

Black Mountain Ranch

Public Facilities Financing Plan
Fiscal Year 2017
June 2017



Mayor

Kevin Faulconer

City Council

Myrtle Cole, Council President, Council District 4
Barbara Bry, Council District 1
Lorie Zapf, Council District 2
Chris Ward, Council District 3
Mark Kersey, Council President Pro Tem, Council District 5
Chris Cate, Council District 6
Scott Sherman, Council District 7
David Alvarez, Council District 8
Georgette Gómez, Council District 9

City Attorney

Mara Elliott, City Attorney
Keely Halsey, Deputy City Attorney

Planning Department

Tom Tomlinson, Assistant Director
Marco Camacho, Financial and Administrative Services Manager
Angela Abeyta, Supervising Project Manager
Bill Crane, Project Manager
Leon McDonald, Principal Engineering Aide
M. Elena Molina, Administrative Aide II

Rancho Peñasquitos Planning Board

(This page is intentionally left blank)

TABLE OF CONTENTS

INTRODUCTION	1
PURPOSE	1
AUTHORITY	1
UPDATE TO FINANCING PLAN.....	1
SCOPE OF REPORT	2
DEVELOPMENT IMPACT FEES.....	3
FEE PROCEDURE.....	3
TIMING AND COST OF FACILITIES	3
EXPENDITURES	4
LAND USE CATEGORIES	4
DEVELOPMENT IMPACT FEE METHODOLOGY	9
EDU RATIOS	9
DETERMINATION OF DEVELOPMENT IMPACT FEES.....	10
Periodic Review	10
DEVELOPMENT IMPACT FEE SCHEDULE	10
FEE DEFERRAL PROGRAM	11
CASH FLOW ANALYSIS	12
PROPERTY OWNER’S LIST	17
DEVELOPMENT FORECAST AND ANALYSIS.....	17
Residential	17
Non-residential	17
CAPITAL IMPROVEMENT PROGRAM.....	19
Future Public Facility Needs.....	19
Project Costs.....	19
FINANCING STRATEGY	19
Development Impact Fees	20
Assessment Districts	20
Community Facilities Districts (CFD).....	20
Developer Construction.....	20
Developer Advance	21
Reimbursement Financing for Water and Sewer Facilities.....	21
State/Federal Funding.....	21
Regional Transportation Congestion Improvement Program Fees (RTCIP).....	21
Cost Reimbursement District (CRD).....	22
Development Agreement	22

GENERAL ASSUMPTIONS AND CONDITIONS	22
Cross Funding Between Communities.....	25
TRANSPORTATION PROJECTS	33
PARK AND RECREATION PROJECTS	135
FIRE – RESCUE PROJECTS.....	153
LIBRARY PROJECTS	159
PUBLIC UTILITIES	163
TRANSPORTATION PHASING PLAN	165
PROPERTY OWNER’S LIST	171
COUNCIL RESOLUTIONS	185

TABLES

TABLE 1	INVENTORY OF LAND USES	5
TABLE 2	EDU RATIOS.....	9
TABLE 3	DEVELOPMENT IMPACT FEE SCHEDULE.....	12
TABLE 4	LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX	13
TABLE 5	SAN DIEGO CONSUMER PRICE INDEX	13
TABLE 6	BLACK MOUNTAIN RANCH CASH FLOW	15
TABLE 7	DEVELOPMENT SCHEDULE	18
TABLE 8	BLACK MOUNTAIN RANCH – PUBLIC FACILITIES PROJECTS SUMMARY	27

FIGURES

FIGURE 1– COMMUNITY MAP.....	7
------------------------------	---

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.

To view this document online, visit the Planning Department on the City of San Diego website at <http://www.sandiego.gov/facilitiesfinancing/plans>

Introduction

Purpose

The Black Mountain Ranch Public Facilities Financing Plan (Financing Plan) implements the City of San Diego General Plan and the Black Mountain Ranch Community Plan by identifying the public facilities that will be needed to serve the community at full community development. The Financing Plan also includes projects that are otherwise required to serve the needs of development in the community.

The Financing Plan is prepared to ensure that all owners of undeveloped or underdeveloped property will pay their fair share of the funding required to finance the community's remaining public facilities needed to serve the community.

The Fiscal Year 2017 Black Mountain Ranch Public Facilities Financing Plan (Financing Plan) implements the improvement requirements set forth in the Black Mountain Ranch Subarea Plan, which was originally approved by the City Council on July 28, 1998 by Resolution No. R-290525, and subsequently amended on May 9, 2009 by Resolution No. R-304918.

Authority

The Fiscal Year 2017 update to the Black Mountain Ranch Public Facilities Financing Plan updates and sets the Development Impact Fees for Black Mountain Ranch pursuant to Municipal Code Section 142.0640 and California Government Code 66000 et seq. (Mitigation Fee Act).

Update to Financing Plan

On January 13, 2015, by Resolution R-309468, the City Council adopted the Fiscal Year 2015 Black Mountain Ranch Public Facilities Financing Plan. This report constitutes the fifth comprehensive update of the Public Facilities Financing Plan for the Black Mountain Ranch community. Future updates are anticipated to occur periodically.

A Phase Shift from the future urbanizing planning designation to planned urbanizing was approved by the voters during Fiscal Year 1999. This community is also subject to the requirements of two development agreements:

- Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-18387, March 17, 1997.
- First Amendment to Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-19020, December 10, 2001.

Scope of Report

This Financing Plan update identifies the major public facilities that will be needed to serve the community over the next 9 years, during which full development of the community is anticipated, and sets the Development Impact Fees for Black Mountain Ranch pursuant to Municipal Code Section 142.0640 and California Government Code 66000 et seq. (Mitigation Fee Act).

Development Impact Fees

Fee Procedure

On April 6, 2016, Chapter 6, Article 1 of the San Diego Municipal Code was amended by repealing Division 22 related to Facilities Benefit Assessments and Development Impact Fees. This amendment eliminates the legal distinction between Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF) by eliminating the noticing and recording requirements specific to FBA. Municipal Code Section 142.0640 was also amended on April 6, 2016 to identify all fees collected in Facilities Benefit Assessment communities and Development Impact Fee communities as Development Impact Fees, although under the City's General Plan, Black Mountain Ranch is still considered an FBA community.

The Black Mountain Ranch Development Impact Fees provide funding for public facilities projects needed to serve anticipated development in the community. The dollar amount of the DIF is based upon the collective cost of each public facility needed to serve anticipated development in the community, and is equitably distributed over the remaining undeveloped property in the Black Mountain Ranch community.

A Property Owner's List is prepared for Black Mountain Ranch where each remaining, unimproved parcel, and approved map unit in the community is apportioned its share of the total cost of remaining public facilities needed to serve new development based on the size and anticipated use of the property. Refer to the Property Owner's List on page 171 for more information.

At the time of construction or building permit issuance, the owner of the parcel being developed must pay a development impact fee based on the fee schedule that is in effect at the time the permit is obtained, as determined by the type and size of the development. Owners/developers are not permitted to pay fees in advance of development. The DIF is paid directly to the Development Services Department at the time of construction or building permit issuance.

Development Impact Fees are collected, placed into a separate interest bearing fund, and used within the community solely for those capital improvements and administrative costs identified in the Black Mountain Ranch Public Facilities Financing Plan.

Timing and Cost of Facilities

The public facilities projects anticipated to be financed by the Black Mountain Ranch DIF funds are shown in Table 8, 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, and libraries. Descriptions of the anticipated projects, which are listed in Table 8, can be found on the project sheets beginning on page 34. The DIF also cover the administrative costs associated with the development, implementation, and operation of the Development Impact Fee Program.

Expenditures

The following are three types of expenditures for which Development Impact Fees may be used:

- 1) **Direct payments** for facility costs, including administration of the Development Impact Fee Program;
- 2) **Cash reimbursement** to developers for providing facilities exceeding the cost of their Development Impact Fee obligation pursuant to an approved reimbursement agreement.
- 3) **Credits** to developers for the cost of constructing facilities pursuant to an approved reimbursement agreement.

Therefore, whether a developer or the City provides a facility, direct payments, credits, and cash reimbursements are all treated as expenses to the Development Impact Fee fund.

Land Use Categories

There are seven land use categories in Black Mountain Ranch; Single Family, Multi-Family, Senior Housing, Commercial/Retail, Institutional, Employment/Office and Hotel. The anticipated remaining residential development for Black Mountain Ranch is estimated at 1,357 dwelling units. The anticipated remaining non-residential development for Black Mountain Ranch is estimated to be 14,760 square feet of commercial/retail, 515,000 square feet of employment/office and 9.9 institutional acres. For more detail on the year-by-year development estimates, see Table 7 on page 18.

Development Impact Fees are paid on a per unit basis for residential development, and on a per acre or square foot basis for non-residential development. In the event that a landowner desires to proceed with development of a portion of a property based on a phased development program, the landowner may obtain construction or building permits for the development of a partial phase after paying the applicable portion of the DIF.

Table 1 Inventory of Land Uses

Land Use	Actual to Date	Anticipated	Total
Single-Family Residential Units	2,967	528	3,495
Multi-Family Residential Units	951	454	1,405
Senior Housing Units	125	375	500
Commercial/Retail ¹	226,240	14,760	241,000
Institutional Acres ²	6.1	9.9	16.0
Employment/Office	0	515,000	515,000
Hotel Rooms	0	300	300
Golf Course	1	0	1

As of June 30, 2016

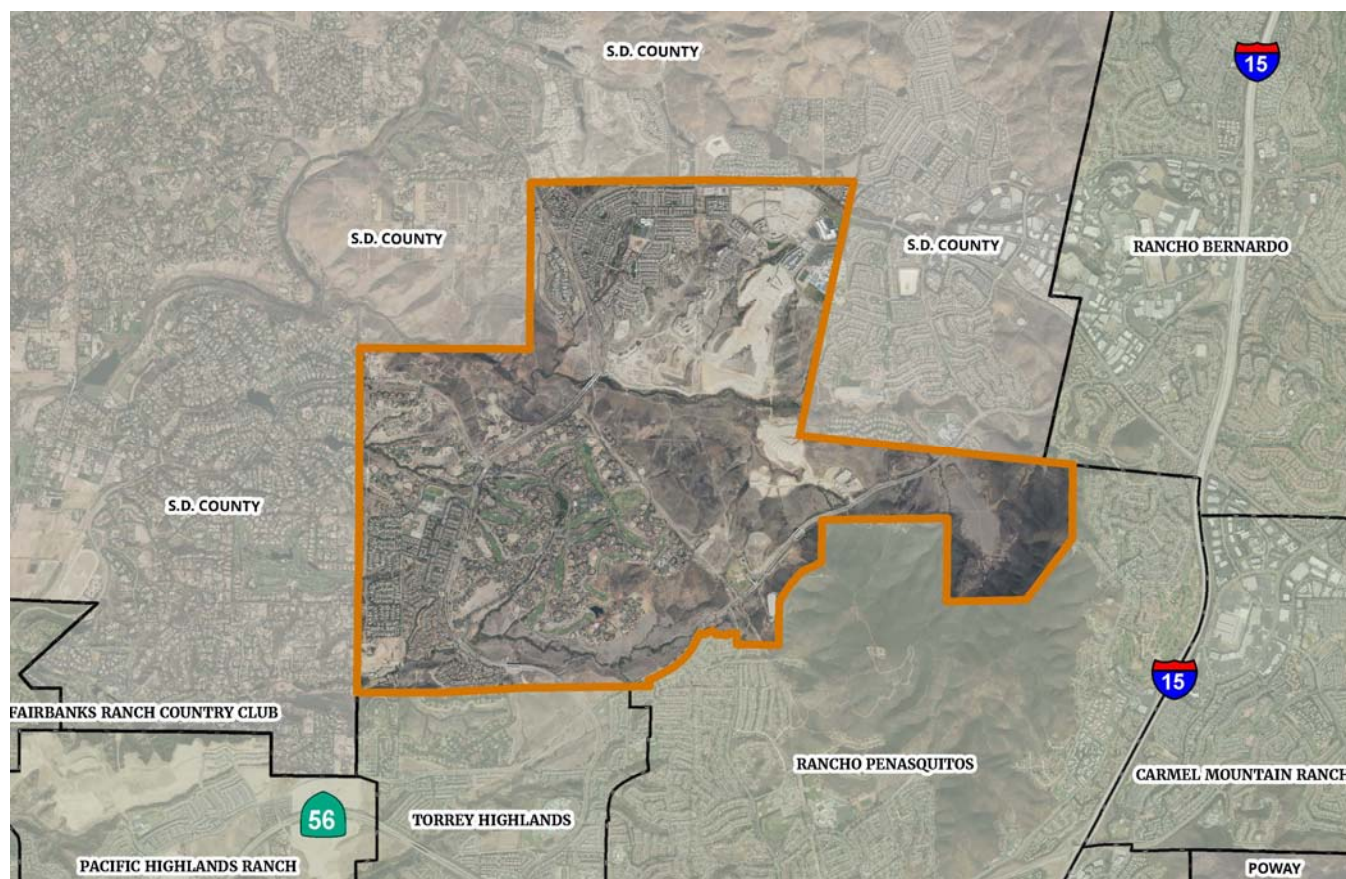
¹ 16,000 square feet of the Commercial/Retail uses are located at the South Village Town Center. Pursuant to the Black Mountain Ranch Subarea Plan, the remaining 225,000 square feet of the Commercial/Retail uses are located in the North Village Town Center.

² Institutional land uses include projects such as churches, day care centers, assisted living, and other similar uses.

(This page is intentionally left blank)

Figure 1– Community Map

Black Mountain Ranch Community Boundaries



(This page is intentionally left blank)

Development Impact Fee Methodology

EDU Ratios

An Equivalent Dwelling Unit (EDU) ratio has been established for the purpose of appropriately allocating the cost of public facilities between the different land use classifications. EDU ratios have been calculated for each category of facility to be funded by Development Impact Fees because the relationship between land use and the degree of benefit from different public facilities can vary substantially depending on land use. 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 impacts. Table 2 provides the EDU ratios used to prepare the Black Mountain Ranch Development Impact Fee.

Table 2 EDU Ratios

CATEGORY	Transportation	Parks	Fire	Library	Water	Sewer
Single-Family	1.0	1.0	1.0	1.0	1.0	1.0
Multi-Family	0.7	0.7	0.7	0.7	0.7	0.7
Senior Housing	0.4	0.36	0.36	0.36	0.36	0.36
Commercial (per 1,000 S.F.)	0.4	0.0	0.4	0.0	0.8	0.8
Institutional (per acre)	4.0	0.0	4.0	0.0	8.9	8.9
Employ/Office (per 1,000 S.F.)	0.2	0.0	0.4	0.0	1.14	1.14
Hotel (per room)	0.56	0.0	0.5	0.0	1.25	1.25
Golf Course	50	0.0	20.0	0.0	50.0	50.0

Determination of Development Impact Fees

Development Impact Fees are calculated and levied against each undeveloped or underdeveloped parcel based upon the type and size of development which is expected to occur. The Development Impact Fees for Black Mountain Ranch were determined by using the following information and assumptions:

- Anticipated development scheduled through community buildout.
- EDU ratios for each land use designation
- Schedule of facility expenditures (in FY 2017 dollars) to be financed with monies from the DIF fund
- Assumed annual interest rate of 1% for Fiscal Years 2017 through build out (applied to the cash balance)
- Annual inflation rate of 3% for Fiscal Years 2018 through build out to determine the future costs of facilities that will be constructed in years beyond FY 2017. (Reimbursable and fixed cost projects are exempt from the annual inflation rate adjustment.)
- At the beginning of each fiscal year (July 1), the Development Impact Fee schedule is automatically increased by the inflation factor.

Periodic Review

The Mitigation Fee Act provides for a periodic review of fees. The review may include, but not be limited to, the following:

- Rate and amount of anticipated development
- Actual or estimated cost of public facilities projects
- Needed public facilities projects
- Inflation rates
- Interest rates
- Comparative analysis of City approved discretionary permits.

Development Impact Fee Schedule

The Black Mountain Ranch Development Impact Fee Schedule in Table 3 on page 12, shows the DIF for each category of land use during each year of community development. The FY 2017 Financing Plan update proposes an **11%** decrease in the current fee structure due to an accelerated absorption schedule with DIF payments in cash rather than the use of DIF credits, and a decrease in the ending DIF Cash Flow balance of approximately \$2.3 million from the most recent, FY 2015 Financing Plan. An inflation factor of 3% per year will be applied to the impact fee starting in FY 2018. The inflation factor is used to provide automatic annual increases in the DIF and takes effect at the beginning of each fiscal year (July 1). The automatic increase provision is effective only until such time as the next adjustment is authorized by the City Council. Thereafter, the subsequent Council-approved annual adjustment will apply.

Fee Deferral Program

On October 21, 2014, the San Diego City Council approved Ordinance O-20419, which allows for the deferral of the payment of Development Impact Fees for up to two years after construction permits are issued for a project. To defer the payment of DIF, the applicant must enter into a Fee Deferral Agreement with the City, which is subsequently recorded against the property. The applicant must pay an administrative fee to process a Fee Deferral Agreement. The DIF can be deferred for a maximum of two years, or until request for final inspection, whichever occurs first. The final inspection may not be scheduled until the applicable DIF are paid.

Development Impact Fees, including all applicable annual inflationary rate increases due shall be as set forth in the fee schedule in effect when the Fee Deferral Agreement is executed by the City, or the fees approved by the City Council for a subsequent update of the Financing Plan, whichever fee is lower.

Table 3 Development Impact Fee Schedule

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INST AC	E/O KSF	HOTEL RM
2017	\$36,352	\$25,446	\$13,814	\$6,180	\$120,325	\$3,272	\$16,722
2018	\$37,443	\$26,210	\$14,228	\$6,365	\$123,936	\$3,370	\$17,224
2019	\$38,566	\$26,996	\$14,655	\$6,556	\$127,653	\$3,471	\$17,740
2020	\$39,723	\$27,806	\$15,095	\$6,753	\$131,483	\$3,575	\$18,273
2021	\$40,915	\$28,641	\$15,548	\$6,956	\$135,429	\$3,682	\$18,821
2022	\$42,142	\$29,499	\$16,014	\$7,164	\$139,490	\$3,793	\$19,385
2023	\$43,406	\$30,384	\$16,494	\$7,379	\$143,674	\$3,907	\$19,967
2024	\$44,708	\$31,296	\$16,989	\$7,600	\$147,983	\$4,024	\$20,566
2025	\$46,049	\$32,234	\$17,499	\$7,828	\$152,422	\$4,144	\$21,183

SFDU = Single-family dwelling unit

MFDU = Multi-family dwelling unit

SNR = Senior housing unit

E/O KSF = Employment/Office (per 1,000 sf)

CKSF = Commercial (per 1,000 sf)

INST AC = Institutional acre

HOTEL RM = Hotel Room

Cash Flow Analysis

The Black Mountain Ranch Cash Flow, Table 6, page 15, presents an analysis of the Black Mountain Ranch Development Impact Fees. For each fiscal year during the development of the community, the cash flow shows the difference between anticipated DIF revenues (including earned interest) and the expected capital improvement expenditures. Interest earnings for cash on hand are compounded and based on an estimated 1% annual return for FY 2017 through full community development.

The results verify that under the assumed conditions for inflation factors, interest rates, land use development rates and facility costs, sufficient funds are expected for all listed facility requirements without incurring a negative cash flow at any time throughout the build out of the community.

Periodic updates of the cash flow analyses, using actual event status (project status, revenues collected, actual construction costs incurred, etc.), are anticipated throughout community development. In this way, potential negative cash flow conditions can be anticipated, and expenditure adjustments can be scheduled to fit funding expectations. Facility needs are related to the community growth rate. Scheduling of facility development is contingent on actual development in the community. Therefore, any slowdown in

development will result in shifting of the projected schedule for providing needed facilities. When changes in the development rate occur, facility schedules will be modified accordingly and a new cash flow analysis will be prepared.

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 4 and 5 below. The indices are referenced as a demonstration of historical construction cost changes over time and an indicator of potential future cost changes which are factored into the costs of future facilities.

Table 4 Los Angeles/San Diego Construction Cost Index
As reported by *Engineering News Record*

Year	CCI	% Change/Year
2010	9770	(0.3%)
2011	10,035	2.72%
2012	10,284	2.48%
2013	10,284	0%
2014	10731	4.35%
2015	10995	2.46%
2016	11158	1.48%

Table 5 San Diego Consumer Price Index

Year	CPI	% Change/Year
2010	244.2	1.4%
2011	252.5	3.4%
2012	256.6	1.7%
2013	258.9	0.9%
2014	265.3	2.4%
2015	267.3	0.8%
2016	272.6	2.0%

(This page is intentionally left blank)

Table 6 - Black Mountain Ranch FBA Cash Flow

	SF	MF	SENIOR HOUSING	COMM	GOLF	INSTT	EMPLOY/OFFICE	HOTEL			SENIOR HOUSING			EMPLOY/OFFICE KSF	HOTEL ROOM	REVENUE PLUS INTEREST	PLANNED CIP EXPENSES	NET BALANCE					
FY	SF	MF							SF	MF		CKSF	INSTAC						FY				
PRIOR	2,967	951	125	226	1	6.09	0	0										\$34,267,971	PRIOR				
2017	209	187	263	0	0	0	0	0	\$36,352	\$25,446	\$13,814	\$6,180	\$120,325	\$3,272	\$16,722	\$16,305,384	\$21,417,169	\$29,156,187	2017				
2018	98	178	36	0	0	0	280	0	\$37,443	\$26,210	\$14,228	\$6,365	\$123,936	\$3,370	\$17,224	\$10,061,501	\$14,064,048	\$25,153,640	2018				
2019	10	36	36	0	0	0	0	0	\$38,566	\$26,996	\$14,655	\$6,556	\$127,653	\$3,471	\$17,740	\$2,068,132	\$15,711,594	\$11,510,177	2019				
2020	9	29	40	0	0	5.64	0	0	\$39,723	\$27,806	\$15,095	\$6,753	\$131,483	\$3,575	\$18,273	\$2,567,141	\$14,005,922	\$71,396	2020				
2021	59	7	0	0	0	0	0	0	\$40,915	\$28,641	\$15,548	\$6,956	\$135,429	\$3,682	\$18,821	\$2,621,793	\$1,293,498	\$1,399,691	2021				
2022	54	9	0	0	0	3.80	0	0	\$42,142	\$29,499	\$16,014	\$7,164	\$139,490	\$3,793	\$19,385	\$3,087,126	\$2,696,677	\$1,790,139	2022				
2023	52	1	0	0	0	0	0	0	\$43,406	\$30,384	\$16,494	\$7,379	\$143,674	\$3,907	\$19,967	\$2,316,581	\$59,703	\$4,047,018	2023				
2024	27	5	0	0	0	0	235	300	\$44,708	\$31,296	\$16,989	\$7,600	\$147,983	\$4,024	\$20,566	\$8,508,186	\$10,750,145	\$1,805,058	2024				
2025	10	2	0	14.76	0	0.47	0	0	\$46,049	\$32,234	\$17,499	\$7,828	\$152,422	\$4,144	\$21,183	\$723,177	\$2,123,357	\$404,879	2025				
Anticipated	528	454	375	14.76	0.00	9.91	515.00	300															
Total	3,495	1,405	500	241	1.00	16.00	515.00	300								\$48,259,020	\$82,122,113						

Notes:

- 1) Values are rounded to the nearest dollar.
- 2) Annual interest rate is 1% in FY 2018 and beyond.
- 3) Annual inflation rate is 3% on project costs and FBA fee in FY 2018 and beyond.

(This page is intentionally left blank)

Property Owner's List

For each undeveloped map portion or parcel in the community, the Property Owner's 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)

Identification numbers on the Property Owner's List may be non-sequential as a result of some parcels having been omitted after the Development Impact Fee is paid, as ownership changes, or as parcels subdivide. Ownership information is shown according to the County Assessor's records at the time the list is prepared. The current Property Owner's List starts on page 171 of this Financing Plan.

Development Forecast and Analysis

The development schedule for Black Mountain Ranch is based upon a review of the Community Plan, existing tentative and final maps, and the best estimates of the property owners, developers, and City staff. Certain economic factors could adversely affect these development projections. Higher interest rates, higher land and housing prices, an economic recession, and issues involving transportation thresholds could slow or halt the development rate of Black Mountain Ranch. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of Black Mountain Ranch will take place over a 9-year period.

The projected schedule of development for Black Mountain Ranch is presented in Table 7, on page 18. 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 2016 refers to those for which permits were issued, with fees paid, between July 1, 2015 and June 30, 2016.

Residential

The anticipated remaining residential development for Black Mountain Ranch is estimated at 1,357 dwelling units, with total residential development estimated at 5,400 dwelling units at buildout.

Non-residential

The anticipated remaining non-residential development for Black Mountain Ranch is estimated to be 14,760 square feet of commercial uses, 515,000 square feet of employment/office uses, and 9.9 acres of institutional uses.

Table 7 Development Schedule

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INSTAC	E/OKSF	HOTEL	GOLF
2001	51	0						
2002	300	0						
2003	375	188						1
2004	257	129		8				
2005	61	0		8				
2006	233	204						
2007	321	3			1.14			
2008	87	49						
2009	59	0						
2010	148	0			1.66			
2011	79	10						
2012	128	20						
2013	164	110						
2014	171	127						
2015	241	36	100	163.43	3.29			
2016	292	75	25	46.81				
2017	209	187	263					
2018	98	178	36			280		
2019	10	36	36					
2020	9	29	40		5.64			
2021	59	7						
2022	54	9			3.80			
2023	52	1						
2024	27	5				235	300	
2025	10	2		14.76	0.47			
THRU FY 2016	2,967	951	125	226.24	6.09	0	0	1
ANTICIPATED	528	454	375	14.76	9.91	515	300	0
TOTAL	3,495	1,405	500	241	16.0	515	300	1

Notes: Development figures shown for development beyond FY 2016 are estimates. Units are shown in the year the FBA/DIF obligation is satisfied, not in the year permits were issued.

Capital Improvement Program

Future Public Facility Needs

In order to better serve the Black Mountain Ranch community, public facilities are needed in a number of project categories. Those categories include:

- Transportation
- Parks and Recreation
- Fire
- Library
- Public Utilities

These projects are summarized by category in Table 8 on page 27. The anticipated project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 34.

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 may affect the schedule for providing needed public facilities. In addition, the City may amend this Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

Project Costs

This update includes an analysis by each of the asset-owning 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:

- LEED “Silver Level” standards
- Impact of inflation
- Competitive bids on similar projects
- Modifications, if any, to the overall scope of the project.

Financing Strategy

The City of San Diego General Plan Policy PF-A-3 (Public Facilities, Services & Safety Element) calls for the City to maintain an effective Facilities Financing program to ensure that impacts of new development are mitigated through appropriate fees identified in the Public Facilities Financing Plans; to ensure new development pays its proportional fair share of public facilities costs; to ensure Development Impact Fees are updated frequently and evaluated periodically to ensure Financing Plans are representative of current project costs and facility needs; and to include in the Financing Plans a variety of facilities to effectively and efficiently meet the needs of diverse communities. Development impacts include impacts to public facilities and services including the water supply and distribution system, sanitary sewer system, drainage facilities, fire protection, streets, parks, and open space. Developers may provide a majority of the needed public facilities as a part of the subdivision/development process. Public facility projects that benefit a

population larger than the local/adjacent development may be financed by using the following methods:

Development Impact Fees

Development Impact Fees are a method whereby the impact of new development upon the infrastructure needs of the community is determined, and a fee is developed and imposed on development to mitigate the impact of new development while following the procedures specified in San Diego Municipal Code Chapter 14, Article 2, Division 6 and the Mitigation Fee Act. Impact fees cannot be used for existing facility deficiencies resulting from previous development. Development Impact Fees are collected at the time of construction permit issuance. Funds collected are deposited in a special interest bearing fund and can only be used for identified facilities serving the community in which they were collected.

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 may be 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.

Community Facilities Districts (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 Community Facilities District (CFD). The formation of such Community Facilities Districts may be initiated by owner/developer petition. Mello-Roos districts also require approval by a two-thirds majority of the property owners in order to establish the district.

Further guidance on both Assessment Districts and Community Facilities Districts within the City can be found in the City of San Diego Debt Policy – Appendix A – Special District Formation and Financing Policy.

Developer Construction

New development either constructs required facilities as a condition of subdivision or development approval or provides funds for its fair share of the costs of such facilities, with construction being performed by the City. Typically, these funds are collected Development Impact Fees (DIF). As an alternative to the payment of DIF, it may be feasible for developers to construct one or more of the needed public facilities in a turnkey basis. Under this arrangement, developers typically are compensated, either by cash or credit against fees otherwise due, for the work performed pursuant to the terms of a Council approved reimbursement agreement (Council Policy 800-12).

Developer Advance

It is anticipated that some of the projects which have been identified as being DIF funded, are to be constructed by developers in Black Mountain Ranch. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are sufficient DIF funds available to provide either cash reimbursement or credit against the developer's obligation to pay DIF fees. In other words, the "need" for the project may occur before there are DIF funds available to cover the cost of the project. Additionally, a developer may have accumulated credits from one or more other DIF funded projects such that the developer is unable to use credits as fast as they have been earned. In such cases, the CIP sheet for a given project will show the fiscal year in which it is anticipated that the developer will advance the cost of the project as a Developer Advance and reimbursement in the fiscal years in which it is anticipated that funds would be available or when it is anticipated that the developer would take credits against his obligation to pay DIF fees. 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. On some Financing Plan project sheets, a developer is identified as being the party who will provide the Developer Advance. During the course of development of the Black Mountain Ranch community, the developer who actually constructs a given project may turn out to be different from the developer identified on the CIP project sheet. It is understood that by being named on the CIP project sheet, a developer is in no way obligated to actually construct that particular project. A developer's obligation to construct a project is determined not by being named in this Financing Plan but, rather, by the terms of a development agreement, map condition, reimbursement agreement or other such similar document.

Reimbursement Financing for Water and Sewer Facilities

This method of financing is outlined in Council Policy 400-07. 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 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.

Regional Transportation Congestion Improvement Program Fees (RTCIP)

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

ensure that new development directly invests in the region's transportation system to offset the negative impact of growth on congestion and mobility. This fee will be in addition to Development Impact Fees.

Cost Reimbursement District (CRD)

Occasionally, a developer/sub-divider is required to construct public improvements that are more than that which is required to support its individual property/development. A Cost Reimbursement District (CRD) provides a mechanism by which the developer/sub-divider may be reimbursed by benefiting development which proceeds within 20 years of formation of the CRD. 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 Development Impact Fee 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, 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 charged a Development Impact Fee for infrastructure including transportation, fire, and utility facilities. However, developers of non-residential land will not be charged for park and recreation or library facilities since those facilities primarily serve the residential component of the Black Mountain Ranch community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, appropriate fair share may be evaluated at that time.
3. Periodic 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 charges would be evaluated for all portions of the program.
4. The owner, developer, or permittee, shall pay the applicable Development Impact Fee as a condition of obtaining a construction or building permit in accordance with the San Diego Municipal Code.

5. A developer, or group of developers, may propose to build or improve a Development Impact Fee (DIF) 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 DIF, provided that adequate funds are available in the DIF 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 DIF fund for the difference, subject to the terms of an approved reimbursement agreement and the availability of funds. If two developers are eligible for cash reimbursement during the same fiscal year, then the first reimbursement agreement to be approved by the City Council shall take precedence over subsequent reimbursement agreements approved by the City Council.
6. As Development Impact Fees are collected, they will be placed in a City fund that provides interest earnings for the benefit of Black Mountain Ranch.
7. The Development Schedule, shown in Table 7 on page 18, 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 Black Mountain Ranch.
8. 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 is not a binding commitment that the project will actually be constructed in that year. With each periodic 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. In addition, the City may amend this Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.
9. Only those roadways that have been designed as a four-lane facility or larger have been considered in this Financing Plan for funding with Development Impact Fees (DIF). All other roadways located within Black Mountain Ranch will be the direct responsibility of developer/sub-dividers and are therefore not reflected in the DIF calculations.
10. A large majority of the cost necessary to construct SR-56 will be provided from funds other than Development Impact Fees, e.g. TRANSNET, state or federal (ISTEA) highway funds, and/or toll road

funds, etc. In 2006, the voters of San Diego County approved the extension of the TRANSNET ½ cent sales tax and identified the widening of SR-56 as one of the projects to be funded by TRANSNET. Consequently, the funding of this project has now been identified in the Regional Transportation Program (RTP) managed by SANDAG.

11. For projects that require land acquisition in this Financing Plan, property value estimates assume that the property is graded, in finished pad condition, and “ready to accept” for the project for which it is intended (i.e. the value of raw land plus the cost of improvements/environmental mitigation.). The actual price paid for land within Black Mountain Ranch will be based upon either a price established through direct negotiations between the affected owner(s) and relevant public agency or by fair market value, as determined by an appraisal that will be prepared in accordance with standard City policy.
12. All costs for open space acquisition will be provided from funds other than Development Impact Fees, i.e. subdivision requirement, off-site mitigation for a particular project, etc.
13. All right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the Development Impact Fees fund.
14. Development Impact Fees are paid by all categories of private development, including affordable housing projects.
15. This Financing Plan identifies a number of anticipated public facility projects as being funded by Development Impact Fees (DIF). However, it is understood that, during the development of Black Mountain Ranch, alternative funding sources may be proposed in lieu of DIF funding, such as developer funds or Mello-Roos Community Facilities District financing.
16. The reimbursable expenses that a developer, who enters into an agreement with the City to build or improve a specific facility identified in the Capital Improvements Program as being funded by the DIF may include, but is not limited to, any right-of-way acquired through negotiation and/or condemnation by either developer or the City, environmental mitigation costs related specifically to the project, construction costs for all public improvements including, but not limited to roadway improvements, grading and storm drain facilities located within the right-of-way, landscaping, traffic control devices and signs, design services, engineering, professional services, appraisal costs, environmental reports, soils testing, legal services, surveying, project administration, construction management and supervision, insurance premiums, bonds, and all other fees and charges, including, but not limited to, permit fees, inspection fees, etc. The specifics of what is to be credited and/or reimbursed shall be as set forth in the reimbursement agreement.

Cross Funding Between Communities

Developers of Black Mountain Ranch Phase I (Santaluz), and Fairbanks Highlands constructed a number of public facilities projects identified in the FY 2003 Financing Plan as being partially the responsibility of the Torrey Highlands DIF. In an effort to simplify the “cross-funding” between Black Mountain Ranch and Torrey Highlands, the FY 2006 Financing Plan was revised to identify 100% DIF funding for a few projects in return for Torrey Highlands providing 100% DIF funding of a few others. After adjustment, the net funding obligation of both communities remained the same. Therefore, several of those Torrey Highlands projects are included in this financing plan as reference although they do not include Black Mountain Ranch DIF funding.

(This page is intentionally left blank)

Table 8 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2017)	FBA-BMR (FY 2017)	DEV/SUBD (FY 2017)	OTHER FBA (FY 2017)	OTHER (FY 2017)
ACTIVE TRANSPORTATION PROJECTS								
34	T-4	RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS	2005	\$1,504,334	\$1,377,107	\$0	\$37,227	\$90,000
36	T-6	CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO PASEO DEL SUR)	2013-2015	\$3,142,673	\$3,142,673	\$0	\$0	\$0
38	T-9	CAMINO DEL SUR (SAN DIEGUITO RD SOUTH TO CARMEL VLY RD)	2001	\$18,491,541	\$15,477,889	\$3,013,652	\$0	\$0
40	T-10	CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO CARMEL VLY RD)	2003-2017	\$4,914,154	\$4,910,406	\$3,748	\$0	\$0
42	T-12	CAMINO DEL SUR S. WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VLY RD)	2014-2017	\$3,402,768	\$3,402,768	\$0	\$0	\$0
44	T-14	CAMINO DEL SUR WIDENING (CARMEL VALLEY RD SOUTH TO SR-56)	2014-2019	\$7,518,316	\$5,118,316	\$0	\$2,400,000	\$0
46	T-15.1	CAMINO DEL SUR AND SR-56 INTERCHANGE	2025	\$37,532,963	\$0	\$457,140	\$37,075,823	\$0
48	T-15.2	SR-56 BIKE INTERCHANGES	2022	\$9,190,502	\$605,168	\$0	\$851,866	\$7,733,468
50	T-17	CAMINO DEL SUR AND SR-56 PARK & RIDE	TBD	\$1,488,370	\$0	\$0	\$1,488,370	\$0
52	T-20	CARMEL VALLEY ROAD (DEL MAR HEIGHTS RD EAST TO VIA ABERTURA) - 4 LANES	2014-2018	\$22,155,432	\$0	\$0	\$22,155,432	\$0
54	T-22.1	CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR) - ADD 2 LANES	2014-2019	\$15,223,324	\$0	\$0	\$15,223,324	\$0
56	T-22.2	CARMEL VALLEY RD (CAMINO DEL SUR TO BLACK MOUNTAIN RD) - ADD 2 LANES	2003-2017	\$5,835,276	\$3,453,870	\$607,348	\$1,774,058	\$0
58	T-25.3	CARMEL VALLEY ROAD WIDENING (BLACK MOUNTAIN RD TO CAMINO CRISALIDA)	2014-2017	\$3,935,940	\$3,935,940	\$0	\$0	\$0
60	T-27	CARMEL VALLEY ROAD EAST WILDLIFE CROSSING	2014-2017	\$2,393,155	\$2,393,155	\$0	\$0	\$0
62	T-29.1	EL CAMINO REAL WIDENING (HALF MILE DRIVE NORTH TO SAN DIEGUITO RD)	2011-2020	\$6,136,922	\$4,256,000	\$1,760,937	\$1,854	\$118,131
64	T-29.2	EL CAMINO REAL WIDENING (HALF MILE DRIVE TO VIA DE LA VALLE)	2007-2023	\$34,255,456	\$0	\$714,354	\$2,763,861	\$30,777,241
66	T-32.1	VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS	2003-2020	\$11,757,961	\$7,941,555	\$694,141	\$0	\$3,122,265
68	T-34.2	CAMINO DEL SUR (BERNARDO LAKES DR EAST TO LONE QUAIL RD)	2010-2017	\$8,118,322	\$6,518,322	\$1,600,000	\$0	\$0
70	T-40	RANCHO BERNARDO RD WIDENING (I-15 TO BERNARDO CENTER DR)- ADD 2 LNS	2016-2019	\$3,577,555	\$3,577,555	\$0	\$0	\$0

Table 8 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2017)	FBA-BMR (FY 2017)	DEV/SUBD (FY 2017)	OTHER FBA (FY 2017)	OTHER (FY 2017)
72	T-43	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL RD)	2015-2019	\$713,465	\$713,465	\$0	\$0	\$0
74	T-45	WEST BERNARDO DR AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS	2015-2019	\$1,101,258	\$1,101,258	\$0	\$0	\$0
76	T-47.1	PASEO DEL SUR (CAMINO DEL SUR EAST TO HIGH SCHOOL ENTRANCE)	2014-2017	\$13,430,085	\$11,832,675	\$1,597,410	\$0	\$0
78	T-47.2	CAMINO SAN BERNARDO (NICOLE RIDGE RD EAST TO CITY LIMITS)	2014-2017	\$3,314,354	\$2,001,553	\$1,312,801	\$0	\$0
80	T-47.3	PASEO DEL SUR (POTOMAC RIDGE RD TO CAMINO DEL SUR)	2014-2017	\$2,088,362	\$2,088,362	\$0	\$0	\$0
82	T-54.2	SR-56 WIDENING (INTERSTATE 5 TO INTERSTATE 15) - ADD 2 LANES	TBD	\$152,000,000	\$0	\$12,091,000	\$20,909,000	\$119,000,000
84	T-57	BLACK MOUNTAIN ROAD WIDENING (SR-56 SOUTH TO MERCY RD)	2018	\$9,369,000	\$993,000	\$0	\$750,000	\$7,626,000
86	T-58	SR-56 AT I-5 INTERCHANGE IMPROVEMENTS	2014-2030	\$9,567,105	\$0	\$580,000	\$7,000,000	\$1,987,105
88	T-59	SUBAREA 1 TRANSIT PROGRAM	2025	\$1,500,000	\$1,500,000	\$0	\$0	\$0
		ACTIVE TRANSPORTATION PROJECTS:		\$393,658,593	\$86,341,037	\$24,432,531	\$112,430,815	\$170,454,210
COMPLETED TRANSPORTATION PROJECTS								
91	T-1	SAN DIEGUITO ROAD (CITY LIMITS EAST TO CAMINO DEL SUR)	COMPLETE	\$4,160,892	\$3,693,967	\$466,925	\$0	\$0
92	T-2	EL APAJO WIDENING (SAN DIEGUITO RD TO VIA DE SANTA FE)	COMPLETE	\$200,000	\$0	\$0	\$0	\$200,000
93	T-3	BLACK MOUNTAIN RD (CARMEL VLY RD TO RANCHO PENASQUITOS)	COMPLETE	\$2,505,389	\$2,130,712	\$374,677	\$0	\$0
94	T-5	CAMINO DEL SUR (SAN DIEGUITO RD TO BING CROSBY DR)	COMPLETE	\$19,177,086	\$16,783,188	\$2,393,898	\$0	\$0
95	T-7	CAMINO DEL SUR NORTH WILDLIFE CROSSING - 2 LANES	COMPLETE	\$5,239,355	\$4,536,633	\$702,722	\$0	\$0
96	T-8	CAMINO DEL SUR NORTH WILDLIFE CROSSING - ADD 2 LANES	COMPLETE	\$5,209,103	\$4,506,381	\$702,722	\$0	\$0
97	T-11	CAMINO DEL SUR SOUTH WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VALLEY RD) - 2 LANES	COMPLETE	\$0	\$0	\$0	\$0	\$0
98	T-13	CAMINO DEL SUR (CARMEL VLY RD SOUTH TO SR-56) - 2 LANES	COMPLETE	\$10,970,644	\$0	\$0	\$10,970,644	\$0
99	T-16	CAMINO DEL SUR AND SR-56 COMPLETE INTERCHANGE LOOPS	COMPLETE	\$0	\$0	\$0	\$0	\$0

Table 8 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2017)	FBA-BMR (FY 2017)	DEV/SUBD (FY 2017)	OTHER FBA (FY 2017)	OTHER (FY 2017)
100	T-18	CARMEL VALLEY ROAD AT I-5 IMPROVEMENTS	COMPLETE	\$50,000	\$0	\$0	\$0	\$50,000
101	T-19	CARMEL VALLEY ROAD (SR-56 EAST TO VIA ABERTURA)	COMPLETE	\$5,667,115	\$4,023,283	\$1,643,832	\$0	\$0
102	T-21.1	CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR)	COMPLETE	\$1,789,540	\$1,521,917	\$267,623	\$0	\$0
103	T-21.2	CARMEL VALLEY ROAD (CAMINO DEL SUR TO BLACK MOUNTAIN RD)	COMPLETE	\$7,571,734	\$6,439,394	\$1,132,340	\$0	\$0
104	T-23	CARMEL VLY RD W. WILDLIFE CROSSING (VIA ABERTURA TO CAMINO DEL SUR)	COMPLETE	\$0	\$0	\$0	\$0	\$0
105	T-24	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING	COMPLETE	\$0	\$0	\$0	\$0	\$0
106	T-25.1	CARMEL VALLEY ROAD (BLACK MOUNTAIN RD TO CAMINO CRISALIDA) - 2 LANES	COMPLETE	\$25,200,000	\$0	\$25,200,000	\$0	\$0
107	T-25.2	RANCHO BERNARDO PIPELINE	COMPLETE	\$3,084,342	\$3,066,114	\$18,228	\$0	\$0
108	T-28	EL CAMINO REAL AT SAN DIEGUITO RD INTERSECTION IMPROVEMENTS	COMPLETE	\$473,665	\$473,665	\$0	\$0	\$0
109	T-29.3	EL CAMINO REAL (STUDIES TO SUPPORT EIS/EIR)	COMPLETE	\$575,143	\$552,991	\$22,152	\$0	\$0
110	T-32.2	VIA DE LA VALLE BIKEWAY	COMPLETE	\$1,684,950	\$100,000	\$0	\$0	\$1,584,950
111	T-34.1	CAMINO DEL SUR (PASEO DEL SUR EAST TO BERNARDO LAKES DR)	COMPLETE	\$8,046,861	\$3,067,861	\$4,979,000	\$0	\$0
112	T-35	CAMINO DEL NORTE (CITY LIMITS EAST TO 4S PARKWAY) - 4 LANES	COMPLETE	\$1,500,650	\$0	\$1,500,650	\$0	\$0
113	T-36	CAMINO DEL NORTE (4S PARKWAY EAST TO CAMINO SAN BERNARDO)- 4 LANES	COMPLETE	\$4,132,850	\$0	\$4,132,850	\$0	\$0
114	T-37	CAMINO DEL NORTE AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS	COMPLETE	\$2,103,708	\$0	\$2,103,708	\$0	\$0
115	T-38	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$11,482,000	\$1,967,000	\$9,515,000	\$0	\$0
116	T-39	RANCHO BERNARDO RD WIDENING (W. BERNARDO DR TO I-15)- ADD 2 LANES	COMPLETE	\$7,855,622	\$0	\$7,855,622	\$0	\$0
117	T-41	RANCHO BERNARDO RD AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$0	\$0	\$0	\$0	\$0
118	T-42	RANCHO BERNARDO RD AT W. BERNARDO DR INTERSECTION IMPROVEMENTS	COMPLETE	\$0	\$0	\$0	\$0	\$0
119	T-44	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$220,000	\$0	\$0	\$0	\$220,000

Table 8 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2017)	FBA-BMR (FY 2017)	DEV/SUBD (FY 2017)	OTHER FBA (FY 2017)	OTHER (FY 2017)
120	T-46	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS	COMPLETE	\$1,533,000	\$252,000	\$341,000	\$0	\$940,000
121	T-48	CAMINO SAN BERNARDO (CITY LIMITS EAST TO 4S PARKWAY - 4 LANES)	COMPLETE	\$1,373,400	\$0	\$1,373,400	\$0	\$0
122	T-49	CAMINO SAN BERNARDO (4S PARKWAY EAST TO CAMINO DEL NORTE)	COMPLETE	\$1,086,150	\$0	\$1,086,150	\$0	\$0
123	T-50	DOVE CANYON ROAD (RANCHO BERNARDO RD SOUTH TO CAMINO DEL NORTE)	COMPLETE	\$1,736,550	\$0	\$1,736,550	\$0	\$0
124	T-51	DOVE CANYON ROAD (CAMINO DEL NORTE SOUTH TO CAMINO SAN BERNARDO)	COMPLETE	\$2,850,000	\$0	\$2,850,000	\$0	\$0
125	T-52	DOVE CANYON ROAD (CAMINO SAN BERNARDO SOUTH TO CARMEL VLY RD)	COMPLETE	\$3,450,450	\$0	\$3,450,450	\$0	\$0
126	T-53	SAN DIEGUITO RD SPOT IMPROVEMENTS (EL CAMINO REAL EAST TO CITY LIMITS)	COMPLETE	\$3,395,954	\$142,078	\$3,876	\$0	\$3,250,000
127	T-54.1	SR-56 DEBT SERVICE	COMPLETE	\$2,517,690	\$569,652	\$0	\$1,948,038	\$0
128	T-55	INTERSTATE 15 ENHANCEMENTS (LAKE HODGES BRIDGE SOUTH TO SR-56)	COMPLETE	\$471,000,000	\$7,150,000	\$0	\$0	\$463,850,000
129	T-56	SR-56 AT I-15 INTERCHANGE IMPROVEMENTS	COMPLETE	\$25,000,000	\$580,000	\$0	\$580,000	\$23,840,000
130	T-60	EL CAMINO REAL (EXTENSION OF RIGHT TURN LANE)	COMPLETE	\$293,188	\$0	\$293,188	\$0	\$0
131	T-61	SR-56 AUXILIARY LANE	COMPLETE	\$0	\$0	\$0	\$0	\$0
132	T-62	DEL SUR RIDGE RD (PASEO DEL SUR TO NIGHTHAWK LANE)	COMPLETE	\$1,238,450	\$0	\$1,238,450	\$0	\$0
133	T-63	NICOLE RIDGE RD (CAMINO SAN BERNARDO TO POTOMAC RIDGE RD)	COMPLETE	\$826,150	\$0	\$826,150	\$0	\$0
134	T-64	BABCOCK ST (CAMINO DEL SUR SOUTH FOR 370 FT)	COMPLETE	\$521,056	\$0	\$521,056	\$0	\$0
		COMPLETED TRANSPORTATION PROJECTS:		\$645,722,687	\$61,556,836	\$76,732,219	\$13,498,682	\$493,934,950
TOTAL TRANSPORTATION PROJECTS:				\$1,039,381,280	\$147,897,873	\$101,164,750	\$125,929,497	\$664,389,160
ACTIVE PARK PROJECTS								
136	P-1	BLACK MOUNTAIN RANCH COMMUNITY PARK ⁽¹⁾	2003-2020	\$16,285,634	\$14,743,945	\$282,905	\$1,258,784	\$0
138	P-2	BLACK MOUNTAIN RANCH COMMUNITY RECREATION BUILDING	2022-2024	\$10,398,906	\$6,938,600	\$0	\$3,460,306	\$0
140	P-3	BLACK MOUNTAIN RANCH AQUATIC COMPLEX	2025	\$7,427,098	\$2,898,903	\$0	\$4,528,195	\$0

Table 8 - Black Mountain Ranch Public Facilities Projects Summary

PAGE NO.	PROJ NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2017)	FBA-BMR (FY 2017)	DEV/SUBD (FY 2017)	OTHER FBA (FY 2017)	OTHER (FY 2017)
142	P-5	DEL SUR NEIGHBORHOOD PARK (NP #2)	2014-2017	\$4,091,161	\$4,091,161	\$0	\$0	\$0
144	P-6	LA JOLLA VALLEY BIKE PATH	TBD	\$638,000	\$0	\$638,000	\$0	\$0
146	P-9	TRAIL - NORTH LOOP	2017-2019	\$638,000	\$0	\$638,000	\$0	\$0
		ACTIVE PARK PROJECTS:		\$39,478,799	\$28,672,609	\$1,558,905	\$9,247,285	\$0
COMPLETED PARK PROJECTS								
149	P-4	SOUTH VILLAGE NEIGHBORHOOD PARK (NP #1)	COMPLETE	\$1,378,047	\$1,305,912	\$72,135	\$0	\$0
150	P-7	TRAIL - LA JOLLA VALLEY LINK	COMPLETE	\$385,000	\$0	\$385,000	\$0	\$0
151	P-8	TRAIL - SOUTH LOOP	COMPLETE	\$580,000	\$0	\$580,000	\$0	\$0
		COMPLETED PARK PROJECTS:		\$2,343,047	\$1,305,912	\$1,037,135	\$0	\$0
TOTAL PARK PROJECTS:				\$41,821,846	\$29,978,521	\$2,596,040	\$9,247,285	\$0
ACTIVE FIRE-RESCUE PROJECTS:								
154	F-2	NORTH FIRE STATION- NO. 48	2016-2019	\$13,391,307	\$13,391,307	\$0	\$0	\$0
COMPLETED FIRE-RESCUE PROJECTS								
157	F-1	SOUTH FIRE STATION - NO. 46	COMPLETE	\$4,095,470	\$1,852,471	\$0	\$2,242,999	\$0
TOTAL FIRE RESCUE PROJECTS:				\$17,486,777	\$15,243,778	\$0	\$2,242,999	\$0
LIBRARY PROJECTS:								
160	L-1	BRANCH LIBRARY AND VILLAGE GREEN	2020	\$22,763,904	\$8,885,080	\$0	\$13,878,824	\$0
TOTAL LIBRARY PROJECTS:				\$22,763,904	\$8,885,080	\$0	\$13,878,824	\$0
PUBLIC UTILITIES PROJECTS:								
163	U-1	CARMEL VALLEY TRUNK SEWER	COMPLETE	\$9,892,000	\$2,261,000	\$0	\$2,731,000	\$4,900,000
TOTAL PUBLIC UTILITIES PROJECTS:				\$9,892,000	\$2,261,000	\$0	\$2,731,000	\$4,900,000
		TOTAL ALL PROJECTS		\$1,131,345,806	\$204,266,251	\$103,760,790	\$154,029,605	\$669,289,160

(1) Phase I of the Community Park was completed in 2008.

