

# DEL MAR MESA

Public Facilities Financing Plan

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Fiscal Year 2017



Planning Department  
Facilities Financing  
July 2016

RESOLUTION NUMBER R- 310721

DATE OF FINAL PASSAGE NOV 01 2016

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN, FISCAL YEAR 2017, AND THE DEVELOPMENT IMPACT FEE SCHEDULE FOR PROPERTIES WITHIN THE DEL MAR MESA AREA, AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ESTABLISH AND MODIFY INDIVIDUAL CAPITAL IMPROVEMENT PROGRAM PROJECT BUDGETS TO REFLECT THE PLAN.

ITEM # 232  
10/18/16

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 Del Mar Mesa Public Facilities Financing Plan, Fiscal Year 2017 (Plan), on file in the Office of the City Clerk as Document No. RR- 310721 ; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego (City Council), that it approves the Del Mar Mesa Public Facilities Financing Plan, Fiscal Year 2017 (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 Plan is the appropriate and applicable Development Impact Fee (DIF) schedule for all new development within the Del Mar Mesa area.

2. Effective sixty days from the date of final passage of this resolution, that all DIFs due under the 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 Plan until a new DIF is adopted.

4. That the 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 Del Mar Mesa Community Plan and General Plan. A list of the public facilities projects is shown in the 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) Mobility/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.

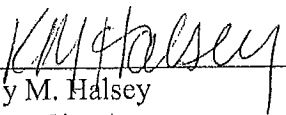
(ii) Park and Recreation Projects: Residential development utilizes the community's parks, and improvements are necessary based on the projected population at full community development and General Plan standards.

(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 Del Mar Mesa Public Facilities Financing Plan, if so requested by the Planning Department.


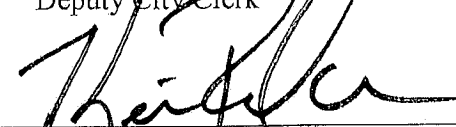
APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Keely M. Halsey  
Deputy City Attorney

KMH:als  
10/04/2016  
Or.Dept:DSD  
Doc. No.: 1365037

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of OCT 18 2016.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk  
  
KEVIN L. FAULCONER, Mayor

Approved: 10/31/16  
(date)

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

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

Passed by the Council of The City of San Diego on OCT 18 2016, by the following vote:

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

Date of final passage NOV 01 2016

(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:

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

(Seal)

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- 310721

## **Mayor**

Kevin Falconer

## **City Council**

Sherri Lightner, Council President, Council District 1  
Lorie Zapf, Council District 2  
Todd Gloria, Council District 3  
Myrtle Cole, Council District 4  
Mark Kersey, Council District 5  
Chris Cate, Council District 6  
Scott Sherman, Council District 7  
David Alvarez, Council District 8  
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Keely Halsey, Deputy City Attorney

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Angela Abeyta, Supervising Project Manager  
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Gary Levitt, Chair  
Jim Besemer  
Ray Ellis  
Trey Nolan  
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Rob Mikuteit  
Paul Metcalf  
Elizabeth Rabbit  
Lisa Ross  
Amy Wood

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## **TABLE OF CONTENTS**

<b>INTRODUCTION .....</b>	<b>1</b>
PURPOSE .....	1
AUTHORITY .....	1
UPDATE TO FINANCING PLAN .....	1
SCOPE OF REPORT .....	1
<b>DEVELOPMENT IMPACT FEES.....</b>	<b>3</b>
FEE PROCEDURE .....	3
TIMING AND COST OF FACILITIES.....	3
EXPENDITURES.....	3
LAND USE CATEGORIES.....	4
<b>DEVELOPMENT IMPACT FEE METHODOLOGY .....</b>	<b>7</b>
EDU RATIOS .....	7
DETERMINATION OF DEVELOPMENT IMPACT FEES .....	7
Periodic Review .....	8
DEVELOPMENT IMPACT FEE SCHEDULE .....	8
FEE DEFERRAL PROGRAM.....	8
CASH FLOW ANALYSIS .....	9
PROPERTY OWNER’S LIST .....	13
DEVELOPMENT FORECAST AND ANALYSIS.....	13
Residential .....	13
Non-residential.....	13
CAPITAL IMPROVEMENT PROGRAM .....	14
Future Public Facility Needs .....	14
Project Costs .....	14
FINANCING STRATEGY .....	15
Development Impact Fees .....	15
Assessment Districts .....	15
Community Facilities Districts (CFD).....	15
Developer Construction .....	16
Reimbursement Financing for Water and Sewer Facilities.....	16
State/Federal Funding.....	16
Regional Transportation Congestion Improvement Program Fees (RTCIP) .....	16
Cost Reimbursement District (CRD).....	16
Development Agreement.....	17
GENERAL ASSUMPTIONS AND CONDITIONS.....	17

TRANSPORTATION PROJECTS .....	27
PARK AND RECREATION PROJECTS.....	41
FIRE PROJECTS .....	50
LIBRARY PROJECT .....	51
WATER PROJECT .....	52
SEWER PROJECT .....	53
POLICE PROJECT .....	54
OPEN SPACE PROJECT .....	55
<b>APPENDIX .....</b>	<b>A-1</b>
PROPERTY OWNER’S LIST .....	A-3
TRANSPORTATION PHASING PLAN .....	A-7
<b>TABLES</b>	
TABLE 1     INVENTORY OF LAND USES .....	4
TABLE 2     EDU RATIOS.....	7
TABLE 3     DEVELOPMENT IMPACT FEE SCHEDULE .....	9
TABLE 4     LOS ANGELES/SAN DIEGO CONSTRUCTION COST INDEX .....	10
TABLE 5     SAN DIEGO CONSUMER PRICE INDEX .....	10
TABLE 6     DEL MAR MESA CASH FLOW .....	11
TABLE 7     DEVELOPMENT SCHEDULE.....	14
TABLE 8     DEL MAR MESA – PUBLIC FACILITIES PROJECTS SUMMARY .....	21
<b>FIGURES</b>	
FIGURE 1 – COMMUNITY BOUNDARY MAP .....	5
FIGURE 2 – PROJECT LOCATION MAP.....	25

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/index.shtml>.*

# **Introduction**

## **Purpose**

The Del Mar Mesa Public Facilities Financing Plan (Financing Plan) implements the City of San Diego General Plan and the Del Mar Mesa Specific Plan (Subarea 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 that are needed to serve the community.

## **Authority**

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

## **Update to Financing Plan**

On November 1, 2005, by Resolution R-301007, the City Council adopted the Fiscal Year 2006 Del Mar Mesa Public Facilities Financing Plan. This report is an update of the Financing Plan for Del Mar Mesa. Future updates are anticipated to occur periodically.

## **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 Del Mar Mesa pursuant to Municipal Code Section 142.0640 and California Government Code 66000 et seq. (Mitigation Fee Act).

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# **Development Impact Fees**

## **Fee Procedure**

The Del Mar Mesa Development Impact Fees (DIF) 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 development in the community, and is equitably distributed over the remaining undeveloped property in the Del Mar Mesa community.

A Property Owner's List is prepared for Del Mar Mesa 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 Appendix page A-3 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 Del Mar Mesa Public Facilities Financing Plan.

## **Timing and Cost of Facilities**

The public facilities projects anticipated to be financed by the Del Mar Mesa DIF funds are shown in Table 8, beginning on page 21. 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 protection, libraries, water, sewer, and police services. Descriptions of the anticipated projects, which are listed in Table 8, can be found on the project sheets beginning on page 27. 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 three land use categories in Del Mar Mesa; Single Family, Multi-Family, and Commercial. Currently there are no multi-family units in Del Mar Mesa however; the amount calculated would represent the rate if ever zoning changes would allow this designation in the future. The anticipated remaining residential development for Del Mar Mesa is estimated at 107 dwelling units. The anticipated remaining non-residential development for Del Mar Mesa is estimated to be 4.5 acres. For more detail on the year-by-year development estimates, see Table 7 on page 14.

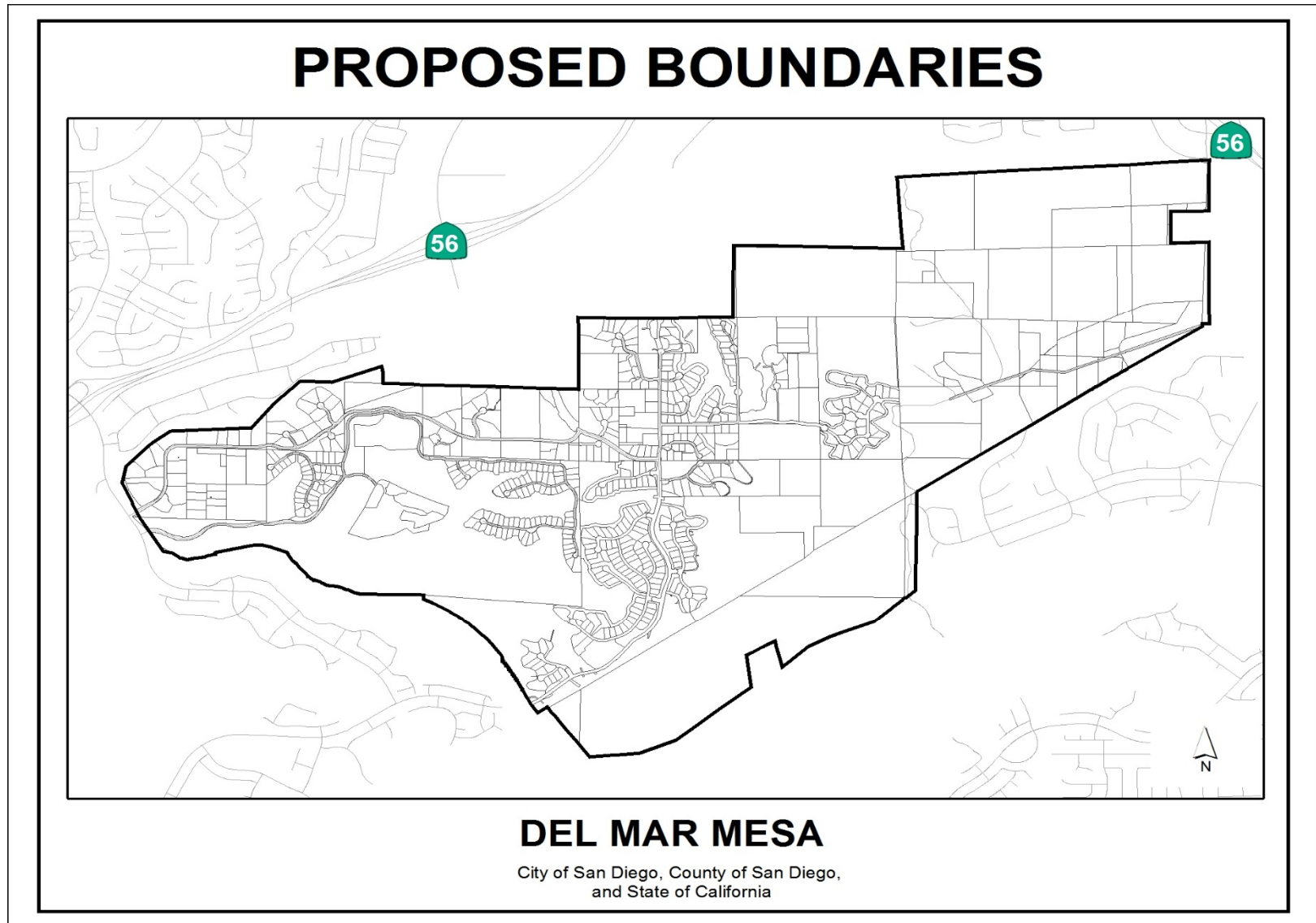
Development Impact Fees are paid on a per unit basis for residential development, and on a per acre basis for non-residential development. In the event that a landowner desires to proceed with development of a portion of a property based on a phased development program, the landowner may obtain construction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

**Table 1      Inventory of Land Uses**

As of June 30, 2016

Land Use	Developed To Date	Anticipated	Total
Single-Family Residential Units	453	107	560
Multi-Family Residential Units	0	0	0
Commercial Acres	23.5	4.5	28

**Figure 1 – Community Boundary Map**



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# 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 Del Mar Mesa Development Impact Fee.

