJECT: **43-22**

COUNCIL DISTRICT: 1

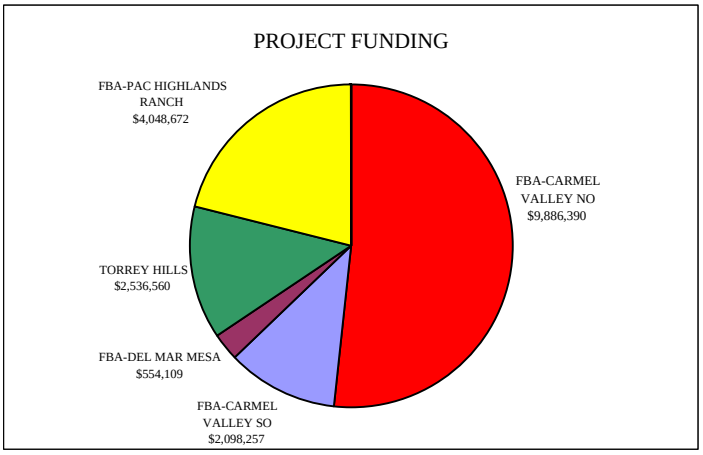
CIP NO.: 36-059.0

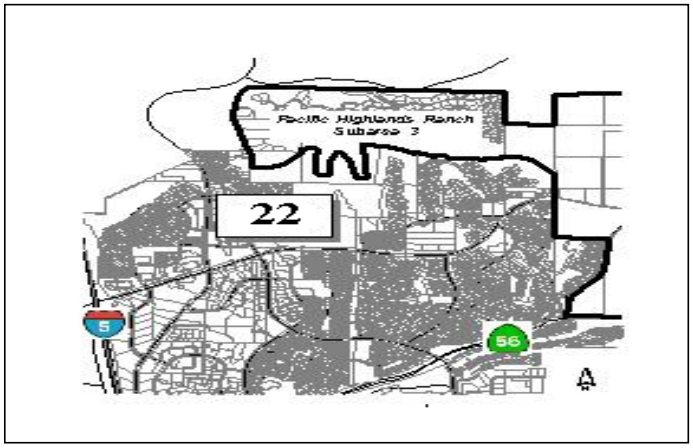
COMMUNITY PLAN: CARMEL VALLEY

DESCRIPTION: THE PROJECT PROVIDES FOR ACQUISITION OF A SIX-ACRE (FOUR USABLE ACRES) SITE AT EL CAMINO REAL IN CARMEL VALLEY AND CONSTRUCTION OF A 21,760 SQUARE FOOT POLICE STATION, 5,335 SQUARE FOOT LIGHT VEHICLE MAINTENANCE FACILITY, FUELING STATION, CAR WASH, AND SITE WORK. THIS FACILITY WILL SERVE THE EXTREME NORTHWEST AREA OF THE CITY IN CARMEL VALLEY AND ADJACENT COMMUNITY PLAN AREAS. REPRESENTATIVE SHARES, BASED UPON THE CURRENT ANTICIPATED DEVELOPMENT IN EACH RESPECTIVE COMMUNITY: PACIFIC HIGHLANDS RANCH (21.17%), CARMEL VALLEY NORTH (51.70%), CARMEL VALLEY SOUTH (10.97%), TORREY HILLS (13.26%), AND DEL MAR MESA (2.90%).

JUSTIFICATION: DEVELOPMENT OF THE NORTHWEST PORTION OF THE CITY WILL REQUIRE LOCATING A POLICE AREA STATION IN THIS AREA.

SCHEDULE: CONSTRUCTION IS SCHEDULED TO BEGIN IN FY 2005.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
$9,886,390	FBA-CARMEL VALLEY NO	$3,794,500	$6,091,890					
$2,098,257	FBA-CARMEL VALLEY SO		$2,098,257					
$554,109	FBA-DEL MAR MESA		$554,109					
$2,536,560	TORREY HILLS		$2,536,560					
$4,048,672	FBA-PAC HIGHLANDS RANCH		$4,048,672					
$19,123,988	**TOTAL**	$3,794,500	$15,329,488	$0	$0	$0	$0	$0