(This page is intentionally left blank)

Transportation Projects

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

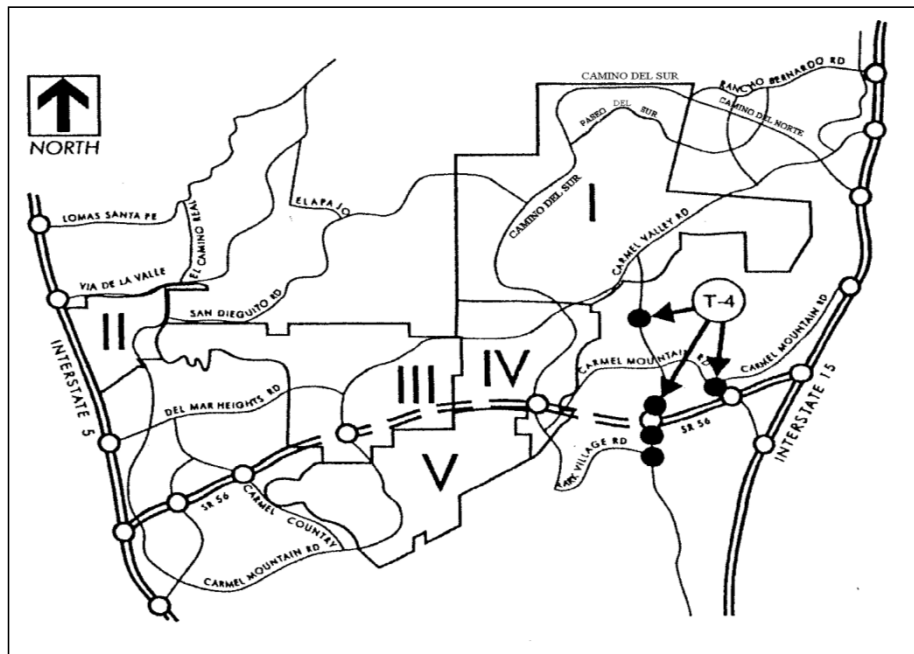
TITLE: RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-4
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,377,107	\$1,414,334		(\$37,227)				
FBA-PHR	\$37,227			\$37,227				
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
RPLMD	\$90,000	\$90,000						
UNIDENT								
TOTAL	\$1,504,334	\$1,504,334	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO PENASQUITOS INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-4
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

- A. CONSTRUCT A TRAFFIC SIGNAL AT BLACK MOUNTAIN ROAD AND MALER ROAD INTERSECTION.
- B. WIDEN THE WESTBOUND RAMP OF SR-56 AT BLACK MOUNTAIN ROAD FOR DUAL LEFT TURN AND SINGLE RIGHT TURN LANES. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- C. WIDEN THE SOUTHBOUND APPROACH ON BLACK MOUNTAIN ROAD AT SR-56 FOR DUAL LEFT TURN LANES, AND WIDEN THE NORTHBOUND APPROACH FOR AN EXCLUSIVE RIGHT TURN LANE. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- D. WIDEN THE NORTHBOUND APPROACH ON BLACK MOUNTAIN ROAD AT PARK VILLAGE ROAD TO PROVIDE FOR DUAL LEFT TURN LANES FROM BLACK MOUNTAIN ROAD TO PARK VILLAGE ROAD. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- E. WIDEN THE WESTBOUND RAMP OF SR-56 AT RANCHO PENASQUITOS BOULEVARD TO PROVIDE A CENTER LEFT/THROUGH/RIGHT TURN LANE. MODIFY THE TRAFFIC SIGNAL TO MATCH THE MODIFIED INTERSECTION.
- F. RANCHO PEÑASQUITOS MEDIAN IMPROVEMENTS.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

SANTALUZ LLC ADVANCED THE CONSTRUCTION OF PROJECTS A & D WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA. BMR LLC ADVANCED THE CONSTRUCTION OF PROJECT F WITH REIMBURSEMENT FROM THE FBA AND A FAIR SHARE FROM THE RANCHO PENASQUITOS LANDSCAPE MAINTENANCE DISTRICT (RPLMD). PACIFIC HIGHLANDS RANCH FBA CONTRIBUTED A FAIR SHARE TO INTERSECTION D. PROJECTS B, C, & E WERE COMPLETED AS PART OF THE CONSTRUCTION OF THE SR-56 PROJECT.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-11.2.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

PROJECT COMPLETE, BUT TRANSFER OF PACIFIC HIGHLANDS RANCH FBA SHARE INTO PROJECT IS PENDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

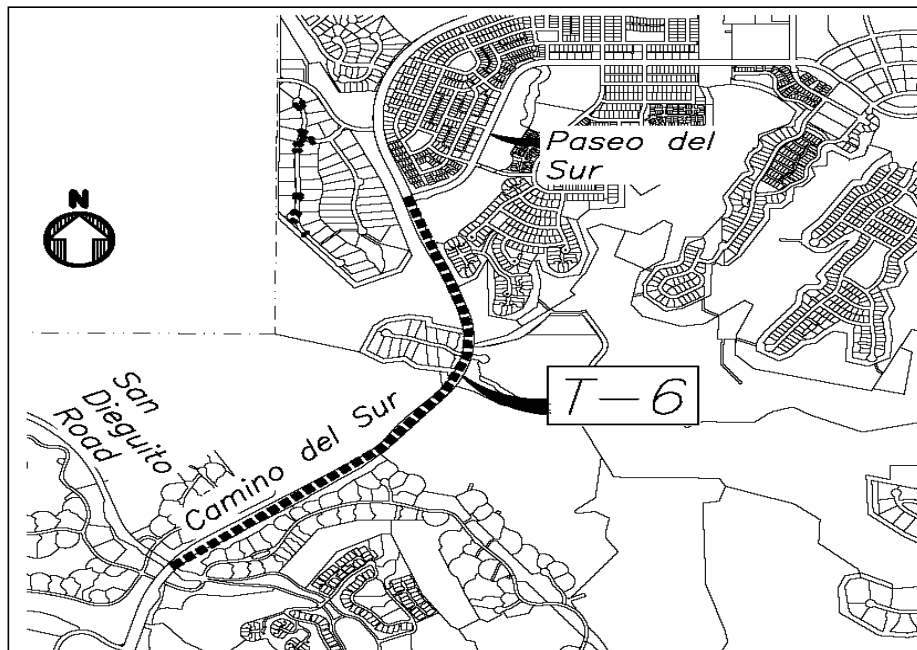
TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO PASEO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11003

PROJECT: T-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,142,673	\$2,675,351		\$467,322				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,142,673	\$2,675,351	\$0	\$467,322	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO PASEO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11003

PROJECT: T-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT THE WIDENING OF CAMINO DEL SUR FROM ITS INITIAL TWO LANES NORTHWARD FROM SAN DIEGUITO ROAD TO PASEO DEL SUR AS AN ULTIMATE FOUR-LANE MAJOR STREET. SEE COMPANION PROJECT T-8. THIS PROJECT ALSO INCLUDES A TRAFFIC SIGNAL AT THE INTERSECTION OF CAMINO DEL SUR AND DEL SUR COURT LOCATED ABOUT 300 FEET NORTH OF THE BRIDGE OVER LUSARDI CREEK.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

PROJECT COMPLETE, WITH REMAINING REIMBURSEMENT SCHEDULED FOR FY 2017.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

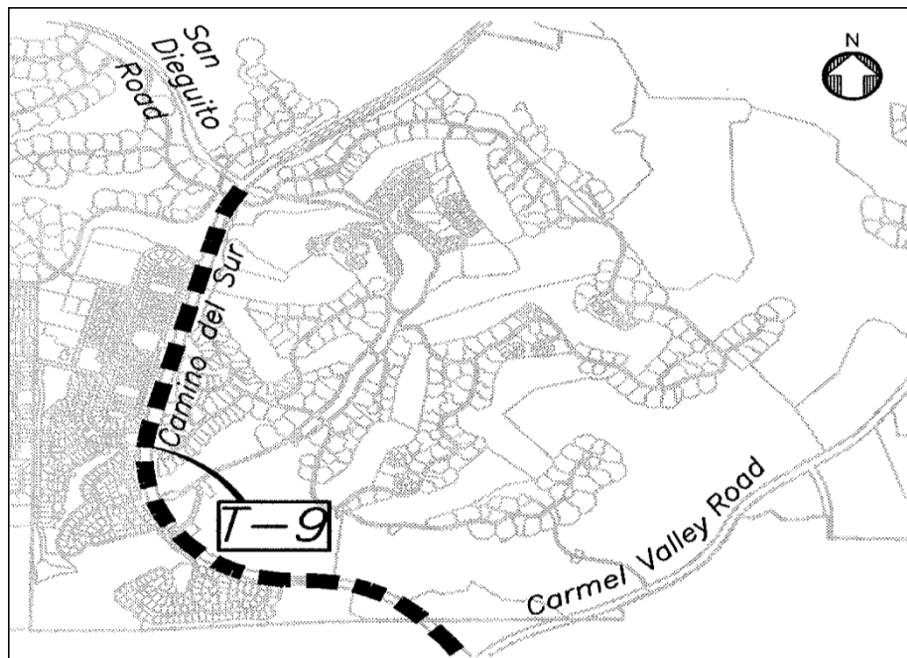
TITLE: CAMINO DEL SUR (SAN DIEGUITO RD SOUTH TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-403.0

PROJECT: T-9
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$15,477,889	\$13,025,225		\$284,284	\$244,223	\$244,223	\$244,223	\$244,223
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$3,013,652	\$3,013,652						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$18,491,541	\$16,038,877	\$0	\$284,284	\$244,223	\$244,223	\$244,223	\$244,223

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR	\$174,443		\$457,027	\$560,018				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$174,443	\$0	\$457,027	\$560,018	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (SAN DIEGUITO RD SOUTH TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-403.0

PROJECT: T-9
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO DEL SUR FROM SAN DIEGUITO ROAD SOUTH TO CARMEL VALLEY ROAD AS A TWO-LANE INTERIM FACILITY WITHIN A SIX-LANE RIGHT-OF-WAY. PROVIDE WILDLIFE UNDERCROSSING AND TRAFFIC SIGNALS AND INTERSECTION WIDENING AT SAN DIEGUITO RD, B STREET AND CARMEL VALLEY ROAD. SUBDIVIDER COSTS INCLUDE CONSTRUCTION OF A 16" AND A 24" WATER MAIN AND SEWER MAIN WITHIN THE RIGHT-OF-WAY. (SEE COMPANION PROJECT T-11).

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

THIS PROJECT WAS CONSTRUCTED BY A DEVELOPER (SANTALUZ) UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. REIMBURSEMENT IN THE FORM OF FBA CREDITS IS ON-GOING AS THE BUILDING PERMITS FOR THE REMAINING SANTALUZ LOTS ARE ISSUED.

THE COST OF PROJECT T-11 IS INCLUDED HERE.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.4

SCHEDULE:

PROJECT COMPLETE, WITH REMAINING REIMBURSEMENT ON-GOING AS REMAINING SANTALUZ PERMITS ARE ISSUED.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

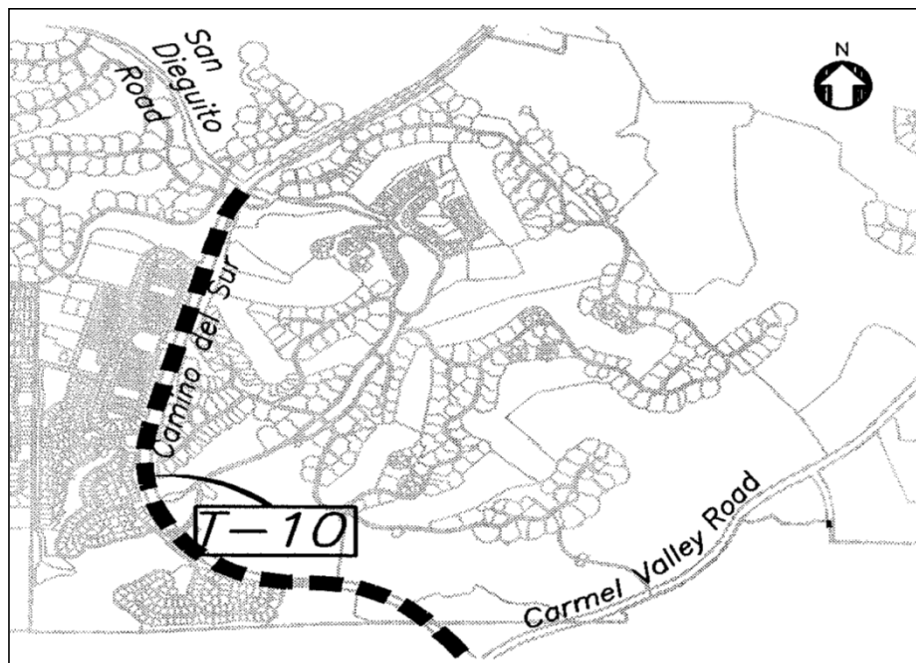
TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-403.0/S-00710

PROJECT: T-10
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$4,910,406	\$4,449,987		\$460,420				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE	\$3,748	\$3,748						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,914,154	\$4,453,735	\$0	\$460,420	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR WIDENING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-403.0/S-00710

PROJECT: T-10
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT AN ADDITIONAL TWO LANES OF CAMINO DEL SUR FROM SAN DIEGUITO ROAD SOUTHWARD TO CARMEL VALLEY ROAD. MODIFY TRAFFIC SIGNALS AT SAN DIEGUITO ROAD, B STREET, AND CARMEL VALLEY ROAD TO BE CONSISTENT WITH THIS CROSS SECTION. (SEE COMPANION PROJECT T-12)

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

SHEA HOMES ADVANCED THE COST OF THE PORTION OF THE PROJECT ADJACENT TO ITS VERRAZANO DEVELOPMENT IN THE SOUTH VILLAGE IN 2003. BMR LLC WILL ADVANCE THE FUNDING FOR THE REMAINDER OF THE PROJECT PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

FIRST PHASE OF THE PROJECT ADJACENT TO THE VERRAZANO DEVELOPMENT IN THE SOUTH VILLAGE WAS COMPLETED IN 2003. CONSTRUCTION OF THE REMAINDER OF THE PROJECT IS WELL UNDERWAY AND IS EXPECTED TO BE COMPLETED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

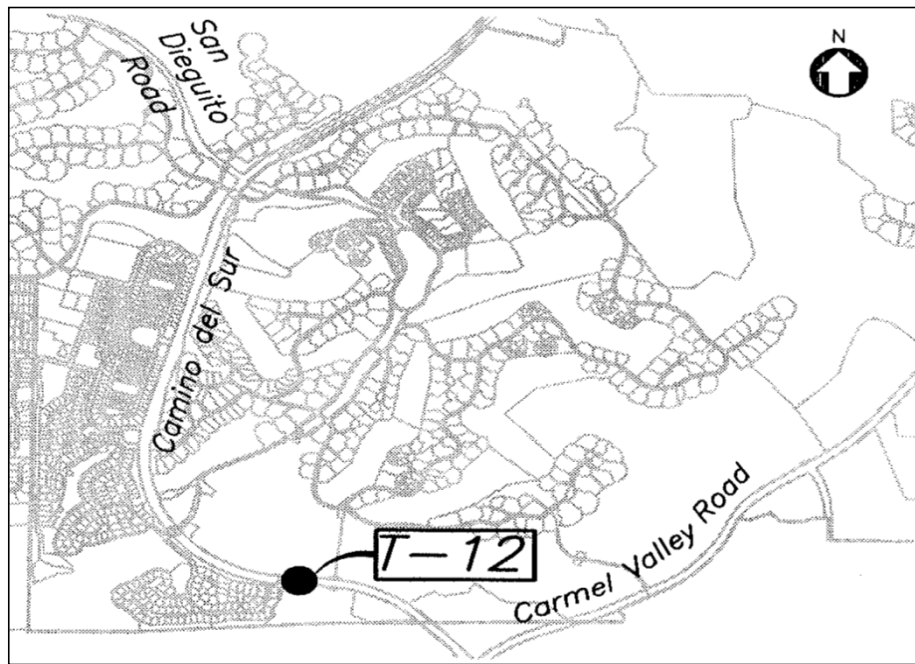
TITLE: CAMINO DEL SUR S. WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: S-10016

PROJECT: T-12
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,402,768	\$2,729,616		\$673,152				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,402,768	\$2,729,616	\$0	\$673,152	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR S. WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: S-10016

PROJECT: T-12
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT THE ADDITIONAL WIDTH NECESSARY FOR THE WILDLIFE CROSSING UNDER CAMINO DEL SUR TO ALLOW FOR THE WIDENING OF CAMINO DEL SUR (PROJECT T-10).

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

CONSTRUCTION OF THE PROJECT IS UNDERWAY AND IS EXPECTED TO BE COMPLETED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

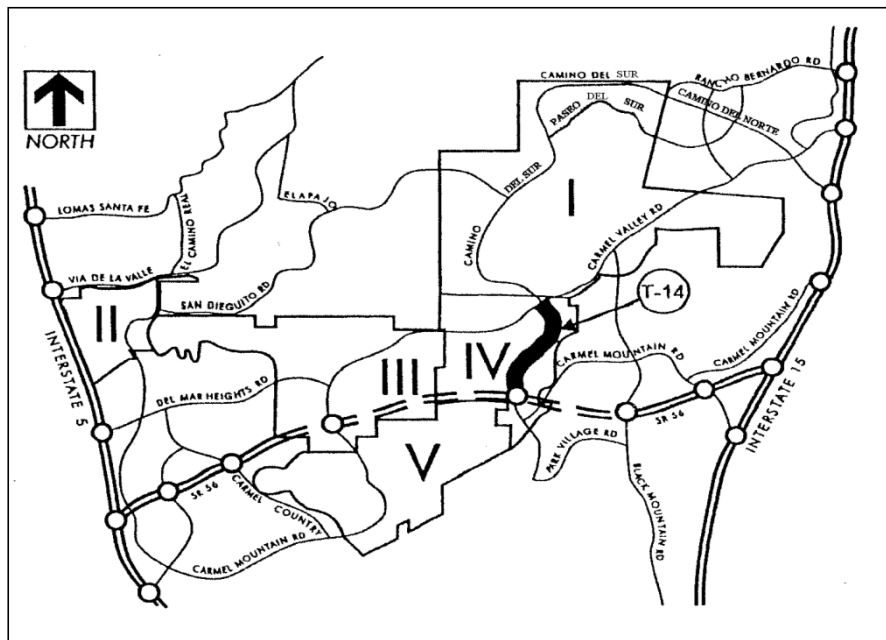
TITLE: CAMINO DEL SUR WIDENING (CARMEL VALLEY RD SOUTH TO SR-56)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-725.0/S-00899

PROJECT: T-14
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$5,118,316	\$503,624		\$2,055,534	\$2,047,327	\$511,832		
FBA-PHR								
FBA-TH	\$2,400,000	\$2,400,000						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,518,316	\$2,903,624	\$0	\$2,055,534	\$2,047,327	\$511,832	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR WIDENING (CARMEL VALLEY RD SOUTH TO SR-56)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-725.0/S-00899

PROJECT: T-14
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT ADDITIONAL TRAVEL LANES FOR CAMINO DEL SUR, COMPLETE WITH MEDIAN IMPROVEMENT, WITHIN A SIX-LANE RIGHT-OF-WAY. (SEE COMPANION PROJECT T-13) THIS PROJECT ADDRESSES THE INCREMENTAL WIDENING OF THIS SIX-LANE MAJOR ROADWAY. IT IS ANTICIPATED THAT THIS WIDENING WILL OCCUR IN TWO PHASES. THE FIRST PHASE, COMMENSURATE WITH PHASE III OF THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN, WILL COVER THE WIDENING TO FOUR TRAVEL LANES. AS PART OF THIS INITIAL PHASE, A TOTAL OF SIX TRAVEL LANES MAY BE REQUIRED IN THE IMMEDIATE VICINITY OF THE CAMINO DEL SUR INTERCHANGE. THE SECOND PHASE WILL COMPLETE THE SIX-LANE FACILITY FOR ITS ENTIRE LENGTH WHICH MAY NOT BE REQUIRED UNTIL BUILDOUT OF TORREY HIGHLANDS.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

PHASE 1 OF THIS PROJECT WAS FUNDED BY THE TORREY HIGHLANDS FBA. PHASE 2 WILL BE CONSTRUCTED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.2.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

PHASE 1 OF THIS PROJECT IS COMPLETE. CONSTRUCTION OF PHASE 2 BEGAN IN JULY 2016 AND IS EXPECTED TO BE COMPLETED IN FY 2019.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

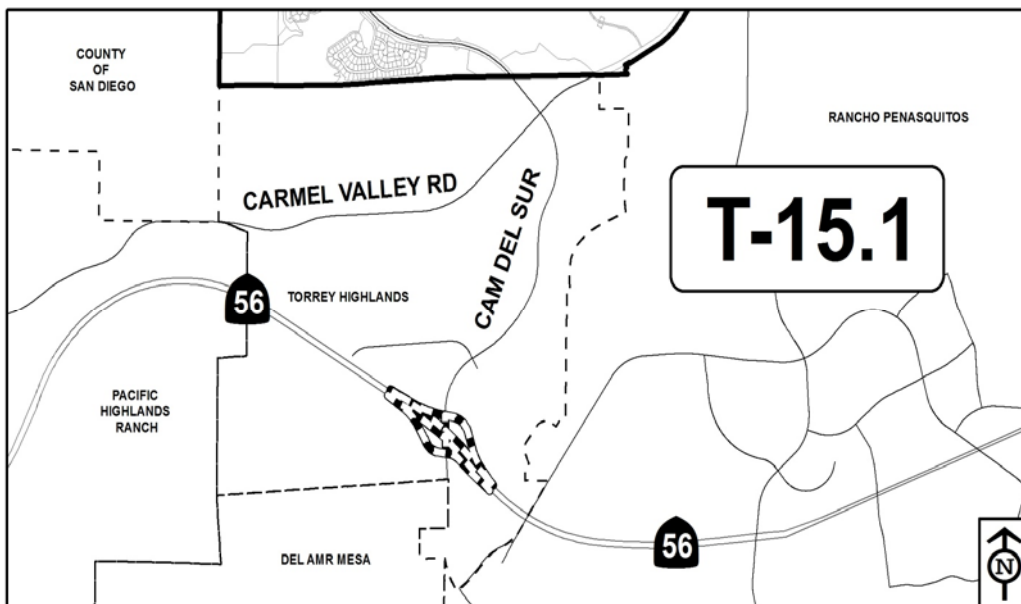
TITLE: CAMINO DEL SUR AND SR-56 INTERCHANGE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-463.0/S-00714

PROJECT: T-15.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH	\$37,075,823	\$29,973,248	\$2,575				\$7,100,000	
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$457,140	\$457,140						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$37,532,963	\$30,430,388	\$2,575	\$0	\$0	\$0	\$7,100,000	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR AND SR-56 INTERCHANGE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-463.0/S-00714

PROJECT: T-15.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A FULL, GRADE SEPARATED, SIX-LANE (WITH DUAL LEFT TURN LANES) FREEWAY INTERCHANGE AT THE INTERSECTION OF CAMINO DEL SUR AND SR-56. THIS INTERCHANGE WILL BE BUILT IN THREE PHASES. PHASE I CONSISTED OF THE WESTERLY TWO-LANE EXTENSION OF SR-56 FROM THE WESTERLY LIMITS OF THE CITY'S PORTION OF THE SR-56 PROJECT TO THE ON/OFF RAMP ON THE EAST SIDE OF THE INTERCHANGE. THIS PHASE ALSO CONSISTED OF THE WESTERLY OFF-RAMP AND THE EASTERLY ON-RAMP TO THE FREEWAY. PHASE II CONSISTED OF THE CONSTRUCTION OF THE FREEWAY OVERCROSSING STRUCTURE AND THE WESTERLY ON-RAMP AND THE EASTERLY OFF-RAMP TO THE FREEWAY. PHASE III, WHEN REQUIRED, WILL PROVIDE FOR THE NORTH TO WESTBOUND CLOVERLEAF ON-RAMP AND THE SOUTH TO EASTBOUND CLOVERLEAF ON-RAMP.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH AND SURROUNDING AREAS AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

PHASE I WAS FUNDED BY DIRECT CONTRIBUTIONS BY TORREY HIGHLANDS SUBDIVIDERS. CALTRANS WILL CONSTRUCT THE WESTERLY EXTENSION OF SR-56 AND THE FREEWAY OVERCROSSING OF CAMINO DEL SUR. NEW DEVELOPMENT IS RESPONSIBLE FOR FUNDING THE FREEWAY RAMPS, ACQUISITION OF THE RIGHT-OF-WAY FOR THE INTERCHANGE, AND MITIGATION FOR THE INTERCHANGE. COST AND SCOPE INCLUDES PROJECT T-16.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-1.3.

DUE TO THE REGIONAL SERVICING NATURE OF THIS INTERCHANGE, THE PROJECT WILL BE FUNDED AS PART OF THE SR-56 IMPROVEMENTS.

SCHEDULE:

PHASES I AND II ARE COMPLETE. PHASE III HAS BEEN SCHEDULED FOR DESIGN AND CONSTRUCTION IN FY 2020, DEPENDENT ON AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

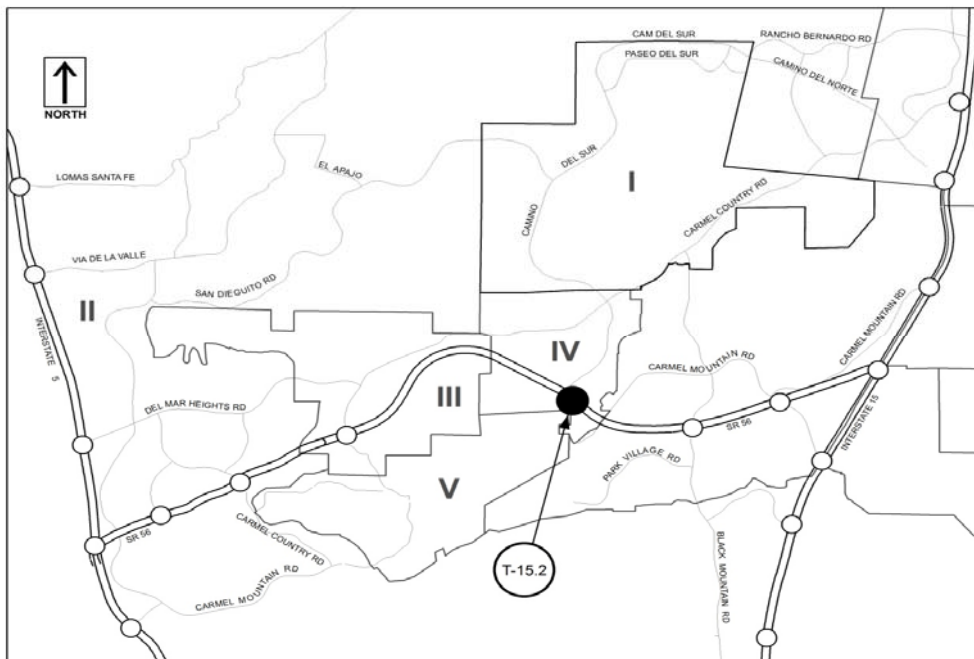
TITLE: SR-56 BIKE INTERCHANGES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 58-171.0/S-00955

PROJECT: T-15.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$605,168							
FBA-PHR	\$530,400							
FBA-TH	\$295,900							
FBA-DMM								
FBA-RP	\$25,566	\$25,566						
STATE								
DEV/SUBD								
PROP A	\$457,528	\$457,528						
SANDAG	\$53,000	\$2,920	\$50,080					
OTHER								
UNIDENT	\$7,222,940							
TOTAL	\$9,190,502	\$486,014	\$50,080	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR	\$605,168							
FBA-PHR								
FBA-TH								
FBA-DMM								
FBA-RP								
STATE								
DEV/SUBD								
PROP A								
SANDAG								
OTHER								
UNIDENT								
TOTAL	\$605,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 BIKE INTERCHANGES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 58-171.0/S-00955

PROJECT: T-15.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

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 TO BE PROPOSED IN THE PROJECT STUDY REPORT WILL EXPEDITE THE MOVEMENTS ALONG THE BICYCLE PATH THROUGH AND CONNECTING TO THE INTERCHANGE AREAS AND ARE NEEDED TO SERVE THE COMMUNITY.

FUNDING:

THE TIMING OF THE OTHER FBA CONTRIBUTIONS WILL BE DETERMINED BY EACH COMMUNITY'S PFFP.

NOTES:

BLACK MOUNTAIN RANCH LIMITED PARTNERSHIP AND THE CITY ARE PARTIES TO A DEVELOPMENT AGREEMENT. PURSUANT TO THIS AGREEMENT, BLACK MOUNTAIN RANCH (BMR) DID NOT OBJECT TO THE INCLUSION OF THIS PROJECT IN THE FACILITIES FINANCING PROGRAM BECAUSE THIS PROJECT DID NOT RESULT IN AN INCREASE IN THE FBA APPLICABLE TO BMR. AS PART OF THE FY 2006 PFFP UPDATE, THE CONTRIBUTION TO BE MADE BY BMR WAS FIXED AT THE AMOUNT ABOVE.

TORREY HIGHLANDS PFFP PROJECT T-11.
PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.7.
DEL MAR MESA PFFP PROJECT 43-26.
RANCHO PEÑASQUITOS PFFP PROJECT T-41.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

ENVIRONMENTAL, DESIGN, AND CONSTRUCTION TO BE COMPLETED AS FUNDING BECOMES AVAILABLE.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

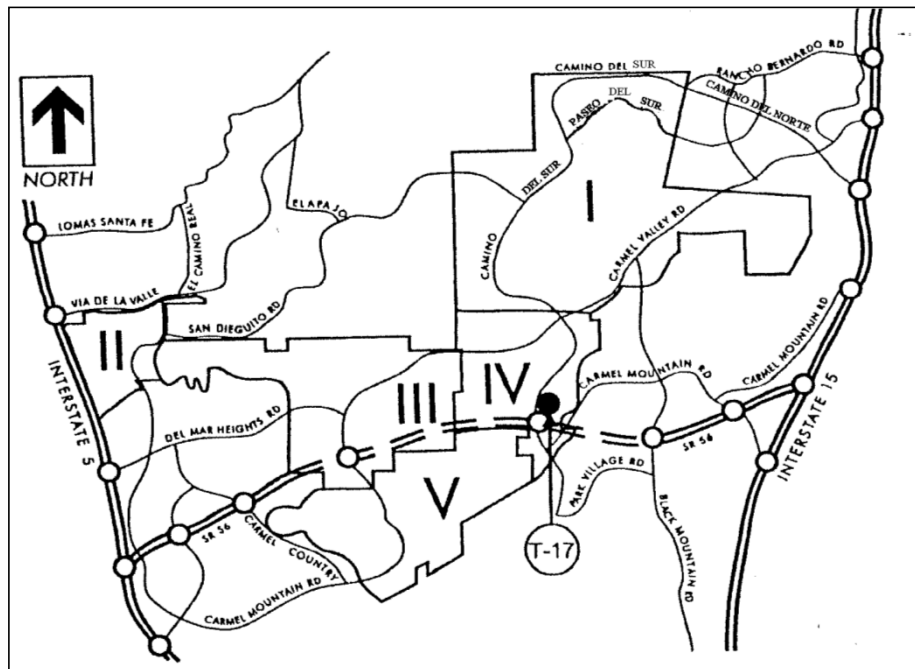
TITLE: CAMINO DEL SUR AND SR-56 PARK & RIDE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-17
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,488,370							
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,488,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR AND SR-56 PARK & RIDE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-17
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A ONE-ACRE PARK AND RIDE FACILITY TO ACCOMMODATE 100 CARS NEAR THE SR-56/CAMINO DEL SUR INTERCHANGE.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

FUNDING:

TO BE FUNDED BY THE TORREY HIGHLANDS FBA.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.3. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITIES PUBLIC FACILITIES FINANCING PLAN.

SCHEDULE:

PROJECT WILL BE CONSTRUCTED AS FUNDS BECOME AVAILABLE AND AS SCOPE IS FURTHER DEFINED.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

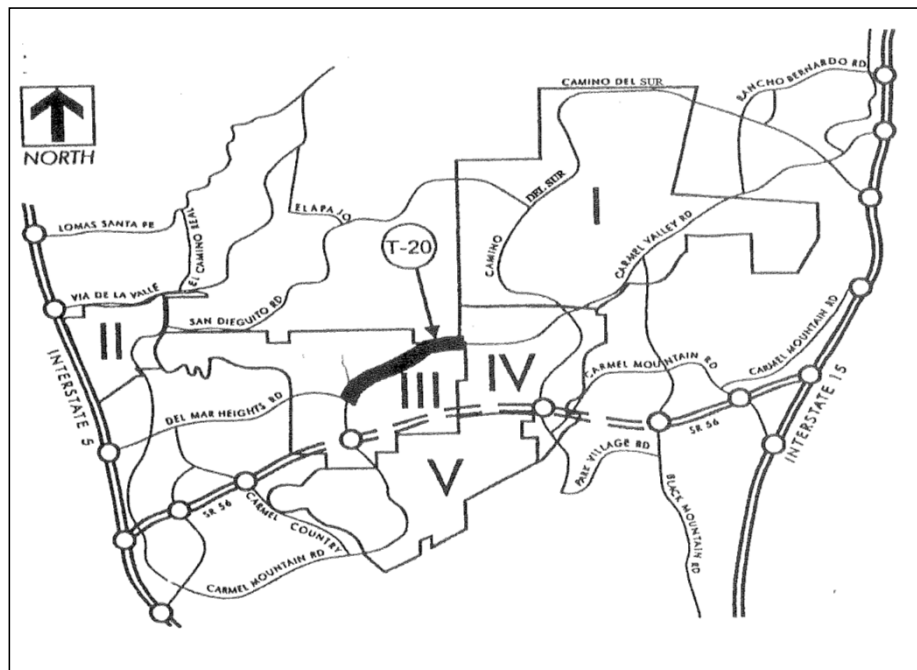
TITLE: CARMEL VALLEY ROAD (DEL MAR HEIGHTS RD EAST TO VIA ABERTURA) - 4 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-747.0/S-00906

PROJECT: T-20
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$22,155,432	\$12,551,802	\$9,603,630					
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$22,155,432	\$12,551,802	\$9,603,630	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (DEL MAR HEIGHTS RD EAST TO VIA ABERTURA) - 4 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-747.0/S-00906

PROJECT: T-20
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM DEL MAR HEIGHTS ROAD TO VIA ABERTURA AS A FOUR-LANE FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY THAT COULD ACCOMMODATE SIX LANES IN THE FUTURE.

JUSTIFICATION:

THIS PROJECT CONSISTENT WITH THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN, IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A PACIFIC HIGHLANDS RANCH DEVELOPER (PARDEE) ADVANCED FUNDING FOR THE PROJECT AND WILL BE REIMBURSED BY THE PACIFIC HIGHLANDS RANCH FBA UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

THIS PROJECT IS PRESENTED HERE FOR INFORMATIONAL PURPOSES ONLY. IT IS FUNDED ENTIRELY THROUGH THE PACIFIC HIGHLANDS RANCH FBA.

PACIFIC HIGHLANDS RANCH PFFP PROJECTS T-4.3 & T-4.4.

SCHEDULE:

THE WIDENING OF CARMEL VALLEY RD FROM DEL MAR HEIGHTS RD TO LOPELIA MEADOWS PLACE HAS BEEN COMPLETED. THE WIDENING FROM LOPELIA MEADOWS PLACE TO VIA ABERTURA WILL BE DONE IN TWO PHASES. PHASE I WAS COMPLETED IN FY 2014. PHASE II IS ANTICIPATED TO BE COMPLETED IN FY 2017.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

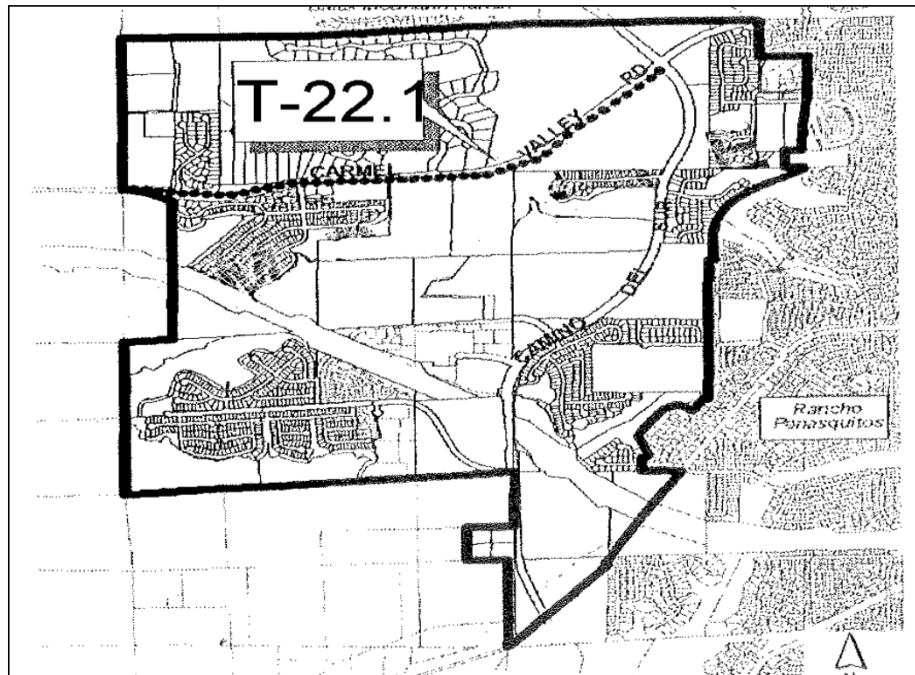
TITLE: CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR) - ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-466.0/S-00854

PROJECT: T-22.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$15,223,324	\$5,171,772	\$10,051,552					
TOTAL	\$15,223,324	\$5,171,772	\$10,051,552	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR) - ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-466.0/S-00854

PROJECT: T-22.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES ON THE SOUTH SIDE OF CARMEL VALLEY ROAD. THIS WIDENING SHALL OCCUR IN TWO INCREMENTS. THE FIRST INCREMENT REQUIRES THE WIDENING FROM VIA ABERTURA EASTERLY ALONG THE FRONTAGE OF THE TORREY DEL MAR DEVELOPMENT. THE SECOND INCREMENT COMPLETES THE REMAINDER OF THE WIDENING FROM THE EASTERN PROPERTY LINE OF THE FAIRBANKS COUNTRY VILLAS TO CAMINO DEL SUR.

JUSTIFICATION:

THIS FACILITY IS REQUIRED TO ACCOMMODATE TRAFFIC GENERATED BY NEW DEVELOPMENT IN TORREY HIGHLANDS AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WILL BE COMPLETED BY TORREY HIGHLANDS DEVELOPERS WITH REIMBURSEMENT FROM THE TORREY HIGHLANDS FBA PER THE TERMS OF TWO SEPARATE REIMBURSEMENT AGREEMENTS. MREC-DAVIDSON COMPLETED THE FIRST SEGMENT OF WIDENING AND D.R. HORTON WILL COMPLETE THE SECOND SEGMENT.

NOTES:

THIS PROJECT IS PRESENTED HERE FOR INFORMATIONAL PURPOSES ONLY. IT IS FUNDED ENTIRELY THROUGH THE TORREY HIGHLANDS FBA.

TORREY HIGHLANDS PFFP PROJECT T-4.3.