**Table 2 EDU Ratios**

CATEGORY	SFDU1	SFDU2	CAC
NEIGHBORHOOD PARKS	1	1	0
COMMUNITY PARKS	1	1	0
FIRE STATION	1	1	9
WATER TRANS. LINES	1	1	15
LIBRARY	1	1	0
SEWER TRANS. LINES	1	1	15
TRANSPORTATION	1	1	3
OPEN SPACE ACQ.	1	.8	1
POLICE STATION	1	1	9

SFDU – Single Family Dwelling Unit

CAC – Commercial Acre

## 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 Del Mar Mesa 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 2% 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)
- 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 Del Mar Mesa Development Impact Fee Schedule in Table 3 on page 9, shows the DIF for each category of land use during each year of community development. The proposed DIF for a SFDU1 and SFDU2 developed during FY 2017 is \$118,819 and \$111,690 respectively. These rates represent an increase of 4% over the rate for FY 2016 which is consistent with the currently approved financing plan. The two-tier rate structure is a result of development in the AR-1-1 zone being assessed at a slightly higher rate than the development in the AR-1-2 zone due to the AR-1-1 zoned development partially funding the acquisition of the Open Space/Rural Residential areas. 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**

<b>FISCAL YEAR</b>	<b>SFDU1</b>	<b>SFDU2</b>	<b>MFDU</b>	<b>CAC</b>
2017	\$118,819	\$111,690	\$83,174	\$244,768
2018	\$122,384	\$115,041	\$85,669	\$252,111
2019	\$126,056	\$118,493	\$88,239	\$259,675
2020	\$129,838	\$122,048	\$90,887	\$267,466
2021	\$133,733	\$125,709	\$93,613	\$275,490
2022	\$137,745	\$129,480	\$96,422	\$283,755
2023	\$141,877	\$133,364	\$99,314	\$292,267
2024	\$146,133	\$137,365	\$102,293	\$301,034
2025	\$150,517	\$141,486	\$105,362	\$310,065

SFDU – Single Family Dwelling Unit

CAC – Commercial Acre

## Cash Flow Analysis

The Del Mar Mesa Cash Flow, Table 6, page 11, presents an analysis of the Del Mar Mesa 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 2% 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*

<b>Year</b>	<b>CCI</b>	<b>% Change/Year</b>
2010	9,770	(0.3%)
2011	10,035	2.72%
2012	10,284	2.48%
2013	10,284	0%
2014	10,732	4.35%
2015	10,995	2.46%

**Table 5 San Diego Consumer Price Index**

<b>Year</b>	<b>CPI</b>	<b>% Change/Year</b>
2010	244.2	1.39%
2011	252.5	3.40%
2012	256.6	1.66%
2013	258.9	0.90%
2014	265.3	2.43%
2015	267.3	0.79%

**Table 6 Del Mar Mesa FBA Cash Flow**

NEDU FACTORS:					1.00	0.94	0.70	2.06				
FY	SFDU1	SFDU2	MFDU	CAC	\$/SFDU1	\$/SFDU2	\$/MFDU	\$/CAC	INPUT \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE	FY
											\$13,302,223	
2017	18	1	0	0	\$118,819	\$111,690	\$83,174	\$244,768	\$2,486,815	\$5,350,274	\$10,438,764	2017
2018	11	1	0	0	\$122,384	\$115,041	\$85,669	\$252,111	\$1,658,026	\$2,767,058	\$9,329,733	2018
2019	11	1	0	0	\$126,056	\$118,493	\$88,239	\$259,675	\$1,693,317	\$1,437,042	\$9,586,008	2019
2020	11	0	0	0	\$129,838	\$122,048	\$90,887	\$267,466	\$1,616,414	\$1,876,531	\$9,325,891	2020
2021	11	0	0	0	\$133,733	\$125,709	\$93,613	\$275,490	\$1,672,661	\$56,275	\$10,942,277	2021
2022	11	0	0	0	\$137,745	\$129,480	\$96,422	\$283,755	\$1,749,707	\$57,964	\$12,634,020	2022
2023	11	0	0	0	\$141,877	\$133,364	\$99,314	\$292,267	\$1,829,600	\$59,703	\$14,403,918	2023
2024	11	0	0	0	\$146,133	\$137,365	\$102,293	\$301,034	\$1,912,441	\$61,494	\$16,254,866	2024
2025	9	0	0	0	\$150,517	\$141,486	\$105,362	\$310,065	\$1,539,301	\$15,562,157	\$2,232,009	2025
TO GO*	104	3	0	0					\$16,158,283	\$27,228,498	\$2,232,009	TOTAL

\*Projected units from FY 2017-FY 2025

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## **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 is shown on Appendix page A-3 of this Financing Plan.

## **Development Forecast and Analysis**

The development schedule for Del Mar Mesa 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 Del Mar Mesa. Conversely, a period of robust business expansion could significantly increase the rate of development. Indications are that the remaining development of Del Mar Mesa will take place over a 9-year period.

The projected schedule of development for Del Mar Mesa is presented in Table 7, on page 14. 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 2017 refers to those for which permits were issued, with fees paid, between July 1, 2016 and June 30, 2017.

### **Residential**

The anticipated remaining residential development for Del Mar Mesa is estimated at 107 dwelling units, with total residential development estimated at 560 dwelling units at buildout.

### **Non-residential**

The anticipated remaining non-residential development for Del Mar Mesa is estimated to be 4.5 acres of non-residential use, with total non-residential development estimated at 28 acres at buildout.

**Table 7      Development Schedule**

<b>FISCAL YEAR</b>	<b>SFDU1</b>	<b>SFDU2</b>	<b>MFDU</b>	<b>CAC</b>
<b>Actual To-Date</b>	<b>320</b>	<b>133</b>	<b>0</b>	<b>23.5</b>
<b>2017</b>	<b>18</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>2018</b>	<b>11</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>2019</b>	<b>11</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>2020</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2021</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2022</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2023</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2024</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2025</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ANTICIPATED</b>	<b>104</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>TOTAL AT BUILDOUT</b>	<b>424</b>	<b>136</b>	<b>0</b>	<b>28</b>

\* Development figures shown in FY 2017 and beyond are estimates.

## Capital Improvement Program

### Future Public Facility Needs

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

- Transportation
- Parks and Recreation
- Fire Protection
- Library
- Water
- Sewer
- Police

Project locations are depicted in Figures 2 on pages 25, and summarized in Table 8 on page 21. The anticipated project descriptions can be found in the Capital Improvement Program (CIP) sheets beginning on page 27.

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 on 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).

### **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 Del Mar Mesa community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, 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 Del Mar Mesa.
7. The Development Schedule, shown in Table 7 on page 14, is an estimated schedule and is based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Del Mar Mesa.
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 Del Mar Mesa 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 1/2 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 Del Mar Mesa 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 Del Mar Mesa, alternative funding sources may be proposed in lieu of DIF funding, such as developer funds or Mello-Roos Community Facilities District financing.

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**Table 8 Del Mar Mesa Public Facilities Projects**

PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2017)	DEV/SUBD	-----FUNDING SOURCE-----		
						FBA-DMM	OTHER	SOURCE
		TRANSPORTATION PROJECTS:						
27	T 43-1	CARMEL MOUNTAIN ROAD - NEIGHBORHOOD 10 BOUNDARY TO DEL MAR MESA ROAD	COMPLETED (2011-2016)	\$7,647,815		\$3,160,815	\$4,487,000	SUBDIVIDER
28	T 43-2	CARMEL COUNTRY ROAD - SR-56 TO SOUTH OF NEIGHBORHOOD 10 NORTHERN BOUNDARY	COMPLETED (1997-1999)	\$2,369,772			\$2,369,772	CV-10 CRD
29	T 43-3	DEL MAR MESA ROAD - CARMEL COUNTRY ROAD TO CARMEL MOUNTAIN ROAD (FORMERLY SHAW RIDGE ROAD)	COMPLETED (1999-2003)	\$9,174,259		\$9,174,259		
30	T 43-4	LITTLE MCGONIGLE RANCH ROAD	2004-2025	\$33,700,000		\$13,395,322	\$20,304,678	Mesa Verde Unidentified
31	T 43-5A	STATE ROUTE 56 (CONSTRUCT 4-LANE FREEWAY)	COMPLETED (2004)	\$222,890,298			\$222,890,298	VARIOUS
32	T 43-5B	STATE ROUTE 56	COMPLETED (2003-2005)	\$2,517,690		\$1,030,000	\$486,365 \$569,652 \$431,673	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds
33	T 43-5C	STATE ROUTE 56 (EXPANSION TO A SIX-LANE FWY)	TBD	\$152,000,000		\$567,000	\$11,546,000 \$12,091,000 \$8,796,000 \$119,000,000	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds Unidentified
34	T 43-6	STATE ROUTE 56 - LITTLE MCGONIGLE RANCH ROAD INTERCHANGE (FORMERLY CAMINO SANTA FE/SR-56 INTERCHANGE)	COMPLETED (2005-2013)	\$12,437,215		\$621,861	\$11,815,354	Pac Hlnds Ranch
35	T 43-10	D.G. SIDEWALK AND ASSOCIATED IMPROVEMENTS - NORTHERN	2016-2017	\$1,000,504		\$1,000,504		
36	T 43-12	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND PALACIO DEL MAR ENTRANCE	COMPLETED (2002-2004)	\$134,000		\$67,000	\$50,000 \$17,000	DEV/SUBD TRANSNET
37	T 43-13	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD AND BOUGAINVILLEA ENTRANCE	COMPLETED (2000)	\$100,000			\$100,000	DEV/SUBDIVIDER
38	T 43-24	TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD	COMPLETED (2006 & 2016)	\$395,000	\$395,000			DEV/SUBDIVIDER
39	T 43-25	CAMINO DEL SUR GRADE SEPARATED BIKE INTERCHANGE	COMBINED (WITH T 43-26)					
40	T 43-26	STATE ROUTE 56 - BIKE INTERCHANGE	2019-2025	\$9,147,503		\$72,592	\$530,400 \$605,168 \$295,900 \$1,750,000 \$457,528 \$10,000 \$5,425,915	Pac Hlnds Ranch Blk Mtn Ranch Torrey Hlnds Rancho Peñasquitos SANDAG Transnet Extension Unidentified
TOTAL TRANSPORTATION PROJECTS:				\$453,514,056	\$395,000	\$29,089,353	\$424,029,703	

**Table 8 Del Mar Mesa Public Facilities Projects**

PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2017)	DEV/SUBD	-----FUNDING SOURCE-----		
						FBA-DMM	OTHER	SOURCE
		PARK PROJECTS:						
41	P 43-7	HIKING/EQUESTRIAN TRAIL - EASTERN	COMPLETED (2005-2012)	\$1,195		\$1,195		
42	P 43-8	HIKING/EQUESTRIAN TRAIL - CENTRAL	COMPLETED	\$2,648		\$2,648		
43	P 43-9	HIKING/EQUESTRIAN TRAIL - SOUTHERN	2017	\$110,300		\$110,300		
44	P 43-10	HIKING/EQUESTRIAN TRAIL - NORTHERN	MOVED					PROJECT MOVED TO TRANSPORTATION
45	P 43-11	CARMEL MOUNTAIN/DEL MAR MESA RESOURCE MANAGEMENT TRAILS	2017	\$1,500,000		\$305,357	\$1,194,643	Unidentified
46	P 43-14	NEIGHBORHOOD PARK	2012-2017	\$4,400,000		\$4,400,000		
47	P 43-15	COMMUNITY PARK & RECREATION CENTER (PACIFIC HIGHLANDS RANCH)	2017-2025	\$40,000,000		\$3,913,649	\$36,086,351	Pac Hlnds Ranch
48	P 43-19	COMMUNITY PARK - RECREATION BUILDING (PACIFIC HIGHLANDS RANCH)	COMBINED					PROJECT COMBINED WITH P 43-15
49	P 43-20	COMMUNITY PARK - SWIMMING POOL (BLACK MOUNTAIN RANCH)	2020	\$7,143,251		\$290,149	\$2,675,363  \$2,787,912  \$1,389,826	Pac Hlnds Ranch  Blk Mtn Ranch  Torrey Hlnds
TOTAL PARK PROJECTS:				\$53,157,394	\$0	\$9,023,298	\$44,134,096	
		FIRE PROTECTION PROJECTS:						
50	F 43-16	FIRE STATION 47	COMPLETED (2007)	\$9,156,000		\$985,085	\$7,315,415  \$855,500	Pac Hlnds Ranch  Torrey Hlnds
TOTAL FIRE PROTECTION PROJECTS:				\$9,156,000	\$0	\$985,085	\$8,170,915	
		LIBRARY PROJECTS:						
51	L 43-17	BRANCH LIBRARY	2014-2025	\$19,324,000		\$784,915	\$3,759,772 \$7,541,891 \$7,237,422	Torrey Hlnds Blk Mtn Ranch Pac Hlnds Ranch
TOTAL LIBRARY PROJECTS:				\$19,324,000	\$0	\$784,915	\$18,539,085	
		WATER PROJECTS:						
52	U 43-21	LITTLE MCGONIGLE RANCH ROAD PIPELINE (FORMERLY CAMINO SANTA FE PIPELINE)	2005-2017	\$6,000,000		\$1,500,000	\$4,500,000	Pac Hlnds Ranch
TOTAL WATER UTILITIES PROJECTS:				\$6,000,000	\$0	\$1,500,000	\$4,500,000	