REFERENCE: Carmel Valley N & S (21-44)
Pacific Highlands Ranch (PO-1)
Torrey Hills (formerly Sorrento Hills) Development Agreement O-17300

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **DEL MAR MESA OPEN SPACE ACQUISITION**

DEPARTMENT: PARK AND RECREATION

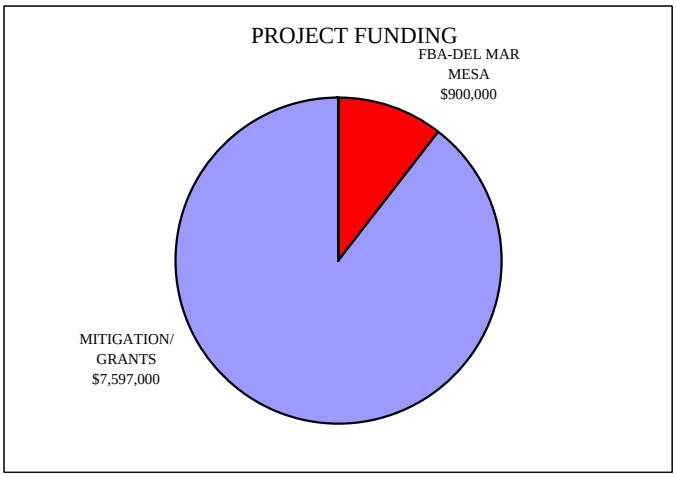
CIP NO.:

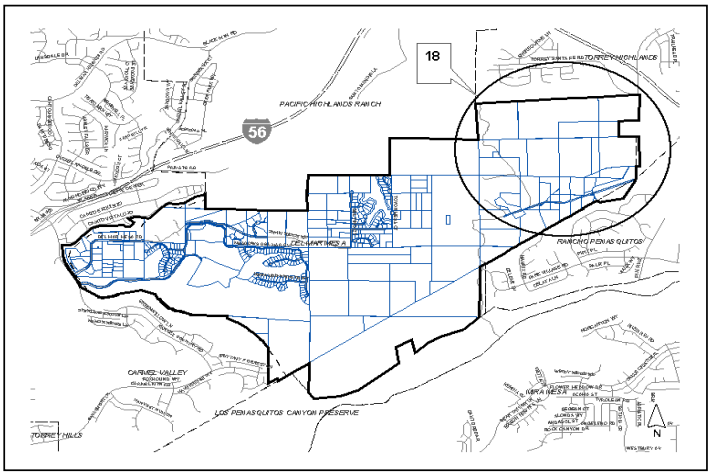
PROJECT: **43-18**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: DEL MAR MESA

DESCRIPTION: ACQUISITION OF THE REMAINING 33.5 ACRES OF OPEN SPACE IDENTIFIED IN THE FRAMEWORK PLAN AS BEING LOCATED ENTIRELY IN THE ENVIRONMENTAL TIER. FUNDING IS ANTICIPATED TO COME FROM GRANTS, OFF-SITE MITIGATION REQUIRED OF THE DEVELOPING PORTION OF DEL MAR MESA AND OTHER COMMUNITIES, AND FROM THE FBA.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE FRAMEWORK PLAN AND IS INTENDED TO SECURE THE ENVIRONMENTAL TIER AS PERMANENT OPEN SPACE.

SCHEDULE: IT IS ANTICIPATED THAT FBA-FUNDED ACQUISITION WILL BE COMPLETED AT BUILDOUT OF DEL MAR MESA, IN APPROXIMATELY FY 2014. ACQUISITION FROM OFF-SITE MITIGATION IN DEL MAR MESA AND OTHER COMMUNITIES WILL OCCUR AS THESE AREAS BUILD OUT.





FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010-2015
$900,000	FBA-DEL MAR MESA						$900,000	
$7,597,000	MITIGATION/GRANTS	$3,300,000		$100,000	$1,000,000	$1,000,000	$1,000,000	$1,197,000
$8,497,000	**TOTAL**	$3,300,000	$0	$100,000	$1,000,000	$1,000,000	$1,900,000	$1,197,000

This page intentionally left blank

APPENDIX

Transportation Phasing Plan

Facilities Benefit Assessment Numerical Listing

TRANSPORTATION PHASING PLAN FOR DEL MAR MESA REQUIRED IMPROVEMENTS & BUILDING PERMITS NOT TO EXCEED [1, 2]

PHASE	DAILY TRIPS	TRANSPORTATION IMPROVEMENTS		STATUS
1A For access via Carmel Country Road or Del Mar Mesa (Shaw Ridge) Road	Resort Hotel and Golf Course 4,400 ADT + 220 DU's (2200 ADT) Total 6,600 ADT	1.	Carmel Country Road constructed as a 4-Lane Major street from SR-56 to south of Neighborhood 10's northern boundary. [3]	Complete
		2.	Del Mar Mesa constructed as a 2-Lane Residential Local street, from Carmel Country Road to Camino Santa Fe. FBA-funded.	Complete
		3.	Traffic signal to be installed at Carmel Country Road/Neighborhood 8 development (Palacio Del Mar) entrance. To be paid for by the Carmel Valley Neighborhood 10 developer and the Del Mar Mesa FBA on a fair share basis.	Complete
		4.	Traffic signal to be installed at Carmel Country Road/Resort entrance. Developer only. [4]	Complete
1B For access Via Carmel Mountain Road[5]	153 DU's (1,530 ADT)	5.	Extend Carmel Mountain Road in phases east of neighborhood 10 to Del Mar Mesa Road as a two lane modified collector.	
		6.	Install traffic signal at Carmel Country Road and Cloverhurst Way as required by the City engineer.	Complete
		7.	Install traffic signal at Carmel Country Road and Craven Ridge Way as required by the City engineer.	
2A	53 DU's (530 ADT)	8.	A 4-lane arterial road (as an interim improvement prior to completion of SR-56 by CALTRANS), from the existing eastern terminus of SR-56 to Carmel Valley Road (formerly the portion of Camino Santa Fe located north of SR-56), including a grade separated interchange. Costs for the 4-lane arterial road and the interchange bridge are to be paid for as part of the SR-56 project. Costs for the interchange ramps are to be paid by the Pacific Highlands Ranch FBA and Del Mar Mesa FBA on a fair share basis.	Complete
2B For Buildout of Community		9.	Little McGonigle Ranch Road connection (formerly Camino Santa Fe) is a Capital Improvement Project (CIP) to be constructed as a 2-Lane Collector street from SR-56 to Del Mar Mesa Road. This improvement will be designed and financed by the Del Mar Mesa FBA.[6]	

1. This Transportation Phasing Plan is intended as a guideline to sequentially provide the roads that are required to support the developments in Del Mar Mesa. It must be updated on a regular basis to reflect the actual land development and trip distribution patterns in the area.
2. Building permits may not be obtained to construct any dwelling units beyond the daily trips threshold that is listed under column 2, unless the projects that are listed under the "Transportation Improvements" column are: completed; under contract; bonded; scheduled in the City's Capital Improvements Program for the same year building permits are requested; or programmed in the State Transportation Improvements Program (STIP) for the same year that building permits are requested.
3. Construction of Carmel Country Road is also a condition of development in Carmel Valley, for which Del Mar Mesa must pay its fair share contribution through the formation of a reimbursement district.
4. "Developer only" means the improvement is to be constructed and be 100% paid for by the adjacent developer.
5. This phase shall consist of 153 DU's (1,530 ADT) lying south of Del Mar Mesa Road and which access Carmel Mountain Road with traffic loading to the southwest to Carmel Country Road through Neighborhood 10.
6. Little McGonigle Ranch Road (formerly Camino Santa Fe) needs to be assured to the satisfaction of the City Engineer.