SCHEDULE:

THE FIRST PHASE HAS BEEN COMPLETED. THE SECOND PHASE WILL CONSIST OF WIDENING ALONG THE FRONTAGE OF FAIRBANKS COUNTRY VILLAS, VTM#7439, AND WAS COMPLETED BY MREC-DAVIDSON IN FY 2013. THE THIRD PHASE WILL COMPLETE THE WIDENING INCLUDING THE BRIDGE CROSSING AND IS ANTICIPATED TO BE COMPLETED BY D.R. HORTON.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

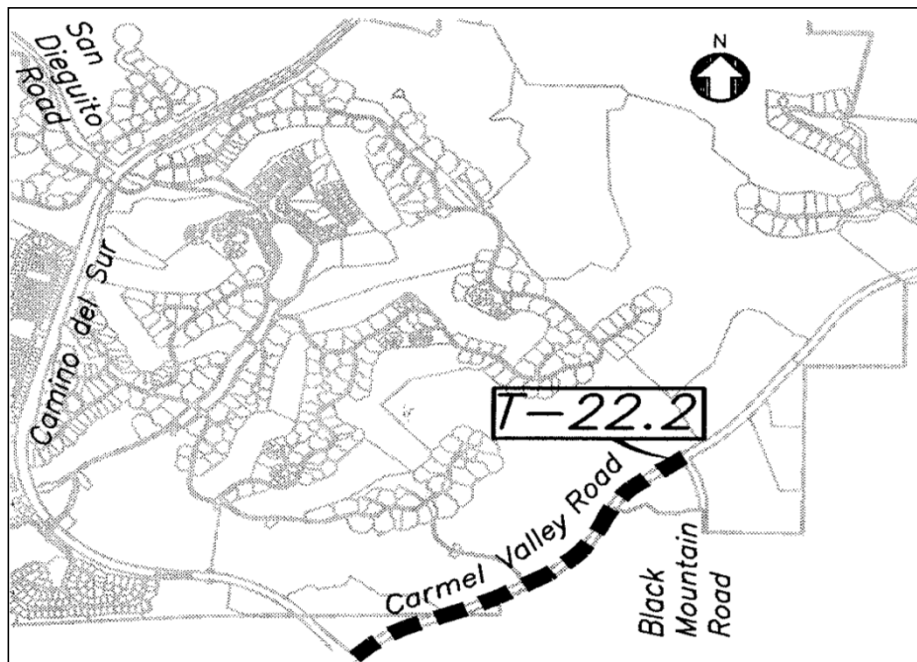
TITLE: CARMEL VALLEY RD (CAMINO DEL SUR TO BLACK MOUNTAIN RD) - ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754/RD-15001

PROJECT: T-22.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,453,870	\$3,453,870						
FBA-PHR								
FBA-TH	\$1,774,058	\$340,597	\$1,433,461					
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$607,348	\$607,348						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,835,276	\$4,401,815	\$1,433,461	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY RD (CAMINO DEL SUR TO BLACK MOUNTAIN RD) - ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754/RD-15001

PROJECT: T-22.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT TWO ADDITIONAL TRAVEL LANES FOR CARMEL VALLEY ROAD. THIS WIDENING SHALL OCCUR IN TWO INCREMENTS. THE FIRST INCREMENT OCCURRED AT EACH END OF THIS REACH TO ACCOMMODATE INTERSECTION REQUIREMENTS. THE SECOND INCREMENT EXTENDS THE WIDENING IN THE MIDDLE PORTION OF THIS ROADWAY. TIMING OF EACH INCREMENT OF WIDENING WILL BE BASED ON THE TORREY HIGHLANDS TRANSPORTATION PHASING PLAN.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED PHASE I OF THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

BMR LLC WILL CONSTRUCT PHASE II OF THE PROJECT PER A REIMBURSEMENT AGREEMENT WITH REIMBURSEMENT FROM THE TORREY HIGHLANDS FBA.

THE SUBDIVIDER COST REPRESENTS THE NON-FBA ELIGIBLE WATER AND SEWER PORTIONS OF THE PROJECT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.4.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BLACK MOUNTAIN RANCH MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

THE FIRST PHASE HAS BEEN COMPLETED. THE SECOND PHASE IS UNDERWAY AND IS EXPECTED TO BE COMPLETED IN FY 2019.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

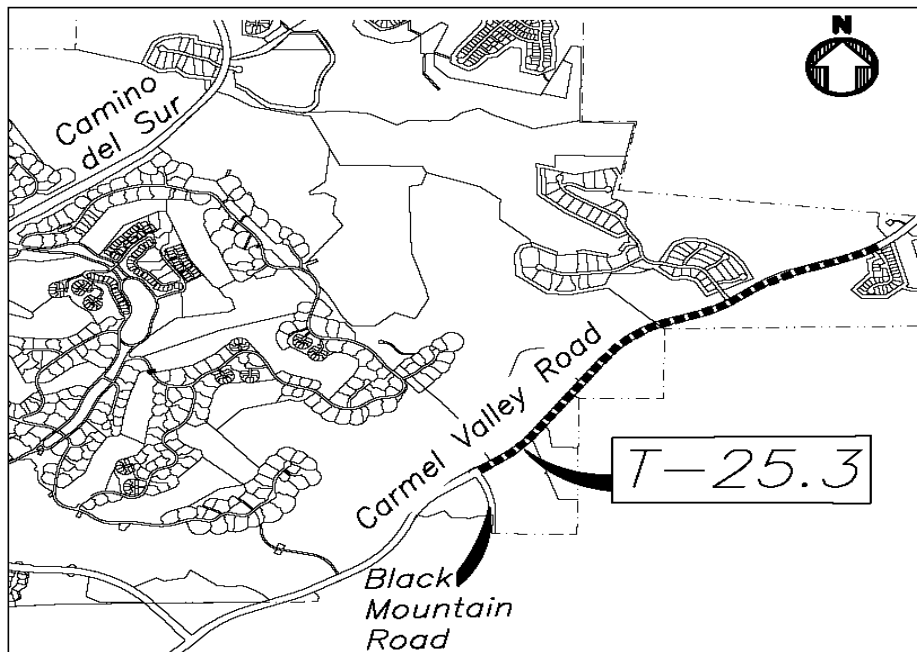
TITLE: CARMEL VALLEY ROAD WIDENING (BLACK MOUNTAIN RD TO CAMINO CRISALIDA)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-25.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,935,940	\$1,366,240		\$2,569,699				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,935,940	\$1,366,240	\$0	\$2,569,699	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD WIDENING (BLACK MOUNTAIN RD TO CAMINO CRISALIDA)

DEPARTMENT:	TRANSPORTATION & STORM WATER	PROJECT:	T-25.3
CIP or JO #:	N/A	COUNCIL DISTRICT:	5
		COMMUNITY PLAN:	BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE TWO INSIDE LANES FROM BLACK MOUNTAIN ROAD EAST TO CAMINO CRISALIDA WITHIN A SIX-LANE RIGHT-OF-WAY.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

CONSTRUCTION IS UNDERWAY WITH COMPLETION ANTICIPATED IN FY 2017 PER APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

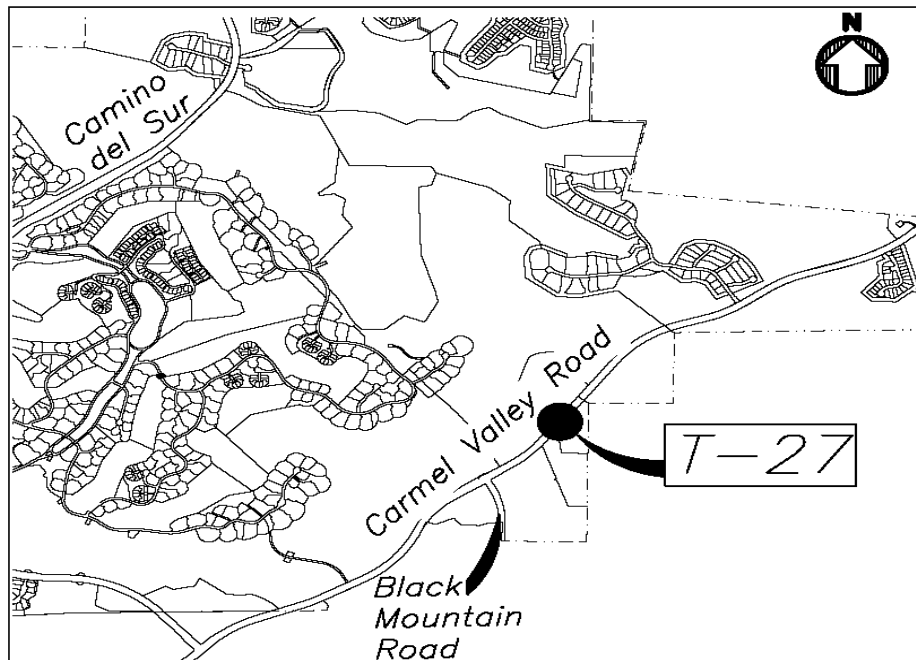
TITLE: CARMEL VALLEY ROAD EAST WILDLIFE CROSSING

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-27
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$2,393,155	\$809,974		\$1,583,181				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,393,155	\$809,974	\$0	\$1,583,181	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD EAST WILDLIFE CROSSING

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-27
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CARMEL VALLEY ROAD TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING WILL OCCUR CONCURRENT WITH THE CONSTRUCTION OF CARMEL VALLEY ROAD (T-25.3).

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

DESIGN AND CONSTRUCTION ARE UNDERWAY WITH COMPLETION ANTICIPATED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

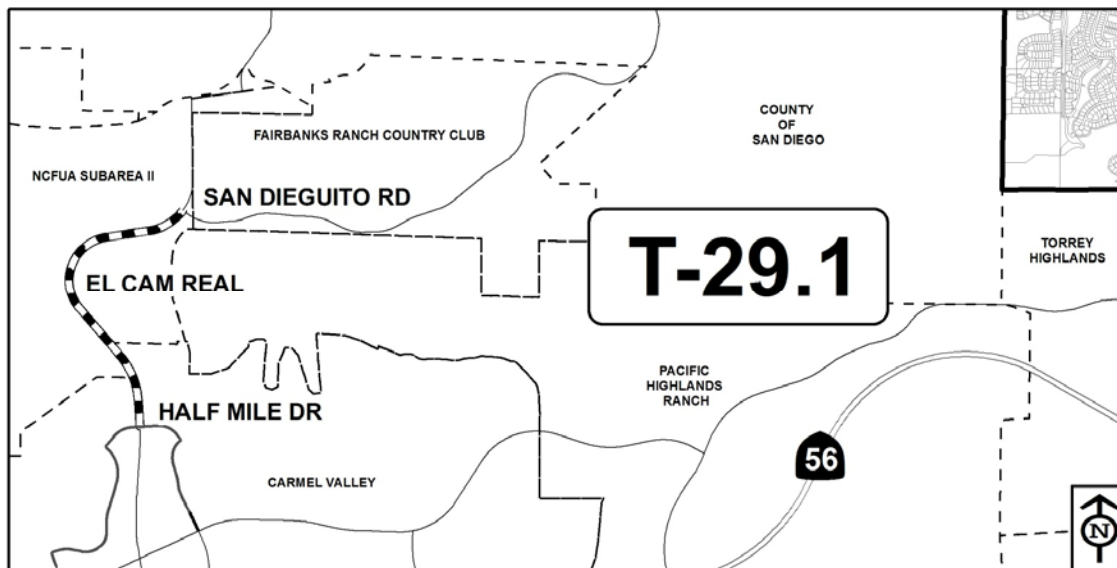
TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE NORTH TO SAN DIEGUITO RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-767.0/S00916

PROJECT: T-29.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
FBA-BMR	\$4,256,000	\$4,256,000						
FBA-PHR	\$1,854	\$1,854						
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
SUBDIV(1)	\$760,937	\$760,937						
SUBDIV(2)	\$1,000,000							
MTDB								
OTHER	\$118,131	\$118,131						
UNIDENT								
TOTAL	\$6,136,922	\$5,136,922	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
SUBDIV(1)								
SUBDIV(2)	\$1,000,000							
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE NORTH TO SAN DIEGUITO RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-767.0/S00916

PROJECT: T-29.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

COMPLETE CONSTRUCTION OF EXISTING EL CAMINO REAL BETWEEN HALF MILE DRIVE AND SAN DIEGUITO ROAD AS A FOUR-LANE MAJOR STREET WITHIN THE EXISTING, GRADED RIGHT-OF-WAY. THE COST INCLUDES A TRAFFIC SIGNAL AT EL CAMINO REAL AND SEA COUNTRY LANE, AND A WILDLIFE UNDERCROSSING.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY D.R. HORTON PER THE TERMS OF COMMUNITY FACILITIES DISTRICT (CFD) NO. 2. THE SUBDIVIDER(1) FUNDING REPRESENTS THE D.R. HORTON COSTS IN EXCESS OF BMR FBA OBLIGATION. SUBDIVIDER(2) FUNDING SHOWN IN FY 2020 REFERS TO FUTURE CONSTRUCTION OF CURB, GUTTER, AND SIDEWALK ON THE WEST SIDE OF THE ROADWAY, WHICH, IF ULTIMATELY REQUIRED, WILL BE THE OBLIGATION OF THE FRONTING PROPERTY OWNERS WHEN THEY DEVELOP. FUNDING SHOWN AS "OTHER" REFERS TO THE AMOUNT CONTRIBUTED BY PARDEE HOMES FOR THE WILDLIFE CROSSING PER THE TERMS OF ITS DEVELOPMENT AGREEMENT.

NOTES:

PACIFIC HIGHLANDS PFFP PROJECT T-12.2.

FUTURE CURB, GUTTER AND SIDEWALK IMPROVEMENTS WILL BE REQUIRED IF WEST SIDE PROPERTY OWNERS DEVELOP.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

THE WIDENING IMPROVEMENTS TO FOUR LANES WAS COMPLETED IN FY 2011. THE TRAFFIC SIGNAL AND WILDLIFE UNDERCROSSING WERE COMPLETED IN FY 2013.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

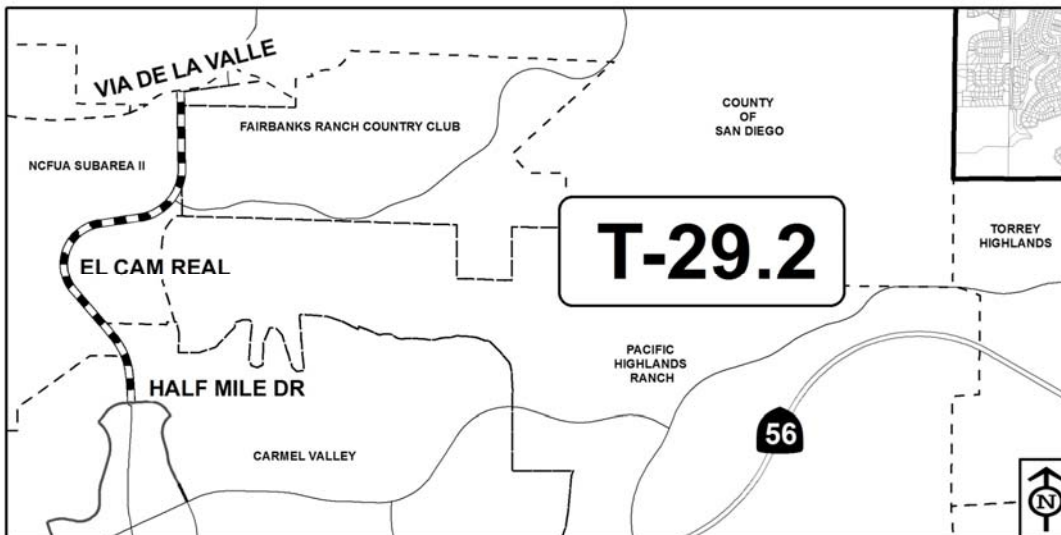
TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE TO VIA DE LA VALLE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-479.0/S-00856

PROJECT: T-29.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR	\$796,300	\$121,454	\$674,846					
DIF - SUB 2	\$1,292,000		\$1,292,000					
DIF - FRCC	\$675,561	\$675,561						
TRANS (1)	\$526,129	\$526,129						
TRANS (2)	\$925,000	\$717,999	\$207,001					
COUNTY								
DEV/SUBD	\$714,354		\$714,354					
FD GRANT	\$25,969,112	\$3,144,164	\$2,129,290				\$20,695,658	
OTHER	\$157,000		\$157,000					
UNIDENT	\$3,200,000							
TOTAL	\$34,255,456	\$5,185,307	\$5,174,491	\$0	\$0	\$0	\$20,695,658	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
DIF - SUB 2								
DIF - FRCC								
TRANS (1)								
TRANS (2)								
COUNTY								
DEV/SUBD								
FD GRANT								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: EL CAMINO REAL WIDENING (HALF MILE DRIVE TO VIA DE LA VALLE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-479.0/S-00856

PROJECT: T-29.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDES FOR REPLACING THE EXISTING TWO-LANE BRIDGE WITH A FOUR-LANE BRIDGE AND WIDENING THE EXISTING TWO-LANE ROADWAY TO A MODIFIED FOUR-LANE MAJOR ROAD. THE PROJECT WILL ALSO PROVIDE FOR IMPROVEMENTS ON EASTBOUND VIA DE LA VALLE AS FAR AS NORTHBOUND EL CAMINO REAL.

JUSTIFICATION:

THIS PROJECT WILL REPLACE THE EXISTING BRIDGE AND MODIFY THE SEGMENT OF EL CAMINO REAL BETWEEN VIA DE LA VALLE AND SAN DIEGUITO RD IN ORDER TO ENSURE A STRUCTURALLY SOUND BRIDGE OVER THE SAN DIEGUITO RIVER, ALLEVIATE PROBLEMS ASSOCIATED WITH HIGH FLOOD EVENTS, IMPROVE PEDESTRIAN AND VEHICULAR ACCESS TO NEARBY COASTAL AND RECREATIONAL RESOURCES, RELIEVE TRAFFIC CONGESTION, AND IMPROVE CONSISTENCY WITH THE ADOPTED LAND-USE PLAN FOR THE PROJECT AREA. THIS PROJECT IS CONSISTENT WITH THE FAIRBANKS RANCH COUNTRY CLUB SPECIFIC PLAN, THE NORTH CITY FUTURE AREA FRAMEWORK PLAN, IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

BESIDES THE PACIFIC HIGHLANDS RANCH (PHR) FBA FUNDING SHOWN, THE PROJECT INCLUDES THE FOLLOWING FUNDING SOURCES:

DEV/SUBD - REPRESENTS THE BMR SHARE OF THIS PROJECT THAT WILL BE PROVIDED BY THE BMR DEVELOPER, BMR LLC, AS A DIRECT CASH CONTRIBUTION PER THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN THRESHOLDS.

DIF - SUBAREA 2
DIF-FRCC - FAIRBANKS RANCH COUNTRY CLUB
TRANSNET (1) - PROP A
TRANSNET (2) - TRANSNET EXTENSION CONGESTION RELIEF FUND (RTCIP)
FD GRANT - HIGHWAY BRIDGE PROGRAM (HBP)
OTHER - PRIVATE & OTHERS CONTRIBUTION

NOTES:

PACIFIC HIGHLANDS PFFP PROJECT T-12.3.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

THE ENVIRONMENTAL REVIEW PROCESS BEGAN IN FISCAL YEAR 2007 AND WILL BE COMPLETED IN FISCAL YEAR 2017. DESIGN WILL BEGIN IN FISCAL YEAR 2017 AND WILL BE COMPLETED IN FISCAL YEAR 2018. LAND ACQUISITION IS SCHEDULED TO BEGIN IN FISCAL YEAR 2018. DUE TO THE COMPLEXITY IN OBTAINING ENVIRONMENTAL CLEARANCE, CONSTRUCTION IS ANTICIPATED TO BE ADVERTISED IN FISCAL YEAR 2020. CONSTRUCTION IS SCHEDULED TO BEGIN IN FISCAL YEAR 2021 AND ANTICIPATED TO BE COMPLETED IN FISCAL YEAR 2023.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

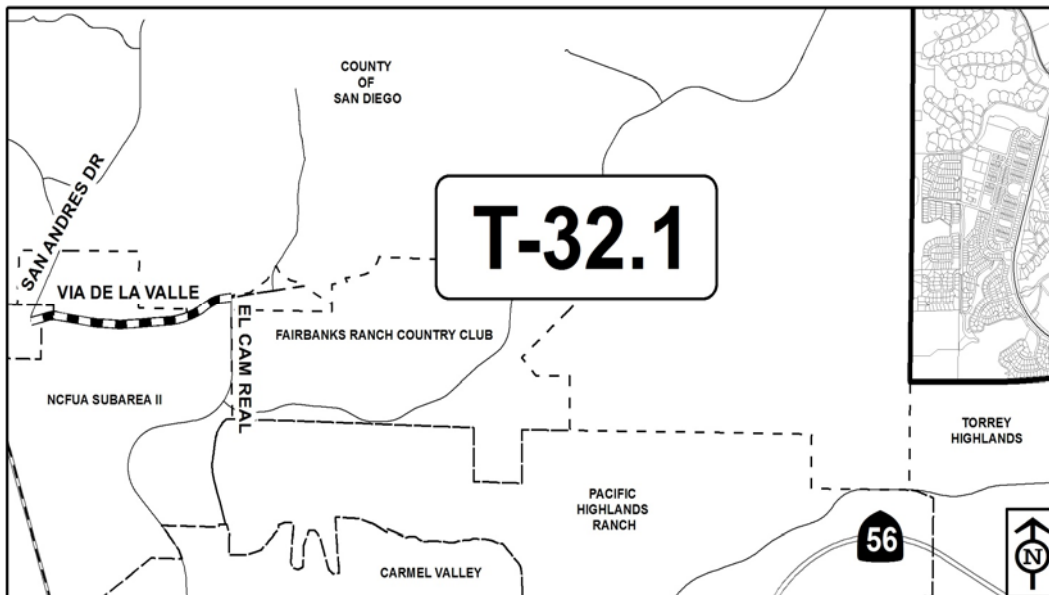
TITLE: VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11001

PROJECT: T-32.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$7,941,555	\$1,351,395	\$50,000		\$583,994	\$1,985,389	\$3,970,778	
FBA-PHR								
FBA -TH								
FBA-DMM								
COUNTY								
CRD	\$967,367				\$967,367			
DEV/SUBD	\$14,141	\$14,141						
PHR SUBD	\$680,000				\$680,000			
MTDB								
OTHER	\$2,154,898				\$2,154,898			
UNIDENT								
TOTAL	\$11,757,961	\$1,365,536	\$50,000	\$0	\$4,386,259	\$1,985,389	\$3,970,778	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA -TH								
FBA-DMM								
COUNTY								
CRD								
DEV/SUBD								
PHR SUBD								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: VIA DE LA VALLE WIDENING (W. EL CAMINO REAL TO SAN ANDRES DR) - ADD 2 LNS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11001

PROJECT: T-32.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

RECONSTRUCT EXISTING VIA DE LA VALLE BETWEEN SAN ANDRES DRIVE AND EL CAMINO REAL WEST TO FOUR-LANE MAJOR STREET STANDARDS TO ACCOMMODATE EXISTING AND PROJECTED SUB-REGIONAL TRAFFIC. MODIFY SIGNALS AT SAN ANDRES DRIVE AND EL CAMINO REAL WEST AS REQUIRED AND RELOCATE EXISTING OVERHEAD UTILITIES TO UNDERGROUND LOCATIONS. RESTRIPE VIA DE LA VALLE BETWEEN SAN ANDRES DRIVE AND I-5 TO SIX LANES.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

BMR LLC WILL CONSTRUCT THIS PROJECT UNDER THE TERMS OF REIMBURSEMENT AGREEMENT WITH FUNDING FROM THE BLACK MOUNTAIN RANCH (BMR) FBA, AS WELL AS THE FOLLOWING OTHER SOURCES. BASED ON BMR LLC'S MOST RECENT DESIGN ESTIMATES, THE PROJECT COST ESTIMATE MAY CHANGE AND WOULD BE REFLECTED IN A FUTURE AMENDMENT OR UPDATE TO THE BLACK MOUNTAIN RANCH PUBLIC FACILITY FINANCING PLAN.

DEV/SUBD COSTS REPRESENT COSTS NOT ELIGIBLE FOR REIMBURSEMENT FROM THE BMR FBA.

PHR - SUBD REPRESENTS A LETTER OF CREDIT PUT UP BY PARDEE HOMES REPRESENTING THE DEL MAR HIGHLANDS ESTATES OBLIGATION FOR THIS PROJECT.

CRD FUNDING REPRESENTS FUNDS COLLECTED FOR THE SAN ANDRES COST REIMBURSEMENT DISTRICT TO PAY FOR VIA DE LA VALLE AND OTHER IMPROVEMENTS.

"OTHERS" FUNDING REPRESENTS THE FLOWER HILL MALL LLC 7.7% OBLIGATION FOR THIS PROJECT (\$1,010,298). PER EIR NO. 172026, THE CITY WILL COLLECT THE FLOWER HILL CONTRIBUTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FLOWER HILL MALL PROJECT. THE NEW ONE PASEO PROJECT'S 9.7% OBLIGATION WAS \$1,144,600. ONE PASEO'S OBLIGATION WAS A FAIR-SHARE CONTRIBUTION PER SDP NO. 157919 AND NDP NO. 1579192. OTHER POTENTIAL CONTRIBUTIONS INCLUDE PROPERTY OWNERS WITH STREET FRONTAGE ON VIA DE LA VALLE; VERDE DEL MAR (TM-92-0430); LOMAS SANTA FE/VIA DE LA VALLE SPECIFIC PLAN/CARMEL VALLEY NORTH OBLIGATION FOR NORTH HALF OF IMPROVEMENTS FRONTING VIA DE LA VALLE SPECIFIC PLAN, AND THE 22ND AGRICULTURAL DISTRICT.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-13.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

PRELIMINARY ENGINEERING AND DESIGN IS ON-GOING, WITH FINAL DESIGN AND CONSTRUCTION CURRENTLY SCHEDULED TO BEGIN IN FY 2018 AND BE COMPLETED IN FY 2020.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

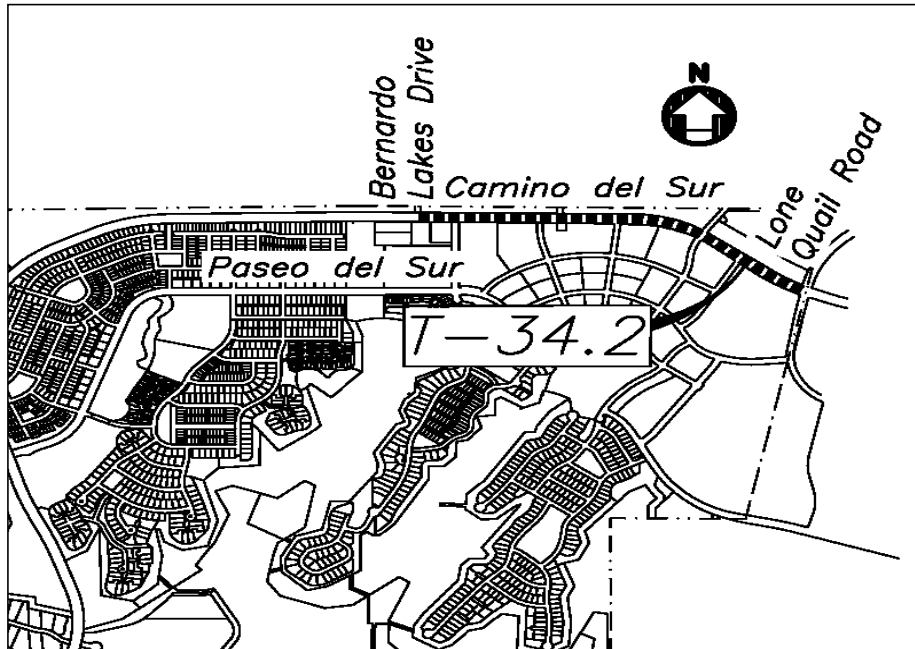
TITLE: CAMINO DEL SUR (BERNARDO LAKES DR EAST TO LONE QUAIL RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11000

PROJECT: T-34.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$6,518,322	\$4,388,128		\$2,130,193				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$1,600,000	\$1,600,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$8,118,322	\$5,988,128	\$0	\$2,130,193	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO DEL SUR (BERNARDO LAKES DR EAST TO LONE QUAIL RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11000

PROJECT: T-34.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT A FOUR-LANE MAJOR ROADWAY WITHIN A SIX-LANE RIGHT-OF-WAY. THE PROJECT WILL BE BUILT IN TWO PHASES. THE FIRST PHASE CONSISTED OF THE TWO NORTHERLY LANES BETWEEN BERNARDO LAKES DRIVE AND LONE QUAIL ROAD THAT WERE BUILT AS A SUBDIVIDER IMPROVEMENT. THE SECOND PHASE CONSISTS OF DESIGN AND CONSTRUCTION OF THE SOUTHERLY TWO LANES AND THE MEDIAN FROM BERNARDO LAKES DRIVE TO LONE QUAIL ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE SUBDIVIDER FUNDING SHOWN REPRESENTS THE FUNDING PROVIDED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

NOTES:

SCHEDULE:

PROJECT COMPLETE, WITH REMAINING REIMBURSEMENT SCHEDULED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

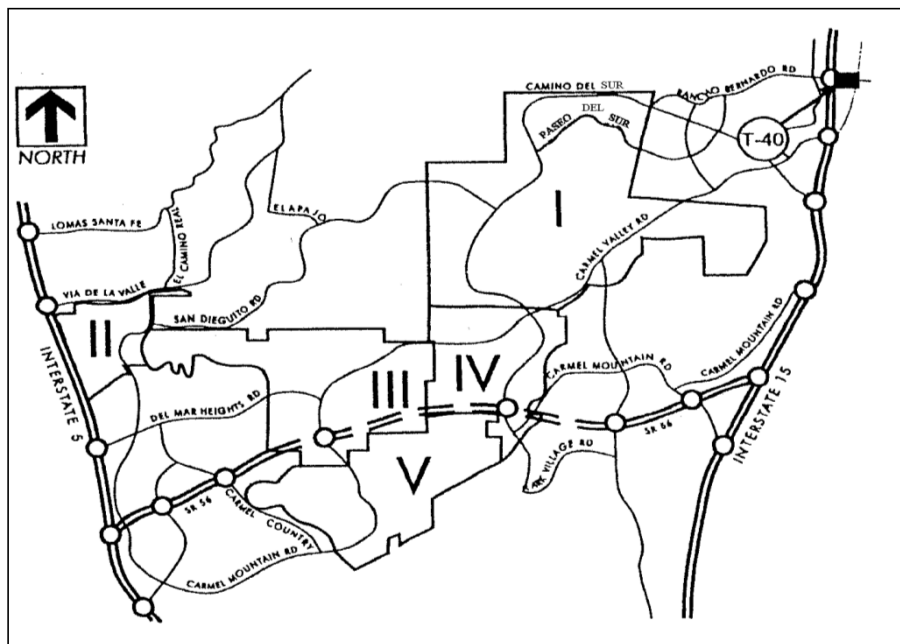
TITLE: RANCHO BERNARDO RD WIDENING (I-15 TO BERNARDO CENTER DR)- ADD 2 LNS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-40
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,577,555			\$1,788,777	\$1,431,022	\$357,755		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,577,555	\$0	\$0	\$1,788,777	\$1,431,022	\$357,755	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: RANCHO BERNARDO RD WIDENING (I-15 TO BERNARDO CENTER DR)- ADD 2 LNS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-40
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANES PORTION OF RANCHO BERNARDO ROAD BETWEEN THE I-15 NORTHBOUND RAMPS AND BERNARDO CENTER DRIVE TO ATTAIN THE SIX-LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED SUBAREA PLAN.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

CONSTRUCTION IS UNDERWAY AND PROJECT COMPLETION IS ANTICIPATED IN FY 2019 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

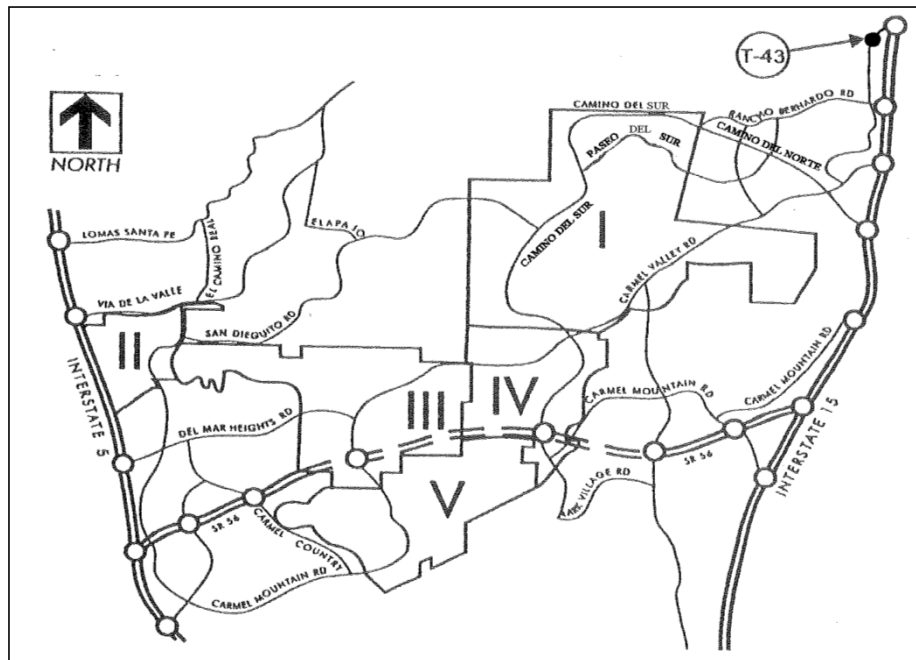
TITLE: WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-43
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$713,465			\$356,733	\$285,386	\$71,347		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$713,465	\$0	\$0	\$356,733	\$285,386	\$71,347	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL RD)

DEPARTMENT:	TRANSPORTATION & STORM WATER	PROJECT:	T-43
CIP or JO #:	N/A	COUNCIL DISTRICT:	5
		COMMUNITY PLAN:	BMR

DESCRIPTION:

DESIGN AND CONSTRUCT SPOT WIDENING TO ALLOW TWO THROUGH LANES, BIKE LANES AND ADDITIONAL WIDTH AT INTERSECTION WITH PARK ENTRANCES TO WEST BERNARDO ROAD BETWEEN THE I-15 SOUTHBOUND RAMPS SOUTHWARD TO AGUAMIEL ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

PROJECT HAS BEEN DESIGNED AND PERMITTED. CONSTRUCTION BEGAN IN FY 2017 WITH PROJECT COMPLETION ESTIMATED IN FY 2019 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

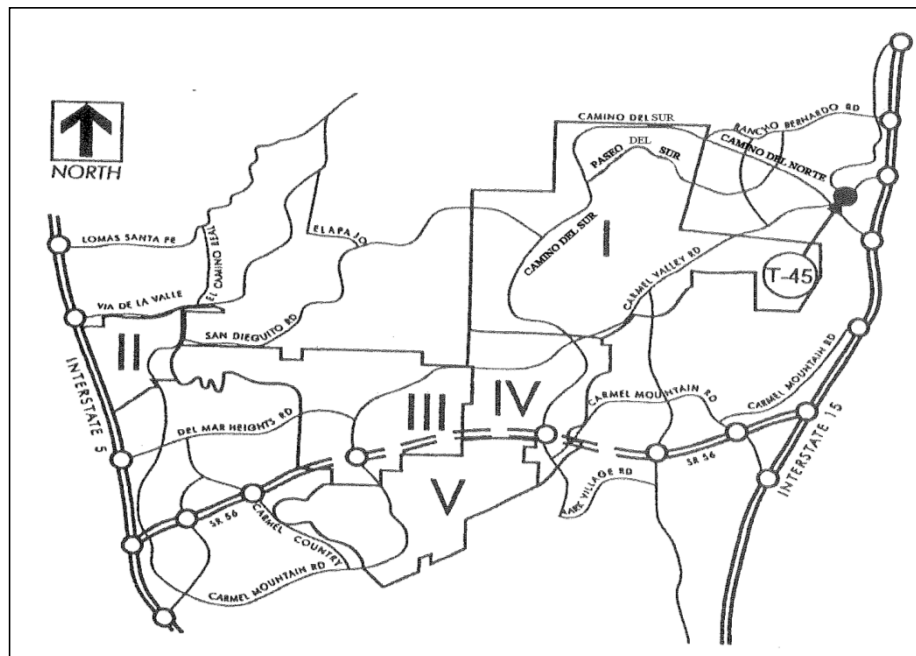
TITLE: WEST BERNARDO DR AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-45
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,101,258			\$550,629	\$440,503	\$110,126		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,101,258	\$0	\$0	\$550,629	\$440,503	\$110,126	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: WEST BERNARDO DR AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-45
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT INTERSECTION IMPROVEMENTS TO PROVIDE ADDITIONAL RIGHT TURNS FROM BERNARDO CENTER DRIVE TO WEST BERNARDO DRIVE, INCLUDING A MINOR WIDENING.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

PROJECT HAS BEEN DESIGNED AND PERMITTED. PROJECT CONSTRUCTION BEGAN IN FY 2017 AND IS ANTICIPATED TO BE COMPLETED IN FY 2019 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

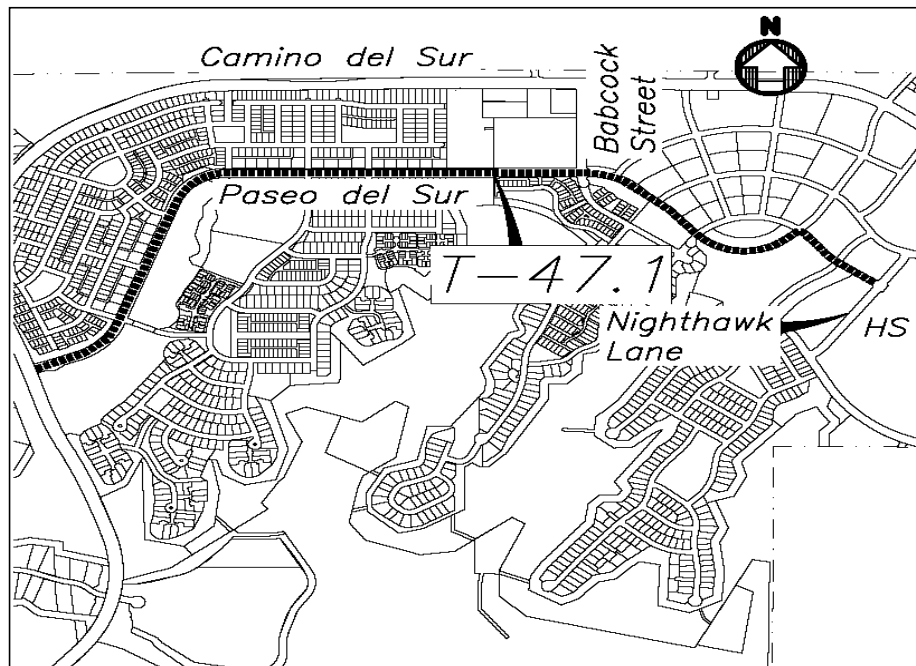
TITLE: PASEO DEL SUR (CAMINO DEL SUR EAST TO HIGH SCHOOL ENTRANCE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-797.0

PROJECT: T-47.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$11,832,675	\$9,985,067		\$1,847,608				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$1,597,410	\$1,597,410						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$13,430,085	\$11,582,477	\$0	\$1,847,608	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PASEO DEL SUR (CAMINO DEL SUR EAST TO HIGH SCHOOL ENTRANCE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-797.0

PROJECT: T-47.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT PASEO DEL SUR AS A MODIFIED TWO-LANE MAJOR STREET BETWEEN CAMINO DEL SUR AND BABCOCK STREET AND FROM BABCOCK STREET TO DEL NORTE HIGH SCHOOL ENTRANCE AS A TWO-LANE COLLECTOR. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE (T-47.1a) CONSISTS OF PASEO DEL SUR AS A MODIFIED TWO-LANE MAJOR BETWEEN CAMINO DEL SUR AND BABCOCK STREET. THE SECOND PHASE (T-47.1b) ENCOMPASSES PASEO DEL SUR AS A TWO-LANE COLLECTOR FROM BABCOCK STREET EASTERLY TO THE DEL NORTE HIGH SCHOOL ENTRANCE.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE DEV/SUBD FUNDING REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

NOTES:

THE ALIGNMENT OF THIS PROJECT WAS MODIFIED FROM IT ORIGINAL DESCRIPTION DUE TO THE LAND USE AND CIRCULATION RECONFIGURATION IN THE NORTH VILLAGE AS PART OF THE SUBAREA PLAN AMENDMENT IN 2009.

SCHEDULE:

THE FIRST PHASE (T-47.1a) IS COMPLETE. THE SECOND PHASE (T-47.1b) IS ANTICIPATED TO BE COMPLETED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

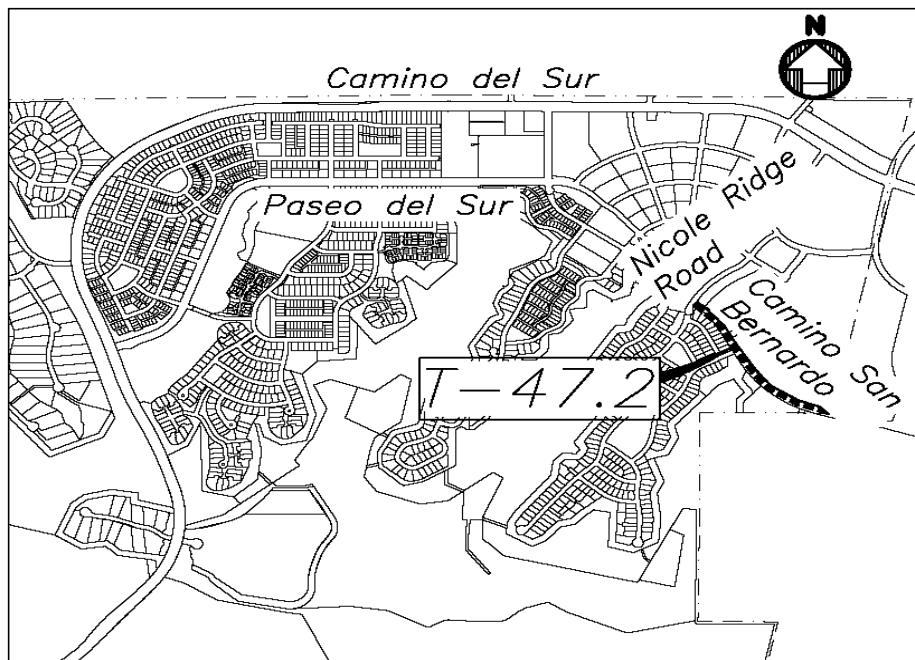
TITLE: CAMINO SAN BERNARDO (NICOLE RIDGE RD EAST TO CITY LIMITS)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-47.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$2,001,553	\$1,624,421		\$377,132				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$1,312,801	\$1,312,801						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,314,354	\$2,937,222	\$0	\$377,132	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CAMINO SAN BERNARDO (NICOLE RIDGE RD EAST TO CITY LIMITS)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-47.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO SAN BERNARDO AS A TWO-LANE COLLECTOR STREET BETWEEN NICOLE RIDGE ROAD AND THE CITY LIMITS TO THE EAST. THIS ROAD WAS BUILT IN TWO PHASES. PHASE 1 (T-47.2a) IS THE PORTION BETWEEN NIGHTHAWK LANE AND THE CITY LIMITS. PHASE 2 (T-47.2b) IS THE REMAINING PORTION BETWEEN NIGHTHAWK LANE AND NICOLE RIDGE ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEVELOPER (BMR LLC) WILL CONSTRUCT BOTH PHASES OF PROJECT WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. BMR LLC CONSTRUCTED PHASE I IN 2008. THE POWAY UNIFIED SCHOOL DISTRICT PAID FOR HALF OF THIS SEGMENT. THAT IS REPRESENTED BY THE DEV/SUBD FUNDING SHOWN ABOVE.