**Table 8 Del Mar Mesa Public Facilities Projects**

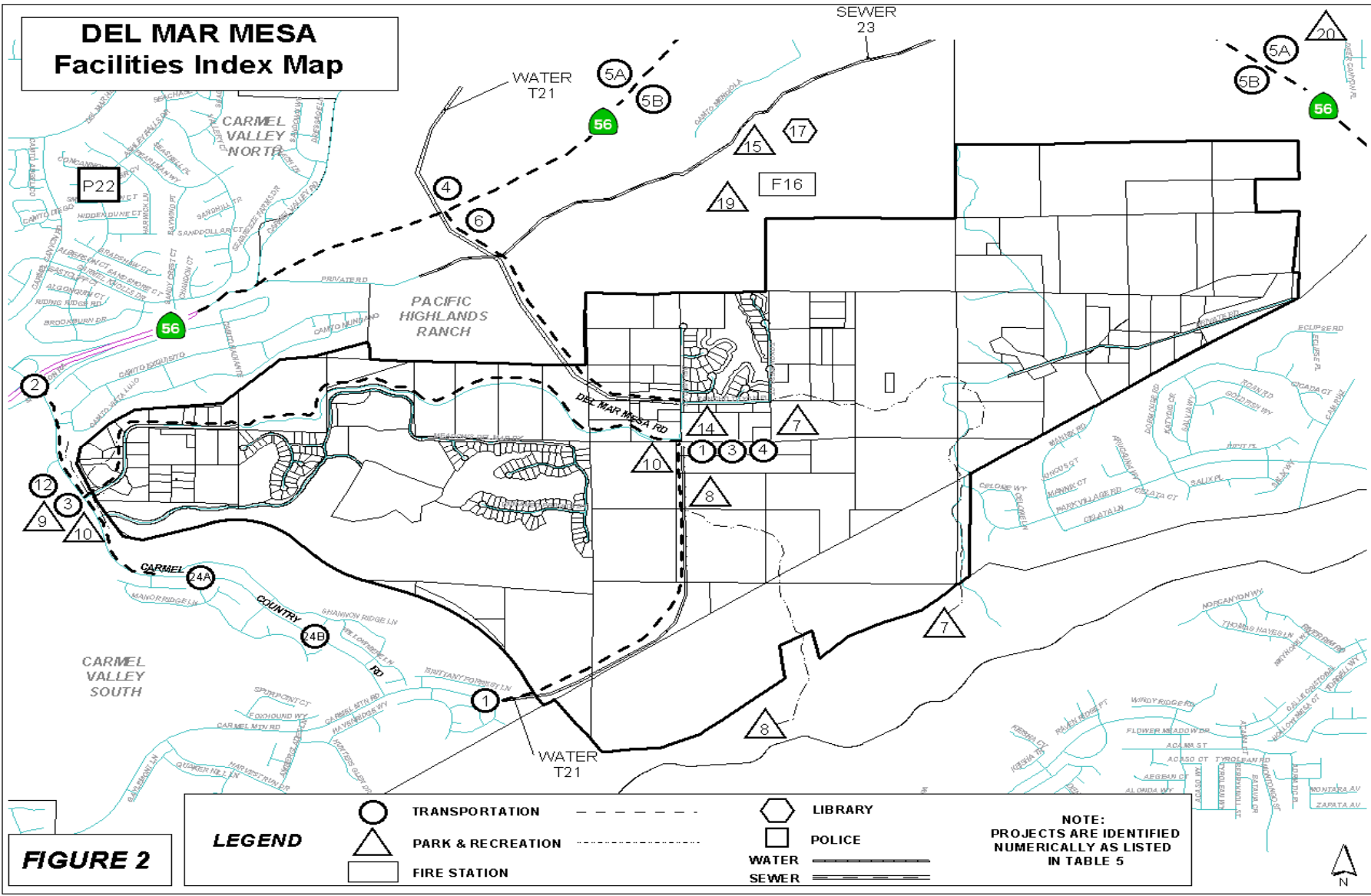
PAGE	PROJ. NO.	DESCRIPTION	PROJ. YEAR	EST. COST (FY 2017)	DEV/SUBD	-----FUNDING SOURCE-----		
						FBA-DMM	OTHER	SOURCE
		SEWER PROJECTS:						
53	S 43-23	CARMEL VALLEY TRUNK SEWER REPLACEMENT/ UPSIZING	COMPLETED (2011)	\$9,892,000		\$95,000	\$1,283,000 \$1,353,000 \$2,261,000 \$4,900,000	Pacific Hlnds Ranch Torrey Hlnds Blk Mtn Ranch MWWD CIP
		TOTAL SEWER PROJECTS		\$9,892,000	\$0	\$95,000	\$9,797,000	
		POLICE PROJECTS:						
54	P 43-22	NORTHWEST AREA POLICE STATION AND COMMUNITY SERVICE CENTER	COMPLETED (2008)	\$18,382,590		\$549,109	\$9,459,812 \$1,957,050 \$2,379,947 \$4,036,672	Crml Valley No Crml Valley So Torrey Hills Pac Hlnds Ranch
		TOTAL POLICE PROJECTS		\$18,382,590	\$0	\$549,109	\$17,833,481	
		OPEN SPACE PROJECTS:						
55	O 43-18	DEL MAR MESA OPEN SPACE ACQUISITION	COMPLETED	\$7,597,000			\$7,597,000	
		TOTAL OPEN SPACE PROJECTS		\$7,597,000	\$0	\$0	\$7,597,000	
GRAND TOTALS				\$577,023,040	\$395,000	\$42,026,760	\$534,601,280	
TOTAL REMAINING PROJECTS				\$274,325,557	\$0	\$26,339,788	\$242,559,855	

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

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

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Figure 2 – Project Location Map



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**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-1

**COUNCIL DISTRICT:** 1

**CIP NO.:** 52-411.0/S-00846

**COMMUNITY PLAN:** DEL MAR MESA

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

**JUSTIFICATION:** THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN DEL MAR MESA. THERE IS AN ACTIVE REIMBURSEMENT AGREEMENT WITH PARDEE HOMES FOR THE REIMBURSABLE PART OF THIS IMPROVEMENT VALUED AT \$3,000,000 AND A NON-REIMBURSEABLE SUBDIVIDER CONDITION VALUED AT \$4,487,000.

**SCHEDULE:** **COMPLETED:** THIS PROJECT WAS COMPLETED IN FY 2016.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$3,160,815	FBA-DEL MAR MESA	\$3,160,815						
\$4,487,000	SUBDIVIDER	\$4,487,000						
<b>\$7,647,815</b>	<b>TOTAL</b>	<b>\$7,647,815</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-2

**COUNCIL DISTRICT:** 1

**CIP NO.:**

**COMMUNITY PLAN:** DEL MAR MESA

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

**JUSTIFICATION:** THIS PROJECT WAS CONSTRUCTED BY SUBDIVIDERS (PARDEE) IN FY 1997-1999 WITH REIMBURSEMENT FROM DEL MAR MESA AND CARMEL VALLEY PROPERTY OWNERS FOR THEIR FAIR SHARE THROUGH THE CARMEL VALLEY NEIGHBORHOOD 10 COST REIMBURSEMENT DISTRICT. A PORTION OF THE PROJECT (WILDLIFE CROSSING ON CARMEL MOUNTAIN ROAD) IS STILL TO BE COMPLETED. THIS PROJECT IS REQUIRED TO ACCOMMODATE THE TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN CARMEL VALLEY AND DEL MAR MESA.

**SCHEDULE:** **COMPLETED:** THIS PROJECT WAS COMPLETED IN FY 1997-1999.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$2,369,772	CV NEIGHBORHOOD 10 COST REIMB DISTRICT	\$2,369,772						
<b>\$2,369,772</b>	<b>TOTAL</b>		\$0	\$0	\$0	\$0	\$0	\$0





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-3

**COUNCIL DISTRICT:** 1

**CIP NO.:** 52-712.0/S00893

**COMMUNITY PLAN:** DEL MAR MESA

**DESCRIPTION:**

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

MESA VERDE-DEL MAR LP - 5,600' @ \$6,082,497

CARMEL VALLEY 18, LLC - 3,000' @ \$2,512,496

WESTSHAW ASSOCIATES - 1,400' @ \$579,266

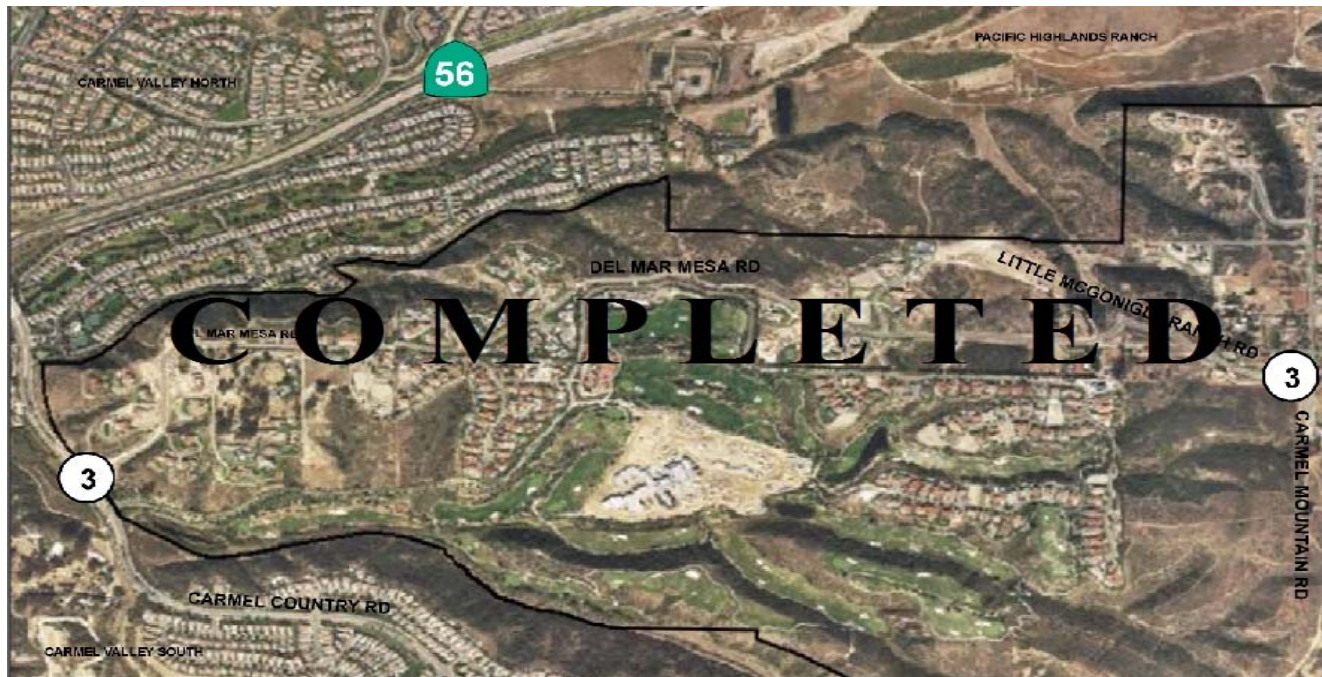
**JUSTIFICATION:**

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

**SCHEDULE:**

**COMPLETED:** THIS PROJECT WAS CONSTRUCTED BY DEVELOPERS BETWEEN FY 1999-2003, WITH REIMBURSEMENT FROM THE FBA.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$9,174,259	FBA-DMM	\$9,174,259						
<b>\$9,174,259</b>	<b>TOTAL</b>	<b>\$9,174,259</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** LITTLE MCGONIGLE RANCH ROAD

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-4

**COUNCIL DISTRICT:** 1

**CIP NO.:** 52-723.0/S-00898

**COMMUNITY PLAN:** DEL MAR MESA

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

PHASE II OF THIS IMPROVEMENT IS CURRENTLY ESTIMATED AT \$33,700,000. HOWEVER, THE FBA WILL ONLY BE RESPONSIBLE FOR 100% OF PREVIOUS ESTIMATE (\$7,125,000) AND APPROXIMATELY 20% (\$5,409,911) OF THE ADDITIONAL COST. THE APPROXIMATELY 20% REPRESENTS THE REMAINING AMOUNT OF DEVELOPMENT.