D E L M A R M E S A							rev 08/24/05 & Thru Doc #159 / 08/19/05 (Rev 08-19-05)
SF1 =	71,634	MF =	50,144				TYPES OF DEVELOPMENT: CA = Commercial
SF2 =	67,336	CA =	147,567				SF1, SF2 = Single Family MF = Multi Family
	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED		
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	ASMT $ AMT	OWNER NAME
1	305-041-03			SF1	8	$573,072	CLEWS BARBARA O CLEWS CHRISTIAN Q&DEEANA W
2	306-050-05			SF1	2	$143,268	WESTERN PACIFIC HOUSING INC
4	306-050-09			SF1	4	$286,536	CITY OF SAN DIEGO
8	306-050-22			SF1	1	$71,634	CITY OF SAN DIEGO
9	306-050-23			SF1	1	$71,634	HESSELBACH JACK&JOSEPHINE REVOCABLE TR
10	306-050-26			SF1	3	$214,902	ZAMUDIO FERNANDO A&JANICE ZAMUDIO BRIAN A ET AL
11	306-050-29			SF1	3	$214,902	ENVIRONMENTAL TRUST INC
14	306-050-32			SF1	1	$71,634	CITY OF SAN DIEGO
18	307-041-09			SF1	1	$71,634	BRUMFIELD DANIEL T
19	307-041-12			SF1	1	$71,634	FARM AT DELMAR MEADOWS LLC
20	307-041-13			SF1	4	$286,536	VPS FAMILY TRUST 11-16-92
24	308-190-03	FM14373	LOT 3	SF1	1	$71,634	S O ESTATES LLC
25	308-102-13	FM14310		SF1	1	$71,634	SCHOTZ GARY & LESLIE B
26	308-010-16			SF1	7	$501,438	GAWLE FAMILY TRUST 07-07-82 GAWLE DELIA L EST OF
27	308-010-17			SF1	8	$573,072	LOFTIN ROBERT T&ROSALIND T
29	308-103-08	PM19140	PAR 1	CA	8.76	$1,292,687	WESTSHAW ASSOCIATES L P
29	308-103-09	PM19140	PAR 2	CA	4.74	$699,468	WESTSHAW ASSOCIATES L P
29	308-103-10	PM19140	PAR 3	CA	5.56	$820,473	WESTSHAW ASSOCIATES L P
29	308-103-11	PM19140	PAR 4	CA	1.32	$194,788	WESTSHAW ASSOCIATES L P
29	308-103-12	PM19140	PAR 5	CA	3.64	$537,144	WESTSHAW ASSOCIATES L P
29	308-103-13	PM19140	PAR 6	CA	4	$590,268	WESTSHAW ASSOCIATES L P
33	308-020-06			SF2	5	$336,680	JOHNSON COMMUNITIES OF SOUTHERN
33	308-020-07			SF2	4	$269,344	JOHNSON COMMUNITIES OF SOUTHERN
34	308-020-08			SF2	3	$202,008	GERST MARVIN
35	308-020-09			SF2	2	$134,672	CREEKSIDE VILLAS L L C
36	308-020-10			SF2	3	$202,008	CITY OF SAN DIEGO
37	308-020-11			SF2	5	$336,680	CITY OF SAN DIEGO
37	308-020-12			SF2	1	$67,336	CITY OF SAN DIEGO
39	308-020-14			SF2	2	$134,672	CITY OF SAN DIEGO
40	308-020-16			SF2	5	$336,680	CITY OF SAN DIEGO
41	308-020-17			SF2	5	$336,680	NANAK CREATIONS INC
45	308-020-24			SF2	3	$202,008	STELLA MARITAL TRUST A 10-23-89
45	308-020-25			SF2	3	$202,008	STELLA RESIDUAL TRUST B 10-23-89
46	308-020-31			SF2	5	$336,680	CARMEL VIEW L L C
48	308-020-43			SF2	10	$673,360	THREE CANYONS L L C
49	308-180-21			SF2	1	$67,336	ALL REAL PROPERTY INC <DBA APRI INC>
50	308-020-48			SF2	5	$336,680	URBAN WILLIAM&ROSEMARIE REVOCABLE TRUST 12-02-91
51	308-230-05			SF2	1	$67,336	BARRATT AMERICAN INC
52	308-020-52			SF2	1	$67,336	THREE CANYONS L L C
53	308-020-53			SF2	9	$606,024	SILBERBERGER ERNEST D SILBERBERGER MARC D