NOTES:

SCHEDULE:

PHASE 1 (T-47.2a) ADJACENT TO THE HIGH SCHOOL WAS COMPLETED IN FY 2008. PHASE 2 (T-47.2b) BEGAN CONSTRUCTION IN FY 2013 AND IS PROJECTED TO BE COMPLETED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

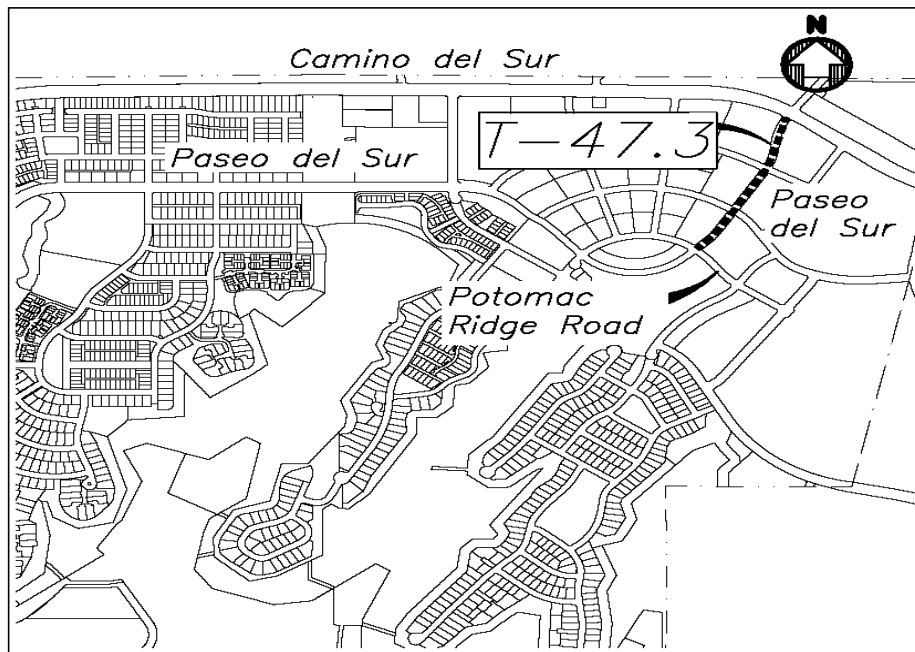
TITLE: PASEO DEL SUR (POTOMAC RIDGE RD TO CAMINO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-47.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$2,088,362	\$565,855		\$1,522,507				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,088,362	\$565,855	\$0	\$1,522,507	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PASEO DEL SUR (POTOMAC RIDGE RD TO CAMINO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-47.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT PASEO DEL SUR AS A TWO-LANE COLLECTOR STREET FROM POTOMAC RIDGE ROAD TO CAMINO DEL SUR.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

A DEVELOPER (BMR LLC) WILL ADVANCE THE FUNDING AND CONSTRUCT THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

NOTES:

SCHEDULE:

PROJECT HAS BEEN DESIGNED AND PERMITTED. CONSTRUCTION COMPLETION ANTICIPATED IN FY 2017 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

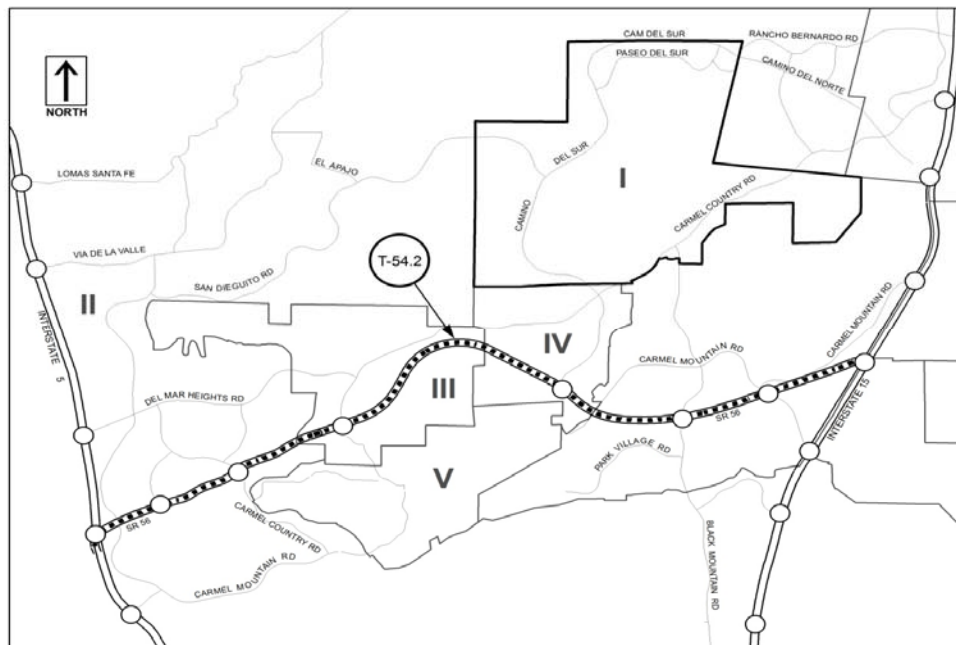
TITLE: SR-56 WIDENING (INTERSTATE 5 TO INTERSTATE 15) - ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-14000

PROJECT: T-54.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR	\$11,546,000						\$11,546,000	
FBA-TH	\$8,796,000	\$457,642	\$1,542,358				\$5,296,000	
FBA-DMM	\$567,000				\$567,000			
COUNTY								
STATE								
DEV/SUBD	\$12,091,000		\$12,091,000					
PRIVATE								
MTDB								
OTHER								
UNIDENT	\$119,000,000							
TOTAL	\$152,000,000	\$457,642	\$13,633,358	\$0	\$567,000	\$0	\$16,842,000	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 WIDENING (INTERSTATE 5 TO INTERSTATE 15) - ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-14000

PROJECT: T-54.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONVERSION OF THE FOUR-LANE FREEWAY TO 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.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE BLACK MOUNTAIN RANCH, DEL MAR MESA, PACIFIC HIGHLANDS RANCH, AND TORREY HIGHLANDS SUBAREA PLANS, IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN, AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEV/SUBD - REPRESENTS THE BMR SHARE OF THIS PROJECT THAT WILL BE PROVIDED BY THE BMR DEVELOPER, BMR LLC, AS A DIRECT CASH CONTRIBUTION PER THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN THRESHOLDS.

DUE TO THE REGIONAL SERVING NATURE OF THIS FREEWAY, IT IS ANTICIPATED THAT FEDERAL, STATE, OR OTHER OUTSIDE FUNDING FOR THIS PROJECT WILL BE OBTAINED. IN THE ABSENCE OF THESE OTHER FUNDING SOURCES, DEVELOPMENT WITHIN THE INDIVIDUAL COMMUNITIES OF THE NORTH CITY AREA MAY BE REQUIRED TO ADVANCE A PARTIAL COST OF THIS PROJECT. HOWEVER, THESE SUBAREA SHARES ARE CAPPED AT THE CURRENT LEVELS.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.2B
TORREY HIGHLANDS PFFP PROJECT T-1.2B
DEL MAR MESA PFFP PROJECT 43-5C.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

A CO-OP AGREEMENT WITH CALTRANS WAS APPROVED IN LATE FY 2014 TO FUND A PROJECT STUDY TO EVALUATE EXISTING CONDITIONS AND DEVELOP DESIGN ALTERNATIVES FOR THE FUTURE PROJECT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

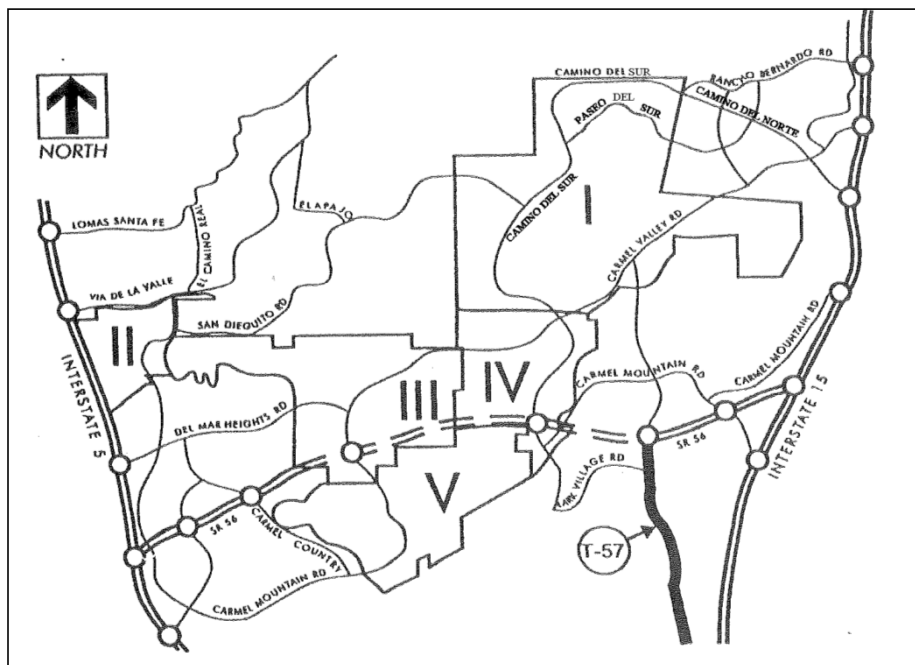
TITLE: BLACK MOUNTAIN ROAD WIDENING (SR-56 SOUTH TO MERCY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-57
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$993,000							\$993,000
FBA-PHR	\$750,000							
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT	\$7,626,000							
TOTAL	\$9,369,000	\$0	\$0	\$0	\$0	\$0	\$0	\$993,000

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN ROAD WIDENING (SR-56 SOUTH TO MERCY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-57
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

WIDEN BLACK MOUNTAIN ROAD IN RANCHO PEÑASQUITOS, FROM SR-56 SOUTH TO MERCY ROAD, TO A MODIFIED SIX-LANE ARTERIAL WITH CLASS II BICYCLE LANES. THE INTERSECTION OF BLACK MOUNTAIN ROAD AND PARK VILLAGE ROAD WILL BE MODIFIED TO PROVIDE FOR THE CLASS II BICYCLE LANES.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

THE FUNDING ALLOCATION BETWEEN FBAS IS BASED ON THE SHARE OF TRAFFIC CONTRIBUTED BY EACH COMMUNITY. THE SHARE PERCENTAGES ARE:

BLACK MOUNTAIN RANCH (BMR) - 10.6%
PACIFIC HIGHLANDS RANCH (PHR) - 8%

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-11.1
RANCHO PEÑASQUITOS PFFP PROJECTS 2C AND 2D

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

THIS PROJECT IS THE SUBJECT OF A PENDING COMMUNITY PLAN AMENDMENT TO REMOVE IT FROM THE RANCHO PENASQUITOS COMMUNITY PLAN AND RELATED PUBLIC FACILITIES FINANCING PLANS.

SCHEDULE:

ALTHOUGH THE BMR FBA SHARE OF THE PROJECT IS SCHEDULED FOR FY 2021, THE PROJECT CANNOT GO FORWARD UNTIL 100% OF THE NECESSARY FUNDING IS IDENTIFIED.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

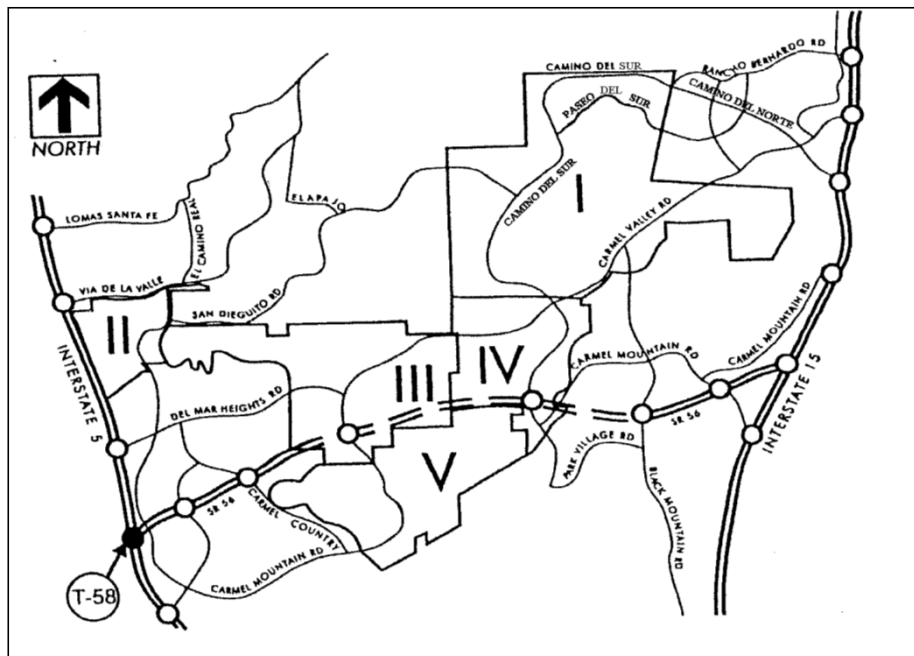
TITLE: **SR-56 AT I-5 INTERCHANGE IMPROVEMENTS**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-311.0/S-00707

PROJECT: **T-58**
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR	\$7,000,000	\$737,849	\$135,475					
FBA-TH								
FBA-DMM								
GRANT	\$1,637,738	\$1,637,738						
STATE								
DEV/SUBD	\$580,000							
PRIVATE								
MTDB								
OTHER	\$349,367	\$349,367						
UNIDENT								
TOTAL	\$9,567,105	\$2,724,954	\$135,475	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR		\$6,126,676						
FBA-TH								
FBA-DMM								
GRANT								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$6,126,676	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56 AT I-5 INTERCHANGE IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-311.0/S-00707

PROJECT: T-58
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE PREPARATION OF A PROJECT REPORT AND ENVIRONMENTAL DOCUMENT (PR/ED) FOR THE NORTHERLY CONNECTORS OF THE I-5 AND SR-56 FREEWAYS. ALTERNATIVES UNDER CONSIDERATION INCLUDE DIRECT FREEWAY TO FREEWAY FROM WESTBOUND SR-56 TO NORTHBOUND I-5 AND SOUTHBOUND I-5 TO EASTBOUND SR-56; AN AUXILIARY LANE ALTERNATIVE WHICH PROPOSES PROVIDING OPERATIONAL IMPROVEMENTS ON I-5 BETWEEN DEL MAR HEIGHTS RD AND CARMEL VALLEY RD BETWEEN I-5 AND SR-56, AND ON SR-56 WEST OF CARMEL COUNTRY RD; OR DIRECT FREEWAY CONNECTORS FROM WESTBOUND SR-56 TO NORTHBOUND I-5 AND THE AUXILIARY LANE IMPROVEMENTS ON SOUTHBOUND I-5, EASTBOUND ON CARMEL VALLEY RD, AND EASTBOUND SR-56.

JUSTIFICATION:

THIS PROJECT IS CONSISTENT WITH THE SUBAREA PLANS, IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN, AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DEV/SUBD - REPRESENTS THE BMR SHARE OF THIS PROJECT THAT WILL BE PROVIDED BY THE BMR DEVELOPER, BMR LLC, AS A DIRECT CASH CONTRIBUTION PER THE REQUIREMENTS OF THE BLACK MOUNTAIN RANCH TRANSPORTATION PHASING PLAN THRESHOLDS.

DUE TO THE REGIONAL SERVING NATURE OF THIS PROJECT, FUNDING FOR PHASE I WAS PROVIDED BY FEDERAL FUNDS APPROVED BY CONGRESS. IT IS ANTICIPATED THAT ADDITIONAL FEDERAL, STATE, OR OTHER OUTSIDE FUNDING WILL ALSO BE USED FOR PHASE II. PARDEE WILL ADVANCE OR OTHERWISE ASSURE THE PACIFIC HIGHLANDS RANCH FBA SHARE OF THE PROJECT.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.5

SCHEDULE:

PREPARATION OF THE PROJECT REPORT AND ENVIRONMENTAL DOCUMENT BEGAN IN FISCAL YEAR 2004 AND WAS COMPLETED IN FISCAL YEAR 2014.

PER THE CITY'S PUBLIC WORKS DEPARTMENT, THIS PROJECT WILL BE CONSTRUCTED BY CALTRANS WHEN FUNDING IS IDENTIFIED. THE FBA FUNDING WILL BE CONTRIBUTED AT THE TIME OF CONSTRUCTION. IN THE INTERIM, THE CURRENT CIP FOR THIS PROJECT WILL BE CLOSED.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

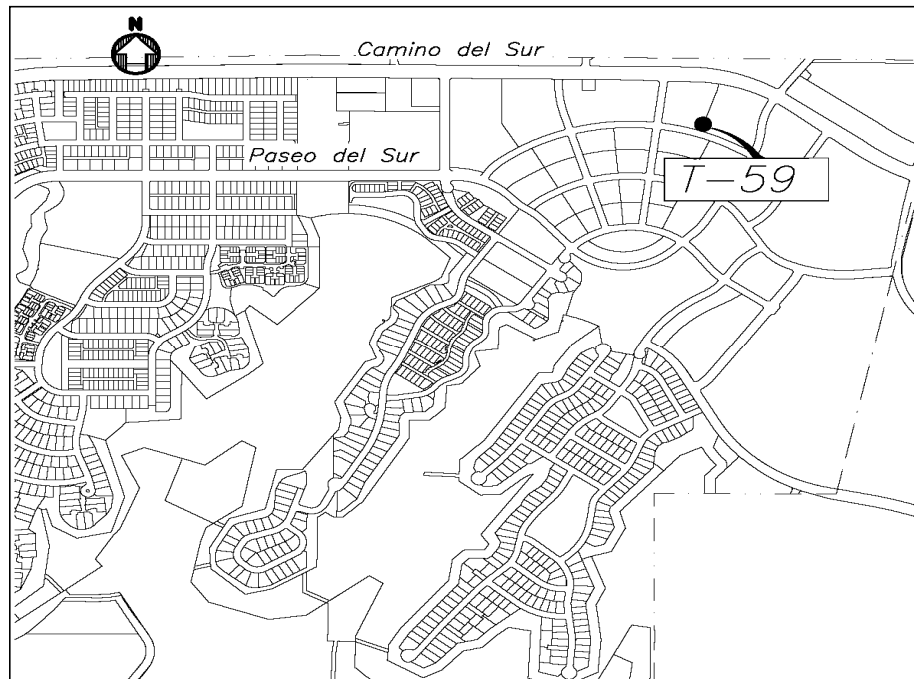
TITLE: SUBAREA 1 TRANSIT PROGRAM

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-59
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,500,000							
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR				\$1,500,000				
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SUBAREA 1 TRANSIT PROGRAM

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-59
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

A) DESIGN AND CONSTRUCT A TRANSIT CENTER INCLUDING SHELTER, BICYCLE STORAGE AND VEHICLE PARKING FACILITIES IN THE SOUTH VILLAGE OF BLACK MOUNTAIN RANCH.

B) DESIGN AND CONSTRUCT A TRANSIT CENTER INCLUDING SHELTER, BICYCLE STORAGE AND VEHICLE PARKING FACILITIES IN THE NORTH VILLAGE OF BLACK MOUNTAIN RANCH.

C) PROVIDE PASSENGER VANS FOR VAN POOL SERVICES UNTIL SUBAREA IS LINKED TO I-15.

D) PROVIDE SHUTTLE BUSES FOR SHUTTLE SERVICE ONCE CONNECTIONS ARE MADE TO I-15 EXPRESS BUS CORRIDOR.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

NOTES:

SCHEDULE:

ALTHOUGH THE PROJECT IS SCHEDULED FOR FISCAL YEAR 2025, THE PROJECT SCOPE HAS NOT BEEN DETERMINED AND MAY BE ALTERED.

(This page is intentionally left blank)

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: SAN DIEGUITO ROAD (CITY LIMITS EAST TO CAMINO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE EXTENSION OF SAN DIEGUITO ROAD FROM THE EXISTING TERMINUS OF THE ROADWAY IN THE COMMUNITY OF FAIRBANKS RANCH, TO CAMINO DEL SUR AS A TWO-LANE COLLECTOR STREET WITH PROJECTED LEFT TURN LANES. THIS PROJECT ALSO INCLUDES THE INSTALLATION OF A NEW WATER MAIN WITHIN THIS RIGHT-OF-WAY.

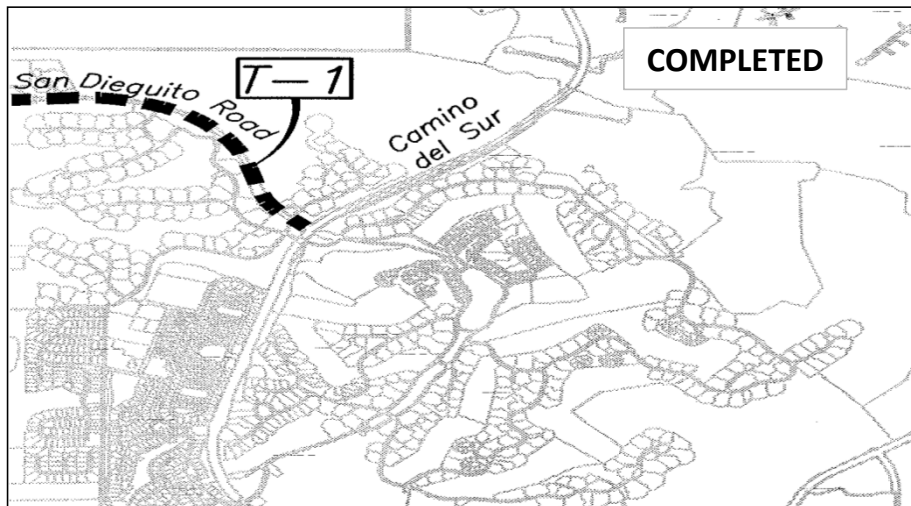
FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE WATER MAIN WAS CONSTRUCTED AS A DEVELOPER EXPENSE.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-8.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,693,967	\$3,693,967						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$466,925	\$466,925						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,160,892	\$4,160,892	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: EL APAJO WIDENING (SAN DIEGUITO RD TO VIA DE SANTA FE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

WIDEN AND/OR RESTRIPE THIS TWO-LANE ROADWAY SUFFICIENTLY TO ALLOW A CENTER TWO-WAY LEFT TURN BETWEEN SAN DIEGUITO ROAD AND VIA DE SANTA FE.

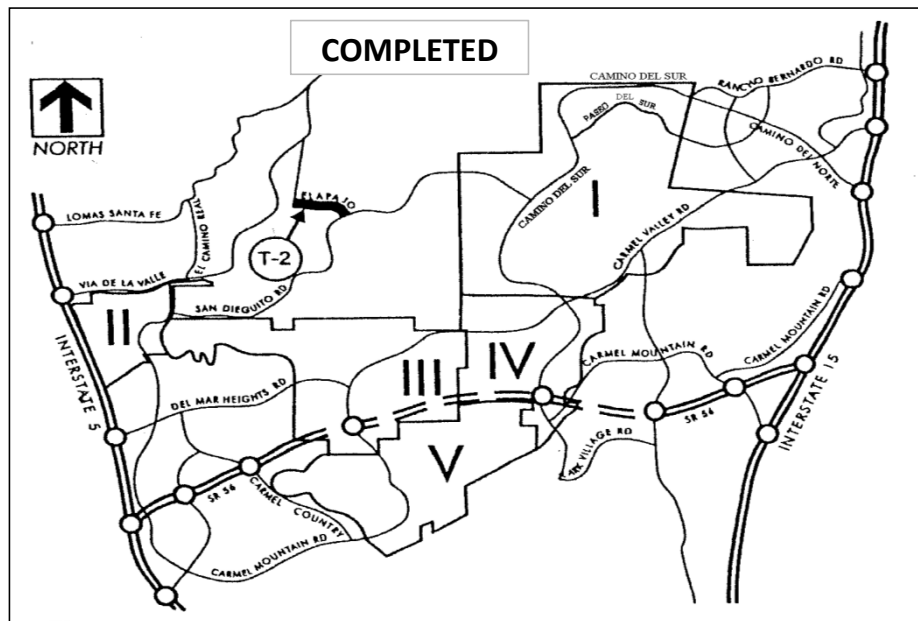
FUNDING:

THIS PROJECT WAS FUNDED AND CONSTRUCTED BY THE COUNTY OF SAN DIEGO.

NOTES:

COUNTY OF SAN DIEGO CIP PROJECT RD-13.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$200,000	\$200,000						
TOTAL	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: BLACK MOUNTAIN RD (CARMEL VLY RD TO RANCHO PENASQUITOS)**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE EXTENSION OF BLACK MOUNTAIN ROAD FROM CARMEL VALLEY ROAD SOUTHERLY TO THE EXISTING TERMINUS OF THIS ROADWAY IN THE COMMUNITY OF RANCHO PENASQUITOS AS A FOUR-LANE MAJOR STREET, TO THE SATISFACTION OF THE CITY ENGINEER. PROVIDE TRAFFIC SIGNAL AT INTERSECTION OF BLACK MOUNTAIN ROAD AND CARMEL VALLEY ROAD.

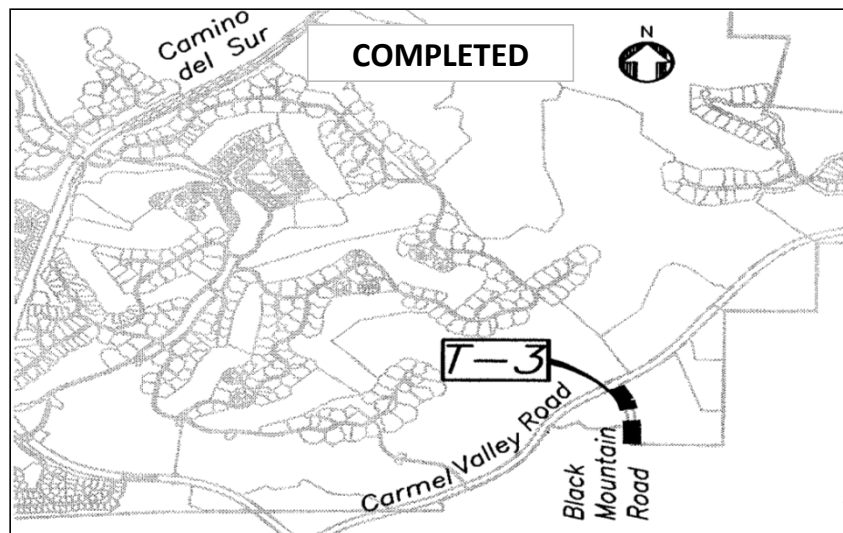
FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-7.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$2,130,712	\$2,130,712						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$374,677	\$374,677						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,505,389	\$2,505,389	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CAMINO DEL SUR (SAN DIEGUITO RD TO BING CROSBY DR)**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-401.0/S-00842

PROJECT: T-5
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

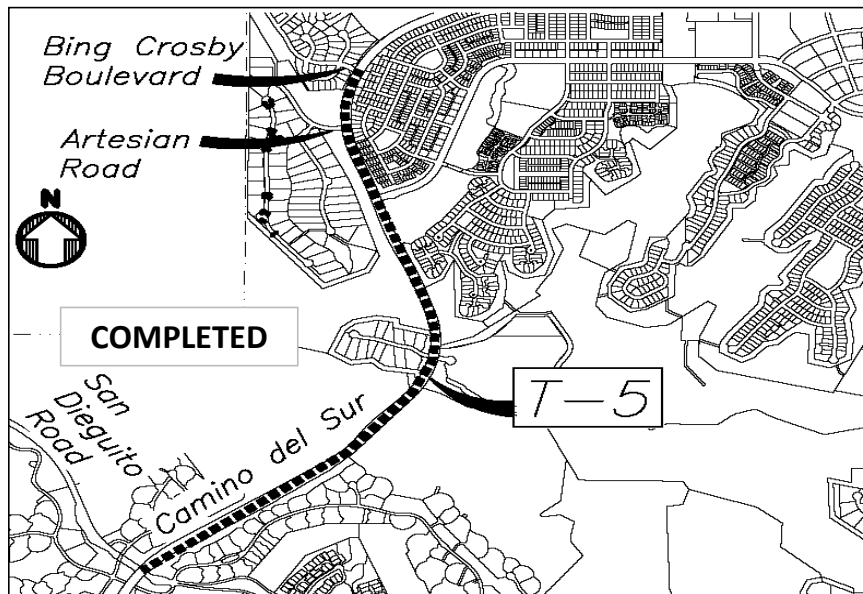
DESCRIPTION:

DESIGN AND CONSTRUCT THE TWO OUTSIDE LANES AND MEDIAN OF A FOUR-LANE MAJOR ROADWAY NORTHWARD FROM SAN DIEGUITO ROAD TO ARTESIAN ROAD AND THE WESTERLY TWO LANES AND TRANSITIONS FROM ARTESIAN ROAD TO BING CROSBY DRIVE TO SERVE THE UNITS BEING DEVELOPED WITHIN BLACK MOUNTAIN RANCH. RIGHT-OF-WAY AND SLOPE RIGHTS FOR SIX LANES TO BE INCLUDED. (SEE COMPANION PROJECT T-7)

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$16,783,188	\$16,783,188						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$2,393,898	\$2,393,898						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$19,177,086	\$19,177,086	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CAMINO DEL SUR NORTH WILDLIFE CROSSING - 2 LANES**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-402.0/S-00843

PROJECT: T-7
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

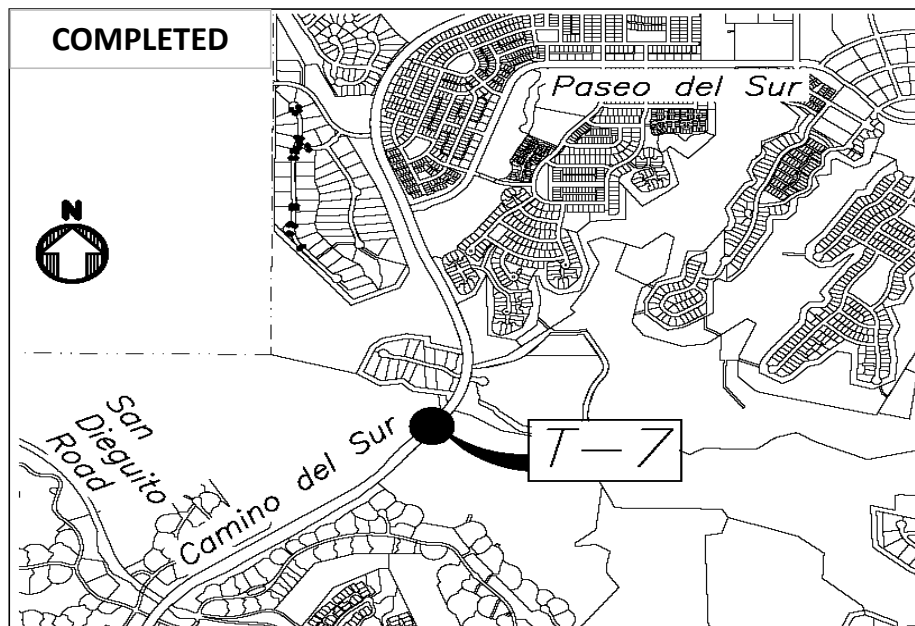
DESCRIPTION:

DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE FOR CAMINO DEL SUR ACROSS LUSARDI CREEK TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING WILL OCCUR CONCURRENT WITH THE CONSTRUCTION OF CAMINO DEL SUR. (SEE COMPANION PROJECT T-5)

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$4,536,633	\$4,536,633						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY	\$702,722	\$702,722						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,239,355	\$5,239,355	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CAMINO DEL SUR NORTH WILDLIFE CROSSING - ADD 2 LANES**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 53-063.0

PROJECT: T-8
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

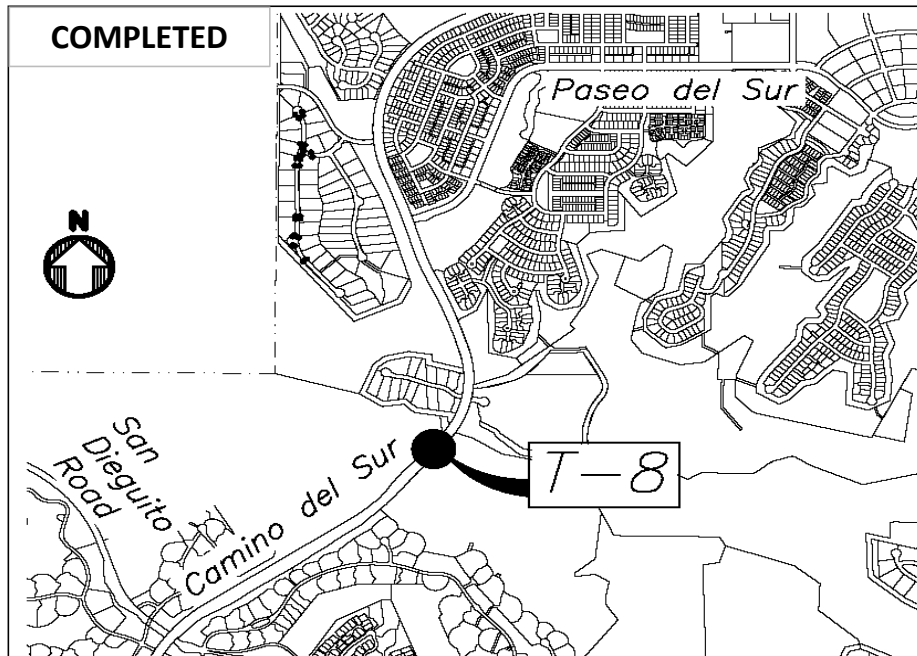
DESCRIPTION:

CONSTRUCT THE WIDENING OF THE BRIDGE FOR CAMINO DEL SUR ACROSS THE LUSARDI CREEK FROM ITS INITIAL CONFIGURATION TO A FULL FOUR-LANE WIDTH. (SEE COMPANION PROJECTS T-6 AND T-7)

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$4,506,381	\$4,506,381						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$702,722	\$702,722						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,209,103	\$5,209,103	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO DEL SUR SOUTH WILDLIFE CROSSING (SAN DIEGUITO RD TO CARMEL VALLEY RD) - 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-11
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

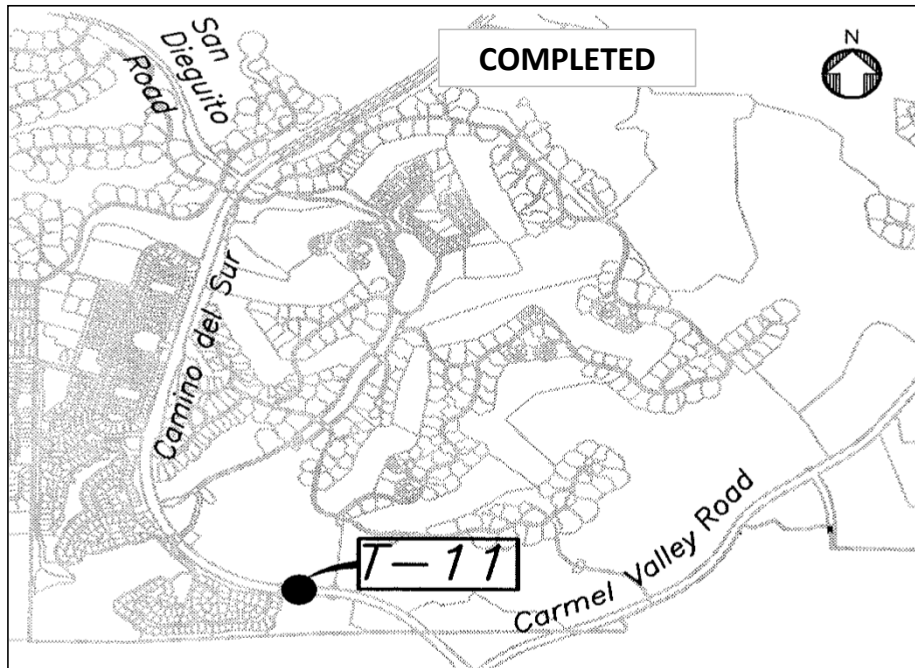
DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CAMINO DEL SUR TO PROVIDE AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING WILL OCCUR CONCURRENT WITH THE CONSTRUCTION OF CAMINO DEL SUR. (SEE COMPANION PROJECT T-9)

FUNDING:

COST AND SCOPE INCLUDED IN PROJECT T-9.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-2.4.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO DEL SUR (CARMEL VLY RD SOUTH TO SR-56) - 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-725.0/S-00899

PROJECT: T-13
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT CAMINO DEL SUR BETWEEN SR-56 AND CARMEL VALLEY ROAD AS A TWO-LANE INTERIM ROADWAY (40' PAVED WIDTH) WITHIN THE RIGHT-OF-WAY FOR A FUTURE SIX-LANE FACILITY. ADDITIONAL LANES MAY BE REQUIRED IN THE INTERMEDIATE VICINITY OF THE INTERCHANGE. (SEE COMPANION PROJECT T-14)

FUNDING:

A DEVELOPER (WESTERN PACIFIC HOUSING) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WILL BE REIMBURSED FROM THE TORREY HIGHLANDS FACILITIES BENEFIT ASSESSMENT (FBA) AS FUNDING BECOMES AVAILABLE.

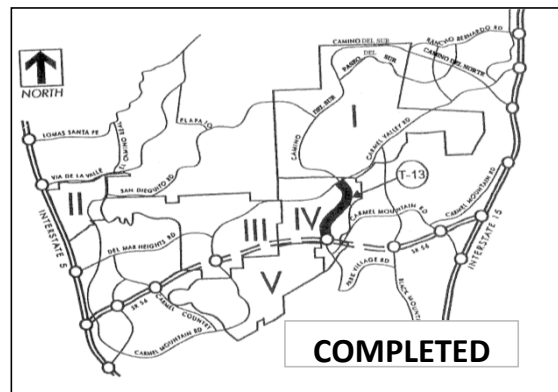
NOTES:

THE RIGHT-OF-WAY FOR THIS PROJECT WAS PROVIDED AS A DEVELOPER CONTRIBUTION IN CONJUNCTION WITH THE TENTATIVE SUBDIVISION MAP APPROVAL PROCESS FOR WESTERN PACIFIC HOUSING.

CONSTRUCTION OF THIS ROADWAY SATISFIED THE DEVELOPMENT AGREEMENT REQUIREMENT THAT BLACK MOUNTAIN RANCH HAS TO PARTICIPATE IN THE CONSTRUCTION OF CAMINO DEL SUR, SOUTH OF CARMEL VALLEY RD. SEE EXHIBIT B-2, ITEM 27 OF THE SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BLACK MOUNTAIN LIMITED PARTNERSHIP.

TORREY HIGHLANDS PFFP PROJECT T-2.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD UNIDENT	\$10,970,644	\$10,970,644						
TOTAL	\$10,970,644	\$10,970,644	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO DEL SUR AND SR-56 COMPLETE INTERCHANGE LOOPS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-16
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

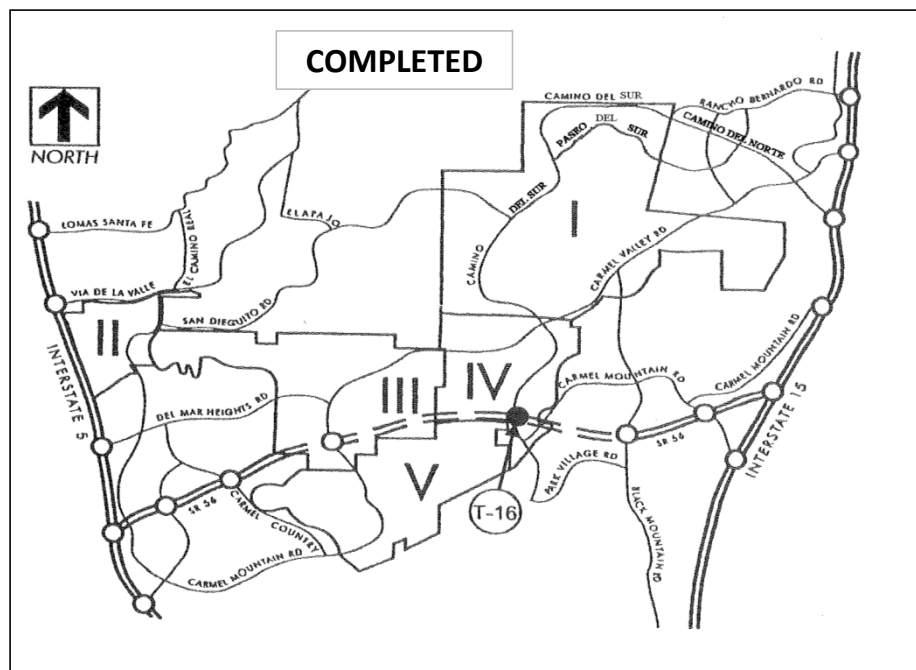
COMPLETION OF A FULL GRADE SEPARATED, SIX-LANE (WITH DUAL LEFT TURN LANES AND LOOPS) FREEWAY INTERCHANGE AT THE INTERSECTION OF CAMINO DEL SUR AND SR-56. THIS INTERSECTION WILL BE BUILT IN TWO PHASES, WITH THE FIRST PHASE BEING A DIAMOND INTERCHANGE (SEE PROJECT T-15.1) WITH RAMPS AT ALL FOUR QUADRANTS OF THE INTERCHANGE.

FUNDING:

COST AND SCOPE ARE INCLUDED IN PROJECT T-15.1.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-1.3.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CARMEL VALLEY ROAD AT I-5 IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-18
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

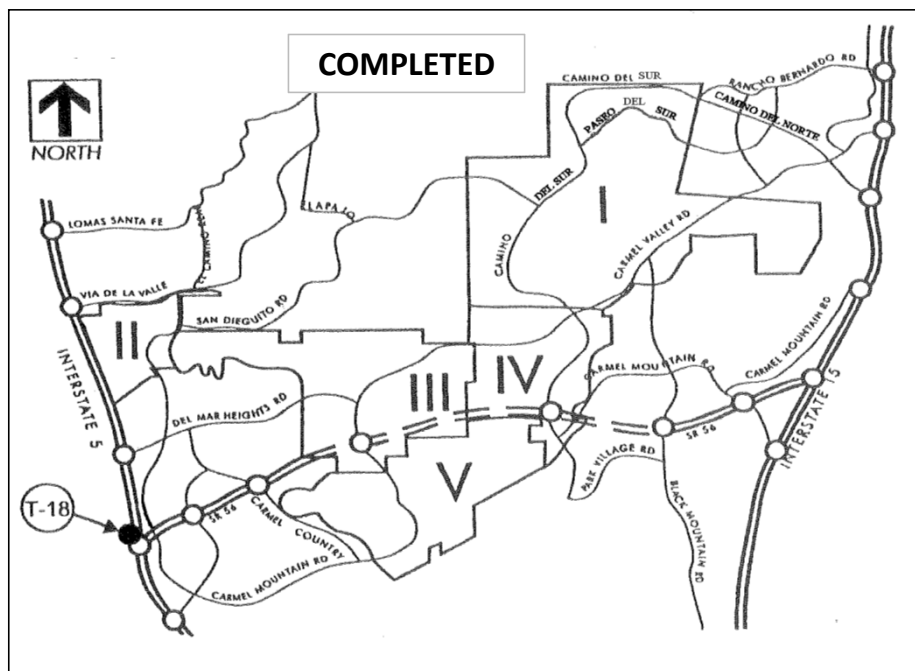
DESCRIPTION:

MODIFY TRAFFIC SIGNAL AT THE SOUTHBOUND I-15 RAMP AT CARMEL VALLEY ROAD FOR SPLIT PHASING AND RESTRIPE INTERSECTION FOR A WESTBOUND SHARED LEFT AND THROUGH LANE.

FUNDING:

PROJECT FUNDED AND CONSTRUCTED BY CALTRANS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
CALTRANS	\$50,000	\$50,000						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CARMEL VALLEY ROAD (SR-56 EAST TO VIA ABERTURA)**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-19
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT INTERIM WIDENING OF EXISTING CARMEL VALLEY ROAD FROM EXISTING SR-56 TO VIA ABERTURA AS A TWO-LANE FACILITY. (SEE COMPANION PROJECTS T-21.1 AND T-21.2). INCLUDES TRAFFIC SIGNAL AT RANCHO SANTA FE FARMS ROAD.

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

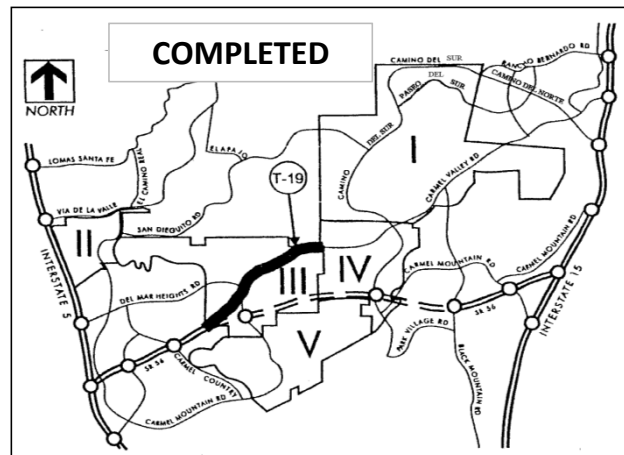
SUBDIVIDER COSTS REPRESENT SANTALUZ' SHARE OF THE PROJECT COSTS WHICH WERE NOT REIMBURSED BY THE BMR FBA.

SUBDIVIDER (2) COSTS REPRESENT THE SHARE OF THE COSTS FROM PACIFIC HIGHLANDS RANCH DEVELOPERS SEABREEZE FARMS, PARDEE HOMES, AND THE CATHOLIC HIGH SCHOOL.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-4.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$4,023,283	\$4,023,283						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
SUBDIV	\$263,832	\$263,832						
SUBDIV(2)	\$1,380,000	\$1,380,000						
MTDB								
OTHER								
UNIDENT								
TOTAL	\$5,667,115	\$5,667,115	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CARMEL VALLEY ROAD (VIA ABERTURA TO CAMINO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754/S00854

PROJECT: T-21.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM VIA ABERTURA TO CAMINO DEL SUR AS A TWO-LANE INTERIM FACILITY. (SEE COMPANION PROJECT T-21.2).

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

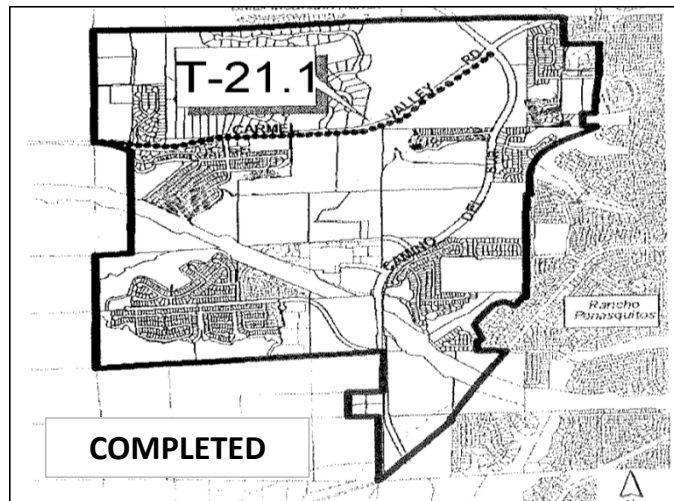
THE SUBDIVIDER COST REPRESENTS THE NON-FBA ELIGIBLE WATER AND SEWER PORTIONS OF THE PROJECT.

THE COST OF PROJECT T-23 IS INCLUDED IN THIS PROJECT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,521,917	\$1,521,917						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$267,623	\$267,623						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,789,540	\$1,789,540	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CARMEL VALLEY ROAD (CAMINO DEL SUR TO BLACK MOUNTAIN RD)**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-21.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM CAMINO DEL SUR TO BLACK MOUNTAIN ROAD AS A TWO-LANE INTERIM FACILITY, INCLUDING TRAFFIC SIGNAL AT BLACK MOUNTAIN ROAD.
(SEE COMPANION PROJECT T-21.1).

FUNDING:

A DEVELOPER (SANTALUZ) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

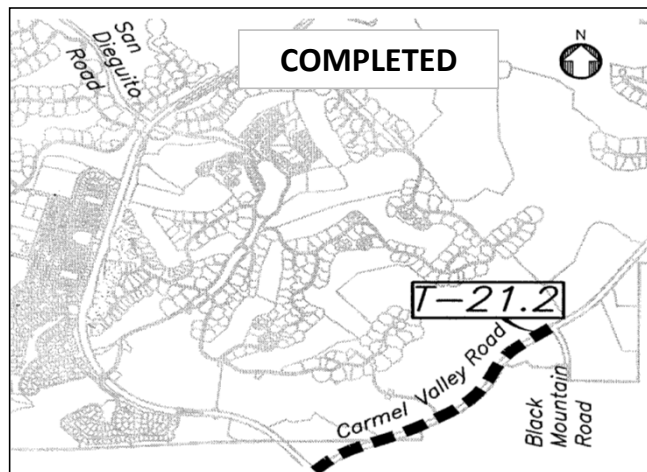
THE SUBDIVIDER COST REPRESENTS THE NON-FBA ELIGIBLE WATER AND SEWER PORTIONS OF THE PROJECT.