**FUNDING:**

PHASE I (S-00898/COMPLETED) MESA VERDE - DEL MAR LP

\$860,411

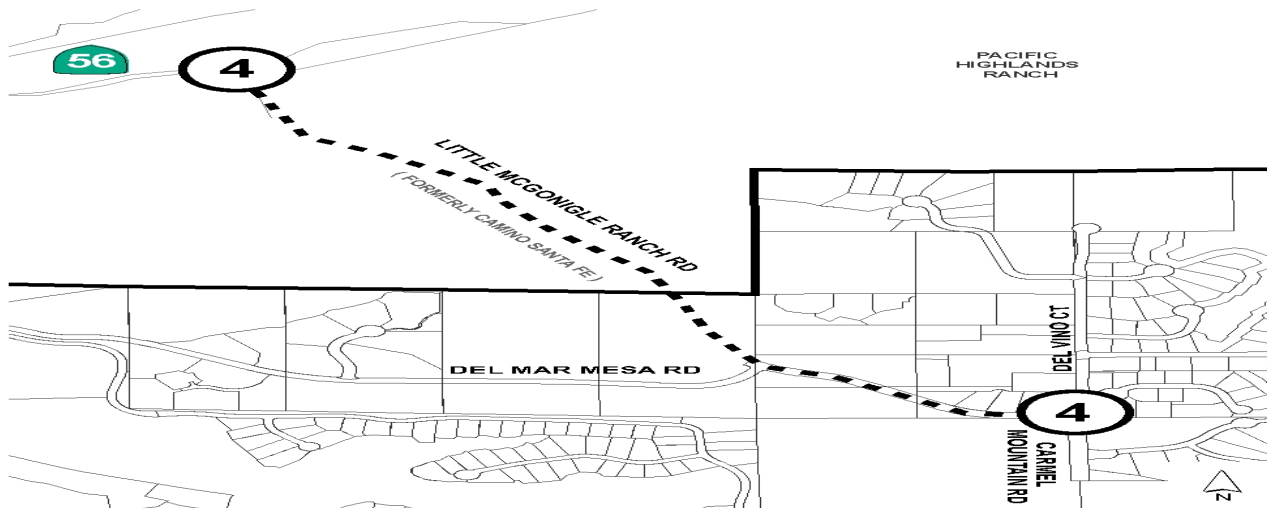
PHASE II (FBA SHARE)

\$12,534,911

**JUSTIFICATION:** THIS PROJECT IS REQUIRED TO ACCOMMODATE TRAFFIC AND PROVIDE DIRECT ACCESS TO FIRE-RESCUE FACILITIES IN PACIFIC HIGHLANDS RANCH. THE PURPOSE OF THE PROJECT IS TO IMPLEMENT THE CIRCULATION SYSTEM IN THE SPECIFIC PLAN, AND ALSO TO PROVIDE FIRE-RESCUE SERVICES.

**SCHEDULE:** LAND ACQUISITION, DESIGN AND CONSTRUCTION FOR PHASE I HAS BEEN COMPLETED BY THE DEVELOPER. PHASE II WILL BE COMPLETED WHEN FUNDS BECOME AVAILABLE.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$13,395,322	FBA - DMM	\$888,650	\$152,066	\$119,695				\$12,234,911
\$20,304,678	UNIDENTIFIED							
<b>\$33,700,000</b>	<b>TOTAL</b>	<b>\$0</b>	<b>\$888,650</b>	<b>\$152,066</b>	<b>\$119,695</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,234,911</b>





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** ENGINEERING & CAPITAL PROJECTS

**PROJECT:** T 43-5A

**CIP NO.:** 52-463.0/S-00853

**COUNCIL DISTRICT:** 1

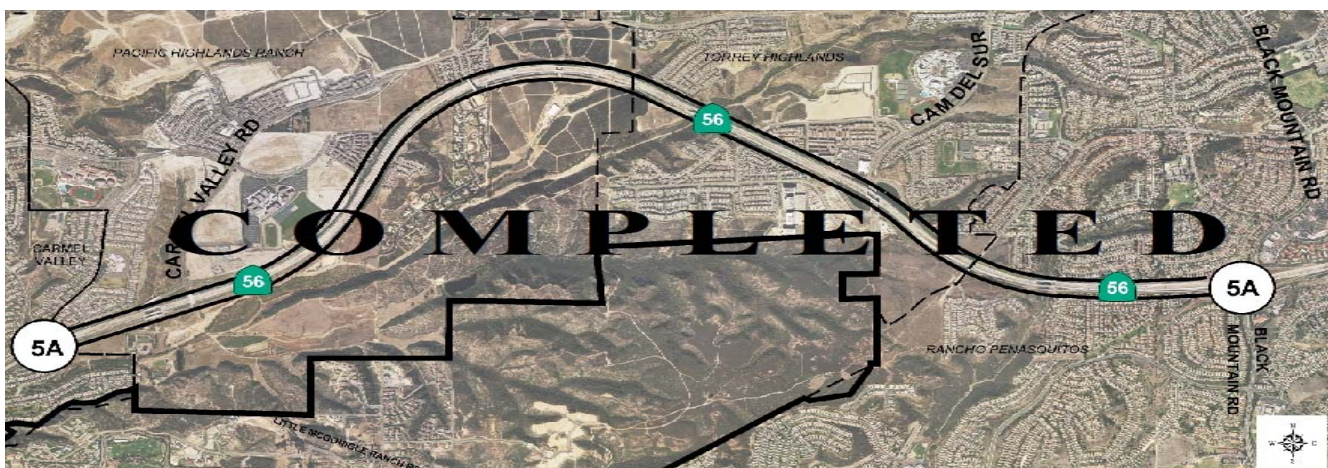
**COMMUNITY PLAN:** DEL MAR MESA

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

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

**SCHEDULE:** **COMPLETED** - THE FREEWAY WAS COMPLETED AND OPENED TO TRAFFIC JULY 2004. NOTE: THE PRELIMINARY DESIGN FOR THE REMAINING INTERSTATE 5/STATE ROUTE 56 CONNECTOR RAMPS IS BUDGETED UNDER CIP 52-311.0, INTERSTATE 5/STATE ROUTE 56 NORTH FREEWAY CONNECTORS.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$3,370,756	TRANSNET COMMERCIAL PA	\$3,370,756						
\$16,400,000	SR 56 COOPERATION WITH C	\$16,400,000						
\$24,317,848	DEVELOPER	\$24,317,848						
\$3,778,000	FBA-RANCHO PEÑASQUITOS	\$3,778,000						
\$20,000	FBA-SABRE SPRINGS	\$20,000						
\$0	FBA - TORREY HIGHLANDS	\$0						
\$600,000	GAS TAX	\$600,000						
\$226,446	PROPOSITION "A" BIKEWAYS	\$226,446						
\$10,200,000	PRIVATE CONTRIBUTION	\$10,200,000						
\$4,221,077	STATE & LOCAL PARTNER	\$4,221,077						
\$37,100,000	SANDAG	\$37,100,000						
\$67,111,000	STATE GRANT	\$67,111,000						
\$38,537,000	SURFACE TRANSPORTATION	\$38,537,000						
\$10,813,000	SURFACE TRANSPORTATION	\$10,813,000						
\$2,400,000	COMBINED	\$2,400,000						
\$1,294,301	TRANSNET FUND	\$1,294,301						
\$952,893	TRANSNET (INTERMODAL SI	\$952,893						
\$1,547,977	WATER REPLACEMENT	\$1,547,977						
<b>\$222,890,298</b>	<b>TOTAL</b>	<b>\$222,890,298</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



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





## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

**DEPARTMENT:** ENGINEERING & CAPITAL PROJECTS

**PROJECT:** T 43-5C

**CIP NO.:** RD-14000

**COUNCIL DISTRICT:** 1

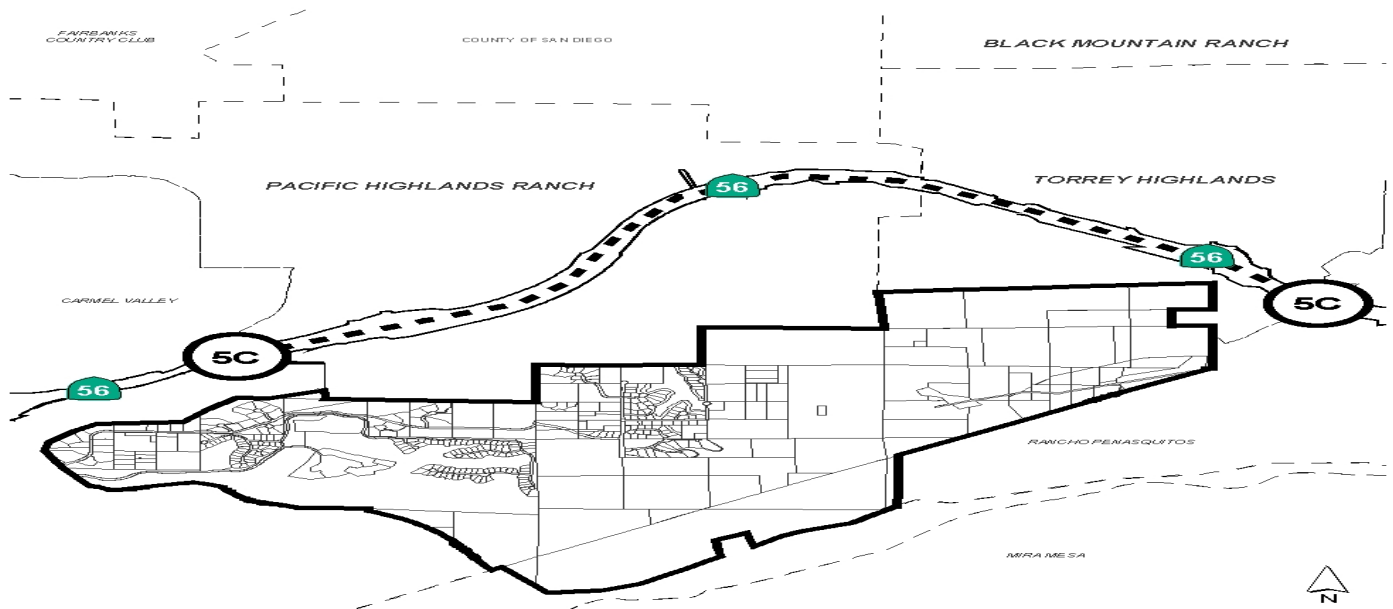
**COMMUNITY PLAN:** DEL MAR MESA

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

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

**SCHEDULE:** THIS PROJECT WILL BE COMPLETED WHEN FUNDING IS AVAILABLE. FOR TIMING OF FUNDING IN OTHER COMMUNITIES, REFER TO EACH COMMUNITY'S PUBLIC FACILITIES FINANCING PLAN.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$567,000	FBA-DEL MAR MESA				\$567,000			
\$12,091,000	FBA-BLK MTN RANCH							
\$8,796,000	FBA-TORREY HIGHLANDS							
\$11,546,000	FBA-PAC HIGHLANDS RANCH							
\$119,000,000	UNIDENTIFIED							
<b>\$152,000,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$567,000	\$0	\$0	\$0



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

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** ENGINEERING & CAPITAL PROJECTS

**PROJECT:** T 43-6

**COUNCIL DISTRICT:** 1

**CIP NO.:** 52-463.9/S-00719

**COMMUNITY PLAN:** PACIFIC HIGHLANDS  
RANCH

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

**FUNDING:** THE RAMPS WERE FUNDED BY THE FBA. DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT.

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

**SCHEDULE:** **COMPLETED:** REIMBURSEMENT FOR DESIGN AND CONSTRUCTION OCCURRED IN FY2005 AND FY2006; REIMBURSEMENT FOR LAND OCCURRED IN FY2009 AND FY2013.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
	\$621,861 FBA-DMM	\$621,861						
	\$11,815,354 FBA-PHR	\$11,815,354						
<b>\$12,437,215</b>	<b>TOTAL</b>	<b>\$12,437,215</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**REFERENCE:** Pacific Highlands Ranch (T-1.3)