ASMT#	ASSESSOR PARCEL NO.	SUBDIV OR PAR. MAP#	LOT OR PAR. #	TYPE OF DEV.	ESTIMATED NEDUs	ASMT $ AMT	OWNER NAME
54	308-180-22			SF2	3	$202,008	MAAS EARL H III&MAAS PATRICIA W MAAS S ET AL
57	308-020-60			SF2	1	$67,336	CURTIS ELIZABETH S
58	308-020-63			SF2	7	$471,352	JOHNSON COMM OF SO. CALIF LLC DUNN JOHN ET AL
59	308-020-64			SF2	2	$134,672	JOHNSON COMM OF SO. CALIF LLC DUNN JOHN ET AL
61	308-180-24	PM18790	PAR 1	SF2	1	$67,336	DEERING PETER
62	308-180-25			SF2	1	$67,336	DEERING PETER
63	308-020-68			SF2	4	$269,344	LOFTIN ROBERT T TRUST 04-20-98
64	308-250-02	FM 14877	LOT 2	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-03	FM 14877	LOT 3	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-04	FM 14877	LOT 4	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-05	FM 14877	LOT 5	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-06	FM 14877	LOT 6	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-07	FM 14877	LOT 7	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-08	FM 14877	LOT 8	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-09	FM 14877	LOT 9	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-10	FM 14877	LOT 26	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-11	FM 14877	LOT 27	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-12	FM 14877	LOT 28	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-13	FM 14877	LOT 29	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-250-16	FM 14877	LOT 32	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-01	FM 14877	LOT 10	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-02	FM 14877	LOT 11	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-03	FM 14877	LOT 12	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-04	FM 14877	LOT 13	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-05	FM 14877	LOT 14	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-06	FM 14877	LOT 15	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-07	FM 14877	LOT 16	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-08	FM 14877	LOT 17	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-09	FM 14877	LOT 18	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-10	FM 14877	LOT 19	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-11	FM 14877	LOT 20	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-12	FM 14877	LOT 21	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-13	FM 14877	LOT 22	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-14	FM 14877	LOT 23	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-15	FM 14877	LOT 24	SF1	1	$71,634	DASSONS REAL ESTATE LP
64	308-251-16	FM 14877	LOT 25	SF1	1	$71,634	DASSONS REAL ESTATE LP
65	308-210-07			SF2	2	$134,672	JACKSON REMINGTON&NONA
66	308-020-75			SF2	3	$202,008	CURTIS ELIZABETH
67	308-020-76			SF2	1	$67,336	JACKSON REMINGTON R&NONA M
68	308-020-77			SF2	1	$67,336	JACKSON STEPHEN M JACKSON REMINGTON R &NONA M
68	308-020-78			SF2	1	$67,336	JACKSON STEPHEN M JACKSON REMINGTON R &NONA M
69	308-021-01			SF1	21	$1,504,314	SHAW TEXAS III LLC SHAW TEXAS III SHAW TEXAS III
69	308-021-10			SF1	20	$1,432,680	SHAW TEXAS IV LLC SHAW TEXAS IV
70	308-021-03			SF1	24	$1,719,216	PARDEE CONSTRUCTION CO