THE COST OF PROJECT T-24 IS INCLUDED IN THIS PROJECT.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.2.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$6,439,394	\$6,439,394						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE	\$1,132,340	\$1,132,340						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,571,734	\$7,571,734	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CARMEL VLY RD W. WILDLIFE CROSSING (VIA ABERTURA TO CAMINO DEL SUR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-23
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

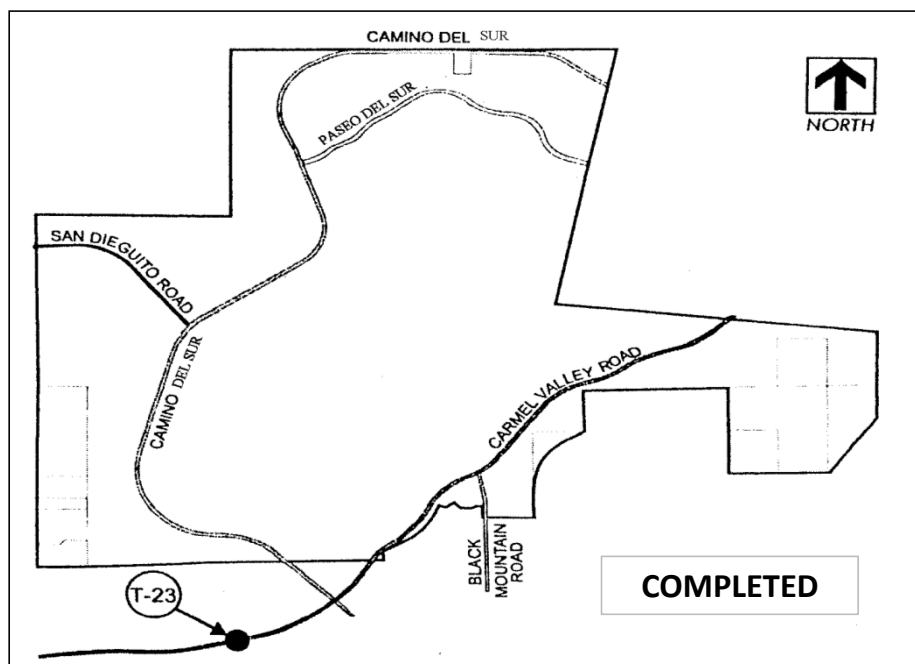
DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CARMEL VALLEY ROAD TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING OCCURRED CONCURRENT WITH THE CONSTRUCTION OF CARMEL VALLEY ROAD. THE SCOPE OF THIS PROJECT WAS INCLUDED IN PROJECT T-21.1.

FUNDING:

THE SCOPE AND COST OF THIS PROJECT WAS INCLUDED IN PROJECT T-21.1.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.1.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-24
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

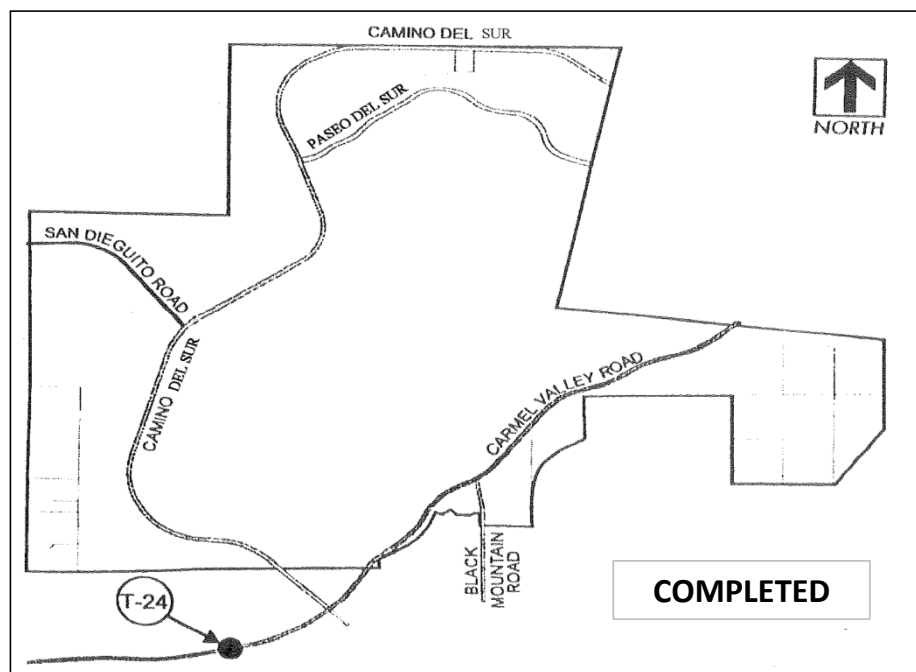
DESIGN AND CONSTRUCT A LARGE SPAN BRIDGE BENEATH CARMEL VALLEY ROAD TO PROVIDE FOR AN OPEN SPACE LINKAGE AND TO ACCOMMODATE A REGIONAL WILDLIFE CORRIDOR. THE CONSTRUCTION OF THIS CROSSING OCCURRED CONCURRENT WITH THE CONSTRUCTION OF CARMEL VALLEY ROAD. THE SCOPE OF THIS PROJECT WAS INCLUDED IN PROJECT T-22.1.

FUNDING:

THE SCOPE AND COST OF THIS PROJECT WAS INCLUDED IN PROJECT T-22.1.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-4.3.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: CARMEL VALLEY ROAD (BLACK MOUNTAIN RD TO CAMINO CRISALIDA) - 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-25.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

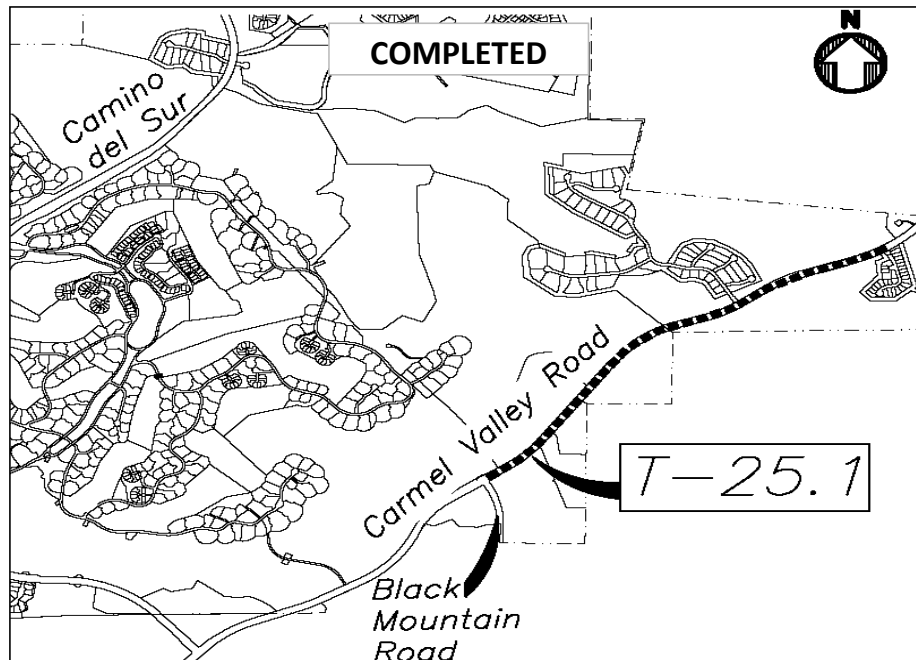
DESCRIPTION:

DESIGN AND CONSTRUCT THE TWO OUTBOARD LANES, THE MEDIAN, ONE BRIDGE AND TRANSITIONS OF CARMEL VALLEY ROAD FROM BLACK MOUNTAIN ROAD EAST TO CAMINO CRISALIDA WITHIN A SIX-LANE RIGHT-OF-WAY.

FUNDING:

THIS PROJECT WAS CONSTRUCTED BY 4S RANCH, A DEVELOPER IN THE COUNTY OF SAN DIEGO.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$25,200,000	\$25,200,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$25,200,000	\$25,200,000	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: RANCHO BERNARDO PIPELINE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-25.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

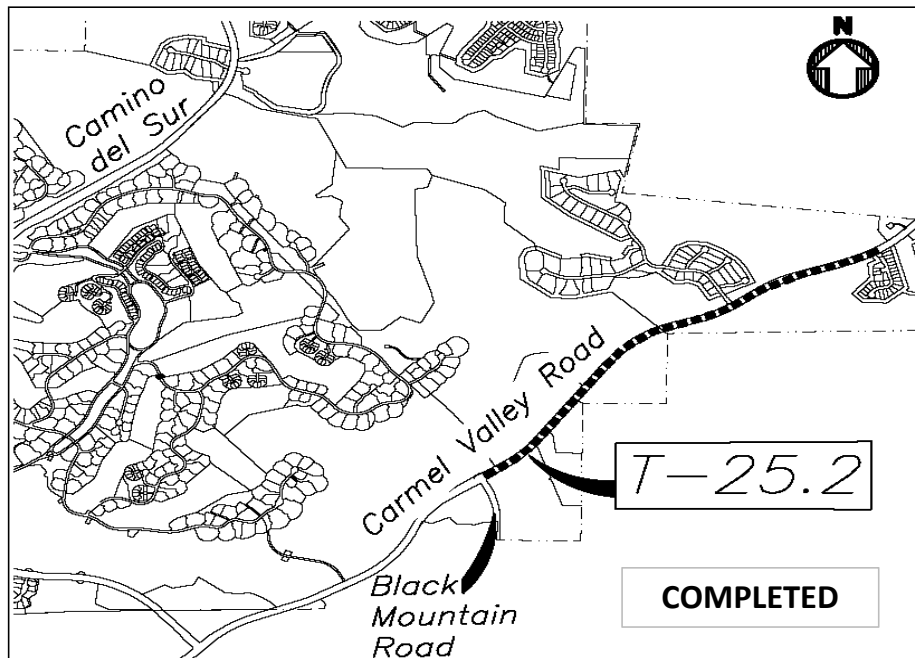
DESIGN AND RELOCATION OF EXISTING RANCHO BERNARDO WATER PIPELINE INTO THE RIGHT-OF-WAY OF CARMEL VALLEY RD, PROJECT T-25.1.

FUNDING:

A DEVELOPER (BMR LLC) CONSTRUCTED THIS PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, AND WAS REIMBURSED FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA).

THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,066,114	\$3,066,114						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$18,228	\$18,228						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$3,084,342	\$3,084,342	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: EL CAMINO REAL AT SAN DIEGUITO RD INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 292754

PROJECT: T-28
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

WIDEN THE WESTBOUND APPROACH ON SAN DIEGUITO ROAD AT EL CAMINO REAL TO PROVIDE A SHARED LEFT AND RIGHT TURN LANE. MODIFY EXISTING TRAFFIC SIGNAL AS NECESSARY.

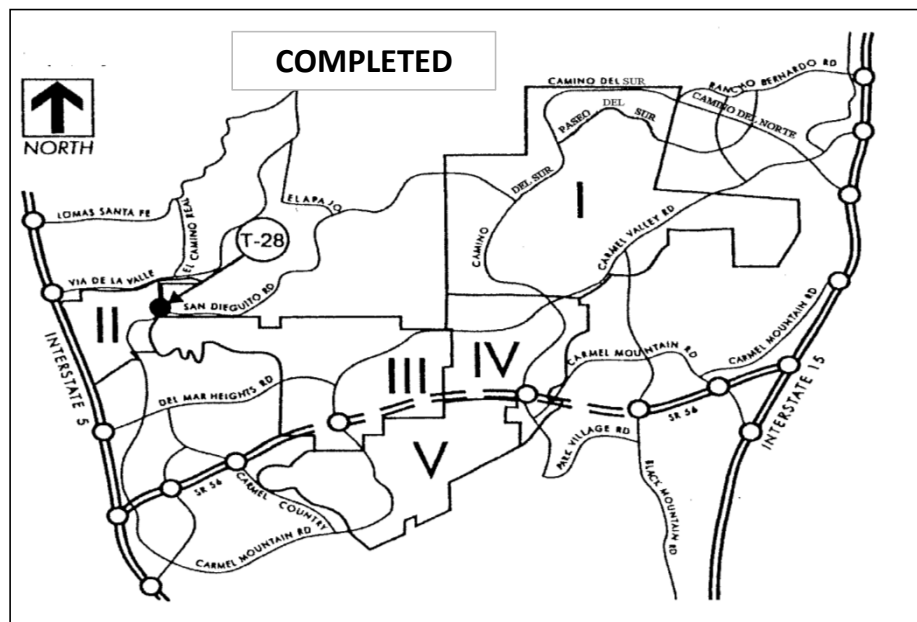
FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

PACIFIC HIGHLANDS PFFP PROJECT T-12.1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$473,665	\$473,665						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$473,665	\$473,665	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: EL CAMINO REAL (STUDIES TO SUPPORT EIS/EIR)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 59-025.0

PROJECT: T-29.3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

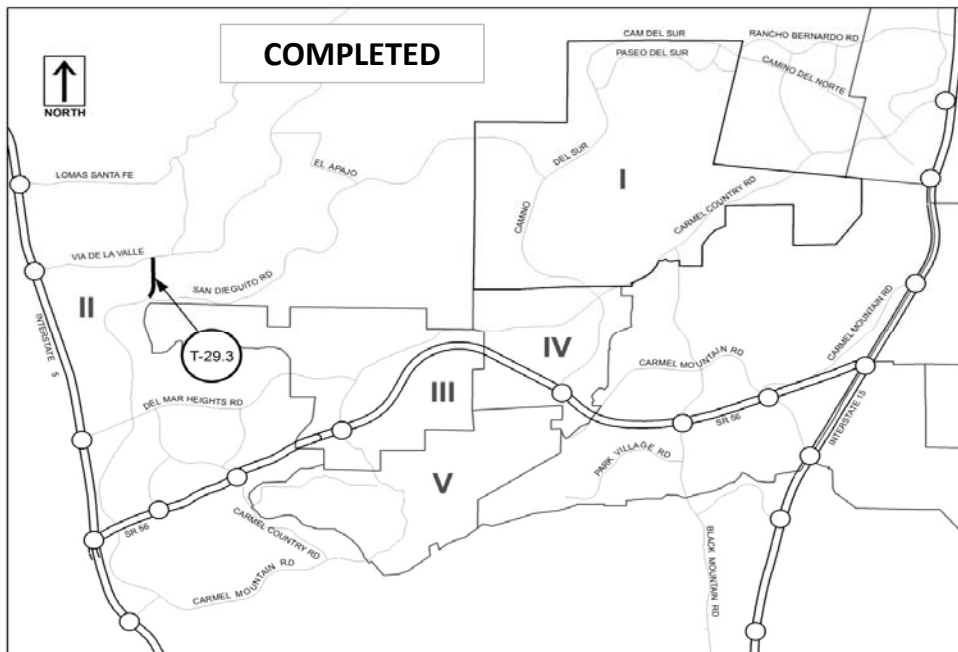
DESCRIPTION:

PROVIDE SUPPLEMENTAL FUNDING FOR ENGINEERING STUDIES TO SUPPORT THE EIS/EIR FOR PROJECT T-29.2, EL CAMINO REAL WIDENING.

FUNDING:

BLACK MOUNTAIN RANCH LLC ADVANCED THE FUNDS FOR THESE STUDIES AND WAS REIMBURSED BY THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$552,991	\$552,991						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$22,152	\$22,152						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$575,143	\$575,143	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: VIA DE LA VALLE BIKEWAY**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-788.0/58-0770

PROJECT: T-32.2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

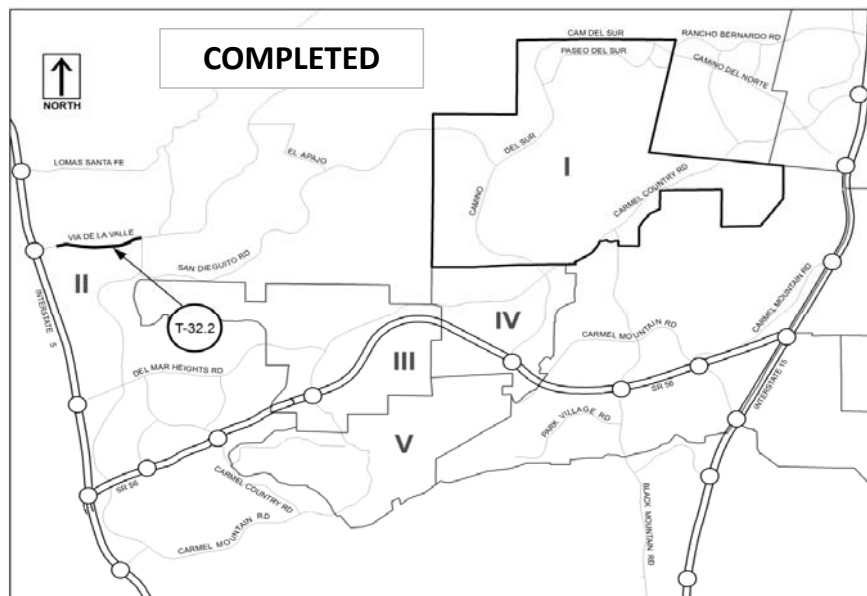
PROVIDES FOR A ONE-MILE FIVE-FOOT WIDE CLASS II BIKEWAY ALONG BOTH SIDES OF VIA DE LA VALLE FROM SAN ANDRES DRIVE TO EL CAMINO REAL. IMPROVEMENTS INCLUDE THE ADDITION OF NEW PAVEMENT SECTIONS, REMOVAL OF SLOPE WASH MATERIAL, INSTALLATION OF DECORATIVE ROCK WALLS, AND TRAFFIC STRIPING. NEW CURB, GUTTER, AND SIDEWALK MAY ALSO BE INSTALLED.

FUNDING:

BLACK MOUNTAIN RANCH LLC PROVIDED SUPPLEMENTAL FUNDING TO ASSURE COMPLETION OF THIS PROJECT IN A TIMELY MANNER, AND WAS REIMBURSED FROM THE BMR FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$100,000	\$100,000						
LTF 05	\$358,722	\$358,722						
LTF 89	\$35,228	\$35,228						
LTF 97	\$305,000	\$305,000						
PABIKE	\$311,000	\$311,000						
TRANS	\$575,000	\$575,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,684,950	\$1,684,950	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CAMINO DEL SUR (PASEO DEL SUR EAST TO BERNARDO LAKES DR)**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: RD-11002

PROJECT: T-34.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

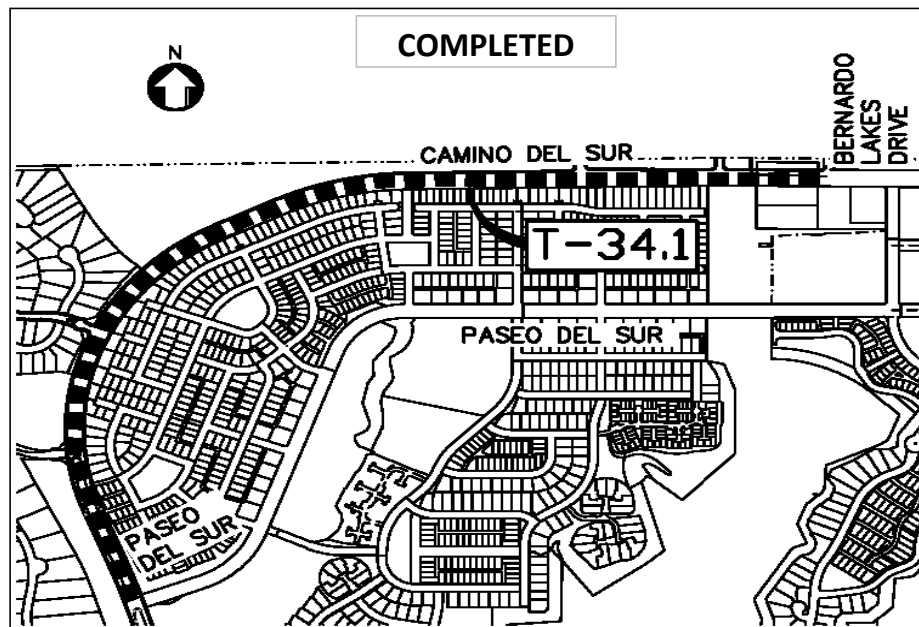
DESCRIPTION:

THIS PROJECT WAS BUILT IN TWO PHASES. THE FIRST PHASE CONSISTED OF DESIGN AND CONSTRUCTION OF THE TWO INTERNAL LANES FROM PASEO DEL SUR TO ARTESIAN ROAD. THE SECOND PHASE CONSISTED OF THE TWO SOUTHERLY AND EASTERLY LANES INCLUDING THE MEDIAN FROM ARTESIAN ROAD TO BERNARDO LAKES ROAD WITHIN A SIX-LANE RIGHT-OF-WAY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (BMR LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE SUBDIVIDER FUNDING SHOWN REPRESENTS THE FUNDING PROVIDED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$3,067,861	\$3,067,861						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$4,979,000	\$4,979,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$8,046,861	\$8,046,861	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO DEL NORTE (CITY LIMITS EAST TO 4S PARKWAY) - 4 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-35
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

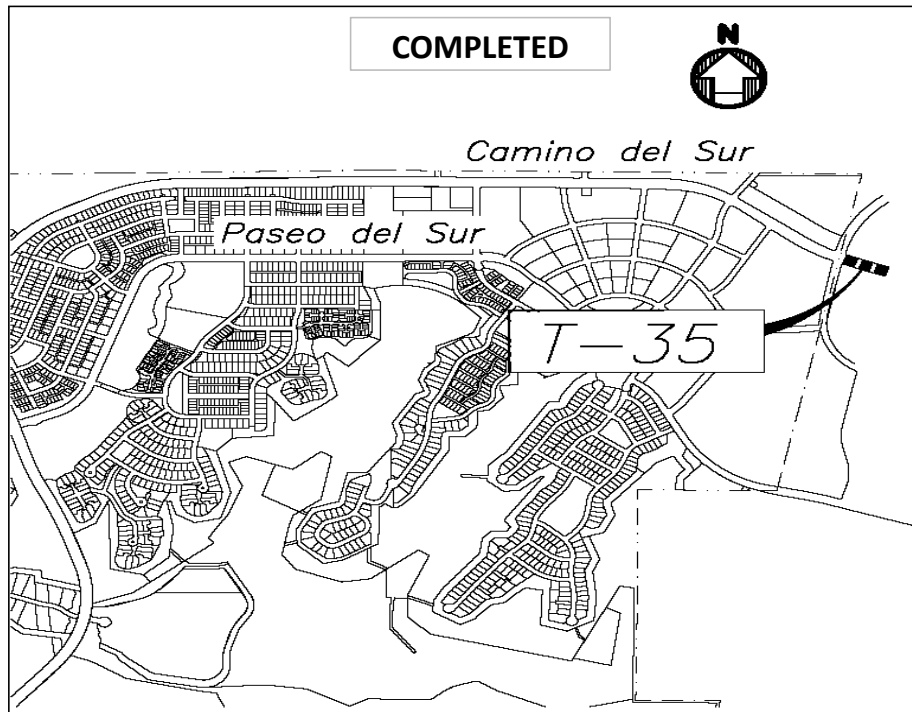
DESCRIPTION:

DESIGN AND CONSTRUCT A FOUR-LANE MAJOR ROADWAY FOR CAMINO DEL NORTE EASTWARD FROM THE BLACK MOUNTAIN RANCH BOUNDARY TO 4S PARKWAY.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$1,500,650	\$1,500,650						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,500,650	\$1,500,650	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO DEL NORTE (4S PARKWAY EAST TO CAMINO SAN BERNARDO)- 4 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-36
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

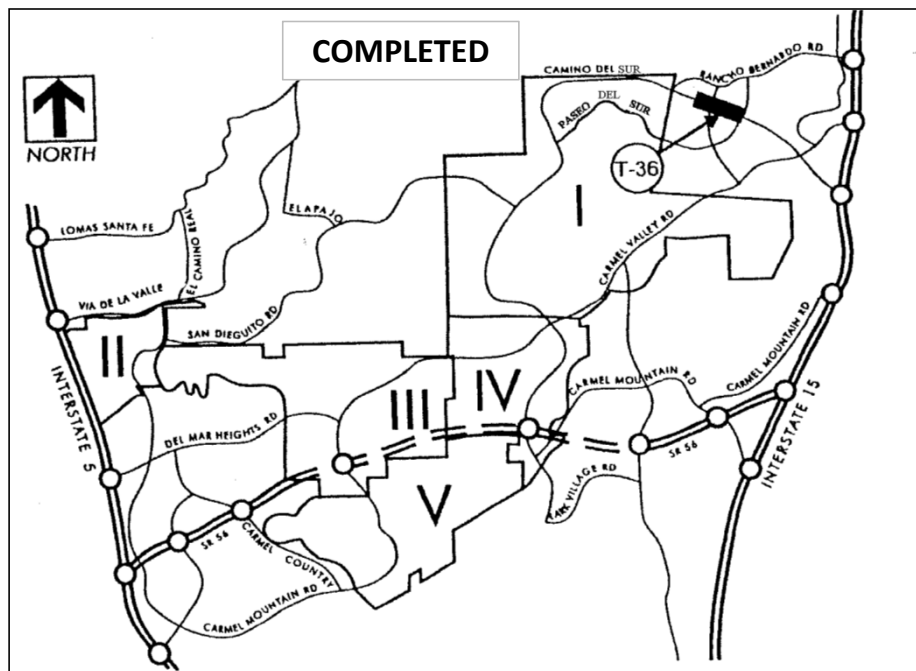
DESCRIPTION:

DESIGN AND CONSTRUCT A FOUR-LANE MAJOR ROADWAY FOR CAMINO DEL NORTE BETWEEN 4S PARKWAY AND CAMINO SAN BERNARDO..

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$4,132,850	\$4,132,850						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,132,850	\$4,132,850	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CAMINO DEL NORTE AT BERNARDO CENTER DR INTERSECTION IMPROVEMENTS**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-37
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

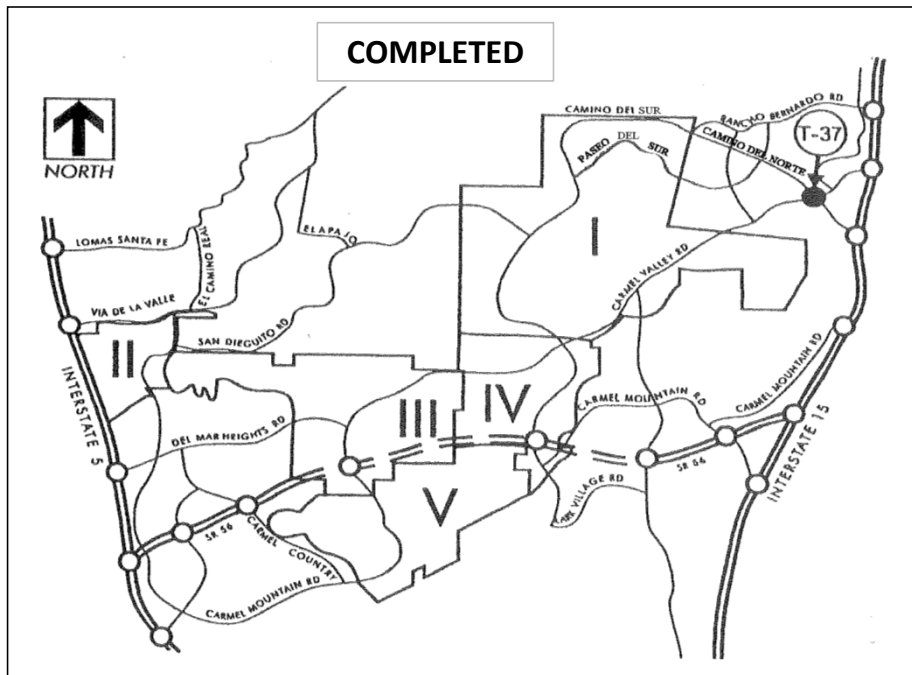
DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF CAMINO DEL NORTE AND BERNARDO CENTER DRIVE, INCLUDING DUAL LEFT TURNS FROM EACH APPROACH AND FULL USE OF THE THROUGH LANES. PROVIDE RIGHT TURN LANE FOR WESTBOUND TO NORTHBOUND MOVEMENT. PROVIDE PEDESTRIAN BRIDGE OVER CAMINO DEL NORTE.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$2,103,708	\$2,103,708						
TOTAL	\$2,103,708	\$2,103,708	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-791.0

PROJECT: T-38
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS TO THE INTERCHANGE AT I-15 AND CAMINO DEL NORTE TO ACHIEVE DUAL LEFT TURN LANES FROM CAMINO DEL NORTE ENTERING I-15 AND SELECTED RAMP WIDENINGS.

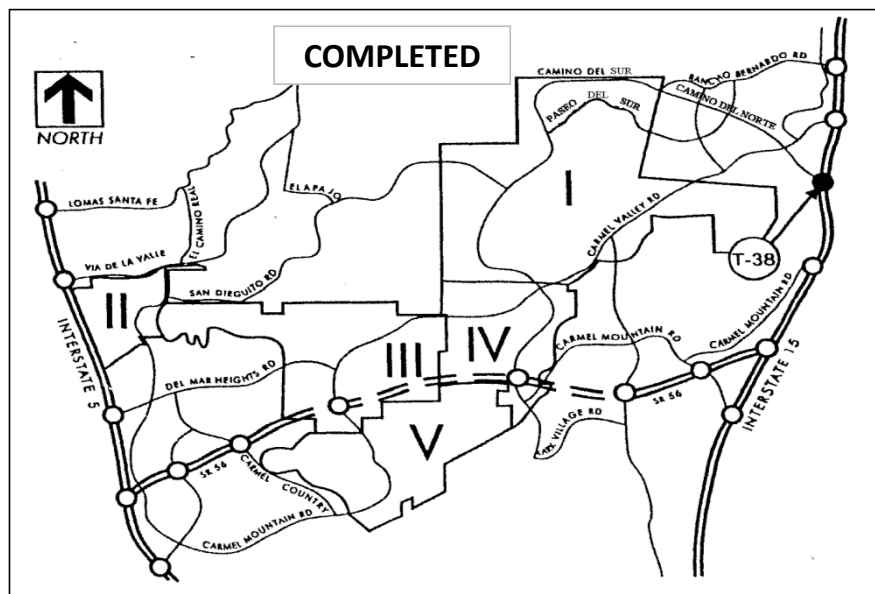
FUNDING:

BMR LLC ADVANCED ITS SHARE OF THE PROJECT TO CALTRANS WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT. THE SUBDIVIDER FUNDING SHOWN REPRESENTS THE FUNDING PROVIDED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

NOTES:

THE BMR FBA SHARE OF PROJECT WAS DETERMINED BY THE JOINT COMMUNITY FACILITIES AGREEMENT NO. 110623 DATED APRIL 3, 2006.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,967,000	\$1,967,000						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$9,515,000	\$9,515,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$11,482,000	\$11,482,000	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: RANCHO BERNARDO RD WIDENING (W. BERNARDO DR TO I-15)- ADD 2 LANES

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-39
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT THE ADDITION OF TWO LANES TO THE EXISTING FOUR-LANES PORTION OF RANCHO BERNARDO ROAD BETWEEN WEST BERNARDO ROAD AND I-15 SOUTHBOUND RAMPS TO ATTAIN THE SIX-LANE MAJOR CROSS SECTION IDENTIFIED IN THE ADOPTED SUBAREA PLAN.

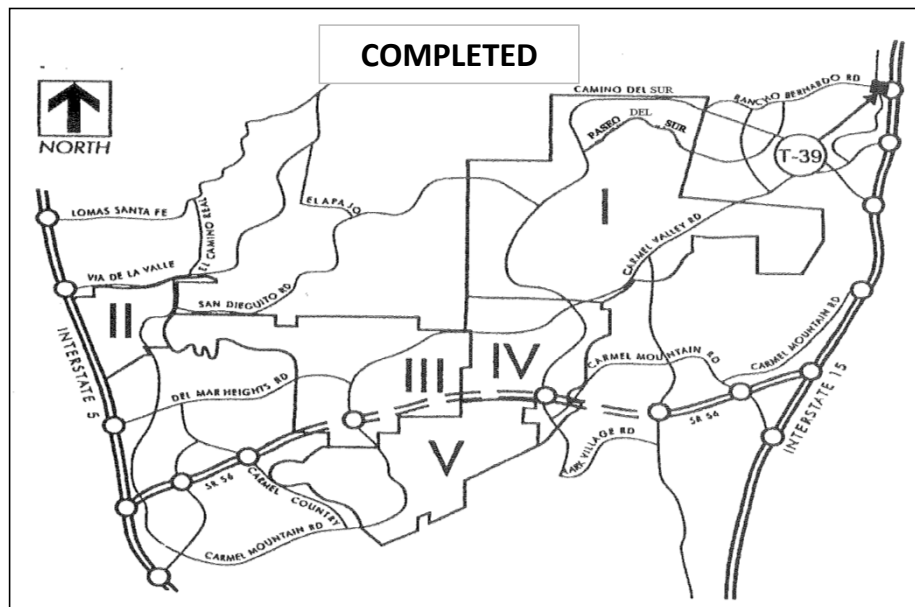
FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPERS IN THE COUNTY OF SAN DIEGO; SANTA FE VALLEY AND/OR 4S RANCH.

NOTES:

COST AND SCOPE OF PROJECTS T-41 AND T-42 INCLUDED HERE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$7,855,622	\$7,855,622						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,855,622	\$7,855,622	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: RANCHO BERNARDO RD AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

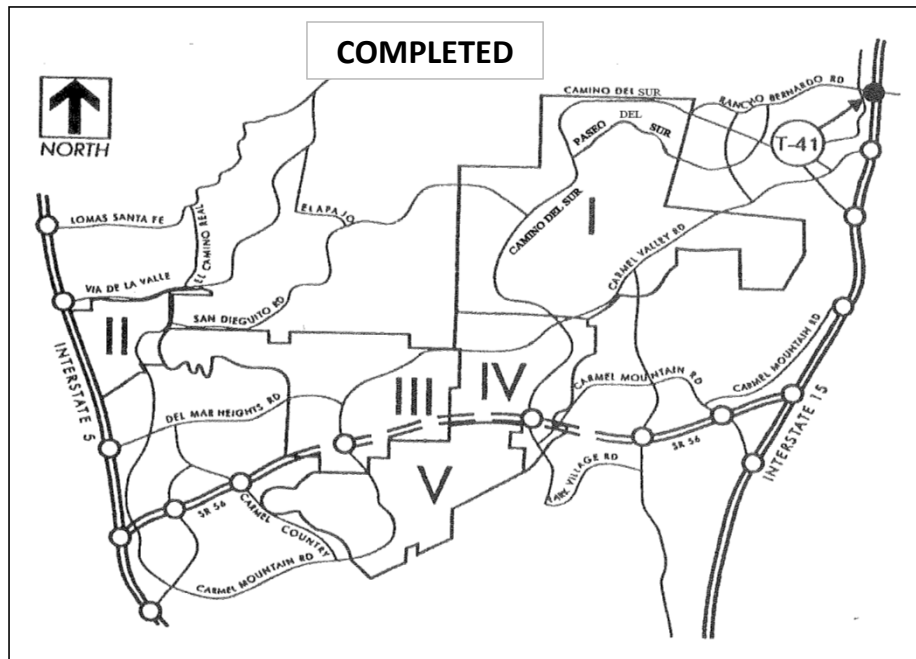
PROJECT: T-41
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS TO RANCHO BERNARDO ROAD AT THE I-15 INTERCHANGE TO BENEFIT FROM THE ADJACENT WIDENING OF RANCHO BERNARDO ROAD.

FUNDING:

COST INCLUDED IN PROJECT T-39.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: RANCHO BERNARDO RD AT W. BERNARDO DR INTERSECTION IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

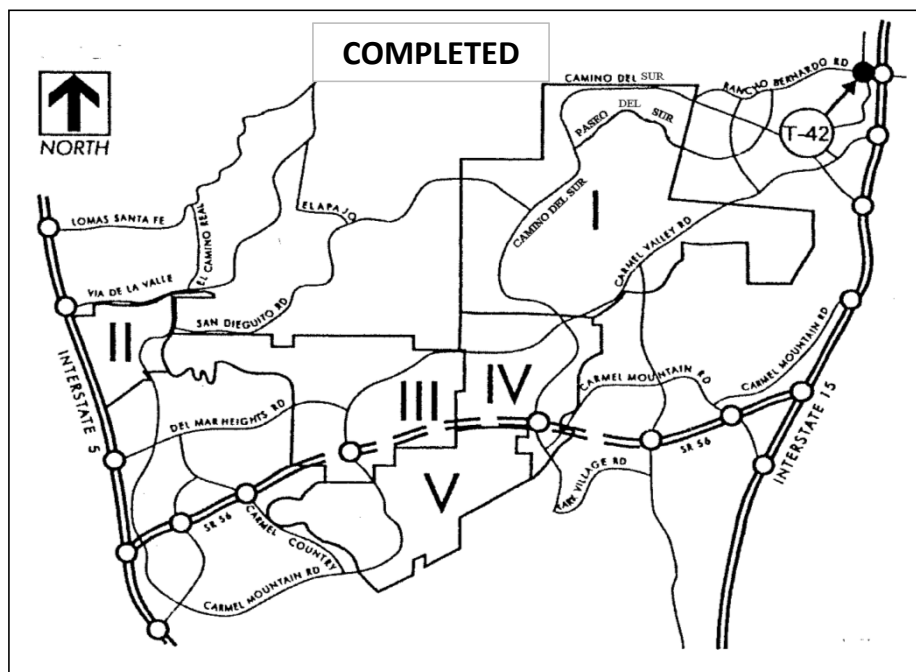
PROJECT: T-42
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE INTERSECTION OF RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE, INCLUDING DUAL LEFT TURNS FROM EACH APPROACH AND SHARED THROUGH AND RIGHT TURN LANES FOR THE SOUTHBOUND, EASTBOUND AND NORTHBOUND APPROACH. PROVIDE EXCLUSIVE RIGHT TURN LANES FOR THE WESTBOUND AND NORTHBOUND APPROACHES.

FUNDING:

COST INCLUDED IN PROJECT T-39.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-44
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

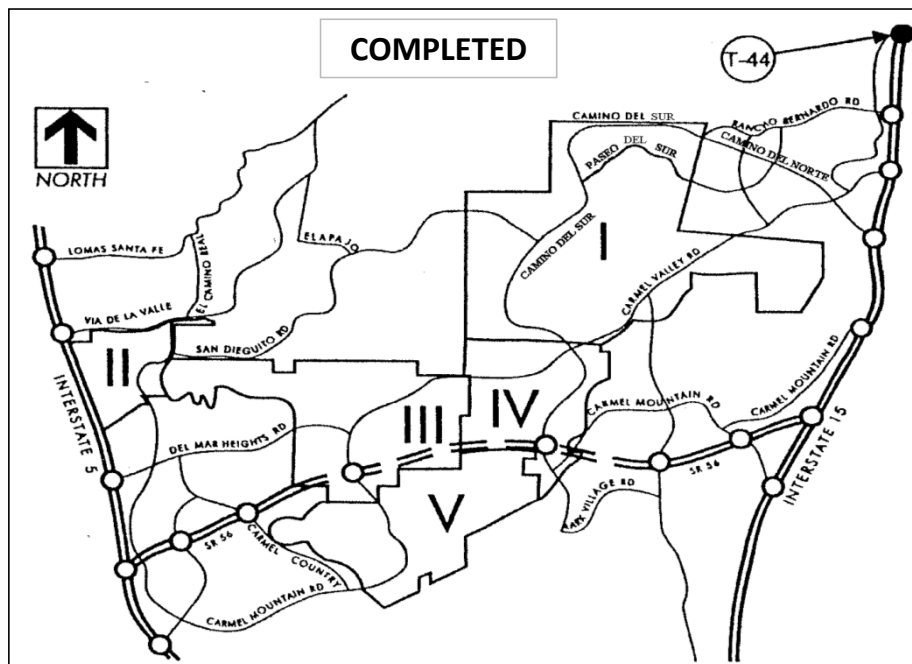
DESCRIPTION:

DESIGN AND CONSTRUCT IMPROVEMENTS AT THE WEST BERNARDO DRIVE APPROACH TO THE I-15 SOUTHBOUND RAMPS TO PROVIDE FOR SIGNALIZATION AND TO PROVIDE A TRANSITION OF THE IMPROVEMENTS ON WEST BERNARDO ROAD TO THE SOUTH.

FUNDING:

PROJECT FUNDED AND CONSTRUCTED BY CALTRANS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
CALTRANS	\$220,000	\$220,000						
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$220,000	\$220,000	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO SAN BERNARDO (CITY LIMITS EAST TO 4S PARKWAY - 4 LANES)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-48
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO SAN BERNARDO AS A FOUR-LANE MAJOR STREET BETWEEN THE CITY LIMIT AND 4S RANCH PARKWAY TO THE EAST.

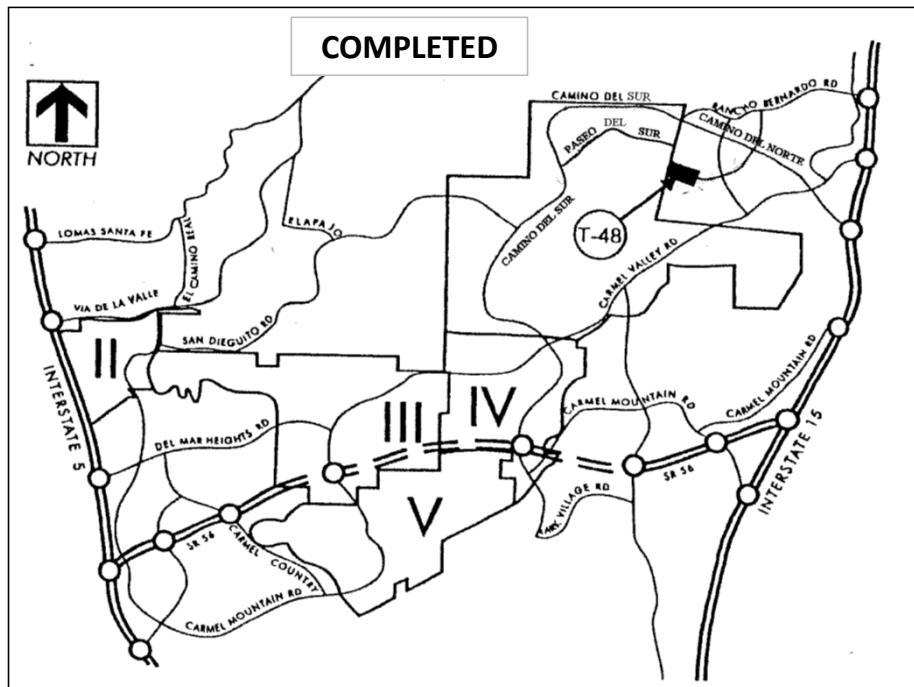
FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,373,400	\$1,373,400						
TOTAL	\$1,373,400	\$1,373,400	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: CAMINO SAN BERNARDO (4S PARKWAY EAST TO CAMINO DEL NORTE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-49
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT CAMINO SAN BERNARDO AS A FOUR-LANE MAJOR STREET BETWEEN 4S RANCH PARKWAY AND CAMINO DEL NORTE TO THE EAST.

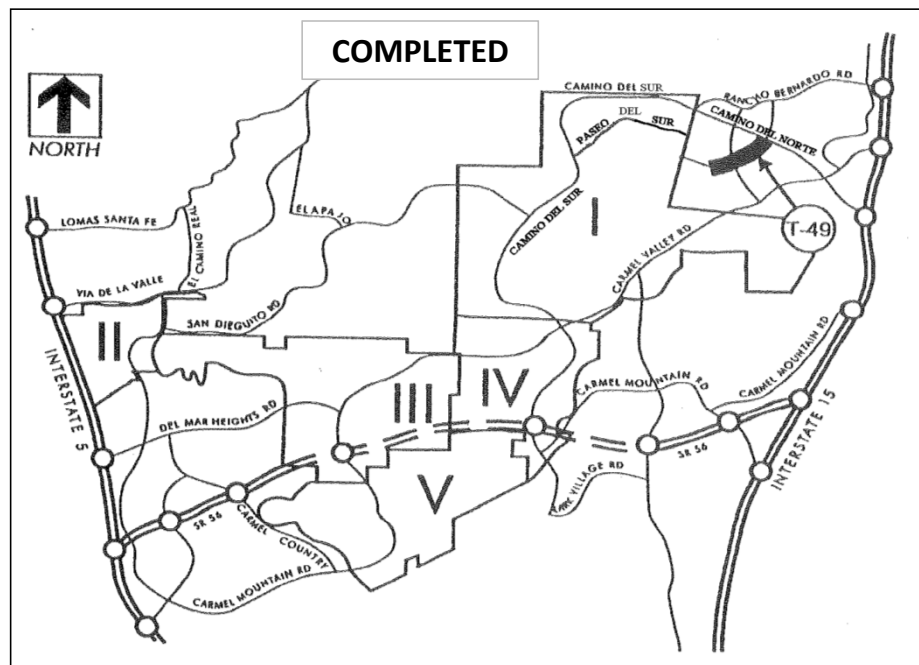
FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,086,150	\$1,086,150						
TOTAL	\$1,086,150	\$1,086,150	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: DOVE CANYON ROAD (CAMINO DEL NORTE SOUTH TO CAMINO SAN BERNARDO)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-51
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT DOVE CANYON ROAD AS A FOUR-LANE MAJOR STREET BETWEEN CAMINO DEL NORTE ON THE NORTH AND CAMINO SAN BERNARDO ON THE SOUTH.