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** D.G. SIDEWALK AND ASSOCIATED IMPROVEMENTS-NORTHERN

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T 43-10

**COUNCIL DISTRICT:** 1

**CIP NO.:** 52-711.0/S-00892/

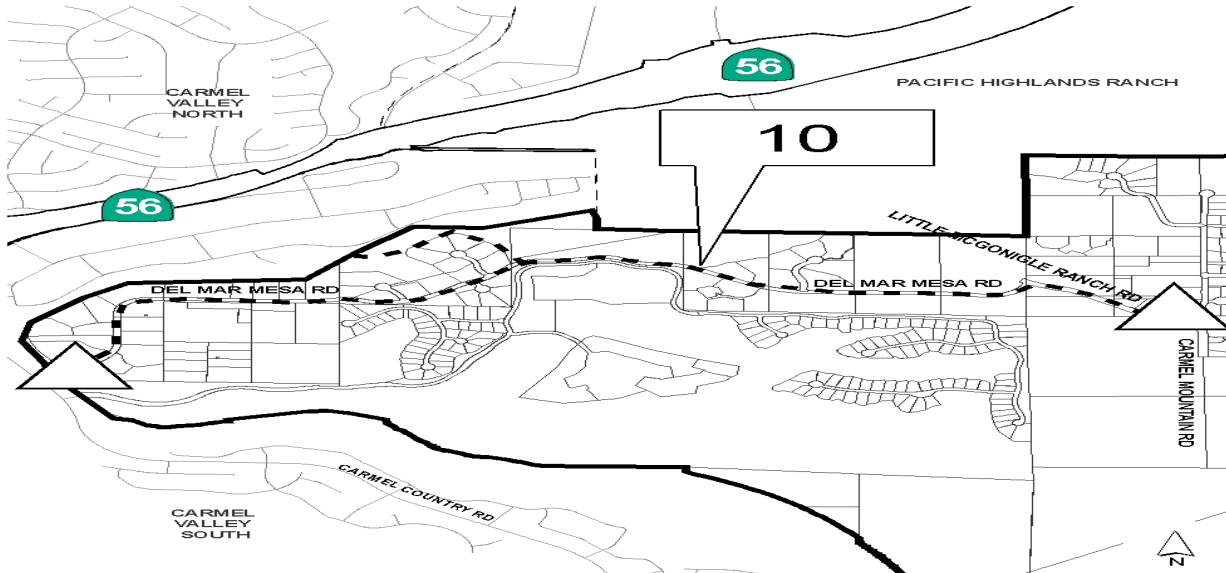
**COMMUNITY PLAN:** DEL MAR MESA

**DESCRIPTION:** TO PRESERVE THE RURAL QUALITIES OF THE DEL MAR MESA COMMUNITY STANDARD SIDEWALKS ARE NOT TO BE PROVIDED ALONG THE CIRCULATION ELEMENT ROADWAYS. PEDESTRIAN CIRCULATION SHALL BE ACCOMMODATED IN THE COMMUNITY THROUGH THE PROVISION OF AN EIGHT TO TEN-FOOT MULTI-USE UNPAVED TRAILS THAT ARE REQUIRED ADJACENT TO ALL CIRCULATION ELEMENT ROADWAYS. MOST OF THE NON-VEHICULAR CIRCULATION SYSTEM, EIGHT TO TEN-FOOT MULTI-USE UNPAVED TRAILS, HAS BEEN PROVIDED IN THE DEL MAR MESA COMMUNITY PLAN AREA. THIS PROJECT PROVIDES FOR THE FOLLOWING DESIGN AND CONSTRUCTION ALONG DEL MAR MESA ROAD: 1) 980 LINEAR FEET OF SIX-FOOT LANDSCAPE PARKWAY ADJACENT TO THE ROADWAY; 2) 2,459 LINEAR FEET OF SIX-FOOT LANDSCAPE PARKWAY ADJACENT TO THE ROADWAY, SPLIT WOOD RAIL FENCE ON ONE SIDE OF THE TRAIL, AND AN EIGHT-FOOT D.G. MULTI-USE TRAIL & EQUESTRIAN PATH ON THE INTERIOR; 3) 586 LINEAR FEET OF SIX-FOOT LANDSCAPE PARKWAY ADJACENT TO THE ROADWAY, SPLIT WOOD RAIL FENCE ON ONE SIDE OF THE TRAIL, AND A TEN-FOOT D.G. MULTI-USE TRAIL & EQUESTRIAN PATH; AND 4) 15 LINEAR FEET OF SIX-FOOT GROUNDCOVER PARKWAY AND AN EIGHT-FOOT D.G. MULTI-USE TRAIL & EQUESTRIAN PATH. ALONG LITTLE MCGONIGLE RANCH ROAD, THIS PROJECT ALSO PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A REMAINING 370 LINEAR FEET OF EIGHT-FOOT LANDSCAPED PARKWAY ADJACENT TO THE ROADWAY AND A SPLIT WOOD RAIL FENCE ADJACENT TO LITTLE MCGONIGLE RANCH ROAD WITH AN EIGHT-FOOT D.G. MULTI-USE TRAIL & EQUESTRIAN PATH ON THE INTERIOR. ALONG LITTLE MCGONIGLE RANCH ROAD, THIS PROJECT ALSO PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A REMAINING 370 LINEAR FEET OF EIGHT-FOOT LANDSCAPED PARKWAY ADJACENT TO THE ROADWAY AND SPLIT WOOD RAIL FENCE ADJACENT TO LITTLE MCGONIGLE RANCH ROAD WITH AN EIGHT-FOOT D.G. MULTI-USE TRAIL & EQUESTRIAN PATH ON THE INTERIOR.

**JUSTIFICATION:** THIS PROJECT PROVIDES THE CIRCULATION ELEMENT OF THE DEL MAR MESA SPECIFIC PLAN IN CONFORMANCE WITH THE CITY'S GENERAL PLAN, AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS.

**SCHEDULE:** THIS PROJECT IS BEING COMPLETED IN SEGMENTS AND IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE COMMUNITY.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$1,000,504	FBA-DEL MAR MESA	\$30,504	\$355,496	\$614,504				
<b>\$1,000,504</b>	<b>TOTAL</b>	<b>\$30,504</b>	<b>\$355,496</b>	<b>\$614,504</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-12

**CIP NO.:** 62-275.1

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

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

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

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

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$67,000	FBA-DEL MAR MESA	\$67,000						
\$50,000	DEVELOPER/SUBDIVIDER	\$50,000						
\$17,000	TRANSNET	\$17,000						
<b>\$134,000</b>	<b>TOTAL</b>	<b>\$134,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-13

**CIP NO.:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

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

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

**SCHEDULE** **COMPLETED:** PROJECT WAS COMPLETED IN FY 2000.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$100,000	DEVELOPER/ SUBDIVIDER	\$100,000						
<b>\$100,000</b>	<b>TOTAL</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

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

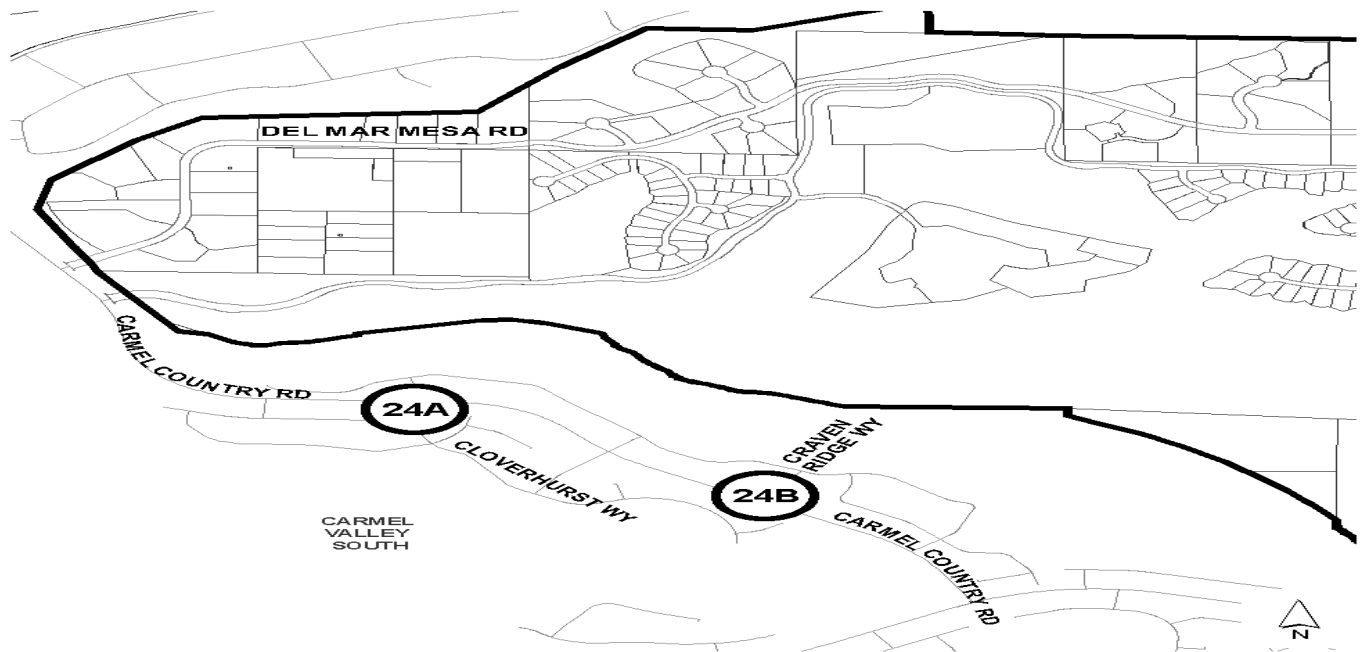
**CIP NO.:**

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

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

**SCHEDULE:** **COMPLETED:** CLOVERHURST WAY WAS COMPLETED IN FY 2006. DESIGN AND CONSTRUCTION FOR TRAFFIC SIGNAL AT CARMEL COUNTRY ROAD/CRAVEN RIDGE WAY WAS COMPLETED IN FY 2016.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$395,000	DEVELOPER/SUBDIVIDER	\$395,000						
<b>\$395,000</b>	<b>TOTAL</b>	<b>\$395,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** TRANSPORTATION

**PROJECT:** T 43-25

**CIP NO.:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** TORREY HIGHLANDS

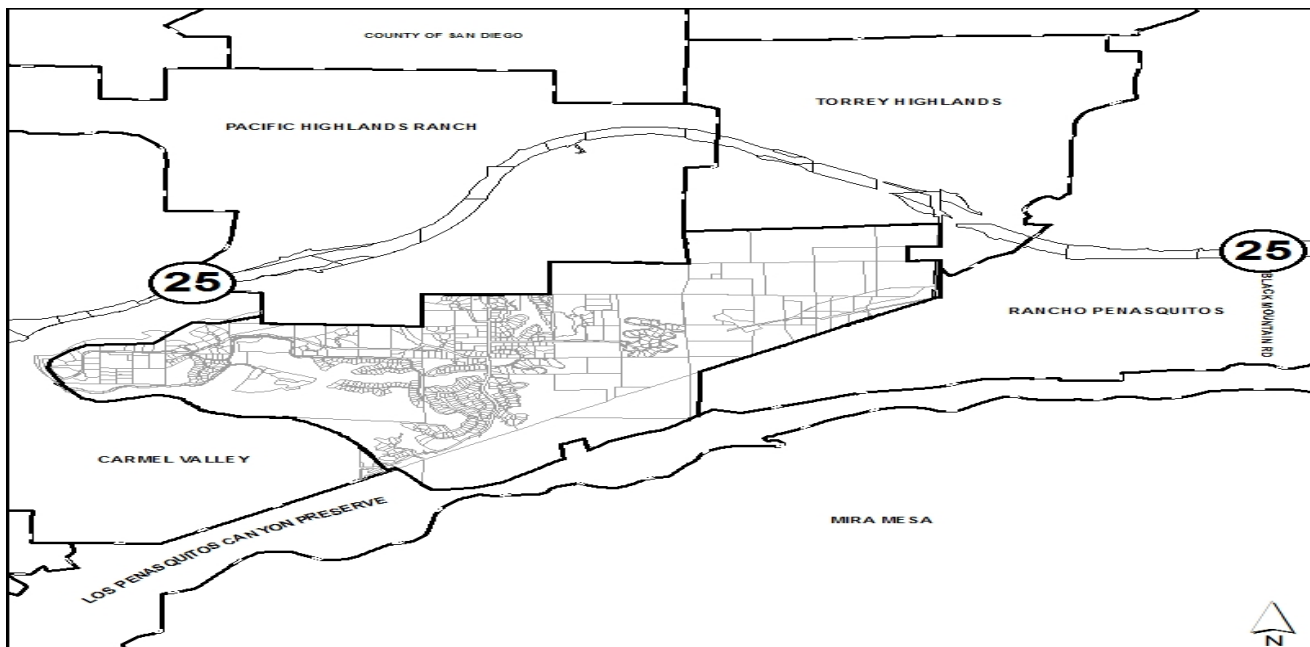
**DESCRIPTION:** THIS PROJECT WOULD HAVE PROVIDED FOR A GRADE SEPARATION FOR THE FUTURE SR-56 CLASS I BIKE PATH THROUGH THE FUTURE SR-56/CAMINO DEL SUR INTERCHANGE. THE GRADE SEPARATION WOULD POSSIBLY HAVE BEEN IN THE FORM OF A BRIDGE STRUCTURE.