ASMT#	ASSESSOR PARCEL NO.	SUBDIV OR PAR. MAP#	LOT OR PAR. #	TYPE OF DEV.	ESTIMATED NEDUs	ASMT $ AMT	OWNER NAME
70	308-021-09			SF1	24	$1,719,216	PARDEE CONSTRUCTION CO
71	308-220-17	FM 14570	LOT 17	SF1	1	$71,634	SEA BREEZE INVESTMENTS LLC
72	308-220-06	FM 14570	LOT 6	SF1	1	$71,634	SEA BREEZE INVESTMENTS LLC
72	308-220-15	FM 14570	LOT 15	OS	0	$0	SEA BREEZE INVESTMENTS LLC
73	308-030-40			SF1	6	$429,804	PARDEE CONSTRUCTION CO
73	308-030-42			SF1	2	$143,268	PARDEE CONSTRUCTION CO
74	308-030-27			SF1	22	$1,575,948	SHAW VALLEY III LLC
75	308-041-07	PM 17083	PAR 2	SF1	15	$1,074,510	SHAW TEXAS VI LLC
75	308-041-08	PM 17083	PAR 3	SF1	2	$143,268	SHAW TEXAS VI LLC
81	308-200-18	FM 14565	LOT 18	OS		$0	BARRATT AMERICAN INC
82	308-180-18	FM 14283	LOT 18			$0	CITY OF SAN DIEGO
82	308-180-19					$0	MESA VERDE- DEL MAR L P
82	308-180-26					$0	MESA VERDE- DEL MAR L P
103	308-111-12	FM 13684	LOT 70	SF1	1	$71,634	SOLOMON MIHAI&MATE ANCA
117	308-101-10	FM 13684	LOT 30	SF1	1	$71,634	M&R INVESTMENT PROPERTIES L L C
123	308-172-08	FM 14111	LOT 46	OS		$0	CITY OF SAN DIEGO
127	308-111-39	PM18826	PAR 1	SF1	1	$71,634	SESSA SUE A
128	308-102-09	FM13864	LOT 1	OS		$0	CITY OF SAN DIEGO
128	308-220-16	FM 14570	LOT 16	OS	0	$0	CITY OF SAN DIEGO
136	307-660-03	FM 14081	LOT 11	SF1	1	$71,634	REICHEL SUSAN M TRUST
138	308-110-24	PM18820	PAR 4	SF1	1	$71,634	BUCHBINDER TRUST
140	308-110-09	FM 13684	LOT 52	SF1	1	$71,634	HSIEH RICHARD T&MAY L
144	308-111-26	FM 13684	LOT 84	SF1	1	$71,634	MACDONALD KEVIN J&KATHERINE B
149	308-111-36	FM 13684	LOT 94	SF1	1	$71,634	BRIGHTON HOMES L L C
150	308-111-44	PM 18826	PAR 3	SF1	1	$71,634	SUMMIT RESOURCES
153	308-112-08	FM 13684	LOT 127	SF1	1	$71,634	KRIPALANI FAMILY TRUST 09-14-99
155	308-112-15	FM 13684	LOT 134	SF1	1	$71,634	SUMMITT RESOURCES
156	308-113-01	FM 13684	LOT 102	SF1	1	$71,634	BUCHANAN MARK E
159	308-113-20	FM 13684	LOT 121	SF1	1	$71,634	PANTICH TOM T&HELEN J FAMILY TRUST 09-23-93
164	308-100-03	FM 13684	LOT 3	SF1	1	$71,634	PEDRETTI MICHAEL&SABRIYA BAYATI KAHTAN
167	308-100-02	FM 13684	LOT 2	SF1	1	$71,634	CARNEAL KATHRYN
168	308-190-02	FM 14373	LOT 2	SF1	1	$71,634	ANDERSON-WOLFE LORI S
177	308-220-05	FM 14570	LOT 5	SF1	1	$71,634	WHITE FAMILY TRUST 08-07-96
178	308-102-14	FM14310		SF1	1	$71,634	HE ZHENGXU
185	308-220-11	FM 14570	LOT 11	SF1	1	$71,634	JOYCE THOMAS J&BETH A
187	308-102-10	FM14310		SF1	1	$71,634	GREEN MANGO LTD PARTNERSHIP
188	308-100-08	FM 13684	LOT 8	SF1	1	$71,634	ARANA SALVADOR
193	308-102-17	FM14310	LOT 9	SF1	1	$71,634	MAJUMDER RANJAN&ZOUMARAS SUZANNE

DEL MAR MESA
ASSESSMENT RATES

FISCAL YEAR	$/SFDU1	$/SFDU2	$/MFDU	$CAC
1998	$22,338	$20,998	$15,637	$46,016
1999	$22,785	$21,418	$15,949	$46,937
2000	$29,100	$27,354	$20,370	$59,946
2001	$30,264	$28,448	$21,185	$62,344
2002	$41,764	$39,258	$29,235	$86,035
2003	$43,852	$41,221	$30,697	$90,336
2004	$53,719	$50,496	$37,603	$110,661
2005	$56,405	$53,020	$39,483	$116,194
2006	$75,019	$70,518	$52,513	$154,538
2007	$80,270	$75,454	$56,189	$165,356
2008	$83,481	$78,472	$58,437	$171,971
2009	$86,820	$81,611	$60,774	$178,849
2010	$90,293	$84,875	$63,205	$186,004
2011	$93,905	$88,271	$65,734	$193,444
2012	$97,661	$91,801	$68,363	$201,182
2013	$101,567	$95,473	$71,097	$209,228
2014	$105,630	$99,292	$73,941	$217,598

SFDU1 = AR-1-1 Zone

SFDU1 = AR-1-2 Zone