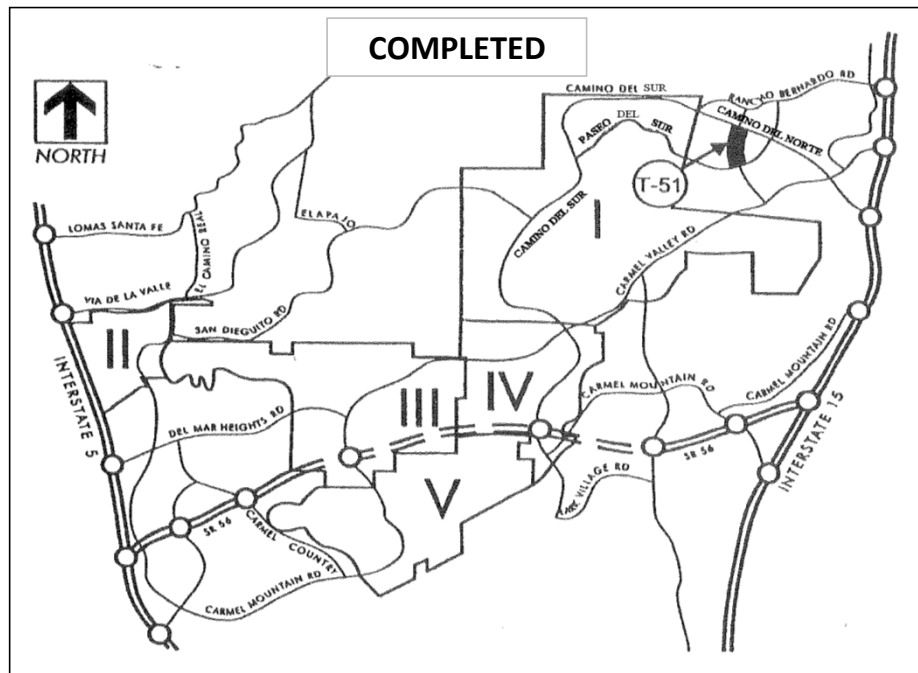
FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$2,850,000	\$2,850,000						
TOTAL	\$2,850,000	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: DOVE CANYON ROAD (CAMINO SAN BERNARDO SOUTH TO CARMEL VLY RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-52
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCT DOVE CANYON ROAD AS A FOUR-LANE MAJOR STREET BETWEEN CAMINO SAN BERNARDO ON THE NORTH AND CARMEL VALLEY ROAD ON THE SOUTH.

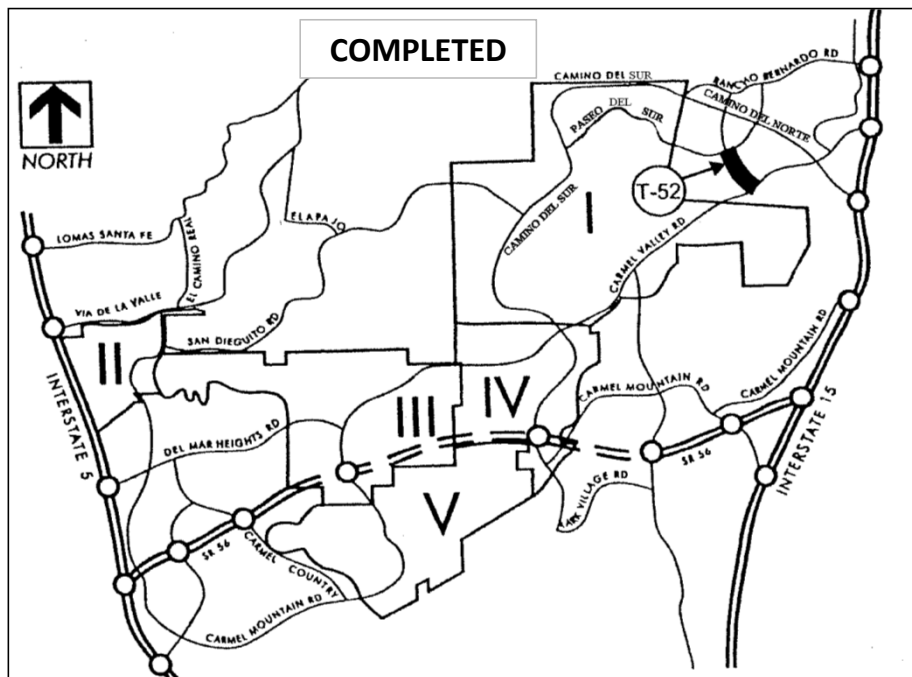
FUNDING:

THIS PROJECT WAS COMPLETED BY THE DEVELOPERS OF SANTA FE VALLEY AND/OR 4S RANCH IN THE COUNTY OF SAN DIEGO.

NOTES:

AS THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS OUTSIDE THE CITY OF SAN DIEGO, THE COST SHOWN IS AN ESTIMATE.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$3,450,450	\$3,450,450						
TOTAL	\$3,450,450	\$3,450,450	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: SR-56 DEBT SERVICE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-703.0

PROJECT: T-54.1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDED FOR THE DEBT SERVICE FOR TRANSNET COMMERCIAL PAPER FUNDING ISSUED IN FY 2001 FOR THE CONSTRUCTION OF THE SR-56 BETWEEN CARMEL VALLEY AND RANCHO PENASQUITOS.

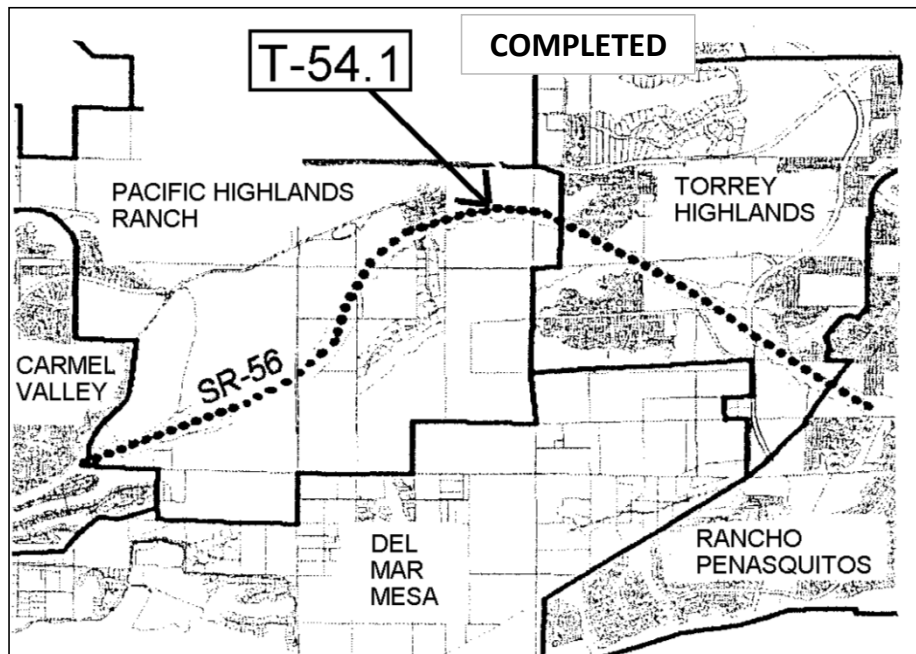
FUNDING:

REPAYMENT FROM THE FBA COMMUNITIES TO TRANSNET WAS COMPLETED IN FY 2006.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT T-1.2A
TORREY HIGHLANDS PFFP PROJECT T-1.2A
DEL MAR MESA PFFP PROJECT 43-5B

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$569,652	\$569,652						
FBA-PHR	\$486,365	\$486,365						
FBA-TH	\$431,673	\$431,673						
FBA-DMM	\$1,030,000	\$1,030,000						
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$2,517,690	\$2,517,690	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: INTERSTATE 15 ENHANCEMENTS (LAKE HODGES BRIDGE SOUTH TO SR-56)**

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: 52-800.0/S-00931

PROJECT: T-55
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

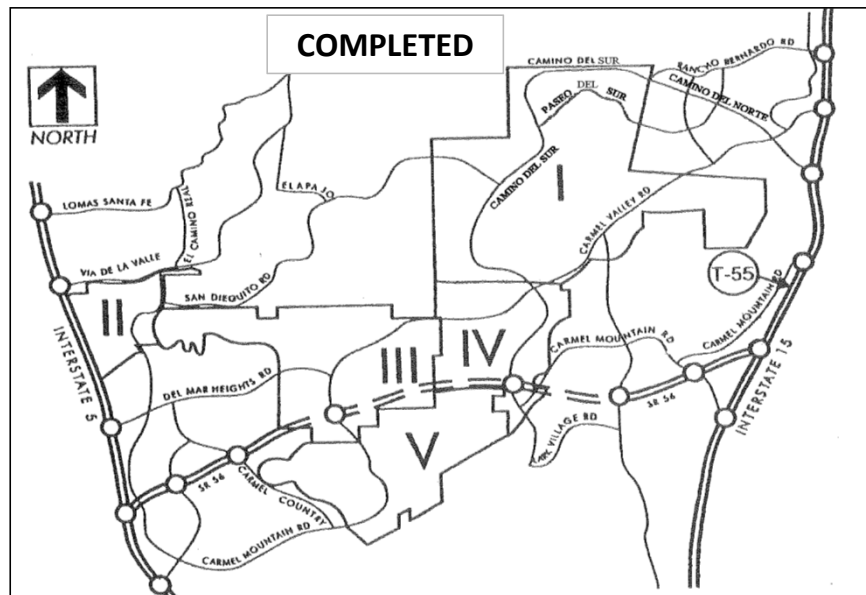
DESIGN AND CONSTRUCTION OF CAPACITY IMPROVEMENTS ON THE I-15 FREEWAY BETWEEN SR-56 AND THE NORTHERN CITY OF SAN DIEGO LIMITS NEAR LAKE HODGES. IMPROVEMENTS INCLUDED; HOV/EXPRESS LANES, DIRECT ACCESS RAMPS, AND WIDENING OF THE NORTHBOUND BRIDGE OVER LAKE HODGES. THESE IMPROVEMENTS WERE KNOWN AS THE MIDDLE SEGMENT OF CALTRANS' I-15 EXPRESS LANES PROJECT.

FUNDING:

THE BMR FBA SHARE OF THIS PROJECT WAS PROVIDED BY BMR LLC PER JOINT COMMUNITY FACILITIES AGREEMENT NO. 110623 DATED APRIL 3, 2006.

THE "OTHER" FUNDING SHOWN WAS COMPRISED OF CITY, STATE, AND FEDERAL FREEWAY CONSTRUCTION FUNDS.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$7,150,000	\$7,150,000						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER	\$463,850,000	\$463,850,000						
UNIDENT								
TOTAL	\$471,000,000	\$471,000,000	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: EL CAMINO REAL (EXTENSION OF RIGHT TURN LANE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-60
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

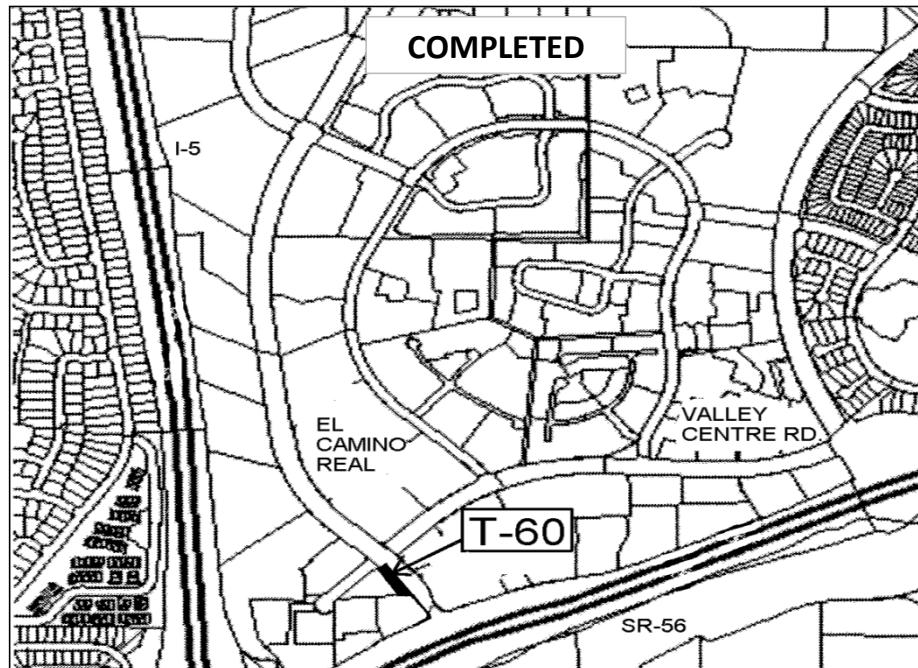
DESCRIPTION:

THIS PROJECT CONSISTS OF THE EXTENSION OF THE RIGHT-TURN LANE ON SOUTHBOUND EL CAMINO REAL BETWEEN VALLEY CENTRE DRIVE AND CARMEL VALLEY ROAD (FRONTAGE OF VACANT PAD TO THE NORTH OF AM/PM.

FUNDING:

THIS PROJECT WAS CONSTRUCTED BY THE FRONTING PROPERTY OWNER, CARMEL VALLEY RESIDENCE INN, PER THEIR PUBLIC IMPROVEMENT PERMIT ISSUED IN FISCAL YEAR 2012.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
DEV/SUBD	\$293,188	\$293,188						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$293,188	\$293,188	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: SR-56 AUXILIARY LANE

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

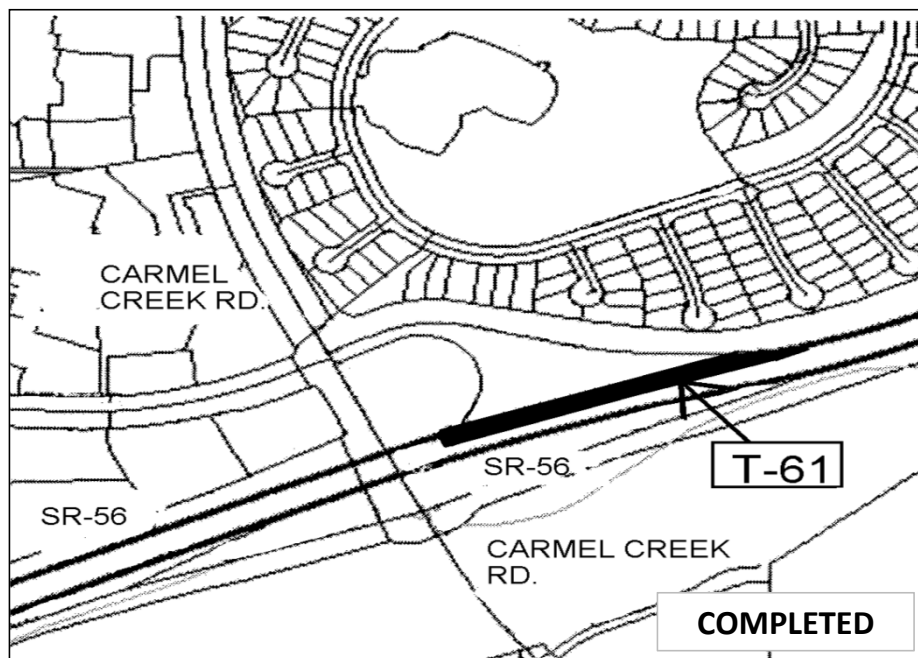
PROJECT: T-61
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT WILL CONNECT THE EXISTING WESTBOUND AUXILIARY LANES BETWEEN CARMEL COUNTRY ROAD, CARMEL CREEK ROAD, AND EL CAMINO REAL INTERCHANGES TO CREATE A THIRD WESTBOUND LANE TO INTERSTATE 5. A NEW AUXILIARY LANE WILL BE CONSTRUCTED BETWEEN THE CARMEL CREEK ROAD ON-RAMP AND THE EL CAMINO REAL OFF-RAMP, AND THE CARMEL CREEK ROAD ON-RAMP WILL BE REALIGNED.

FUNDING:

THE SCOPE AND FUNDING OF THIS PROJECT ARE NOW INCLUDED IN PROJECT T-54.2, THE WIDENING OF STATE ROUTE 56. IT WILL BE COMPLETED AS PART OF T-54.2.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: DEL SUR RIDGE RD (PASEO DEL SUR TO NIGHTHAWK LANE)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-62
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

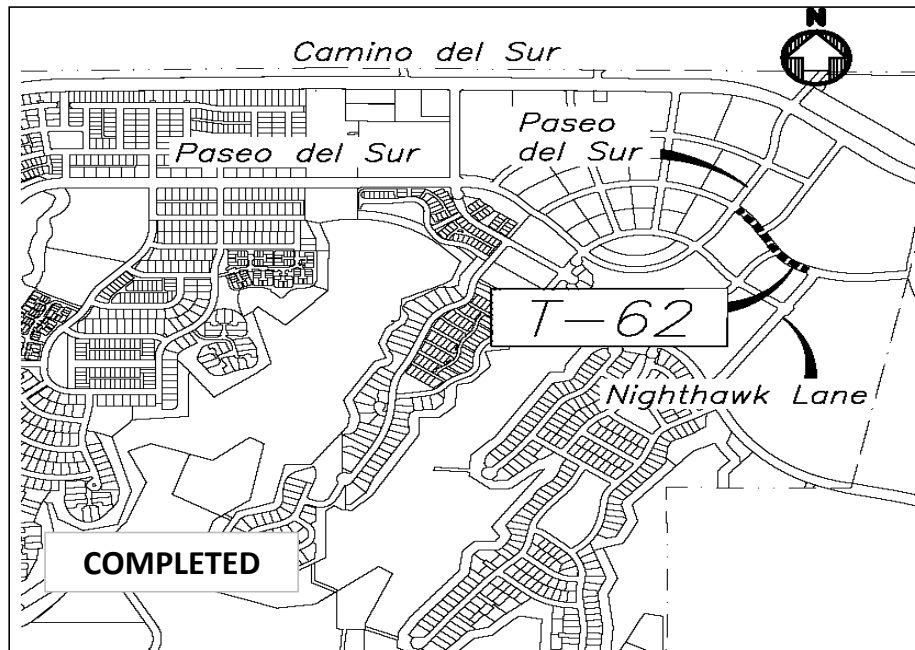
DESIGN AND CONSTRUCT DEL SUR RIDGE ROAD AS A TWO-LANE COLLECTOR STREET BETWEEN PASEO DEL SUR AND NIGHTHAWK LANE.

FUNDING:

PROJECT WAS COMPLETED BY DEVELOPER (BMR LLC).

NOTES:

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$1,238,450		\$1,238,450					
TOTAL	\$1,238,450	\$0	\$1,238,450	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: NICOLE RIDGE RD (CAMINO SAN BERNARDO TO POTOMAC RIDGE RD)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-63
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

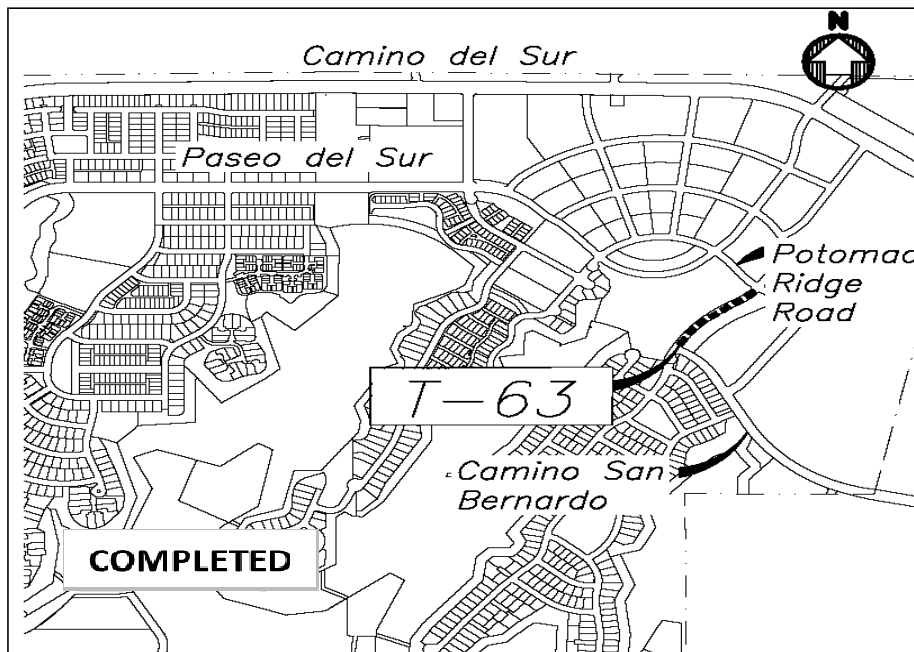
DESIGN AND CONSTRUCT NICOLE RIDGE ROAD AS A TWO-LANE COLLECTOR STREET BETWEEN CAMINO SAN BERNARDO AND POTOMAC RIDGE ROAD.

JUSTIFICATION:

THIS FACILITY IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

NOTES:

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$826,150	\$826,150						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$826,150	\$826,150	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: BABCOCK ST (CAMINO DEL SUR SOUTH FOR 370 FT)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP or JO #: N/A

PROJECT: T-64
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

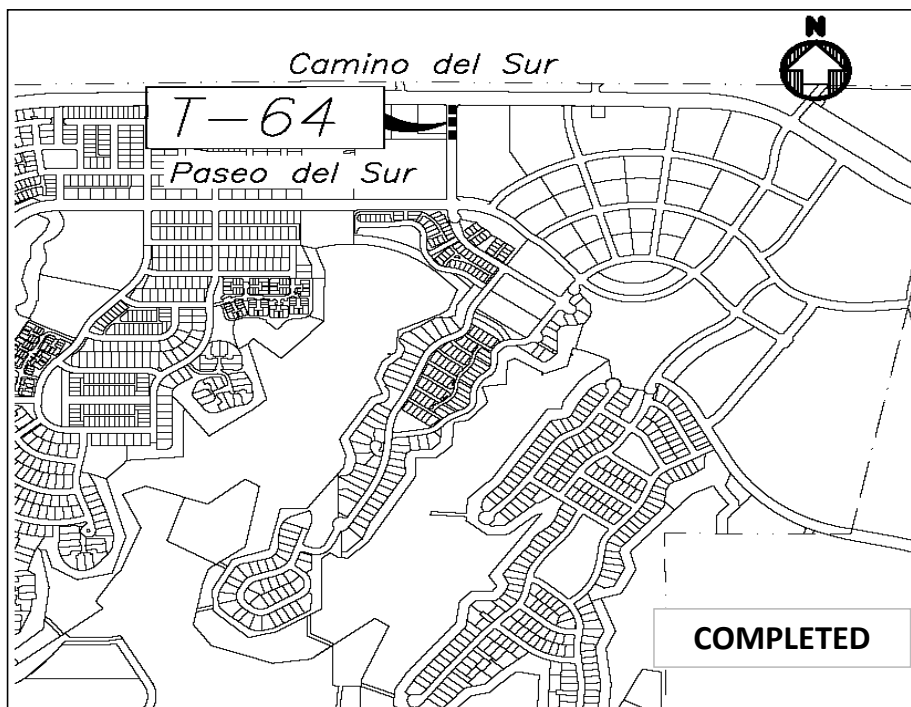
DESCRIPTION:

DESIGN AND CONSTRUCT BABCOCK STREET AS A TWO-LANE COLLECTOR STREET FROM CAMINO DEL SUR SOUTH FOR 370 FEET.

FUNDING:

FUNDING FOR DESIGN AND CONSTRUCTION OF THIS PROJECT WAS PROVIDED BY BMR LLC.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$521,056	\$521,056						
TOTAL	\$521,056	\$521,056	\$0	\$0	\$0	\$0	\$0	\$0



Park and Recreation Projects

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

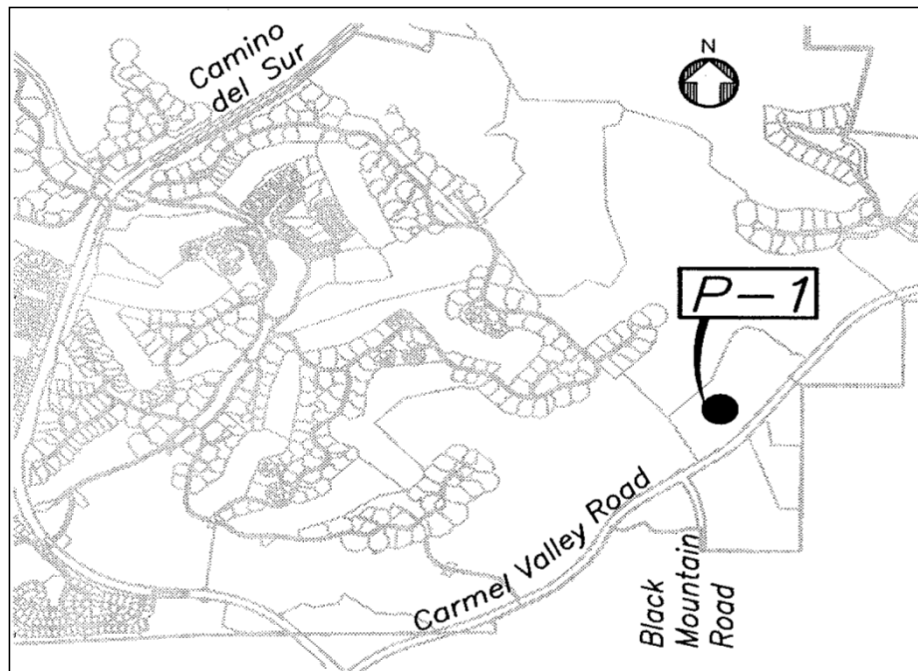
TITLE: BLACK MOUNTAIN RANCH COMMUNITY PARK

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-427.0/S-00639

PROJECT: P-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$14,743,945	\$5,066,304			\$4,838,821	\$4,838,821		
FBA-PHR								
FBA-TH	\$1,258,784	\$1,258,784						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$282,905	\$282,905						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$16,285,634	\$6,607,993	\$0	\$0	\$4,838,821	\$4,838,821	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN RANCH COMMUNITY PARK

DEPARTMENT: PARK AND RECREATION
CIP or JO #: 29-427.0/S-00639

PROJECT: P-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DEVELOPMENT OF A 30.0 USABLE ACRE COMMUNITY PARK. THE FACILITIES PLANNED AT THIS PARK INCLUDE FOUR MULTI-PURPOSE BALL FIELDS WITH LIGHTING, THREE SOCCER FIELDS, FOUR BASKETBALL COURTS, SECURITY LIGHTING, AND A PRE-FABRICATED RESTROOM FACILITY. PARK DEVELOPMENT WILL BE IMPLEMENTED IN TWO PHASES. PHASE I, WHICH DEVELOPED APPROXIMATELY 13 ACRES AND INCLUDED FOUR MULTI-PURPOSE SPORTS FIELDS (ONE LIGHTED) HAS BEEN COMPLETED. PHASE II IS EXPECTED TO COMPLETE THE REMAINING IMPROVEMENTS PLANNED AT THIS PARK.

JUSTIFICATION:

IN ACCORDANCE WITH THE CITY'S GENERAL PLAN GUIDELINES, THIS PROJECT WILL SATISFY THE POPULATION-BASED PARK GUIDELINES TO SERVE A POPULATION OF 18,000 - 25,000 PERSONS WITHIN A RADIUS OF 1.5 MILES. BLACK MOUNTAIN RANCH LLC HAS MADE AVAILABLE A PARK SITE THAT EXCEEDS THE GENERAL PLAN REQUIREMENTS AND WHICH PROVIDES A GREATER OPPORTUNITY TO PROVIDE COMMUNITY PARK FACILITIES FOR THE DEVELOPMENT THAT IS ANTICIPATED IN THE BLACK MOUNTAIN RANCH AND TORREY HIGHLANDS COMMUNITIES.

FUNDING:

PHASE I OF THE PARK WAS CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF A REIMBURSEMENT AGREEMENT. BMR LLC ADVANCED \$1M FOR PHASE I PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO. PARDEE HOMES AND WESTERN PACIFIC HOUSING (D.R. HORTON) ADVANCED A TOTAL OF \$3.2M FOR THE PARK PER THE TERMS OF THE FOUR PARTY AGREEMENT. THE TORREY HIGHLANDS FBA ALSO PROVIDED ITS PRORATA SHARE, AND HAS BUDGETED FUNDING FOR A TEMPORARY COMFORT STATION.

NOTES:

TORREY HIGHLANDS PFFP PROJECT P-3.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

PHASE I WAS COMPLETED IN FISCAL YEAR 2005. PHASE II DESIGN AND CONSTRUCTION IS CURRENTLY SCHEDULED FOR FISCAL YEARS 2018-2020 PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

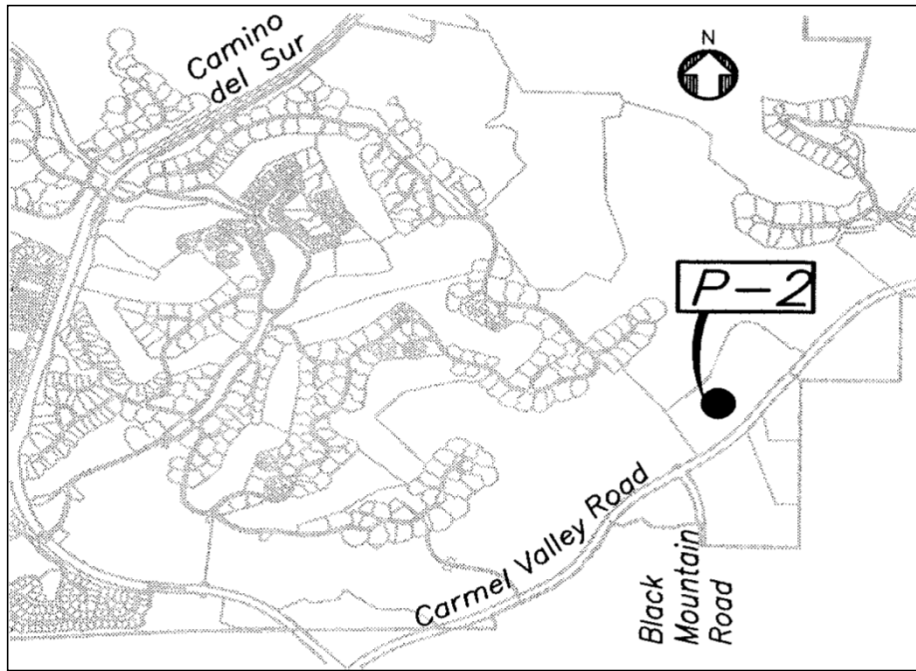
TITLE: BLACK MOUNTAIN RANCH COMMUNITY RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$6,938,600							
FBA-PHR								
FBA-TH	\$3,460,306							
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$10,398,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR	\$1,603,678		\$5,334,922					
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,603,678	\$0	\$5,334,922	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN RANCH COMMUNITY RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 17,000 SQUARE FOOT RECREATION BUILDING, WHICH COULD INCLUDE, BUT IS NOT LIMITED TO A GYMNASIUM, INDOOR COURTS, MULTI-PURPOSE ROOMS, AND OTHER COMMUNITY SERVING FACILITIES. THIS PROJECT IS LOCATED WITHIN THE BLACK MOUNTAIN RANCH COMMUNITY PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH AND TORREY HIGHLANDS SUBAREA PLANS AND IS NEEDED TO SERVE THE COMMUNITIES.

FUNDING:

THE MAJORITY (67 PERCENT) OF THIS FACILITY WILL BE FUNDED BY THE BLACK MOUNTAIN RANCH (BMR) FBA, WITH THE REMAINING SHARE PROVIDED BY THE TORREY HIGHLANDS (TH) FBA.

THE FUNDING SHOWN FOR THE TORREY HIGHLANDS FBA REPRESENTS ITS FAIR SHARE OF THE LATEST COST ESTIMATE. THAT FUNDING MAY OR MAY NOT BE APPROVED WITH FUTURE UPDATES TO THE TORREY HIGHLANDS FINANCING PLAN.

NOTES:

TORREY HIGHLANDS PFFP PROJECT P-4.

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE BLACK MOUNTAIN RANCH (BMR) AND TORREY HIGHLANDS (TH) COMMUNITIES AS WELL AS AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

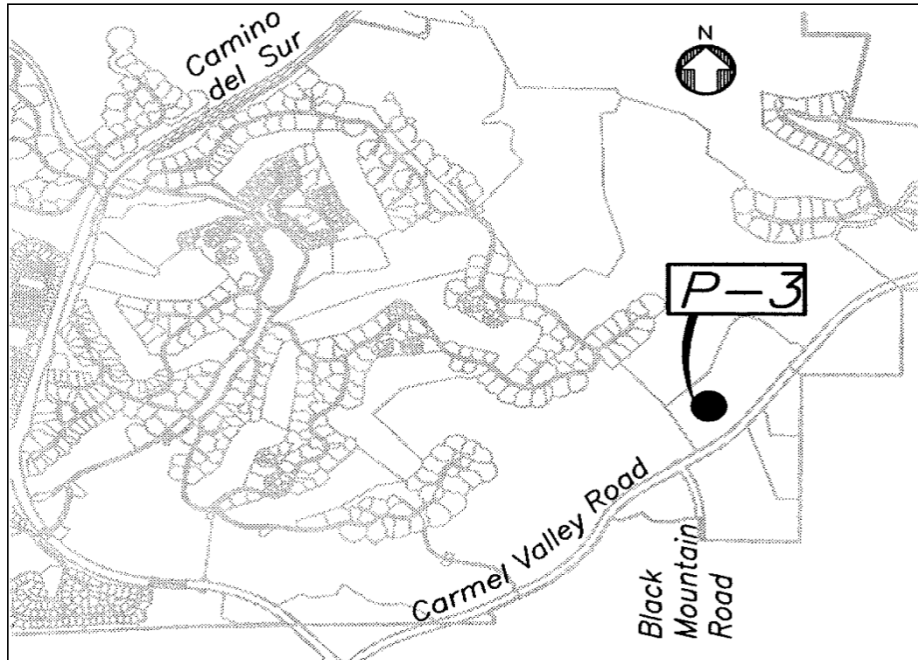
TITLE: BLACK MOUNTAIN RANCH AQUATIC COMPLEX

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$2,898,903							
FBA-PHR	\$2,781,874							
FBA-TH	\$1,445,694							
FBA-DMM	\$300,627							
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$7,427,098	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR			\$2,898,903					
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$2,898,903	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN RANCH AQUATIC COMPLEX

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-3
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF AN AQUATICS COMPLEX, WHICH MAY INCLUDE POOLS FOR SPECIALIZED USES, PARKING, AQUATIC SUPPORT FACILITIES THAT COULD INCLUDE, BUT ARE NOT LIMITED TO LOCKER ROOMS, STAFF OFFICES AND SHOWERS. THIS PROJECT IS LOCATED WITHIN BLACK MOUNTAIN RANCH COMMUNITY PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS, AS WELL AS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE THOSE COMMUNITIES.

FUNDING:

DESIGN AND CONSTRUCTION COSTS FOR THIS PROJECT WILL BE SHARED ON A PRO RATA BASIS DETERMINED AS A PERCENTAGE OF POPULATION BY THE FOLLOWING COMMUNITIES:

BLACK MOUNTAIN RANCH (BMR) FBA - 39.0%
PACIFIC HIGHLANDS RANCH (PHR) FBA - 37.5%
TORREY HIGHLANDS (TH) FBA - 19.5%
DEL MAR MESA (DMM) FBA - 4.0%

THE FUNDING SHOWN FOR THE FBAS OTHER THAN BMR REPRESENT THEIR FAIR SHARE OF THE LATEST COST ESTIMATE. THE FUNDING FROM THOSE OTHER FBAS MAY OR MAY NOT BE APPROVED WITH FUTURE UPDATES TO THOSE RESPECTIVE FINANCING PLANS.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT P-3.3
TORREY HIGHLANDS PFFP PROJECT P-5
DEL MAR MESA PFFP PROJECT 43-20

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAS OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

SCHEDULE:

THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE BLACK MOUNTAIN RANCH (BMR), TORREY HIGHLANDS (TH), PACIFIC HIGHLANDS RANCH (PHR), AND DEL MAR MESA (DMM) COMMUNITIES, AS WELL AS AVAILABLE FUNDING.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

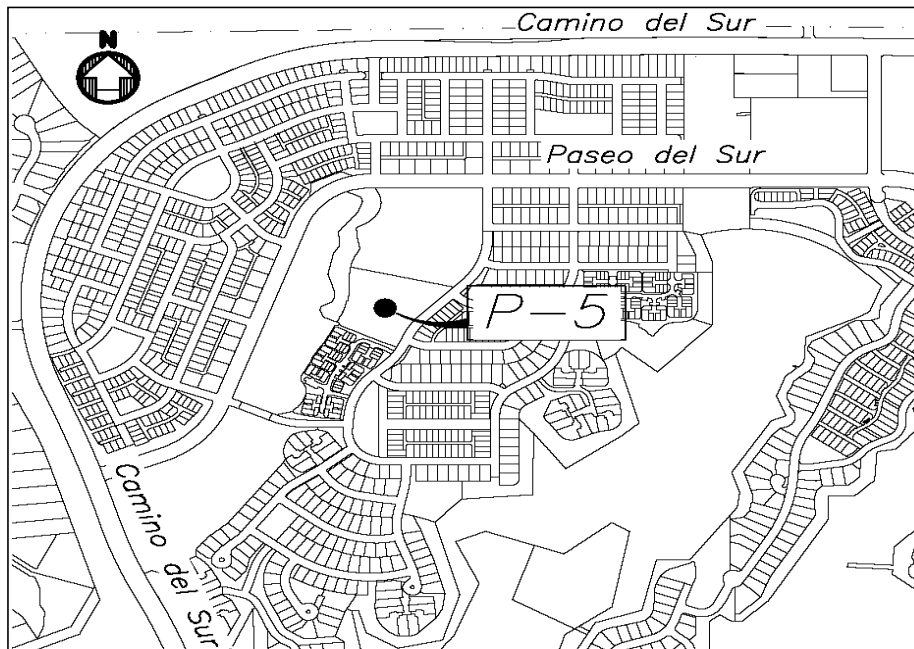
TITLE: **DEL SUR NEIGHBORHOOD PARK (NP #2)**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: **P-5**
COUNCIL DISTRICT: **5**
COMMUNITY PLAN: **BMR**

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$4,091,161	\$1,744,820		\$1,937,225		\$409,116		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,091,161	\$1,744,820	\$0	\$1,937,225	\$0	\$409,116	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL SUR NEIGHBORHOOD PARK (NP #2)

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-5
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

ACQUISITION, DESIGN AND CONSTRUCTION OF A 5.0 USABLE ACRE NEIGHBORHOOD PARK ADJACENT TO DEL SUR ELEMENTARY SCHOOL. THIS PROJECT INCLUDED THE COST OF HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PROJECT.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH SUBAREA PLAN AND IS NEEDED TO SERVE THE COMMUNITY.

FUNDING:

DESIGN AND CONSTRUCTION COSTS FOR THIS PROJECT TO BE ADVANCED BY BMR LLC WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF A REIMBURSEMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

NOTES:

SCHEDULE:

CONSTRUCTION BEGAN IN FISCAL YEAR 2016 AND WILL BE SUBSTANTIALLY COMPLETED IN FISCAL YEAR 2017, PER THE TERMS OF AN APPROVED REIMBURSEMENT AGREEMENT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

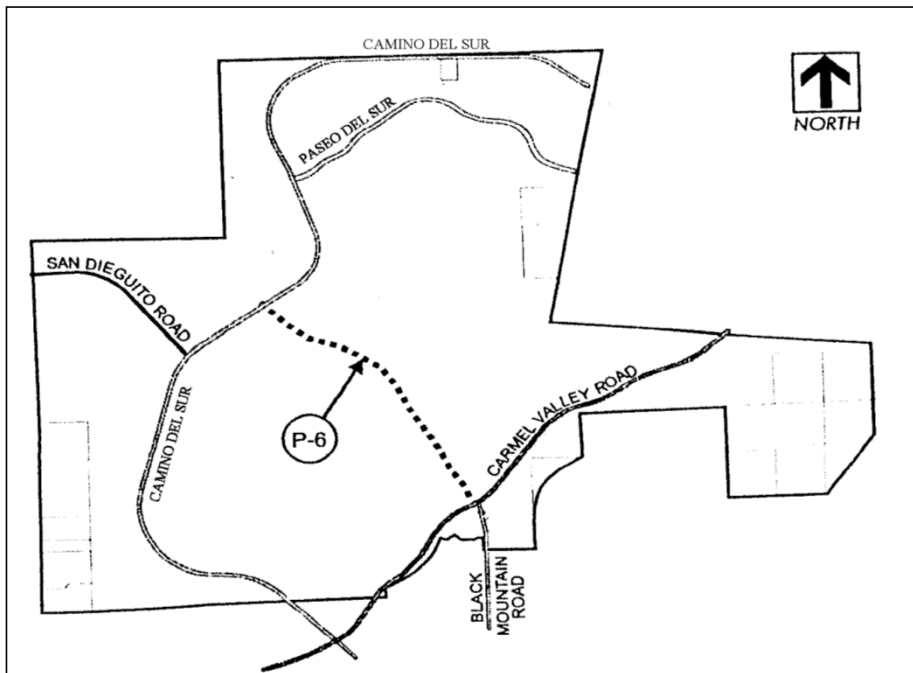
TITLE: LA JOLLA VALLEY BIKE PATH

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10081

PROJECT: P-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$638,000							
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$638,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: LA JOLLA VALLEY BIKE PATH

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10081

PROJECT: P-6
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCTION OF 1.7 MILES OF 8 FOOT WIDE ASPHALT BIKE PATH ALONG THE SOUTH SIDE OF LA JOLLA VALLEY BETWEEN CARMEL VALLEY ROAD AND CAMINO DEL SUR WITHIN BLACK MOUNTAIN RANCH. TO BE DEDICATED FOR PUBLIC USE.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS, AS WELL AS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS.

FUNDING:

PROJECT TO BE CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

NOTES:

SCHEDULE:

PROJECT TO BE CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

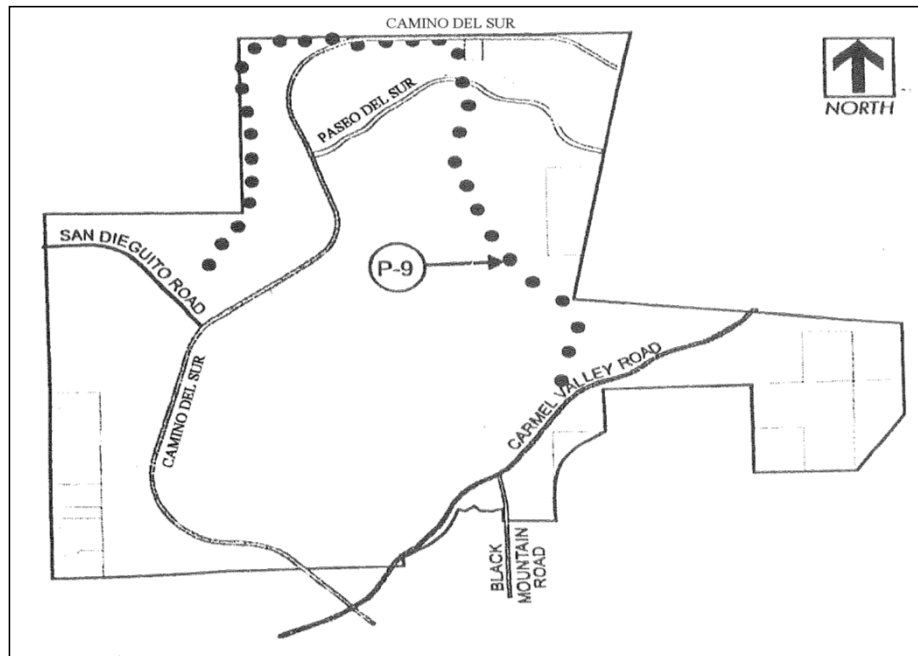
TITLE: **TRAIL - NORTH LOOP**

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10083

PROJECT: **P-9**
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT	\$638,000	\$319,000				\$319,000		
TOTAL	\$638,000	\$319,000	\$0	\$0	\$0	\$319,000	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR FBA-PHR FBA-TH FBA-DMM COUNTY STATE DEV/SUBD PRIVATE MTDB OTHER UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAIL - NORTH LOOP

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10083

PROJECT: P-9
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCTION OF 6.6 MILES OF 8-10 FOOT WIDE UNPAVED, MULTI-PURPOSE TRAIL TO BE DEDICATED AS OPEN SPACE IN THE NORTHERN PORTION OF BLACK MOUNTAIN RANCH (BMR). THIS TRAIL WILL CONNECT TO THE LA JOLLA VALLEY TRAIL (P-7) AND FORM A LOOP AROUND THE NORTHERN PORTION OF BMR.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS, AS WELL AS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS.

FUNDING:

PROJECT TO BE CONSTRUCTED BY BMR LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

NOTES:

SCHEDULE:

THE NORTHERLY PORTION OF THIS PROJECT IS PARTIALLY COMPLETE. PROJECT IS SCHEDULED FOR COMPLETION IN FISCAL YEARS 2017-2019 CONCURRENT WITH THE CONSTRUCTION OF THE DEVELOPMENT ADJACENT TO THE TRAIL.

(This page is intentionally left blank)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: SOUTH VILLAGE NEIGHBORHOOD PARK (NP #1)

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

PROJECT: P-4
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF A 5.0 USABLE ACRE NEIGHBORHOOD PARK ADJACENT TO WILLOW GROVE ELEMENTARY SCHOOL. THIS PROJECT INCLUDED THE COST OF HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PROJECT.