**JUSTIFICATION:** PLEASE SEE PROJECT # T 43-26

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

**COMBINED WITH PROJECT #T 43-26**

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
	COMBINED							
	<b>\$0 TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** STATE ROUTE 56 BIKE INTERCHANGES

**DEPARTMENT:** ENGINEERING & CAPITAL PROJECTS.

**PROJECT:** T 43-26

**CIP NO.:** 58-171.0/S-00955

**COUNCIL DISTRICT:** 1

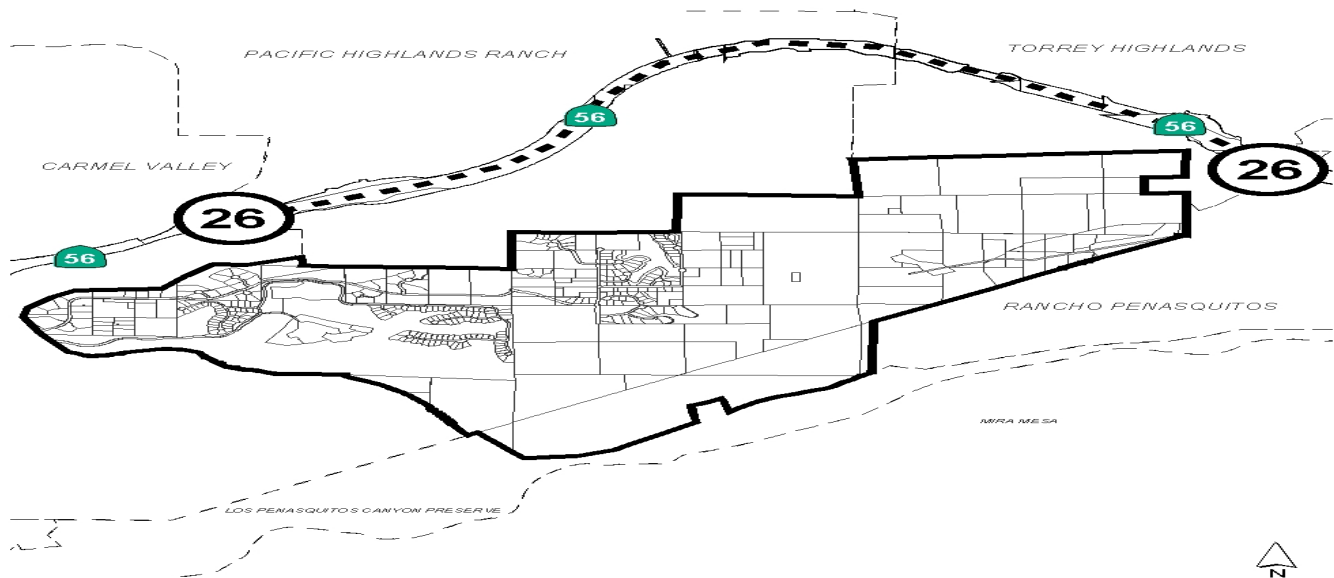
**COMMUNITY PLAN:** DEL MAR MESA/PHR/BMR/TH

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

**JUSTIFICATION:** BICYCLISTS AND PEDESTRIANS TRAVELING THE SR-56 BICYCLE PATH AND NEEDING TO CROSS THROUGH THE INTERCHANGE AREAS WOULD HAVE TO CONTEND WITH HIGH VOLUMES OF CONFLICTING VEHICULAR TRAFFIC. THE BICYCLE PATH FACILITIES PROPOSED IN THE PROJECT STUDY REPORT WILL EXPEDITE THE MOVEMENTS ALONG THE BICYCLE PATH THROUGH AND CONNECTING TO THE INTERCHANGE AREAS. PROJECT FUNDING INCLUDES \$1,200,000 OF REGIONAL BIKE FUNDS (SANDAG). THE REMAINING FUNDING (\$8,650,000) WILL COME FROM THE FBA FUNDS OF FIVE BORDERING COMMUNITIES: RANCHO PEÑASQUITOS, BLACK MOUNTAIN RANCH, PACIFIC HIGHLANDS RANCH, TORREY HIGHLANDS AND DEL MAR MESA. DEL MAR MESA'S FAIR SHARE REPRESENTS 2.86% OF THE TOTAL COST.

**SCHEDULE:** THE INTERCHANGE PROJECT STUDY, ENVIRONMENTAL REVIEW, DESIGN AND CONSTRUCTION TO BE COMPLETED AS FUNDS BECOME AVAILABLE. THE RESULTS OF THE REPORTS MAY INFACIT INDICATE THAT THE PROJECT IS BEING DOWNSIZED. FOR TIMING OF FUNDING FOR OTHER COMMUNITIES, REFER TO EACH COMMUNITY'S PUBLIC FACILITIES FINANCING PLAN.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$72,592	FBA-DEL MAR MESA						\$72,592	
\$530,400	FBA-PHR							
\$605,168	FBA-BMR							
\$295,900	FBA-TORREY HIGHLANDS							
\$1,750,000	RANCHO PEÑASQUITOS	\$25,566						
\$457,528	PROP A BIKEWAY	\$357,683						
\$10,000	TRANSNET EXTENSION							
\$5,425,915	UNIDENTIFIED							
<b>\$9,147,503</b>	<b>TOTAL</b>	<b>\$383,249</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,592</b>	<b>\$0</b>



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

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:**      PARK AND RECREATION

**PROJECT:**               **P 43-7**

**COUNCIL DISTRICT:**    **1**

**CIP NO.:**               52-710.0/S-00891

**COMMUNITY PLAN:**    DEL MAR MESA

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

**FUNDING**               COST EXPENDED ARE A RESULT OF CITY STAFF CHARGES AND DO NOT REPRESENT THE COST OF TRAILS CONSTRUCTION.

**JUSTIFICATION:**      THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE DEVELOPMENT WITHIN THE COMMUNITY.

**SCHEDULE:**           **COMPLETED:** CONSTRUCTION BEGAN ON THIS PROJECT IN FY 2005 AND WAS COMPLETED IN FY 2012.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$1,195	FBA - DEL MAR MESA	\$1,195						
<b>\$1,195</b>	<b>TOTAL</b>	\$1,195	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P 43-8

**CIP NO.:** 52-709.0/S-00890

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

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

**FUNDING:** COST EXPENDED ARE A RESULT OF CITY STAFF CHARGES AND DO NOT REPRESENT THE COST OF TRAILS CONSTRUCTION.

**JUSTIFICATION:** THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE DEVELOPMENT WITHIN THE COMMUNITY.

**SCHEDULE:** **COMPLETED:** THIS PROJECT IS COMPLETE.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$2,648	FBA - DEL MAR MESA	\$2,648						
<b>\$2,648</b>	<b>TOTAL</b>	<b>\$2,648</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>





# **CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:**    PARK AND RECREATION

**PROJECT:**               **P 43-9**

**CIP NO.:**            52-708.0/S-00889

**COUNCIL DISTRICT:**    1

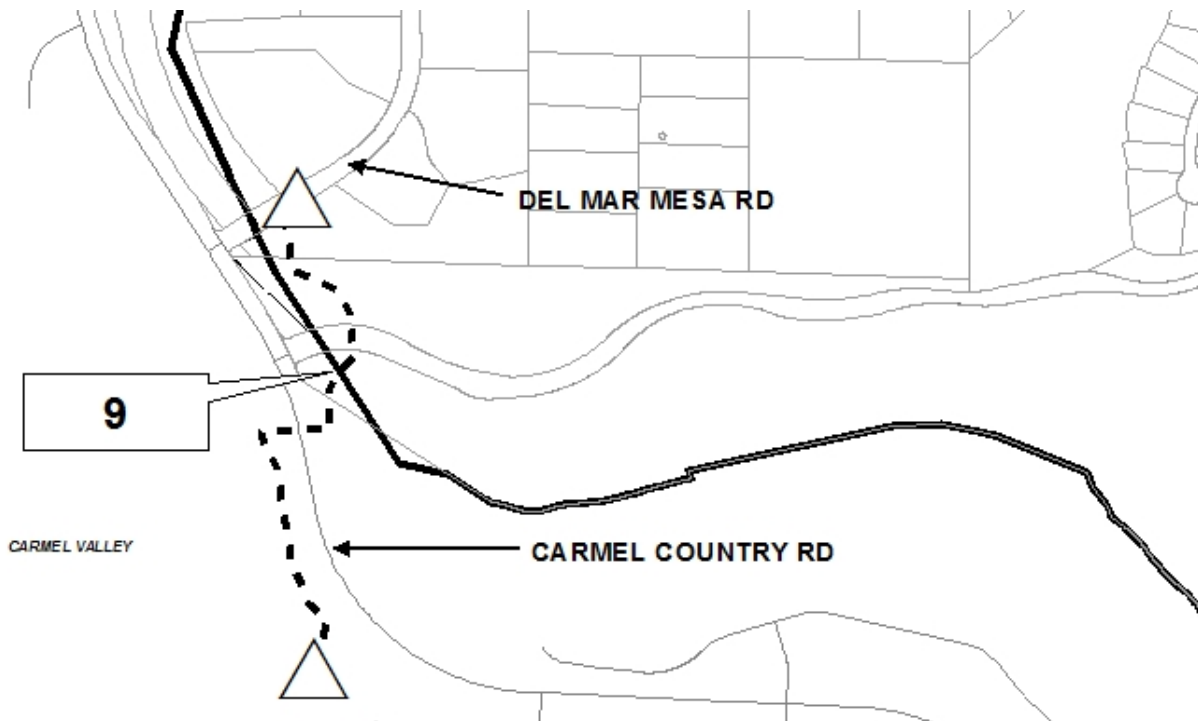
**COMMUNITY PLAN:**    DEL MAR MESA

**DESCRIPTION:**    THE DEL MAR MESA COMMUNITY PLAN IDENTIFIES APPROXIMATELY 1,000 LINEAR FEET OF TRAILS IN THE SOUTHERN AREA. OF THIS, APPROXIMATELY 800 LINEAR FEET OF THE TRAILS HAVE BEEN COMPLETED. THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF THE REMAINING 200 LINEAR FEET OF THE 4' WIDE TRAIL, WITH AN ALIGNMENT AND MATERIAL TO ADDRESS WETLAND CONDITIONS.

**JUSTIFICATION:**   THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE DEVELOPMENT WITHIN THE COMMUNITY.

**SCHEDULE:**        SEGMENTS OF THIS PROJECT ARE COMPLETE. THE COMPLETION OF THE REMAINING 200' IS DEPENDENT UPON THE ASSET OWNING (PARK & RECREATION) DEPARTMENT'S CONSTRUCTION SCHEDULE.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$110,300	FBA-DEL MAR MESA	\$8,617	\$101,683					
<b>\$110,300</b>	<b>TOTAL</b>	<b>\$8,617</b>	<b>\$101,683</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** CARMEL MOUNTAIN/DEL MAR MESA RESOURCE MANAGEMENT TRAILS

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P 43-11

**CIP NO.:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

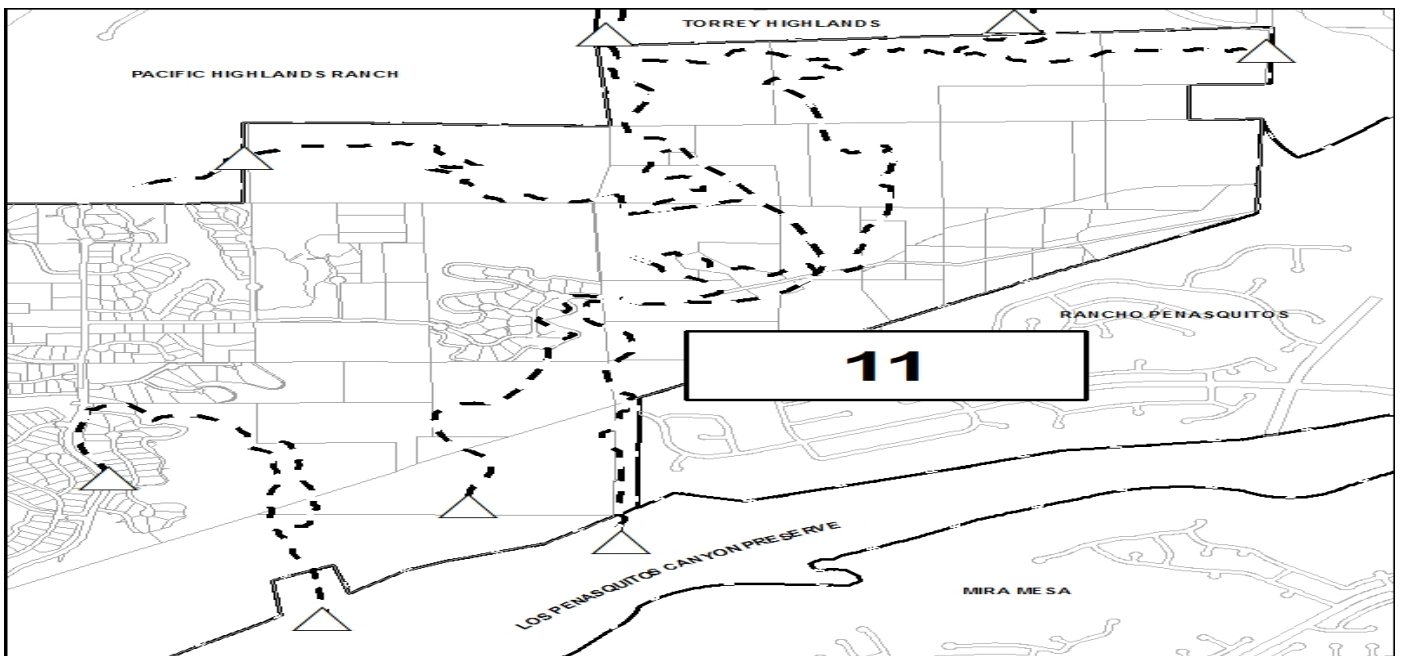
**DESCRIPTION:** THIS PROJECT PROVIDES FOR A TRAILS SYSTEM IN THE DEL MAR MESA AREA IN ACCORDANCE WITH THE DEL MAR MESA SPECIFIC PLAN AND THE CARMEL MOUNTAIN/DEL MAR MESA RESOURCE MANAGEMENT PLAN.

**FUNDING:** AS THERE IS ONLY APPROXIMATELY 20% OF DEVELOPMENT REMAINING, THE FBA CAN ONLY BE EXPECTED TO CONTRIBUTE APPROXIMATELY 20% OF THE COST OF THIS IMPROVEMENT. THE REMAINING AMOUNT WILL BE PLACED IN UNIDENTIFIED.

**JUSTIFICATION:** THIS PROJECT PROVIDES RECREATIONAL OPPORTUNITIES IN DEL MAR MESA IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN AND CARMEL MOUNTAIN /DEL MAR MESA RESOURCES MANAGEMENT PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE DEVELOPMENT WITHIN THE COMMUNITY.

**SCHEDULE:** PROJECTS WILL BE CONSTRUCTED WHEN FUNDING IS IDENTIFIED

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
	\$305,357 FBA - DEL MAR MESA \$1,194,643 UNIDENTIFIED			\$305,357				
<b>\$1,500,000</b>	<b>TOTAL</b>	\$0	\$0	\$305,357	\$0	\$0	\$0	\$0



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NEIGHBORHOOD PARK

**DEPARTMENT:** PARK AND RECREATION

**CIP NO.:** 29-533.0/S-13023

**PROJECT:** P 43-14

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A 3.7 USEABLE ACRE NEIGHBORHOOD PARK TO SERVE THE DEL MAR MESA COMMUNITY. IMPROVEMENTS COULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, MULTI-PURPOSE COURTS, A CHILDREN'S PLAY AREA, A PREFABRICATED COMFORT STATION, SECURITY LIGHTING, A HORSE CORRAL, A PARKING AREA, PICNIC AREAS, WALKWAYS AND LANDSCAPING.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE, AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN RECOMMENDATIONS AND IS NEEDED TO SERVE DEVELOPMENT WITHIN THE COMMUNITY.

PHASE I (S-00648)

LAND ACQUISITION

\$1,339,646

PHASE II (S-13023)

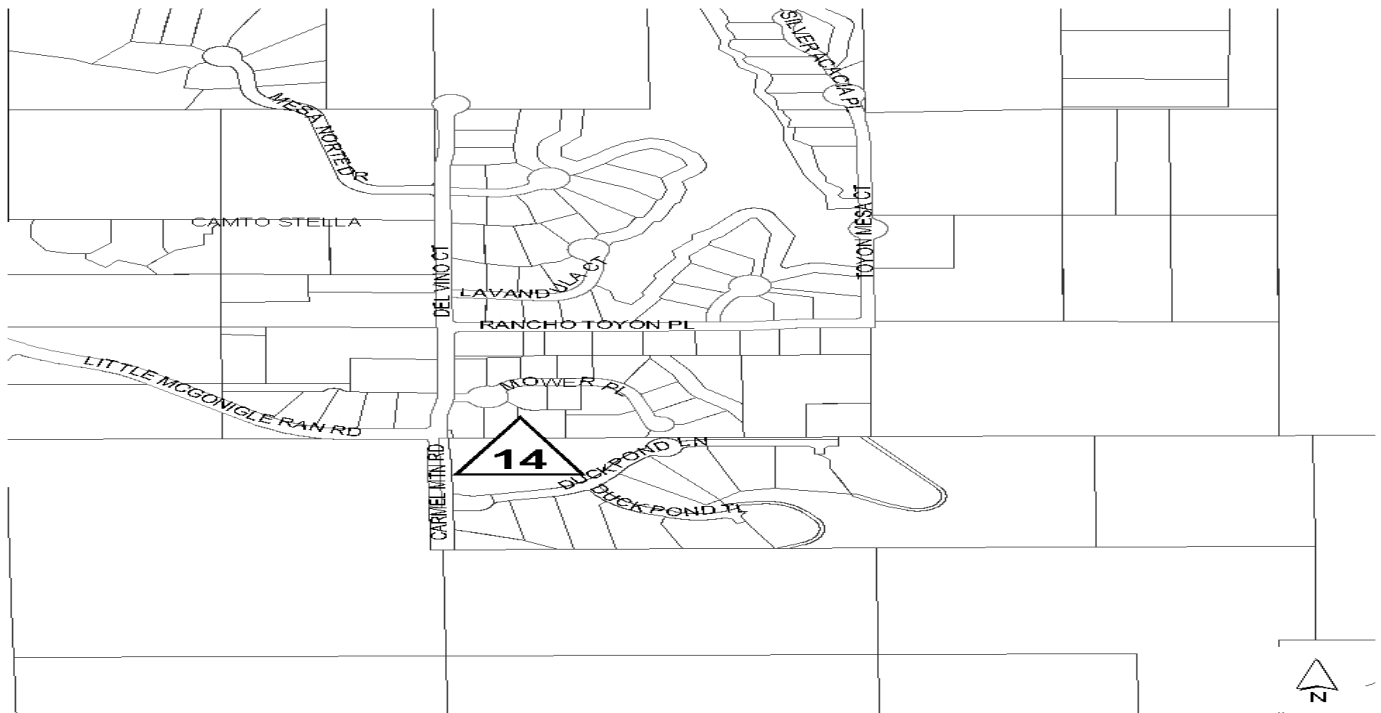
DESIGN & CONSTRUCTION

\$3,060,354

**SCHEDULE:** LAND ACQUISITION WAS COMPLETED IN FY 2005. DESIGN WAS COMPLETED IN FY 2007. DESIGN UPDATES, IF REQUIRED, AND CONSTRUCTION WILL PROCEED WHEN FUNDING IS IDENTIFIED. THIS SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN DEL MAR MESA.

**NOTE:** DESIGN REVISIONS MAY BE REQUIRED TO COMPLY WITH CURRENT STANDARDS FOR ACCESSIBILITY, STORM WATER POLLUTION PREVENTION PLANS, ETC.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$4,400,000	FBA-DEL MAR MESA	\$1,501,473	\$1,898,526	\$1,000,000				
<b>\$4,400,000</b>	<b>TOTAL</b>	<b>\$1,501,473</b>	<b>\$1,898,526</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



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619-533-3422



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY PARK AND RECREATION CENTER (PACIFIC HIGHLANDS RANCH)

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P 43-15

**COUNCIL DISTRICT:** 1

**CIP NO.:** 29-543.0/S-10079

**COMMUNITY PLAN:** DEL MAR MESA/PACIFIC HIGHLANDS RANCH

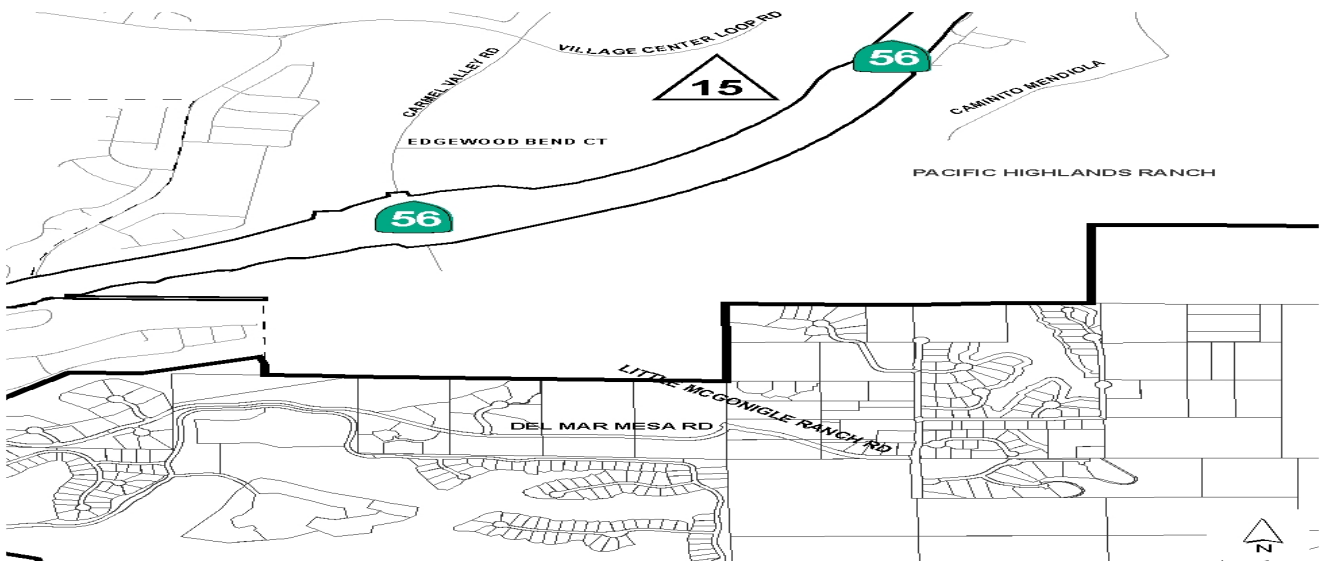
**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A 20 USEABLE ACRE COMMUNITY PARK AND A NEW 17,000 SQUARE FOOT RECREATION BUILDING TO BE LOCATED AT THE FUTURE PACIFIC HIGHLANDS RANCH COMMUNITY PARK AND WILL SERVE THE COMMUNITIES OF DEL MAR MESA AND PACIFIC HIGHLANDS RANCH. IF THE ADJACENT MIDDLE SCHOOL IS CONSTRUCTED AND JOINT USE IS OBTAINED, THEN THIS PROJECT WILL BE REDUCED TO A THIRTEEN (13) USEABLE ACRE PARK. FUNDING CONTRIBUTIONS FOR DEL MAR MESA (9.8%) AND PACIFIC HIGHLANDS RANCH (90.2%) ARE BASED ON POPULATION.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES, AND IMPLEMENTS THE DEL MAR MESA SPECIFIC PLAN, AND THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS, AND IS NEEDED TO SERVE DEVELOPMENT WITHIN THESE COMMUNITIES.

**SCHEDULE:** LAND ACQUISITION IS ANTICIPATED IN FY 2018, DESIGN IN FY 2019 AND CONSTRUCTION TO BEGIN IN FY 2020. HOWEVER, THE SCHEDULE OF THIS PROJECT IS DEPENDENT UPON SEVERAL FACTORS INCLUDING: THE ULTIMATE SIZE OF THE PARK SITE; DETERMINATION OF A JOINT USE AGREEMENT WITH THE SCHOOL DISTRICT, AND IF REQUIRED, EXECUTION OF A JOINT USE AGREEMENT; AND THE ACTUAL RATE OF DEVELOPMENT OF THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES. FOR TIMING OF FUNDING IN OTHER COMMUNITIES, REFER TO EACH COMMUNITY'S PUBLIC FACILITIES FINANCING PLAN.

**NOTE:** COSTS FOR THIS PROJECT WILL BE SHARED BY THE DEL MAR MESA (9.8%) AND PACIFIC HIGHLANDS RANCH (90.2%) COMMUNITIES ON A PRO RATA BASIS DETERMINED AS A PERCENTAGE OF THE TOTAL POPULATIONS OF THE TWO COMMUNITIES.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$3,913,595	FBA-DEL MAR MESA		\$9,947		\$1,294,549	\$1,304,550	\$1,304,550	
\$36,086,351	FBA-PHR							
<b>\$39,999,946</b>	<b>TOTAL</b>	\$0	\$9,947	\$0	\$1,294,549	\$1,304,550	\$1,304,550	\$0