FUNDING:

THIS PROJECT WAS COMPLETED BY SANTALUZ LLC WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER THE TERMS OF REIMBURSEMENT AGREEMENT. THE DEV/SUBD PORTION REPRESENTS PROJECT COSTS NOT REIMBURSED BY THE FBA.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,305,912	\$1,305,912						
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$72,135	\$72,135						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$1,378,047	\$1,378,047	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: TRAIL - LA JOLLA VALLEY LINK

DEPARTMENT: PARK AND RECREATION
CIP or JO #: S-10082

PROJECT: P-7
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

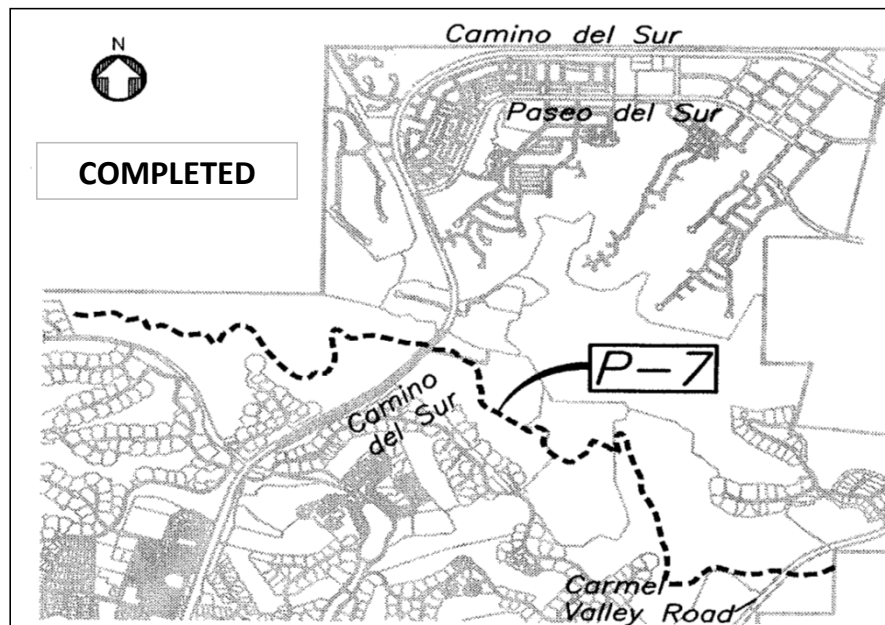
DESCRIPTION:

CONSTRUCTION OF 3.6 MILES OF 8-10 FOOT WIDE UNPAVED, MULTI-PURPOSE TRAIL WITHIN BLACK MOUNTAIN RANCH PARALLEL TO LUSARDI CREEK WITHIN LA JOLLA VALLEY. TO BE DEDICATED AS OPEN SPACE. THIS TRAIL WILL PROVIDE A LINK FROM THE BLACK MOUNTAIN RANCH COMMUNITY PARK TO THE WESTERN LIMIT OF LUSARDI CREEK WITHIN BLACK MOUNTAIN RANCH NEAR ITS CONNECTION TO THE SAN DIEGUITO RIVER REGIONAL PARK.

FUNDING:

PROJECT WAS CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$385,000	\$385,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$385,000	\$385,000	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: TRAIL - SOUTH LOOP

DEPARTMENT: PARK AND RECREATION
CIP or JO #: N/A

PROJECT: P-8
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

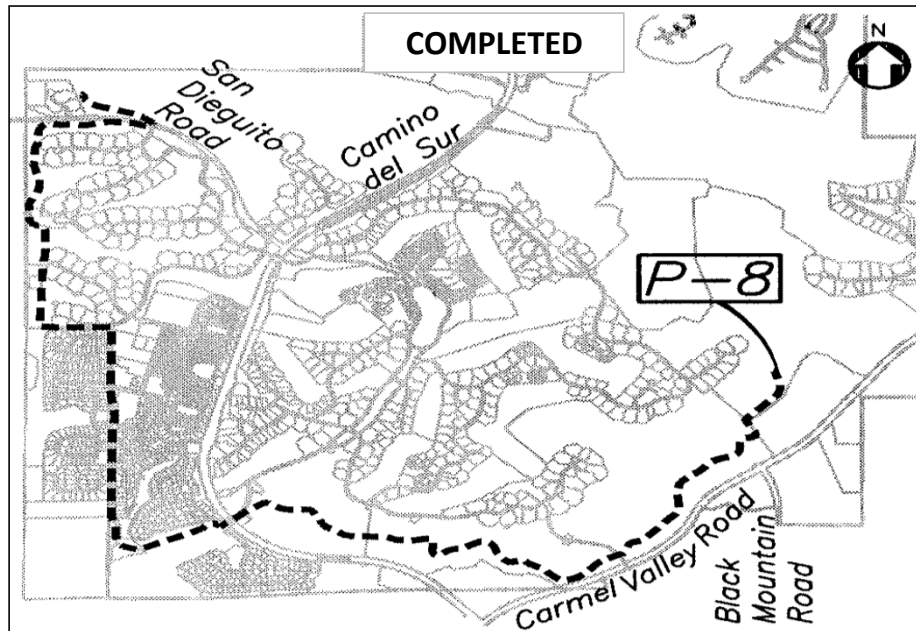
DESCRIPTION:

CONSTRUCTION OF 6.2 MILES OF 8-10 FOOT WIDE UNPAVED, MULTI-PURPOSE TRAIL TO BE DEDICATED AS OPEN SPACE IN THE SOUTHERN PORTION OF BLACK MOUNTAIN RANCH (BMR). THIS TRAIL WILL CONNECT TO THE LA JOLLA VALLEY (P-7) AND FORM A LOOP AROUND THE SOUTHERN PORTION OF BMR.

FUNDING:

PROJECT WAS CONSTRUCTED BY SANTALUZ LLC PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD	\$580,000	\$580,000						
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$580,000	\$580,000	\$0	\$0	\$0	\$0	\$0	\$0



(This page is intentionally left blank)

Fire-Rescue Projects

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

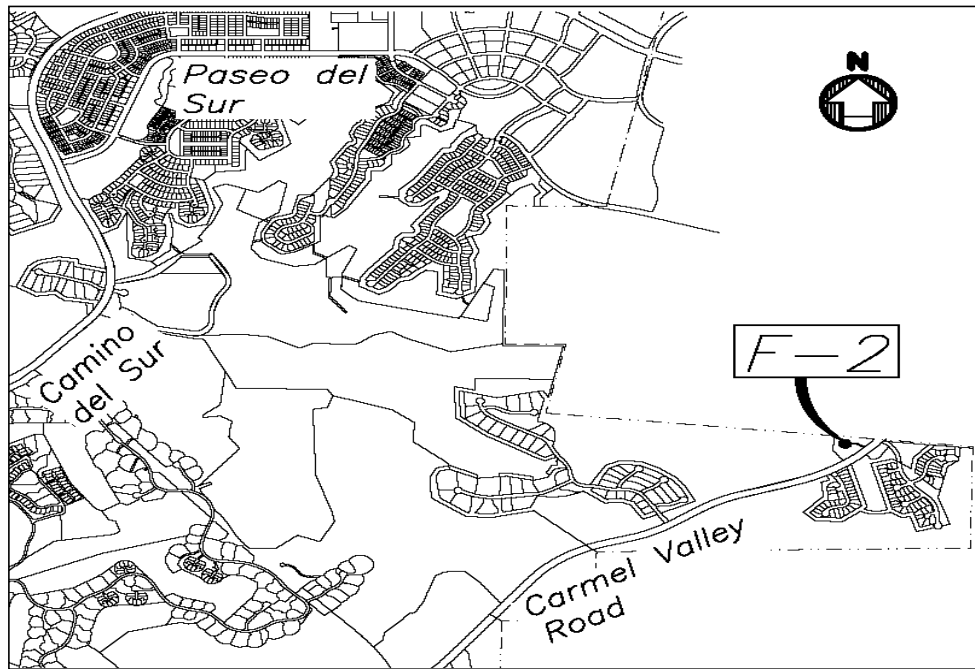
TITLE: **NORTH FIRE STATION- NO. 48**

DEPARTMENT: FIRE-RESCUE
CIP or JO #: S-15015

PROJECT: **F-2**
COUNCIL DISTRICT: **5**
COMMUNITY PLAN: **BMR**

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$13,391,307		\$2,700,000		\$3,995,654	\$6,695,654		
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$13,391,307	\$0	\$2,700,000	\$0	\$3,995,654	\$6,695,654	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: NORTH FIRE STATION- NO. 48

DEPARTMENT: FIRE-RESCUE
CIP or JO #: S-15015

PROJECT: F-2
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

THE PROJECT PROVIDES FOR THE LAND ACQUISITION, DESIGN, AND CONSTRUCTION OF A NEW PERMANENT FIRE STATION AT CARMEL VALLEY RD AND WINECREEK RD IN THE BLACK MOUNTAIN RANCH COMMUNITY. THE FACILITY WILL ACCOMMODATE EIGHT CREWMEMBERS AND WILL INCLUDE APPARATUS BAY, DORM ROOMS, KITCHEN, WATCH ROOM, READY ROOM, ONE FIRE ENGINE, AND A STATION ALERTING SYSTEM.

JUSTIFICATION:

THIS FACILITY WILL PROVIDE THE FIRE PROTECTION NEEDS OF DEVELOPMENT IN BMR THAT MEET CITY AND NATIONAL RESPONSE TIME STANDARDS. IT IS CONSISTENT WITH THE BMR SUBAREA PLAN AND IN CONFORMANCE WITH THE CITY'S GENERAL PLAN.

FUNDING:

THE FIRE STATION COST ESTIMATE ASSUMES THE CITY IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. CITY STAFF IS CURRENTLY WORKING WITH THE DEVELOPER (CALATLANTIC) TO CONSTRUCT THE FIRE STATION UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT (FBA). IF THE DEVELOPER AGREES TO COMPLETE THE PROJECT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT, THE PROJECT COST ESTIMATE MAY CHANGE AND WOULD BE REFLECTED IN A FUTURE AMENDMENT OR UPDATE TO THE BLACK MOUNTAIN RANCH PUBLIC FACILITY FINANCING PLAN.

NOTES:

SCHEDULE:

DESIGN WILL BE SCHEDULED FOR FY 2018 AND CONSTRUCTION IS SCHEDULED TO BE INITIATED IN FY 2018 AND COMPLETED IN FY 2019.

(This page is intentionally left blank)

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: SOUTH FIRE STATION - NO. 46

DEPARTMENT: FIRE-RESCUE
CIP or JO #: 33-099.0

PROJECT: F-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 9,900 SQUARE FOOT FIRE STATION ON A ONE-ACRE SITE IN BLACK MOUNTAIN RANCH (BMR) TO SERVE DEVELOPMENT IN BOTH THE BMR AND TORREY HIGHLANDS (TH) COMMUNITIES. THE STATION HOUSES 10 FIRE PERSONNEL, ONE ENGINE COMPANY AND A LADDER TRUCK.

FUNDING:

CONSTRUCTION WAS COMPLETED BY DEVELOPER (SANTALUZ LLC) WITH REIMBURSEMENT FROM THE BLACK MOUNTAIN RANCH FBA PER TERMS OF A REIMBURSEMENT AGREEMENT.

A SHARE OF FUNDING WAS ALSO PROVIDED BY THE TORREY HIGHLANDS (TH) FBA.

NOTES:

SANTALUZ PROVIDED THE SITE AND ADVANCED THE FUNDING FOR THE FIRE STATION PER THE TERMS OF ITS DEVELOPMENT AGREEMENT WITH THE CITY OF SAN DIEGO.

TORREY HIGHLANDS PFFP PROJECT F-1.

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$1,852,471	\$1,852,471						
FBA-PHR								
FBA-TH	\$2,242,999	\$2,242,999						
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$4,095,470	\$4,095,470	\$0	\$0	\$0	\$0	\$0	\$0



(This page is intentionally left blank)

Library Projects

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

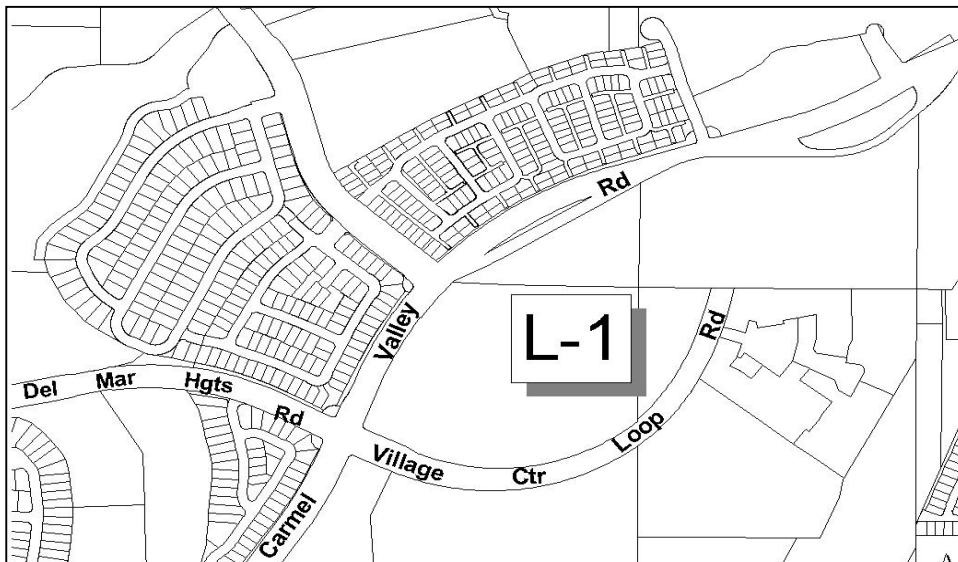
TITLE: **BRANCH LIBRARY AND VILLAGE GREEN**

DEPARTMENT: LIBRARY
CIP or JO #: S-14023

PROJECT: **L-1**
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$8,885,080						\$8,885,080	
FBA-PHR	\$8,526,386	\$99,832	\$864,896					
FBA-TH	\$4,431,022	\$3,163,903	\$492,097					
FBA-DMM	\$921,416	\$10,000						
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$22,763,904	\$3,273,735	\$1,356,993	\$0	\$0	\$0	\$8,885,080	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-BMR								
FBA-PHR								
FBA-TH								
FBA-DMM								
COUNTY								
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP or JO #: S-14023

PROJECT: L-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

CONSTRUCT AN 18,000 SQUARE FOOT BRANCH LIBRARY FACILITY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH (PHR) TO SERVE THE COMMUNITIES OF PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND DEL MAR MESA IN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA). THE LIBRARY FACILITY WILL BE LOCATED ADJACENT TO A TWO-ACRE SITE THAT WILL BE UTILIZED FOR CIVIC ACTIVITIES SUCH AS A TRANSIT CENTER AND A PEDESTRIAN PLAZA.

JUSTIFICATION:

THE COMBINED POPULATION OF THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) WARRANTS CONSTRUCTION OF ONE BRANCH LIBRARY TO BE LOCATED IN PACIFIC HIGHLANDS RANCH, AND SHARED BY ALL FIVE SUBAREAS. EACH SUBAREA FBA, EXCEPT FOR SUBAREA 2, WILL PROVIDE ITS PROPORTIONATE SHARE OF THE COSTS OF THE LIBRARY. SUBAREA 2 WAS NOT PART OF THE PHASE SHIFT AND THEREFORE NOT INCLUDED IN THE ORIGINAL FAIR SHARE CALCULATIONS FOR THE PROJECT.

FUNDING:

EACH SUBAREA WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) WILL CONTRIBUTE A PRORATA SHARE OF THE LIBRARY FACILITY. FUNDING CONTRIBUTIONS ARE BASED ON POPULATION PERCENTAGE AND ARE AS FOLLOWS: BMR (39.0%), PHR (37.5%), TH (19.5%), AND DMM (4.0%).

AS EACH PUBLIC FACILITIES FINANCING PLAN (PFFP) IS UPDATED SEPARATELY, THE TIMING OF THE CONTRIBUTION FROM FBAs OTHER THAN BMR MAY DIFFER FROM PFFP TO PFFP.

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT L-1.
TORREY HIGHLANDS PFFP PROJECT L-1.
DEL MAR MESA PFFP PROJECT 43-17.

SCHEDULE:

LAND ACQUISITION WAS COMPLETED IN FISCAL YEAR 2015. PROJECT DESIGN AND CONSTRUCTION ARE ANTICIPATED TO OCCUR AS FUNDING IS AVAILABLE FROM THE CONTRIBUTING COMMUNITIES.

(This page is intentionally left blank)

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

COMPLETED**TITLE: CARMEL VALLEY TRUNK SEWER**

DEPARTMENT: PUBLIC UTILITIES
CIP or JO #: 46-136.0/S-00325

PROJECT: U-1
COUNCIL DISTRICT: 5
COMMUNITY PLAN: BMR

DESCRIPTION:

PROVIDE FUNDING FOR THE REPLACEMENT AND UPSIZING OF THE EXISTING 18" - 27" SEWER LINE IN ORDER TO PROVIDE CAPACITY TO MOST ALL OF THE NORTH CITY FUTURE URBANIZING AREA (NCFUA) AND RANCHO PEÑASQUITOS. THE PROJECT INCLUDES DESIGN, ENVIRONMENTAL MITIGATION, AND PIPELINE CONSTRUCTION, TOGETHER WITH ACCESS ROADS AND RIGHT-OF-WAY WHERE REQUIRED.

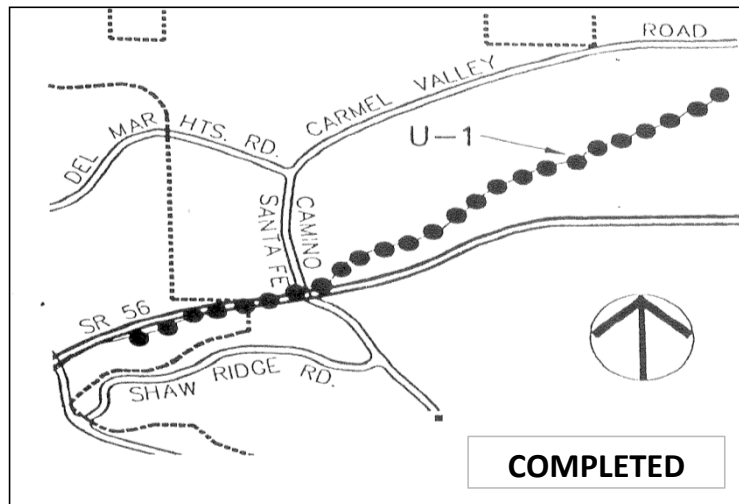
FUNDING:

THE CITY PROVIDED INTERIM FUNDING TO REPLACE AND UPSIZE THIS PIPELINE AND WAS REIMBURSED FROM EACH OF THE COMMUNITIES IN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA).

NOTES:

PACIFIC HIGHLANDS RANCH PFFP PROJECT U-1
TORREY HIGHLANDS RANCH PFFP PROJECT U-1
DEL MAR MESA PFFP PROJECT 43-23

SOURCE	FUNDING:	EXPEN/ENCUM	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-BMR	\$2,261,000	\$2,261,000						
FBA-PHR	\$1,283,000	\$1,283,000						
FBA-TH	\$1,353,000	\$1,353,000						
FBA-DMM	\$95,000	\$95,000						
CITY-CIP	\$4,900,000	\$4,900,000						
STATE								
DEV/SUBD								
PRIVATE								
MTDB								
OTHER								
UNIDENT								
TOTAL	\$9,892,000	\$9,892,000	\$0	\$0	\$0	\$0	\$0	\$0



(This page is intentionally left blank)

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I
VTM PHASE

PFFP Proj.	Facility	Location	Required Improvement Description	Status
-------------------	-----------------	-----------------	---	---------------

Vesting Tentative Map Phase One: Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:

On-Site Roads				
T-3	Black Mtn. Rd.	Carmel Valley Rd. to existing Black Mtn. Rd.	Construct 4 lane major street.	Complete
T-9	Camino Del Sur	At San Dieguito Rd.	Construct traffic signal.	Complete
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Construct 2 lanes of an ultimate 4 lane major road.	Complete
T-9	Camino Del Sur	At B Street	Construct traffic signal.	Complete
T-9	Camino Del Sur	At Carmel Valley Rd.	Construct traffic signal.	Complete
T-3	Carmel Valley Rd.	At Black Mountain Rd.	Construct traffic signal.	Complete
T-1	San Dieguito Rd.	Property boundary east to Camino Del Sur	Construct a 2-lane collector street with intersection widening.	Complete
Off-Site Roads				
T-4	Black Mtn. Rd.	At Maler Rd.	Construct traffic signal.	Complete
T-4	Black Mtn. Rd.	At SR-56 WB Ramp	Widen WB approach for dual lefts and right turn lanes. Modify signal.	Complete
T-4	Black Mtn. Rd.	At SR-56 EB Ramp	Widen SB approach for dual lefts; Widen NB approach for exclusive right turn lane.	Complete
T-4	Black Mtn. Rd.	At Park Village Rd.	Widen SB approach for exclusive right turn lane.	Complete
T-19	Carmel Valley Rd.	Western portion of SR-56 to Via Abertura	Provide striping, signing, and widening improvements as required by City Engineer, enhance existing 2-lane road	Complete
T-21.1 T-21.2	Carmel Valley Rd.	Via Abertura to Black Mtn. Rd.	Construct 2 lanes of an ultimate 4 lane major road with intersection widening	Complete
T-19	Carmel Valley Rd.	At Rancho Santa Fe Farms Rd.	Construct traffic signal	Complete
T-28	El Camino Real	At San Dieguito Rd.	Widen WB approach for shared left and right turn lane	Complete
T-4	Rcho Penasquitos Blvd.	At SR-56 WB Ramp	Widen WB off ramp to provide a center left/through/right turn lane.	Complete

Vesting Tentative Map Phase Two: Prior to exceeding 600 equivalent dwelling units in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:

On-Site Roads				
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Extend to Camino Del Sur (4 lanes are complete)	Complete
or T-10	or Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	or Widen to 4 lane major street	Under Construction
T-13 T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	Construct 4-lane major street	Complete
Off-Site Roads				
T-18	Carmel Valley Rd.	At I-5 SB Ramp	Restripe the intersection for a WB shared left/through lane. Modify signal for split phasing	Complete

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I
PHASE I-A & I-B

PFFP Proj.	Facility	Location	Required Improvement Description	Status
-------------------	-----------------	-----------------	---	---------------

Black Mountain Ranch Subarea I Phase I-A: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and any equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roads				
T-5	Camino Del Sur	San Dieguito Rd. to Paseo Del Sur	Construct 2 lanes of ultimate 4-lane major street	Complete
T-47.1a T-47.2a T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals	Complete
Off-Site Roads				
T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	If not complete, widen to 4 lanes	Complete
T-22.1	Carmel Valley Rd.	Via Abertura to Camino Del Sur	Widen to 4 lanes	Under Construction
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Construct 4 lane freeway (3) (4)	Complete
T-53	San Dieguito Rd.	At El Apajo	Traffic signal or Contribute funding for improvement	Complete
T-29.1	El Camino Real	San Dieguito Rd. south to Half Mile Dr.	Widen to 4 lanes	Complete
T-32.1	Via de la Valle	El Camino Real West to San Andres Dr.	Widen to 4 lanes (1) (5) (11c)	Assured
T-32.1	Via de la Valle	San Andres Dr. to I-5	Restripe for 6 lanes	Complete

Black Mountain Ranch Subarea I Phase I-B: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 1,870 equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roads				
T-10, T-12	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	If not complete, widen roadway (T-10) and bridge (T-12) to 4 lanes	Under Construction
T-47.1b T-47.2b	Internal Roadways	As required by internal development	Construct roadways and traffic signals	Under Construction
T-6, T-34.1 T-34.2	Camino Del Sur	San Dieguito Rd. to Camino del Norte	Widen to 4 lanes (6)	Under Construction
Off-Site Roads				
T-19	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Construct 4 lanes	Complete
N/A	Del Mar Heights Rd.	Lansdale Dr. to Carmel Valley Rd.	Construct 4 lanes	Complete
T-2	El Apajo	Via de Santa Fe to San Dieguito Rd.	Widen to 3 lanes	Complete
N/A	SR-56	Camino Del Sur to east of Carmel Country Rd.	Construct 4 lane freeway (3) (4)	Complete
T-15.1	SR-56	At Camino Del Sur	Construct diamond interchange	Complete
N/A	SR-56	At Carmel Valley Rd.	Construct diamond interchange	Complete
T-56	SR-56	At I-15	Contribution of \$580,000 for interchange improvements	Complete
T-29.2	El Camino Real	Via de la Valle to San Dieguito Rd.	Widen to four-lanes (2)	Assured
T-29.2	Via de la Valle	El Camino Real (E) to El Camino Real (W)	Widen to four-lanes (2) (5)	Assured
N/A	Interstate 5	SR-56 to I-805	Construct dual freeways (3)	Complete

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I
PHASE II-A & II-B

PFFP Proj.	Facility	Location	Required Improvement Description	Status
-------------------	-----------------	-----------------	---	---------------

Black Mountain Ranch Subarea I Phase II-A: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 2,170 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roadways				
T-25.1	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Construct 2 lanes (7) (8)	Complete
T-47.3	Internal Roadways	As needed	Construct roadways and traffic signals	Under Construction
Off-site Roadways				
T-46	Bernardo Center Dr.	At I-15	Construct ramp improvements	Complete
T-35, T-36	Camino del Norte	Camino Del Sur to Camino San Bernardo	If not constructed, construct 4-lanes (9)	Complete
T-37	Camino del Norte	At Bernardo Center Dr.	Improve capacity at-grade, pedestrian bridge	Complete
T-38	Camino del Norte	At I-15 Ramps	Complete interchange improvements, NB & SB truck climbing lanes	Complete
T-55	I-15	SR-163 to Escondido	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.	Complete
T-40	Rancho Bernardo Rd.	Bernardo Center Dr. to I-15	Widen to 6-lanes	Under Construction
T-39	Rancho Bernardo Rd.	At West Bernardo Dr.	Construct intersection improvements	Complete
T-39	Rancho Bernardo Rd.	At I-15 NB/SB Ramps	Construct intersection improvements	Complete
T-45	West Bernardo Dr.	At Bernardo Center Dr.	Construct intersection improvements	Under Construction
T-43	West Bernardo Dr.	I-15 SB Ramps to Aguamiel Rd.	Improve cross-section at park entries	Under Construction
T-44	West Bernardo Dr.	At I-15 SB Ramp	Construct traffic signal	Complete
T-61	SR-56 Westbound	Between Carmel Creek Rd. On & Off Ramps	Contribute fair share of \$1,000,000. for Auxiliary Lane	Assured
T-60	El Camino Real SB	At Carmel Valley Rd./SR-56	Contribute fair share of \$600,000 for turn pocket	Complete
N/A	Camino Del Sur	SR-56 south to Carmel Mountain Rd.	Complete construction plans for 4 lanes (10) Project TH-3.2B	Remaining
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Complete construction plans for 2 lanes (10) Project TH-3.1A	Remaining
T-20	Carmel Valley Rd.	Via Abertura west to Del Mar Heights Rd.	Widen to 4 lanes	Complete
T-22.2	Carmel Valley Rd.	Camino Del Sur to Black Mountain Rd.	Widen to 4 lanes	Under Construction

Black Mountain Ranch Subarea I Phase II-B: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 3,190 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roadways				
T-63	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
Off-Site Roadways				
N/A	I-5	I-805 to Birmingham	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.	Complete
T-25.3 T-27	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Widen roadway (T-25.3) and bridge (T-27) to 4 lanes (8)	Under Construction
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Complete construction plans for 4 lanes (10) Project TH-3.2A	Remaining

(This page is intentionally left blank)

Summary of Required Circulation Improvements By Phase
Black Mountain Ranch Revised VTM and The Remainder of Black Mountain Ranch Subarea I
PHASE III

PFFP Proj.	Facility	Location	Required Improvement Description	Status
-------------------	-----------------	-----------------	---	---------------

Black Mountain Ranch Subarea I Phase III: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 4,270 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roadways				
N/A	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
Off-Site Roadways				
T-14	Camino Del Sur	Carmel Valley Rd. to Torrey Santa Fe Road	Widen to six-lanes and transition to 4 lanes from Torrey Santa Fe to Carmel Mountain Road (11).	Under Construction
T-54.2	State Route 56	I-5 to I-15	Contribute fairshare of cost to widen to 6-lane freeway (11e)(12).	Remaining
T-58	State Route 56	At I-5	Contribute \$580,000 for north facing ramps (11e).	Remaining
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange (13).	Assured
N/A	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Widen to six-lanes.	Remaining
T-57	Black Mountain Rd	Twin Trails Rd. to north of Mercy Rd.	Widen to six-lanes	Remaining

NAME CHANGE NOTES:

- a) Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- b) Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- c) The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

PHASING NOTES:

- (1) Project is assured by a Deferred Improvement Agreement between the City of San Diego and Black Mountain Ranch LLC dated March 3, 2010.
- (2) Current City CIP projects. Project T-29.2 funding has been identified and project is assured as a City CIP project.
- (3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.
- (4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.
- (5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).
- (6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.
- (7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations. (Referenced Carmel Valley Road project is complete.)
- (8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.
- (9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.
- (10) At the start of II-A and II-B, for development which is served by existing streets, the following Torrey Highlands FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B) in order to obtain building permits. See Torrey Highlands Transportation Phasing Plan Notes (6) and(7) as well as Pacific Highlands Ranch Transportation Phasing Plan Note (12).
- (11) General Footnote: Before development is authorized in each phase, the transportation improvements listed in each phase of the Transportation Phasing Plan must meet one of the following conditions to the satisfaction of the City Engineer:
 - a) Improvement must be completed and open to traffic.
 - b) Improvement must be under contract.
 - c) Improvement must be bonded.
 - d) Improvements must be programmed for construction in the RTP for the year in which building permits are requested.
 - e) Improvement will be deemed assured if at the start of phase III of the TPP the applicable full fair share has been received.
- (12) Caltrans is currently developing a project initiation document (PID) for the phased design and construction of the project. As a result of the PID potential near term enhancements could be made with ultimate widening improvements scheduled in subsequent years as full funding anticipated from the State becomes available. The current RTIP indicates programmed funding for the project in FY 2040. Full BMR fair share funding must be received from the developers of BMR prior to development moving forward in Phase III of the Transportation Phasing Plan.
- (13) SR-56/CDS Ramps – Scope and timing of Improvement is anticipated to be determined and constructed in conjunction with the SR-56 widening to six lanes (I-5 to I-15) in accordance with final design. Funding for this project is available from the Torrey Highlands FBA fund, which is funding 100% of this project.

(This page is intentionally left blank)

BLACK MOUNTAIN RANCH						REV 05/04/2017 & thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	2671503300	PM20877	PAR 1	SENIOR UNIT	27	\$372,978	SPIC DEL SUR LLC
345	2671503400	PM20877	PAR 2	SENIOR UNIT	26	\$359,164	SPIC DEL SUR LLC
311	2672414200	FM15076	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672414300	FM15076	LOT K	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673632100	FM15617	LOT AG	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
346	2673632300	FM15617	LOT 1	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673632400	FM15617	LOT 2	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673632500	FM15617	LOT 3	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673632600	FM15617	LOT 4	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673632700	FM15617	LOT 5	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673632800	FM15617	LOT 6	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673632900	FM15617	LOT 7	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673633000	FM15617	LOT 8	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673633100	FM15617	LOT 9	SF	1	\$36,352	BROOKFIELD D S 51 LLC
346	2673633200	FM15617	LOT 10	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2673633300	FM15617	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
346	2673633400	FM15617	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673633500	FM15207	LOT D	OS	0	\$0	BROOKFIELD D S 51 LLC
345	2674703707	FM16064	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703708	FM16065	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703709	FM16066	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703710	FM16067	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703711	FM16068	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703712	FM16069	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703713	FM16070	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703714	FM16071	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703715	FM16072	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703716	FM16073	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703717	FM16074	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703718	FM16075	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674703719	FM16076	LOT 37	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674713800	FM16064	LOT 89	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674713900	FM16064	LOT 90	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674715000	FM16064	LOT 112	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674715100	FM16064	LOT 113	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674715800	FM16064	LOT 127	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674715900	FM16064	LOT 128	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716000	FM16064	LOT 129	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716100	FM16064	LOT 130	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716201	FM16064	LOT 62	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716202	FM16065	LOT 62	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716203	FM16066	LOT 62	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716204	FM16067	LOT 62	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716205	FM16068	LOT 62	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674716206	FM16069	LOT 62	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674720600	FM16064	LOT 43	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674720700	FM16064	LOT 44	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674720800	FM16064	LOT 45	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674720900	FM16064	LOT 46	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674721000	FM16064	LOT 47	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674721100	FM16064	LOT 48	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674722200	FM16064	LOT 91	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674722300	FM16064	LOT 92	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674722400	FM16064	LOT 93	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674722500	FM16064	LOT 94	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674722600	FM16064	LOT 95	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674723300	FM16064	LOT 113	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674723400	FM16064	LOT 114	SF	1	\$36,352	CALATLANTIC GROUP INC
345	2674723500	FM16064	LOT 115	SF	1	\$36,352	CALATLANTIC GROUP INC
47	2692410900	FM14179	LOT C	SF	1	\$36,352	CITY OF SAN DIEGO
195	2692501200	FM14255	LOT 23	SF	1	\$36,352	DABELGOTT CHARLES
343	2692501300	FM14255	LOT 24	SF	1	\$36,352	SHOAE SHERWIN&ADRIENNE M
344	2692501400	FM14255	LOT 25	SF	1	\$36,352	VANDOLAH PAUL S&LISA S
152	2692503100	PM19559	PAR 3	SF	1	\$36,352	SCHMIDT FAMILY TRUST 11-12-84
329	2692503800	PM19559	PAR 2	SF	1	\$36,352	REALITY KATS LLC
286	2692611800	FM14296	LOT 40	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
153	2692921500	FM14709		SF	1	\$36,352	PODSTRELENY STJEPAN S&HATT HOLLY D
6	3030701800	PM08982	PAR 2	MF	10	\$254,460	MAY FAMILY TRUST 05-10-91
207	3031103100	PM19292	PAR 1	SF	1	\$36,352	WILLMARK COMMUNITIES INC
286	3031120900	FM14065	LOT 135	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031230600	FM14065	LOT 139	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
285	3031421800	FM14231	LOT C	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
286	3031721700	PM19077	LOT 109	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
168	3031820700	PARTIAL	LOT 21	SF	1	\$36,352	JJHA FAMILY TR
286	3031823200	FM14772	LOT 145	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
1	3121600400	FM16015	LOT 4	SF	1	\$36,352	RAJAGOPALAN SRINIVASAN&SAMAVEDAM NALINI P
1	3121600500	FM16015	LOT 5	SF	1	\$36,352	CALATLANTIC GROUP INC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,180	INSTITUTION	\$120,325				
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722				
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	3121601200			OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	3121601500	FM16015	LOT 15	SF	1	\$36,352	KUMAR FAMILY TRUST 10-11-00
1	3121601600	FM16015	LOT 16	SF	1	\$36,352	RAJAGOPALAN SRINIVASAN&SAMAVEDAM NALINI P
1	3121602400	FM16015	LOT 65	SF	1	\$36,352	RAJAGOPALAN SRINIVASAN&SAMAVEDAM NALINI P
1	3121602500	FM16015	LOT 66	SF	1	\$36,352	CALATLANTIC GROUP INC
1	3121602600	FM16015	LOT 67	SF	1	\$36,352	KUMAR FAMILY TRUST 10-11-00
1	3121602700	FM16015	LOT 68	SF	1	\$36,352	CARDENAS JOSEPH A&BILLIE JO L
1	3121602800	FM16015	LOT 69	SF	1	\$36,352	NASSIRPOUR SIAMAK&SALIMI SAHAR
1	3121602900	FM16015	LOT 70	SF	1	\$36,352	JOO DAVID&STEPHANIE
1	3121603000	FM16015	LOT 71	SF	1	\$36,352	ASGARI ALI&ZHEILLA MICHELLE
286	3122931000	PM17996	LOT T	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
345	3123000800	FM15923	LOT 08	SF	1	\$36,352	CALATLANTIC GROUP INC
345	3123000900	FM15923	LOT 09	SF	1	\$36,352	CALATLANTIC GROUP INC
345	3123001000	FM15923	LOT 10	SF	1	\$36,352	CALATLANTIC GROUP INC
345	3123001100	FM15923	LOT 11	SF	1	\$36,352	CALATLANTIC GROUP INC
17	6782304400			OS	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
1	6782304600	PM21002	PAR 2	SDG&E			SAN DIEGO GAS&ELECTRIC CO
1	6782304900	PM18504	PAR 20	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
117	6786200600	FM14699	LOT A	OS	0	\$0	LA VINA MAINTENANCE CORPORATION
117	6786200800	FM14699	LOT C	OS	0	\$0	LA VINA MAINTENANCE CORP
1	6786878800	FM15950	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786904800	PM21332	PAR 1	HOTEL	150	\$2,508,300	SHARP HEALTHCARE
1	6786904900	PM21332	PAR 2	HOTEL	150	\$2,508,300	BLACK MOUNTAIN RANCH LLC
12	6787000700	PM18504	LOT 1	MF	117	\$2,977,182	CALATLANTIC GROUP INC
12	6787000700	PM18504	LOT 1	MF	12	\$305,352	CALATLANTIC GROUP INC
1	2671500700	PM18504	PAR 10	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2671501300	PM18504	PAR 17	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2671502600	PM19546	PAR 1	PUMP STATION		\$0	CITY OF SAN DIEGO
1	2671503000	PM18504	PAR 13	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2671503200		PAR 17	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2671503500	PM20877	PAR 3	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
289	2672311700	FM15100	LOT F	DW	0	\$0	CALATLANTIC GROUP INC
310	2672315400	FM15149	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672315500	FM15149	LOT G	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672315600	FM15149	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2672315700	FM14880	LOT B	PRIVATE PARK	0	\$0	BLACK MOUNTAIN RANCH LLC
310	2672328500	FM15150	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2672328600	FM15150	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
310	2672328700	FM15150	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672328800	FM15150	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2672328900	FM15150	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2672329000	FM15150	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2672329100	FM15150	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
310	2672404200	FM15093	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
310	2672404300	FM15093	LOT O	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672404400	FM15093	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672414400	FM15076	LOT L	OS	0	\$0	SHEA HOMES LIMITED PARTNERSHIP
321	2672503000	FM15099	LOT L	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
321	2672503100	FM14880	LOT A	PRIVATE PARK		\$0	DEL SUR COMMUNITY ASSOCIATION
290	2672700800	FM15032	LOT 8	OS	0	\$0	C I C FAIRBANKS L P
1	2672701000	PM18504	PAR 21	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
15	2672701100	PM18504	PAR 22	OS	0	\$0	SAN DIEGO GAS&ELECTRIC CO
15	2672701200		SEC 30-13	OS	0	\$0	SAN DIEGO GAS&ELECTRIC CO
1	2672701300		SEC 30-13	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
321	2672803200	FM15082	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
311	2672813800	FM15076	LOT G	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672813900	FM15076	LOT U	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672814000	FM15076	LOT V	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
321	2672814100	FM14879	LOT A	PRIVATE PARK		\$0	DEL SUR COMMUNITY ASSOCIATION
312	2672905300	FM15123	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
312	2672905400	FM15123	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673000100	FM15151	LOT 1	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000200	FM15151	LOT 2	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000300	FM15151	LOT 3	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000400	FM15151	LOT 4	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000500	FM15151	LOT 5	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000600	FM15151	LOT 6	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000700	FM15151	LOT 7	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000800	FM15151	LOT 8	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673000900	FM15151	LOT 9	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673001000	FM15151	LOT 10	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673001100	FM15151	LOT 11	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673001200	FM15151	LOT 12	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673001300	FM15151	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673001400	FM15151	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673001500	FM15151	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673001600	FM15151	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Tru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,180	INSTITUTION	\$120,325				
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722				
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673001700	FM15151	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673102100	FM15090	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673102200	FM15090	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
314	2673102300	FM15090	LOT H	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673102400	FM15090	LOT I	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
1	2673102500	FM15090	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673102600	FM15090	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
314	2673112600	FM15090	LOT B	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673112700	FM15090	LOT E	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673112800	FM15090	LOT G	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
1	2673112900	FM15090	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
314	2673121500	FM15090	LOT A	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
314	2673121600	FM15090	LOT F	OS	0	\$0	AVARON COMMUNITY ASSOCIATION
1	2673130200	PM18504	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673130300	FM15090	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
282	2673130400	FM15090	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
282	2673130500	FM15094	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
282	2673130600	FM15094	LOT L	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DISTRICT
1	2673130800	FM15095	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
314	2673201600	FM15095	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
314	2673211500	FM15095	LOT H	OS	0	\$0	STANDARD PACIFIC CORP
320	2673307000	FM15095	LOT A	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2673307100	FM15095	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307200	FM15095	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307300	FM15095	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307400	FM15095	LOT E	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2673307500	FM15095	LOT F	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307600	FM15095	LOT R	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307700	FM15095	LOT S	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673307800		LOT T	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2673307900		LOT W	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673308000		LOT PP	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
1	2673402600		LOT 83	SF	1	\$36,352	STANDARD PACIFIC CORP
1	2673402700		LOT 84	SF	1	\$36,352	STANDARD PACIFIC CORP
1	2673402800		LOT 85	SF	1	\$36,352	STANDARD PACIFIC CORP
1	2673407100		LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673407200		LOT H	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673412300	FM15148	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673412400	FM15148	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673505800	FM15148	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673505900	FM15148	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673506000	FM15148	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607400	FM15207	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673607500	FM15207	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607600	FM15207	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607700	FM15207	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673607800	FM15207	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673607900	FM15207	LOT O	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608000	FM15207	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608100	FM15207	LOT Q	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608200	FM15207	LOT R	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608300	FM15207	LOT AE	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673608400	FM15207	LOT AF	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673610100	FM15207	LOT 74	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673610200	FM15207	LOT 75	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673610300	FM15207	LOT 76	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673610400	FM15207	LOT 77	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673610500	FM15207	LOT 78	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673611400	FM15207	LOT 87	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673611500	FM15207	LOT 88	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673611600	FM15207	LOT 89	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
336	2673611700	FM15207	LOT 90	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673611800	FM15207	LOT 91	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673611900	FM15207	LOT 92	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673612000	FM15207	LOT 93	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673612100	FM15207	LOT 94	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673612200	FM15207	LOT 95	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673612300	FM15207	LOT 96	SF	1	\$36,352	C W V DEL SUR 54 LLC
1	2673612400	FM15207	LOT 97	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673612500	FM15207	LOT 98	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673612600	FM15207	LOT 99	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673612700	FM15207	LOT 100	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673612800	FM15207	LOT 101	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673612900	FM15207	LOT 102	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673613000	FM15207	LOT 103	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673613100	FM15207	LOT 104	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673613200	FM15207	LOT 105	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUS	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673613300	FM15207	LOT 106	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
336	2673613400	FM15207	LOT 107	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673613500	FM15207	LOT 108	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673613600	FM15207	LOT 109	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673613700	FM15207	LOT 110	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673613800	FM15207	LOT 111	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673613900	FM15207	LOT 112	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614000	FM15207	LOT 113	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614100	FM15207	LOT 114	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614200	FM15207	LOT 115	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614300	FM15207	LOT 116	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614400	FM15207	LOT 117	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614500	FM15207	LOT 118	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614600	FM15207	LOT 119	SF	1	\$36,352	C W V DEL SUR 54 LLC
336	2673614700	FM15207	LOT 120	SF	1	\$36,352	C W V DEL SUR 54 LLC
1	2673614800	FM15207	LOT 121	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673614900	FM15207	LOT 122	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673615000	FM15207	LOT 123	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
345	2673615400	FM15207	LOT 221	SF	1	\$36,352	SPIC DEL SUR LLC
345	2673615500	FM15207	LOT 222	SF	1	\$36,352	SPIC DEL SUR LLC
345	2673615600	FM15207	LOT 223	SF	1	\$36,352	SPIC DEL SUR LLC
345	2673615700	FM15207	LOT 224	SF	1	\$36,352	SPIC DEL SUR LLC
345	2673615800	FM15207	LOT 225	SF	1	\$36,352	SPIC DEL SUR LLC
345	2673615900	FM15207	LOT 226	SF	1	\$36,352	SPIC DEL SUR LLC
320	2673616000	FM15207	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673616100	FM15207	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
320	2673616200	FM15207	LOT S	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673616300	FM15207	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673616400	FM15207	LOT V	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673616500	FM15207	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673616600	FM15207	LOT W	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673625700	FM15207	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673625800	FM15207	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
320	2673625900	FM15207	LOT H	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2673626000	FM15207	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673626100	FM15207	LOT X	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673626200	FM15207	LOT Y	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673626300	FM15207	LOT Z	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673626400	FM15207	LOT AB	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673626500	FM15207	LOT AM	SF	1	\$36,352	DEL SUR COMMUNITY ASSOCIATION
1	2673642100	FM15207	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673642200	FM15207	LOT K	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673642300	FM15207	LOT AC	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673642400	FM15207	LOT AD	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673642600	FM15617	LOT AL	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2673643400	FM15617	LOT 18	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673643500	FM15617	LOT 19	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673643600	FM15617	LOT 20	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
320	2673650100	FM15207	LOT AJ	SF	1	\$36,352	DEL SUR COMMUNITY ASSOCIATION
1	2673650200	FM15304	LOT AK	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673700200	FM15304	LOT A	PUBLIC PARK	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673700300	FM15304	LOT B	PRIVATE PARK	1	\$36,352	BLACK MOUNTAIN RANCH LLC
17	2673700400	FM15304	LOT C	OS	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
1	2673700500	FM15304	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673700600	FM15328	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673800600	FM15328	LOT 39	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673800700	FM15328	LOT 40	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673800800	FM15328	LOT 56	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673800900	FM15328	LOT 57	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801000	FM15328	LOT 58	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801100	FM15328	LOT 59	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801500	FM15328	LOT 63	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801600	FM15328	LOT 64	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801700	FM15328	LOT 65	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801800	FM15328	LOT 66	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673801900	FM15328	LOT 67	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673802300	FM15328	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673802400	FM15328	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673802500	FM15328	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673802600	FM15328	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673802700	FM15328	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673802800	FM15328	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673810900	FM15328	LOT 24	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673811000	FM15328	LOT 25	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673811200	FM15328	LOT 27	SF	1	\$36,352	CAPUTO FAMILY TRUST 05-29-97
1	2673812200	FM15328	LOT 41	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673812300	FM15328	LOT 42	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2673812400	FM15328	LOT 43	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673812500	FM15328	LOT 44	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673812600	FM15328	LOT 45	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673812700	FM15328	LOT 46	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673812800	FM15328	LOT 47	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673812900	FM15328	LOT 48	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673813000	FM15328	LOT 49	SF	1	\$36,352	POLLACK FAMILY TRUST 05-28-87
1	2673813100	FM15328	LOT 50	SF	1	\$36,352	ONEAL RYAN D&SANDERS-ONEAL KIM A
1	2673813200	FM15328	LOT 51	SF	1	\$36,352	HOOKE JAMES T FAMILY TRUST 01-27-01
1	2673813300	FM15328	LOT 52	SF	1	\$36,352	GLASGOW REVOCABLE TRUST 04-04-07
1	2673813400	FM15328	LOT 53	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673813500	FM15328	LOT 54	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673813600	FM15328	LOT 55	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	2673813700	FM15328	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2673813800	FM15328	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
320	2673813900	FM15328	LOT I	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
1	2673814000	FM15327	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
336	2674000700	FM15327	LOT 7	SF	1	\$36,352	JIANG YUQIU&TENG SHUTIAN
336	2674000800	FM15327	LOT 8	SF	1	\$36,352	AUNE MATTHEW P&HEATHER N
336	2674000900	FM15327	LOT 9	SF	1	\$36,352	TEMPLE JAY L&PRISCILLA G
336	2674001000	FM15327	LOT 10	SF	1	\$36,352	LEE JUDY
336	2674001100	FM15327	LOT 11	SF	1	\$36,352	BALL POLLY L REVOCABLE 11-08-11
336	2674002700	FM15327	LOT 27	SF	1	\$36,352	BAHMANI KAMBIZ&CONNERY COLLEEN M
336	2674002800	FM15327	LOT 28	SF	1	\$36,352	PATEL RAKESH J&URMISHA R
336	2674002900	FM15327	LOT 29	SF	1	\$36,352	WENK RICHARD D
320	2674005500	FM15327	LOT A	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674005600	FM15327	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
320	2674005700	FM15327	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
314	2674014500	FM15327	LOT 99	SF	1	\$36,352	STANDARD PACIFIC CORP
314	2674014600	FM15327	LOT 100	SF	1	\$36,352	STANDARD PACIFIC CORP
314	2674014700	FM15327	LOT 101	SF	1	\$36,352	STANDARD PACIFIC CORP
314	2674014800	FM15327	LOT 102	SF	1	\$36,352	STANDARD PACIFIC CORP
314	2674014900	FM15327	LOT 103	SF	1	\$36,352	STANDARD PACIFIC CORP
314	2674015000	FM15327	LOT 104	SF	1	\$36,352	STANDARD PACIFIC CORP
314	2674015100	FM15327	LOT 105	SF	1	\$36,352	STANDARD PACIFIC CORP
320	2674016500	FM15327	LOT D	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674016600	FM15327	LOT E	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674016700	FM15327	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
320	2674016800	FM15327	LOT G	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674016900	FM15327	LOT H	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674017000	FM15327	LOT I	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674017100	FM15327	LOT Q	OS	0	\$0	DELSUR COMMUNITY ASSOCIATION
320	2674017200	FM15327	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
320	2674017400	FM15327	LOT R	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674020500	FM15327	LOT 123	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674020600	FM15327	LOT 124	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674020700	FM15327	LOT 125	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674020800	FM15327	LOT 126	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674020900	FM15327	LOT 127	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021000	FM15327	LOT 128	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021100	FM15327	LOT 129	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021200	FM15327	LOT 130	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021300	FM15327	LOT 131	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021400	FM15327	LOT 132	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021500	FM15327	LOT 133	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021600	FM15327	LOT 134	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021700	FM15327	LOT 135	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021800	FM15327	LOT 136	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674021900	FM15327	LOT 137	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674022000	FM15327	LOT 138	SF	1	\$36,352	BROOKFIELD D S 51 LLC
1	2674022600	FM15327	LOT L	OS	0	\$0	BROOKFIELD D S 51 LLC
1	2674022700	FM15327	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2674022800	FM15327	LOT S	OS	0	\$0	BROOKFIELD D S 51 LLC
1	2674022900	FM15327	LOT U	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2674023000	FM15327	LOT T	OS	0	\$0	BROOKFIELD D S 51 LLC
1	2674030200	FM15327	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	2674030300	FM15327	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	2674030400	FM15327	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
227	2692100500	FM14064	LOT 63	SF	1	\$36,352	CROCKER CHRISTOPHER A&KARRIE L
80	2692100600	FM14064	LOT 64	SF	1	\$36,352	POZZUOLI VINCENT J&SHANNON
286	2692100900	FM14064	LOT 220	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101100	FM14064	LOT 222	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101200	FM14064	LOT 242	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101300	FM14064	LOT 242	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101400	FM14064	LOT 267	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101500	FM14064	LOT 268	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692101600	FM14064	LOT 269	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Tru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,180	INSTITUTION	\$120,325				
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722				
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
286	2692101700			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
224	2692101900	FM14307	LOT 2	SF	1	\$36,352	WONG DANIEL S&IDALIA S
226	2692102100	FM14307	LOT 4	SF	1	\$36,352	POZZUOLI VINCENT J&SHANNON
286	2692102200	FM14307	LOT 221	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
240	2692113100	FM14307	LOT 9	SF	1	\$36,352	ABUMERI MARK M&HARB ALMA A
175	2692122700	FM14307	LOT 17	SF	1	\$36,352	HICKEL W&R FAMILY TRUST
243	2692122900	FM14307	LOT 45	SF	1	\$36,352	CHARLES FAMILY TRUST 12-07-87
286	2692123200	FM14307	LOT 229	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
328	2692133400	FM14307	LOT 41	SF	1	\$36,352	BONEY TRUST 11-20-06
286	2692204400	PM18892	PAR 14	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692204900	FM14064	LOT 300	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
23	2692206600	PM18892	PAR 11	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692206800	PM18892	PAR 13	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692207700	PM18734	PAR 2	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692214600	FM14064	LOT 243	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692214700	FM14064	LOT 272	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692214800	FM14064	LOT 274	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
77	2692215400	FM14307	LOT 125	SF	1	\$36,352	CASA DOLCE LLC
286	2692216600	PM19011	PAR 15	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218200	PM19047	PAR 16	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218300	PM19047	PAR 17	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218400	PM19047	PAR 18	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692218500	PM19047	PAR 19	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224000	FM14064	LOT 250	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224100	FM14064	LOT 251	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224200	FM14064	LOT 271	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224300	FM14064	LOT 273	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692224400		LOT 283	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692225100	PM19049	PAR 6	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
279	2692301300	FM14064	LOT 246	SF	1	\$36,352	HORNBUCKLE DONNA T REVOCABLE TRUST 08-02-11
286	2692301700	FM14064	LOT 257	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692301800		LOT 275	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692301900		LOT 276	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692302500	PM19048	PAR 3	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692312100	FM14064	LOT 277	OS	0	\$1	SANTALUZ MAINTENANCE ASSOCIATION
63	2692313200	FM14307	LOT 204	SF	1	\$36,352	SCHMIDT MARK S&MARIA D
23	2692320500	FM14307	LOT 265	OS	0	\$0	SANTALUZ LLC
286	2692330100	FM14064	LOT 244	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692330200	FM14064	LOT 244	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
50	2692400400	FM14179	LOT D	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
50	2692400500	FM14497	LOT 2	SF	1	\$36,352	POWAY UNIFIED SCHOOL DISTRICT
47	2692400700	PM19666	PAR 2	SF	1	\$36,352	CITY OF SAN DIEGO
50	2692411000	FM14497	LOT 3	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
308	2692411400	FM14497	LOT 7	SF	1	\$36,352	SANTALUZ MCC INC
50	2692411700	FM14497	LOT B	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
146	2692500100	FM14255	LOT 1	SF	1	\$36,352	L G REAL ESTATE HOLDINGS LLC
22	2692501900	FM14255	LOT 30	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692502000	FM14255	LOT 31	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692502100	FM14255	LOT 32	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692502300	FM14255	LOT 34	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692502500	FM14255	LOT 37	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
286	2692502600	FM14255	LOT 39	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692502700	FM14255	LOT 41	OS	0	\$0	CITY OF SAN DIEGO
286	2692502800	FM14255	LOT 42	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
22	2692503500	PM19580	PAR 1	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
284	2692503600	PM19580	PAR 2	SF	1	\$36,352	BARI MOHAMMED A&KANITA K FAMILY TR
142	2692510200	FM14255	LOT 7	SF	1	\$36,352	JASENOVEC GREGORY&DENISE
22	2692511200	FM14255	LOT 36	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692511300	FM14255	LOT 38	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692511500	FM14255	LOT 43	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
109	2692600100	FM14296	LOT 1	SF	1	\$36,352	MOORE FAMILY REVOCABLE TRUST 04-05-08
107	2692600700	FM14296	LOT 7	SF	1	\$36,352	MULVEY CUSTOM BUILDERS INC
95	2692600900	FM14296	LOT 9	SF	1	\$36,352	MUNOZ ENRIQUE W
286	2692601500	FM14296	LOT 30	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692601600	FM14296	LOT 31	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692601800	FM14296	LOT 33	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692601900	FM14296	LOT 41	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602000	FM14296	LOT 42	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602200	FM14296	LOT 44	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602300	FM14296	LOT 45	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692602400	FM14296	LOT 46	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
100	2692610100	FM14296	LOT 15	SF	1	\$36,352	HENRY&DEBBIE HOLDINGS LLC
103	2692610600	FM14296	LOT 20	SF	1	\$36,352	D&D LANDHOLDINGS
103	2692610700	FM14296	LOT 21	SF	1	\$36,352	D&D LANDHOLDINGS
286	2692611400	FM14296	LOT 28	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692611700	FM14296		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620100	FM14296	LOT 34	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,180	INSTITUTION	\$120,325				
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722				
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
286	2692620300	FM14296	LOT 36	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620400		LOT 37	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692620500			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
284	2692620600	PM19580	PAR 2	SF	1	\$36,352	BARI MOHAMMED A&KANITA K FAMILY TR
238	2692701300	FM14297	LOT 13	SF	1	\$36,352	HASEGAWA THOMAS E&AMY
333	2692701400	FM14297	LOT 14	SF	1	\$36,352	CAPOZZA LIVING TRUST 04-15-01
234	2692701700	FM14297	LOT 17	SF	1	\$36,352	BISHOP BRANDON J SEPARATE PROPERTY TR
121	2692701900	FM14297	LOT 19	SF	1	\$36,352	DAVIS STEPHEN R&DEANNE M
121	2692702000	FM14297	LOT 20	SF	1	\$36,352	GOMEZ FAMILY TRUST 01-25-03
122	2692702200	FM14297	LOT 22	SF	1	\$36,352	ALBION LIVING TRUST 02-15-05
121	2692702500	FM14297	LOT 25	SF	1	\$36,352	SANTALUZ CONSTRUCTION LLC
286	2692702700	FM14297	LOT 27	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692702800	FM14297	LOT 28	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692702900	FM14297	LOT 29	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692703000	FM14297	LOT 30	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692703100	FM14297	LOT 31	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
49	2692703200	FM14297	LOT 32	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692703300	FM14297	LOT 33	OS	0	\$0	CITY OF SAN DIEGO
294	2692802200	FM14893	LOT 2	SF	1	\$36,352	ENCENDIDO 1&2 LLC
339	2692802800	FM14893	LOT 8	SF	1	\$36,352	SANTALUZ CONSTRUCTION LLC
297	2692803100	FM14893	LOT 11	SF	1	\$36,352	ALLAN JEFFREY B&CASIE A FAMILY TR
286	2692803500	FM14893	LOT 15	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692803600	FM14893	LOT 16	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692803700	FM14893	LOT 17	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692803800	FM14893	LOT 18	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
298	2692803900	FM14893	LOT 19	SF	1	\$36,352	HOROZCHANTELLE D
296	2692804000	FM14893	LOT 20	SF	1	\$36,352	MULVEY DOUGLAS&MARYROSE
292	2692804100	FM14893	LOT 21	SF	1	\$36,352	SVET ROBERT
341	2692804200	FM14893	LOT 22	SF	1	\$36,352	SVET ADAM G
299	2692804300	FM14893	LOT 23	SF	1	\$36,352	MCKINLEY STEVEN A&KAREN G
286	2692804800	FM14893	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692804900	FM14893		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692805000			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	2692805100	FM14878	LOT E	OS	0	\$0	CITY OF SAN DIEGO
342	2692810600	FM14878	LOT 3	SF	1	\$36,352	CAO HUY QUANG&DO THUY TRANG
286	2692810900	FM14878	LOT B	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
47	2692811000	FM14878	LOT C	SF	0	\$0	CITY OF SAN DIEGO
286	2692811100	FM14878	LOT D	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811200	FM14878	LOT E	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811300	FM14878	LOT F	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692900800	FM14709	LOT 55	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692900900	FM14358	LOT 61	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692901300	PM19050	PAR 2	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692901500	PM19050	PAR 4	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
199	2692911200	FM14358	LOT 36	SF	1	\$36,352	LEE SCOTT&LUANN N
57	2692911800	FM14358	LOT 50	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
286	2692911900	FM14358	LOT 51	SF	1	\$36,352	SANTALUZ MAINTAINANCE ASSOCIATION
286	2692912000	FM14358	LOT 53	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692912100	FM14358	LOT 54	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
202	2692912300	FM14709	LOT 7	SF	1	\$36,352	ALLAN FAMILY REVOCABLE TRUST 03-24-11
303	2692912400	FM14709	LOT 9	SF	1	\$36,352	MICHAEL S&GROSSO-LED FORD MARIA I FAMILY TR
57	2692912500	FM14709		SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692912600		LOT 56	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
203	2692921200	FM14709	LOT 23	SF	1	\$36,352	SCHMIDT MARK S
57	2692921300			SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692921400		LOT 57	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
57	2692921500	PM20865	PAR 2	OS	0	\$0	PODSTRELENY STJEPAN S&HATT HOLLY D
57	2692931500	FM14358	LOT 46	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692931600	FM14358	LOT 47	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692931700	FM14358	LOT 48	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692931800	FM14358	LOT 49	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
57	2692932100	FM14358	LOT 60	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
248	2692932200	FM14709	LOT 27	SF	1	\$36,352	VU KIEM MINH&NGUYEN THANH-NU
57	2692932300	PM12622		SF	1	\$36,352	HALLAM REVOCABLE TRUST
6	3030701800	PM08982	PAR 2	SF	52	\$1,890,304	
7	3030701900	FM14065	PAR 1	MF	5	\$127,230	EQUINE HAVEN LLC
7	3030701900	FM14065	PAR 1	SF	27	\$981,504	
24	3031102700	PM19292	LOT 137	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
206	3031103200	PM19292	PAR 2	SF	1	\$36,352	SCHMIDT ARNOLD&VALERIE REVOCABLE 2005 TR
207	3031103300	PM19292	PAR 3	SF	1	\$36,352	WILLMARK COMMUNITIES INC
324	3031103500	PM19292	PAR 5	SF	1	\$36,352	D J S PROPERTIES GROUP L P
286	3031120600	FM14065	LOT 117	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031120700	FM14065	LOT 118	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031120800	FM14065	LOT 134	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031121000	FM14065	LOT 150	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031132200	FM14308	LOT 151	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031132700	FM14308	LOT 126	OS	0	\$0	SANTALUZ MAINT ASSOCIATION

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Tru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,180	INSTITUTION	\$120,325				
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722				
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUS	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
286	3031142900	FM14308	LOT 128	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
286	3031143000	FM14065	LOT 138	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
162	3031200200	FM14065	LOT 93	SF	1	\$36,352	GRASSO LIVING TRUST 09-10-10
262	3031200700	FM14065	LOT 136	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031200800	FM14065	LOT 148	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031200900			OS	0	\$0	CITY OF SAN DIEGO
249	3031210100	FM14065	LOT 91	SF	1	\$36,352	COHRS ROBERT L&JUDITH
286	3031221300	FM14065	LOT 116	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031221400	FM14065	LOT 119	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240200	FM14308	LOT 125	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240300	FM14065	LOT 129	OS	0	\$0	SANTALUZ MAINT ASSOCIATION
286	3031240400	FM14065	LOT 130	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031240500			OS	0	\$0	CITY OF SAN DIEGO
157	3031240600	FM14065	LOT 132	OS	0	\$0	SANTALUZ CLUB
286	3031240700	FM14065	LOT 133	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240800	FM14308	LOT 152	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240900	FM14096	LOT 124	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031304200	FM14096	LOT 65	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031304300	FM14096	LOT A	OS	0	\$0	CITY OF SAN DIEGO
286	3031304400	FM14096	LOT C	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031304500	FM14096	LOT D	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031312400	FM14096	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031312500	FM14097	LOT F	OS	0	\$0	CITY OF SAN DIEGO
286	3031403800	FM14097	LOT 66	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031403900	FM14097	LOT A	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
38	3031411600	FM14097	LOT 65	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
47	3031411700	FM14097	LOT B	OS	0	\$0	CITY OF SAN DIEGO
47	3031411800	FM14097	LOT E	OS	0	\$0	CITY OF SAN DIEGO
286	3031411900	FM14097	LOT F	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031412000	FM14097	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031412100			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
38	3031421200	FM14097	LOT 64	OS	0	\$0	SANTALUZ LLC
286	3031421400	FM14097	LOT D	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
47	3031421700	FM14097	LOT C	OS	0	\$0	CITY OF SAN DIEGO
286	3031502500	FM14231	LOT 73	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031502600	FM14231	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
29	3031514800	FM14231	LOT A	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031514900			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
37	3031520100	FM14231	LOT 72	SF	1	\$36,352	SANTALUZ LLC
47	3031520200	FM14231	LOT B	OS	0	\$0	CITY OF SAN DIEGO
30	3031520300	FM14231	LOT C	SF	10	\$363,520	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520400	FM14231	LOT D	SF	10	\$363,520	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520500	FM14231	LOT E	SF	10	\$363,520	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520600	FM14231	LOT H	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
30	3031520700	FM14863	LOT I	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
30	3031604700	FM14863	LOT 66	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031604800	FM14863	LOT 67	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031604900	FM14863	LOT A	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031606300	FM14863	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
30	3031606400	FM14223	LOT C	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
139	3031700900	FM14223	LOT 9	SF	1	\$36,352	CLARK ROBERT M&MCMAHON JULIE P
140	3031701200	FM14223	LOT 107	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
140	3031701300	FM14768	LOT 108	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
251	3031701500	FM14223	LOT 123	SF	1	\$36,352	C L M TRUST 01-03-12
193	3031710400	FM14223	LOT 13	SF	1	\$36,352	FARMANI FRED&HONARCARARAGHI PARICHEHR
131	3031712200	FM14223	LOT 46	SF	1	\$36,352	SANTA LUZ DEVELOPMENT LLC
286	3031712500	FM14223	LOT 102	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
211	3031721200	FM14223	LOT 38	SF	1	\$36,352	MULVEY DOUGLAS&MARYROSE
286	3031721600			OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031722100	FM14223	PAR 2	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
306	3031733400	FM14768	LOT 61	SF	1	\$36,352	AQUILA ANTHONY&SHELLY R
286	3031733900	FM14223	LOT 99	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031734000	PM19362	LOT 115	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031734100	PM19362	LOT 116	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
262	3031740200	FM14223	LOT 66	SF	1	\$36,352	BOTTE MICHAEL J
28	3031742000	FM14223	PAR 1	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
217	3031750200	FM14223	LOT 69	SF	1	\$36,352	SMITH VINCENT XAVIER JR&MARIA CARMEN
218	3031750300	FM14223	LOT 70	SF	1	\$36,352	H M INDUSTRIES LTD
286	3031760100	FM14223	LOT 122	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
28	3031760600	FM14276	LOT 110	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031760700	FM14276	LOT 120	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031760800	FM14276	LOT 121	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
267	3031800500	FM14698	LOT 114	SF	1	\$36,352	SANTA LUZ DEVELOPMENT LLC
156	3031800600	FM14698	LOT 115	SF	1	\$36,352	SCHMIDT MARK S&MARIA D
286	3031800700	FM14698	LOT 116	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
194	3031801400	FM14276	LOT A	OS	0	\$0	COX DOUG&NICOLE LIVING TRUST 03-30-07
36	3031801500	FM14276	LOT B	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUS	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
286	3031813200	FM14276	LOT 117	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813300	FM14276	LOT 118	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813400	FM14276	LOT 128	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813500	FM14276	LOT 129	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813600	FM14772	LOT 130	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031814000	FM14276	LOT 143	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031814100	FM14276	LOT 144	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
164	3031820200	FM14276	LOT 16	SF	1	\$36,352	SCHMIDT FAMILY TRUST 11-12-84
189	3031820400	FM14276	LOT 18	SF	1	\$36,352	VILLA CHAI LLC
166	3031820500	FM14276	LOT 19	SF	1	\$36,352	MILLER ANDRE L
170	3031822500	FM14276	LOT 90	SF	1	\$36,352	MAICHEN GROUP
36	3031822800	FM14276	LOT 124	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031822900	FM14276	LOT 125	OS	0	\$0	SANTALUZ MAINTAINANCE ASSOCIATION
36	3031823000	FM14276	LOT 126	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823100	FM14276	LOT 127	SF	1	\$36,352	SANTALUZ MAINTAINANCE ASSOCIATION
36	3031823300	FM14772	LOT 146	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823400	FM14276	LOT 147	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823500	PM19363	LOT 149	OS	0	\$0	SANTALUZ MAINTAINANCE ASSOCIATION
191	3031823800	FM14276	LOT 83	SF	1	\$36,352	HAUF WILLIAM J
208	3031823900	FM14276	LOT 85	SF	1	\$36,352	MARKS ELLEN J TRUST 05-08-97
36	3031833500	FM14276		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031833600	FM14338	LOT 136	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031834000	FM14338	PAR 1	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
181	3031840400	FM14338	LOT 63	SF	1	\$36,352	PACIFIC ART GROUP INC
36	3031840900	FM14338	LOT 131	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
36	3031841000	FM14338	LOT 148	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
48	3031904600	FM14338	LOT 225	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031904700	FM14338	LOT 226	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031904800	FM14338	LOT 230	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031904900	FM14338	LOT 231	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031914600	FM14338	LOT 232	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031914700	FM14338	LOT 236	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031923800	FM14338	LOT 222	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031923900	FM14338	LOT 227	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924000	FM14338	LOT 233	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924100	FM14338	LOT 237	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924200	FM14338	LOT 238	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031924300	FM14338	LOT 239	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936100	FM14338	LOT 223	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936200	FM14338	LOT 224	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936300	FM14338	LOT 234	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936400	FM14436	LOT 240	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936500	FM14436	LOT 241	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031936600	FM14436	LOT 242	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031943500	FM14436	LOT 228	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031943600	FM14436	LOT 229	SF	1	\$36,352	VERRAZZANO HOMEOWNERS ASSOCIATION
48	3031943700	FM14436	LOT 235	OS	0	\$0	VERRAZZANO HOMEOWNERS ASSOCIATION
53	3032003000	FM14436	LOT A	SF	1	\$36,352	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003100	FM14436	LOT B	SF	1	\$36,352	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003200	FM14436	LOT C	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003300	FM14436	LOT D	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003400	FM14438	LOT E	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003500	FM14438	LOT F	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003600	FM14438	LOT G	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003700	FM14438	LOT H	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003800	FM14438	LOT I	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032003900	FM14438	LOT J	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032004000	FM14438	LOT K	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032004100	FM14438	LOT L	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032104500	FM14438	LOT AA	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032104600		LOT BB	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
287	3032104700		LOT CC	OS	0	\$0	WESTERN PACIFIC HOUSING INC
53	3032104800		LOT W	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032104900		LOT Y	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032105000		LOT Z	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032110100		LOT 140	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
287	3032110200		LOT 141	OS	0	\$0	WESTERN PACIFIC HOUSING INC
53	3032110300		LOT X	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032204000	FM14437	LOT M	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032204100	FM14437	LOT N	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032204200	FM14437	LOT O	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032204300	FM14437	LOT Q	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032204400	FM14437	LOT R	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032204500	FM14437	LOT U	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
288	3032212800	FM14437	LOT P	SF	1	\$36,352	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032212900	FM14437	LOT S	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
53	3032213000	FM14437	LOT T	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
53	3032213100	FM14437	LOT V	OS	0	\$0	SANTA MONICA AT BLACK MOUNTAIN RANCH HOA
4	3032303600	FM14583	LOT 36	SF	1	\$36,352	MIRASOL COMMUNITY ASSOCIATION
4	3032303700	FM14583	LOT 37	SF	1	\$36,352	MIRASOL COMMUNITY ASSOCIATION
4	3032303800	FM14672	LOT A	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
5	3032401900	FM14672	LOT A	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
5	3032402000	FM14672	LOT B	OS	0	\$0	MIRASOL COMMUNITY ASSOCIATION
10	3120101500	PM18504	SEC 5-14	SF	171	\$4,351,266	CLAYPOOL REVOCABLE TRUST 09-17-01
10	3120101500	PM18504		SF	144	\$5,234,688	DEBEVOISE FAMILY TRUST 03-21-86
11	3120101600	PM18504	SEC 6-14	SF	98	\$3,562,496	CITY OF SAN DIEGO
11	3120101600	PM18504		MF	19	\$483,474	DEBEVOISE FAMILY TRUST 03-21-86
8	3120103800	PM18504	SEC 31-13	SF	12	\$436,224	CITY OF SAN DIEGO
345	3121420600	PM18054		SF	18	\$654,336	CALATLANTIC GROUP INC
13	3121600200		SEC 32-13	SF	25	\$908,800	MOUNTAIN GLEN FAMILY II LLC
1	3121600600		PAR 2	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	3121600800		PAR 4	FIRESTATION	0	\$0	BLACK MOUNTAIN RANCH LLC
1	3121600900		PAR 5	SF	1	\$36,352	BLACK MOUNTAIN RANCH LLC
1	3121601100		PAR B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	3121601200		PAR 3	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
47	3121601300		PAR 3	OS	0	\$0	CITY OF SAN DIEGO
325	3122900100	FM14720	LOT 1	SF	1	\$36,352	FOUR T TRUST 05-15-12
322	3122900200	FM14720	LOT 2	SF	1	\$36,352	HENRY&DEBBIE HOLDINGS LLC
326	3122900300	FM14720	LOT 3	SF	1	\$36,352	KHOUBEHI KAMRAN&JILA
275	3122900500	FM14720	LOT 5	SF	1	\$36,352	SMITH DANIEL MARTIN&FOLKS MARDI J
276	3122900600	FM14720	LOT 6	SF	1	\$36,352	HENRY&DEBBIE HOLDINGS LLC
286	3122900900	FM14720		OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122901000	FM14720	LOT U	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122901300	PM19045	PAR 3	SF	1	\$36,352	SANTALUZ MAINTENANCE ASSOCIATION
1	3122910500	FM14720	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
2	3122920600	FM14720	LOT H	SF	1	\$36,352	CITY OF SAN DIEGO
286	3122920700	FM14720	LOT K	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
9	3122920800	FM14720	SEC 6-14	OS	0	\$0	CITY OF SAN DIEGO
286	3122930100	FM14720	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930300	FM14720	LOT L	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930400	FM14720	LOT N	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930500	FM14720	LOT O	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930600	FM14720	LOT P	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930700	FM14720	LOT Q	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930800	FM14720	LOT R	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930900	FM14720	LOT S	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
17	3122931100	PM18925	PAR 6	SF	1	\$36,352	POWAY UNIFIED SCHOOL DISTRICT
116	3122931200	PM18925	PAR 1	SF	1	\$36,352	SAINT DEMIANA COPTIC ORTHODOX CHURCH
47	3122931300	PM18925	PAR 2	OS	0	\$0	CITY OF SAN DIEGO
16	3122931400	PM18925	PAR 3	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
345	3123002100	FM15923	LOT A	OS	0	\$1	SPIC DEL SUR LLC
345	3123002200	FM15923	LOT B	OS	0	\$0	SPIC DEL SUR LLC
345	3123002300	FM15923	LOT C	OS	0	\$2	SPIC DEL SUR LLC
345	3123002400	FM15923	LOT D	OS	0	\$0	SPIC DEL SUR LLC
345	3123002500	FM15923	LOT E	OS	0	\$3	SPIC DEL SUR LLC
345	3123002600	FM15923	LOT F	OS	0	\$0	SPIC DEL SUR LLC
345	3123002700	FM15923	LOT G	OS	0	\$4	SPIC DEL SUR LLC
345	3123002800	FM15923	LOT H	OS	0	\$0	SPIC DEL SUR LLC
345	3123101300	FM15924	LOT K	OS	0	\$5	SPIC DEL SUR LLC
345	3123101400	FM15924	LOT M	OS	0	\$0	SPIC DEL SUR LLC
345	3123101500	FM15924	LOT N	OS	0	\$6	SPIC DEL SUR LLC
345	3123101600	FM15924	LOT O	OS	0	\$0	SPIC DEL SUR LLC
345	3123101700	FM15924	LOT P	OS	0	\$7	SPIC DEL SUR LLC
345	3123111700	FM15924	LOT J	OS	0	\$0	SPIC DEL SUR LLC
345	3123111800	FM15924	LOT L	OS	0	\$8	SPIC DEL SUR LLC
345	3123111900	FM15924	LOT Q	OS	0	\$0	SPIC DEL SUR LLC
345	3123112000	FM15924	LOT R	OS	0	\$9	SPIC DEL SUR LLC
345	3123112100	FM15924	LOT S	OS	0	\$0	SPIC DEL SUR LLC
14	3130105900		SEC 4-14	OS	0	\$0	TOM VIII ENTERPRISES L P
18	3138110200	FM14589	POR 6	SF	1	\$36,352	CITY OF SAN DIEGO
39	3138110300	FM14589	POR 6	SF	1	\$36,352	CITY OF SAN DIEGO
12	6782300400	PB0002PG462	SEC 31-13	MF	130	\$3,307,980	CAMELOT INVESTMENTS
1	6782301900	PM18504	PAR 24	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782302000	PM19273	PAR 25	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
159	6782302100	PM20146	PAR 1	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
17	6782304000	PM17995	PAR 2	OS	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
345	6782312000	FM15951	LOT 53	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782312100	FM15951	LOT 54	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782312200	FM15951	LOT 55	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782312300	FM15951	LOT 56	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782312400	FM15951	LOT 57	SF	1	\$36,352	SPIC DEL SUR LLC
1	6782313800	FM15951	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782313900	FM15951	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782314000	FM15951	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH LLC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
345	6782320100	FM15951	LOT 20	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782320200	FM15951	LOT 21	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782320300	FM15951	LOT 22	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782320400	FM15951	LOT 23	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782321400	FM15951	LOT 48	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782321500	FM15951	LOT 49	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782321600	FM15951	LOT 50	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782321700	FM15951	LOT 51	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782321800	FM15951	LOT 52	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782322200	FM15951	LOT 61	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782322300	FM15951	LOT 62	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782322400	FM15951	LOT 63	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782326500	FM15951	LOT 118	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782326600	FM15951	LOT 119	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782326700	FM15951	LOT 120	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782326800	FM15951	LOT 121	SF	1	\$36,352	SPIC DEL SUR LLC
1	6782328200	FM15951	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782328300	FM15951	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782335600	FM15951	LOT J	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
345	6782340800	FM15951	LOT 204	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782340900	FM15951	LOT 205	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782341000	FM15951	LOT 206	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782341100	FM15951	LOT 207	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782341200	FM15951	LOT 208	SF	1	\$36,352	SPIC DEL SUR LLC
1	6782343700	FM15951	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
345	6782350200	FM15951	LOT 154	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782350300	FM15951	LOT 155	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782350400	FM15951	LOT 156	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782350500	FM15951	LOT 157	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782350600	FM15951	LOT 158	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782350700	FM15951	LOT 159	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782350800	FM15951	LOT 160	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782351600	FM15951	LOT 181	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782351700	FM15951	LOT 182	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782351800	FM15951	LOT 183	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782351900	FM15951	LOT 184	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352000	FM15951	LOT 185	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352100	FM15951	LOT 186	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352200	FM15951	LOT 187	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352300	FM15951	LOT 188	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352400	FM15951	LOT 189	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352500	FM15951	LOT 190	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352600	FM15951	LOT 191	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352700	FM15951	LOT 192	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352800	FM15951	LOT 193	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782352900	FM15951	LOT 194	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782353500	FM15951	LOT 200	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782353600	FM15951	LOT 201	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782353700	FM15951	LOT 202	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782353800	FM15951	LOT 203	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354000	FM15951	LOT 262	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354100	FM15951	LOT 263	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354200	FM15951	LOT 264	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354300	FM15951	LOT 265	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354400	FM15951	LOT 277	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354500	FM15951	LOT 278	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782354600	FM15951	LOT 279	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782360100	FM15951	LOT 161	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782360200	FM15951	LOT 162	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782360300	FM15951	LOT 163	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782360400	FM15951	LOT 164	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782360500	FM15951	LOT 165	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782360600	FM15951	LOT 166	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782361400	FM15951	LOT 266	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782361500	FM15951	LOT 267	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782361600	FM15951	LOT 268	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782361700	FM15951	LOT 269	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782361800	FM15951	LOT 270	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782361900	FM15951	LOT 271	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782362000	FM15951	LOT 272	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782362100	FM15951	LOT 273	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782362200	FM15951	LOT 274	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782362300	FM15951	LOT 275	SF	1	\$36,352	SPIC DEL SUR LLC
345	6782362400	FM15951	LOT 276	SF	1	\$36,352	SPIC DEL SUR LLC
1	6782362500	FM15951	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782362600	FM15951	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782362700	FM15951	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH LLC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development SF - Single Family Unit (ea) EMP / OFF - Employment Center / Office (1000 sf) MF - Multifamily Unit (ea) Comm - Commercial (1000 sf) Institutional (acre)	
COMM	\$6,180	INSTITUTION	\$120,325				
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722				
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	6782362800	FM15951	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782362900	FM15951	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370100	FM15951	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370200	FM15951	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370300	FM15951	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370400	FM15951	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370500	FM15951	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370600	FM15951	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370700	FM15951	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6782370800	FM15951	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
40	6786200500	FM13734	LOT 5	PUMP STATION		\$0	SANTALUZ LLC
117	6786200700	FM14699	LOT B	SF	12	\$436,224	LA VINA MAINTENANCE CORP
1	6786806200	FM15875	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806300	FM15875	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806400	FM15875	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806500	FM15875	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806600	FM15875	LOT E	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806700	FM15875	LOT F	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806800	FM15875	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786806900	FM15875	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807000	FM15875	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807100	FM15875	LOT K	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807200	FM15875	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807300	FM15875	LOT N	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807400	FM15875	LOT O	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807500	FM15875	LOT AT	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807600	FM15875	LOT AU	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807700	FM15875	LOT AV	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807800	FM15875	LOT BB	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786807900	FM15875	LOT BC	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808000	FM15875	LOT BI	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808100	FM15875	LOT BJ	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808200	FM15875	LOT BK	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808300	FM15875	LOT BL	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808400	FM15875	LOT BM	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808500	FM15875	LOT BS	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808600	FM15875	LOT BX	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786808700	FM15875	LOT BZ	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786811800	FM15908	LOT J	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
345	6786812200	FM15950	LOT 4	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812300	FM15950	LOT 5	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812400	FM15950	LOT 6	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812500	FM15950	LOT 7	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812600	FM15950	LOT 8	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812700	FM15950	LOT 9	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812800	FM15950	LOT 10	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786812900	FM15950	LOT 11	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786813000	FM15950	LOT 12	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786814000	FM15950	LOT 22	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786814100	FM15950	LOT 23	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786814200	FM15950	LOT 24	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786814300	FM15950	LOT 25	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786814400	FM15950	LOT 26	SF	1	\$36,352	SPIC DEL SUR LLC
345	6786814500	FM15950	LOT 27	SF	1	\$36,352	SPIC DEL SUR LLC
1	6786816100	FM15950	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786816200	FM15950	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
345	6786816300	FM15919	LOT 29	MF	45	\$1,145,070	SPIC DEL SUR LLC
1	6786824700	FM15875	LOT M	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786824800	FM15875	LOT Q	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786824900	FM15875	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825000	FM15875	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825100	FM15875	LOT U	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825200	FM15875	LOT V	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825300	FM15875	LOT W	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825400	FM15875	LOT X	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825500	FM15875	LOT Y	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825600	FM15875	LOT Z	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825700	FM15875	LOT AA	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825800	FM15875	LOT AB	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786825900	FM15875	LOT AC	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826000	FM15875	LOT AD	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826100	FM15875	LOT AE	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826200	FM15875	LOT AF	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826300	FM15875	LOT AG	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826400	FM15875	LOT AS	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826500	FM15875	LOT AW	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786826600	FM15875	LOT AX	OS	0	\$0	BLACK MOUNTAIN RANCH LLC

BLACK MOUNTAIN RANCH						REV 05/04/2017 & Thru Doc#644 / (Rev-05-04-17)	
SF	\$36,352	MF	\$25,446	SENIOR UNIT	\$13,814	Types of Development	
COMM	\$6,180	INSTITUTION	\$120,325			SF - Single Family Unit (ea)	EMP / OFF - Employment Center / Office (1000 sf)
EMP / OFF	\$3,272	HOTEL ROOM	\$16,722			MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf) Institutional (acre)
Assmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	6786826700	FM15875	LOT AY	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786828200	FM15908	LOT G	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786828300	FM15908	LOT H	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786828400	FM15908	LOT K	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786828600	FM15908	LOT N	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786828700	FM15908	LOT Q	PRIVATE PARK			BLACK MOUNTAIN RANCH LLC
1	6786829200	FM15908	LOT L	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
345	6786829300	FM15908	LOT L	OS	0	\$0	SPIC DEL SUR LLC
345	6786829400	FM15908	LOT L	OS	0	\$0	SPIC DEL SUR LLC
1	6786834100	FM15875	LOT P	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834200	FM15875	LOT R	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834300	FM15875	LOT AH	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834400	FM15875	LOT AI	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834500	FM15875	LOT AJ	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834600	FM15875	LOT AK	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834700	FM15875	LOT AL	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834800	FM15875	LOT AM	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786834900	FM15875	LOT AN	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786835000	FM15875	LOT AO	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786835100	FM15875	LOT AP	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786835200	FM15875	LOT AZ	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786835300	FM15875	LOT BA	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786835400	FM15875	LOT BD	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786835500	FM15875	LOT BH	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786841800	FM15875	LOT 172	SF	1	\$36,352	BROOKFIELD D S 39 LLC
1	6786841900	FM15875	LOT 173	SF	1	\$36,352	BROOKFIELD D S 39 LLC
1	6786842000	FM15875	LOT 174	SF	1	\$36,352	BROOKFIELD D S 39 LLC
1	6786842700	PM21088	PAR 1	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786842900	PM21088	PAR 3	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786853600	FM15875	LOT BU	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786865000	FM15908	LOT A	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786865100	FM15908	LOT B	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865200	FM15908	LOT C	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865300	FM15908	LOT D	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786865400	FM15908	LOT E	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865500	FM15908	LOT F	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865600	FM15908	LOT I	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786865700	FM15908	LOT M	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865800	FM15908	LOT O	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786865900	FM15908	LOT P	OS	0	\$0	DEL SUR COMMUNITY ASSOCIATION
1	6786866000	FM15908	LOT S	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786866100	FM15908	LOT T	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786872200	FM15950	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786900100	FM15919	LOT 1	EMP / OFF	172	\$562,784	BLACK MOUNTAIN RANCH LLC
1	6786900200	FM15919	LOT 2	EMP / OFF	172	\$562,784	BLACK MOUNTAIN RANCH LLC
1	6786900300	FM15919	LOT 3	EMP / OFF	171	\$559,512	BLACK MOUNTAIN RANCH LLC
1	6786900600	FM15919	LOT 6	COMM	17	\$105,060	BLACK MOUNTAIN RANCH LLC
1	6786900700	FM15919	LOT 7	COMM	17	\$105,060	BLACK MOUNTAIN RANCH LLC
1	6786901200	FM15919	LOT 12	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901300	FM15919	LOT 13	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901400	FM15919	LOT 14	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901500	FM15919	LOT 15	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901600	FM15919	LOT 16	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901700	FM15919	LOT 17	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901800	FM15919	LOT 18	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786901900	FM15919	LOT 19	MF	12	\$305,352	BLACK MOUNTAIN RANCH LLC
1	6786902000	FM15919	LOT 20	MF	11	\$279,906	BLACK MOUNTAIN RANCH LLC
1	6786902100	FM15919	LOT 21	MF	11	\$279,906	BLACK MOUNTAIN RANCH LLC
1	6786902200	FM15919	LOT 22	MF	11	\$279,906	BLACK MOUNTAIN RANCH LLC
1	6786902300	FM15919	LOT 23	MF	10	\$254,460	BLACK MOUNTAIN RANCH LLC
1	6786902400	FM15919	LOT 24	MF	11	\$279,906	BLACK MOUNTAIN RANCH LLC
1	6786902500	FM15919	LOT 25	MF	11	\$279,906	BLACK MOUNTAIN RANCH LLC
1	6786902600	FM15919	LOT 26	SENIOR UNIT	102	\$1,409,028	BLACK MOUNTAIN RANCH LLC
1	6786902700	FM15919	LOT C	OS	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786902800	FM15919	LOT D	PUMP STATION	0	\$0	BLACK MOUNTAIN RANCH LLC
345	6786910200	FM15919	LOT 28	MF	26	\$661,596	SPIC DEL SUR LLC
1	6786910300	FM15919	LOT A	PARK	0	\$0	BLACK MOUNTAIN RANCH LLC
1	6786910400	FM15919	LOT B	OS	0	\$0	BLACK MOUNTAIN RANCH LLC

(This page is intentionally left blank)

Council Resolution

RESOLUTION NUMBER R- 311199

DATE OF FINAL PASSAGE JUN 21 2017

ITEM# 333
6/20/17

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE BLACK MOUNTAIN RANCH
PUBLIC FACILITIES FINANCING PLAN, FISCAL YEAR
2017, AND THE DEVELOPMENT IMPACT FEE SCHEDULE
FOR PROPERTIES WITHIN BLACK MOUNTAIN RANCH,
AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO
ESTABLISH AND MODIFY INDIVIDUAL CAPITAL
IMPROVEMENT PROGRAM PROJECT BUDGETS TO
REFLECT THE PLAN.

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

WHEREAS, the Council of the City of San Diego has reviewed and considered the
methodology set forth in the Black Mountain Ranch Public Facilities Financing Plan, Fiscal Year
2017 (Financing Plan), on file in the Office of the City Clerk as Document No.

RR- 311199 ; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego (City Council), that it
approves the Black Mountain Ranch Public Facilities Financing Plan, Fiscal Year 2017
(Financing Plan).

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

BE IT FURTHER RESOLVED, as follows:

1. That the fee schedule contained in the Financing Plan is the appropriate and applicable Development Impact Fee (DIF) schedule for all development within the Black Mountain Ranch area.
2. Effective sixty days from the date of final passage of this resolution, that all DIFs due under the Financing Plan shall be those fees in effect at the time the project's building permits or construction permits are issued, in accordance with San Diego Municipal Code section 142.0640(b).
3. That the DIFs due shall not increase in accordance with San Diego Municipal Code section 142.0640(c), but shall automatically increase annually in accordance with the Financing Plan until a new DIF is adopted.
4. That the Financing Plan is incorporated by reference into this Resolution as support and justification for satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66025, for imposition of development impact fees. Specifically, it is determined and found that this documentation:
 - a. Identifies the purpose of the DIF, which is to ensure that each development project pays its proportionate share of funding needed for the public facilities projects necessary to serve new development;
 - b. Identifies the use to which the DIF is to be put, which includes but is not limited to the funding of public facilities projects to serve the community at full community development as identified in the Black Mountain Ranch Community Plan and General Plan. A list of the public facilities projects is shown in the Financing Plan;

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

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

(i) Transportation Projects: Both residential development and non-residential development utilize the community's transportation system, which requires various street and bridge projects, traffic signal interconnect systems, and medians.

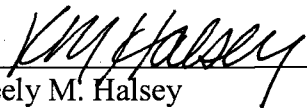
(ii) Park and Recreation Projects: Residential development utilizes the community's parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

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

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

5. That the Chief Financial Officer is authorized to establish an interest bearing fund for the Black Mountain Ranch Development Impact Fee.



APPROVED: MARA W. ELLIOTT, City Attorney

By 
Keely M. Halsey
Deputy City Attorney

KMH:als
05/19/2017
Or.Dept:DSD
Doc. No.: 1507400

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 20 2017.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

KEVIN L. FAULCONER, Mayor

Approved: 6/21/17
(date)

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on JUN 20 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUN 21 2017.

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

AUTHENTICATED BY:

(Seal)

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

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

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 311199

DIF SCHEDULE

FISCAL YEAR	SFDU	MFDU	SNR	CKSF	INST AC	E/O KSF	HOTEL RM
2017	\$36,352	\$25,446	\$13,814	\$6,180	\$120,325	\$3,272	\$16,722
2018	\$37,443	\$26,210	\$14,228	\$6,365	\$123,936	\$3,370	\$17,224
2019	\$38,566	\$26,996	\$14,655	\$6,556	\$127,653	\$3,471	\$17,740
2020	\$39,723	\$27,806	\$15,095	\$6,753	\$131,483	\$3,575	\$18,273
2021	\$40,915	\$28,641	\$15,548	\$6,956	\$135,429	\$3,682	\$18,821
2022	\$42,142	\$29,499	\$16,014	\$7,164	\$139,490	\$3,793	\$19,385
2023	\$43,406	\$30,384	\$16,494	\$7,379	\$143,674	\$3,907	\$19,967
2024	\$44,708	\$31,296	\$16,989	\$7,600	\$147,983	\$4,024	\$20,566
2025	\$46,049	\$32,234	\$17,499	\$7,828	\$152,422	\$4,144	\$21,183

SFDU = Single-family dwelling unit

MFDU = Multi-family dwelling unit

SNR = Senior housing unit

CKSF = Commercial (per 1,000 square feet)

INSTAC = Institutional acre

E/O KSF = Employment/Office (per 1,000 square feet)

HOTEL RM = Hotel Room