**REFERENCE:** Pacific Highlands Ranch PFFP(P-3.1)

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** PARK & RECREATION

**CIP NO.:** 29-544.0

**PROJECT:** P 43-19

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA/PACIFIC HIGHLANDS RANCH

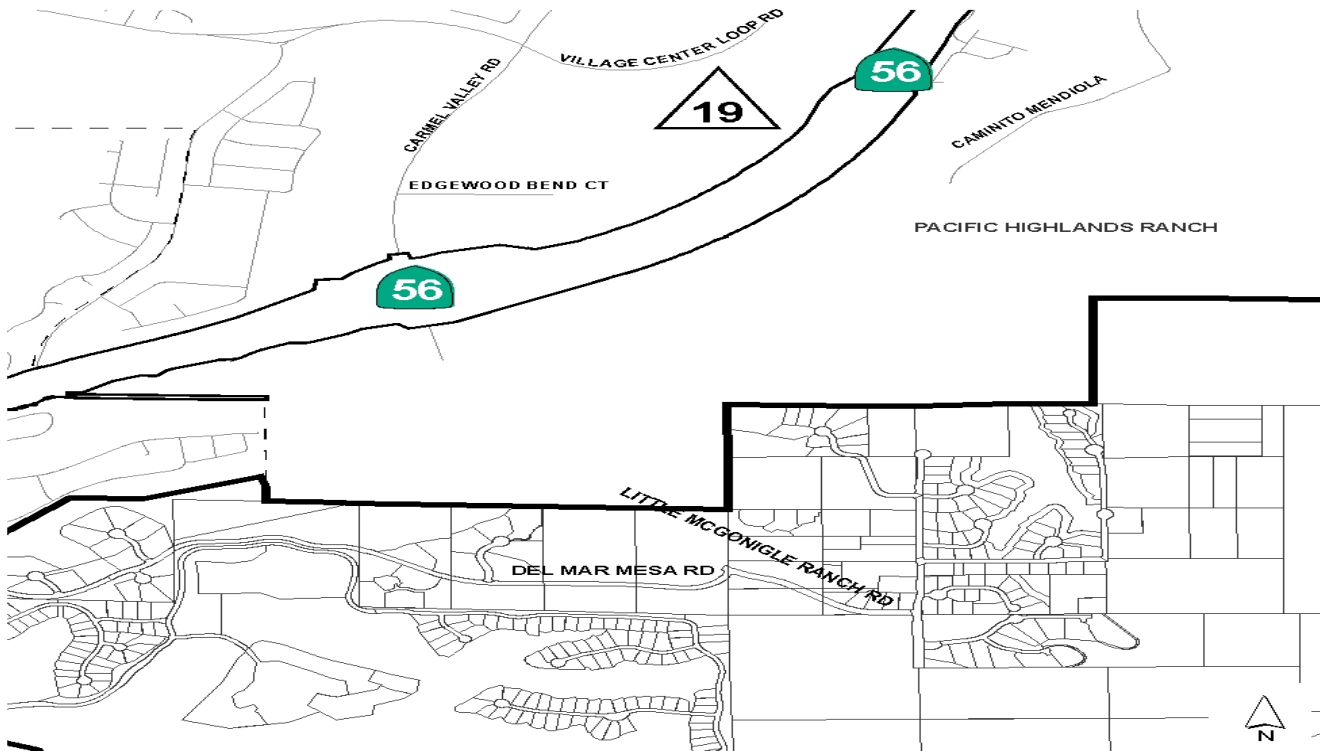
**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A 17,000 SQUARE FOOT RECREATION BUILDING AT THE COMMUNITY PARK SITE LOCATED IN PACIFIC HIGHLANDS RANCH, SERVING BOTH COMMUNITIES. FUNDING CONTRIBUTIONS FOR DEL MAR MESA (9.8%) AND PACIFIC HIGHLANDS RANCH (90.2%) ARE BASED ON POPULATION.

**JUSTIFICATION:** PLEASE SEE PROJECT # P 43-15.

**SCHEDULE:**

**COMBINED WITH PROJECT #P 43-15**

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
	COMBINED							
	<b>TOTAL</b>							



REFERENCE: Pacific Highlands Ranch (P-3.2)

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P 43-20

**CIP NO.:** 29-429.0

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

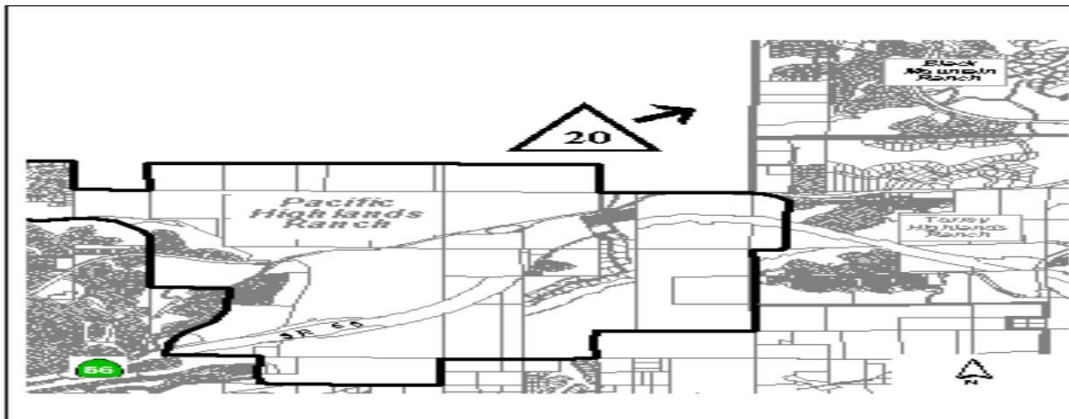
**DESCRIPTION:** THIS PROJECTS PROVIDES FOR THE DESIGN AND CONSTRUCTION OF AN ACQUATIC COMPLEX, INCLUDING A STANDARD 25 METER BY 25 YARD SWIMMING POOL, THERAPEUTIC POOLS AND AQUATIC SUPPORT FACILITIES AT BLACK MOUNTAIN RANCH COMMUNITY PARK AND WILL SERVE THE COMMUNITIES OF DEL MAR MESA, BLACK MOUNTAIN RANCH, PACIFIC HIGHLANDS RANCH, AND TORREY HIGHLANDS.

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

**SCHEDULE:** THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE DEL MAR MESA, BLACK MOUNTAIN RANCH, PACIFIC HIGHLANDS RANCH AND TORREY HIGHLANDS COMMUNITIES. FOR TIMING OF FUNDING IN OTHER COMMUNITIES, REFER TO EACH COMMUNITY'S PUBLIC FACILITIES FINANCING PLAN.

**NOTE:** COSTS FOR THIS PROJECT WILL BE SHARED BY THE DEL MAR MESA (4.1%), BLACK MOUNTAIN RANCH (39.0%), PACIFIC HIGHLANDS RANCH (37.5%), AND TORREY HIGHLANDS (19.5%) COMMUNITIES ON A PRO RATA BASIS DETERMINED AS A PERCENTAGE OF THE TOTAL POPULATION OF THE FOUR COMMUNITIES.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$290,149	FBA-DEL MAR MESA						\$290,149	
\$2,675,363	FBA-PHR							
\$2,787,912	FBA-BMR							
\$1,389,826	FBA-TH							
<b>\$7,143,251</b>	<b>TOTAL</b>		\$0	\$0	\$0	\$0	\$290,149	



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

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**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** FIRE STATION 47

**DEPARTMENT:** FIRE DEPARTMENT

**CIP NO.:** 33-105.0/S-00689

**PROJECT:** F 43-16

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** PACIFIC HIGHLANDS RANCH

**DESCRIPTION:** DESIGN AND CONSTRUCTION OF A NEW FIRE STATION WITH ACCOMMODATIONS FOR A WILDLAND FIRE FIGHTING FACILITY ON AN APPROXIMATELY 1.0 ACRE SITE AT 6041 EDGEWOOD BEND COURT IN PACIFIC HIGHLANDS RANCH TO SERVE DEVELOPMENT IN PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS. THE PROJECT CONSISTS OF AN APPROXIMATE 10,000 SQUARE FOOT FIRE STATION CAPABLE OF HOUSING ONE ENGINE, ONE TRUCK, AND A SPECIALIZED APPARATUS TO FIGHT WILDLAND FIRES.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN AND CITY GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE DEVELOPMENT WITHIN THE COMMUNITY. IT IS THE SECOND OF THREE FIRE STATIONS THAT WILL BE REQUIRED TO PROVIDE FIRE PROTECTION TO THE NORTH CITY PLANNED URBANIZING AREA. FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (80.2%), TORREY HIGHLANDS (9.3%) AND DEL MAR MESA (10.5%) ARE BASED ON POPULATION AND EMPLOYMENT. DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WAS REIMBURSED FROM THE DEVELOPMENT IMPACT FEES UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

**SCHEDULE:** **COMPLETED:** PROJECT WAS COMPLETED IN FY 2007.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$985,085	FBA-DEL MAR MESA	\$985,085						
\$7,315,415	FBA-PHR	\$7,315,415						
\$855,500	FBA-TH DEV. ADVANCE	\$855,500						
<b>\$9,156,000</b>	<b>TOTAL</b>	<b>\$9,156,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



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

# **CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM**

**TITLE:** **BRANCH LIBRARY**

**DEPARTMENT:** LIBRARY DEPARTMENT

**CIP NO.:** 35-060.0/S-14023

**PROJECT:** **L 43-17**

**COUNCIL DISTRICT:** 1

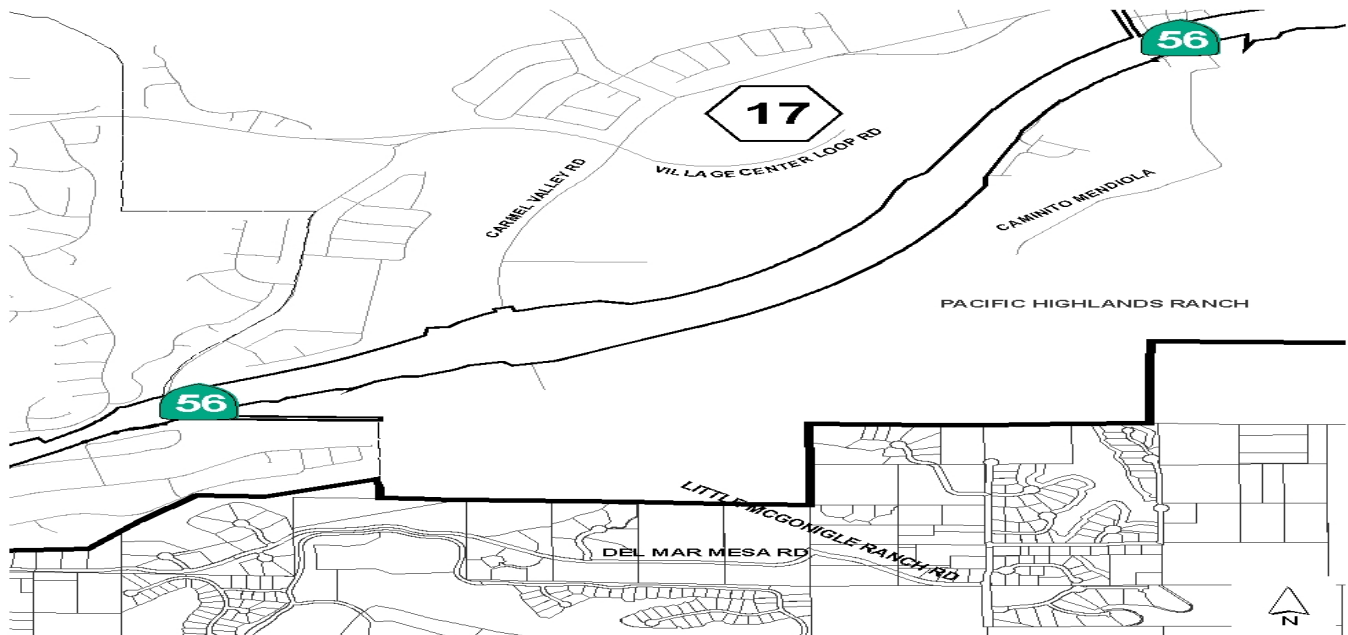
**COMMUNITY PLAN:** PACIFIC HIGHLANDS RANCH

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

**JUSTIFICATION:** PACIFIC HIGHLANDS RANCH WILL CONTRIBUTE APPROXIMATELY (37.5%) OF THE COST OF THIS LIBRARY FACILITY, TORREY HIGHLANDS (19.5%), DEL MAR MESA (4.1%), AND BLACK MOUNTAIN RANCH (39.0%). THESE PERCENTAGES ARE BASED UPON POPULATION. THE LIBRARY IS NEEDED TO SERVE DEVELOPMENT WITHIN THE COMMUNITY.

**SCHEDULE:** THE SCHEDULE FOR THIS FACILITY IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THE TORREY HIGHLANDS, BLACK MOUNTAIN RANCH, PACIFIC HIGHLANDS RANCH, AND DEL MAR MESA COMMUNITIES. FOR TIMING OF FUNDING IN OTHER COMMUNITIES', REFER TO EACH COMMUNITY'S PUBLIC FACILITIES FINANCING PLAN.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
	\$784,915 FBA-DEL MAR MESA	10,000			\$774,915			
	\$7,541,891 FBA-BMR							
	\$7,237,422 FBA-PHR							
	\$3,759,772 FBA-TH							
<b>\$19,324,000</b>	<b>TOTAL</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$774,915</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**REFERENCE:**

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



## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

**DEPARTMENT:** WATER

**CIP NO.:** 70-964.0/S-00069

**PROJECT:** U 43-21

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** DEL MAR MESA

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 14,850 LINEAR FEET (6,730 FEET WITHIN PACIFIC HIGHLANDS RANCH, 8,120 WITHIN DEL MAR MESA) OF 30-INCH DIAMETER TRANSMISSION WATER PIPELINE IN CARMEL VALLEY ROAD (CVR) AND LITTLE MCGONIGLE RANCH ROAD (LMRR) (FORMERLY CAMINO SANTA FE) WITHIN THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES TO PROVIDE FOR BOTH DEL MAR MESA AND PACIFIC HIGHLANDS RANCH. COST FOR THIS PROJECT WILL BE SPLIT 75% PACIFIC HIGHLANDS RANCH AND 25% DEL MAR MESA BASED ON USAGE.

PHASE I: CVR WITHIN SR-56/CVR INTERCHANGE RIGHT OF WAY (THIS PHASE NOT INCLUDED IN THE FBA) - 1050LF (11-172824)

PHASE II: CVR FROM SR-56/CVR INTERCHANGE TO DMHR - 2800LF (33567-D)

PHASE III: SR-56 TO DMMR - 3900LF

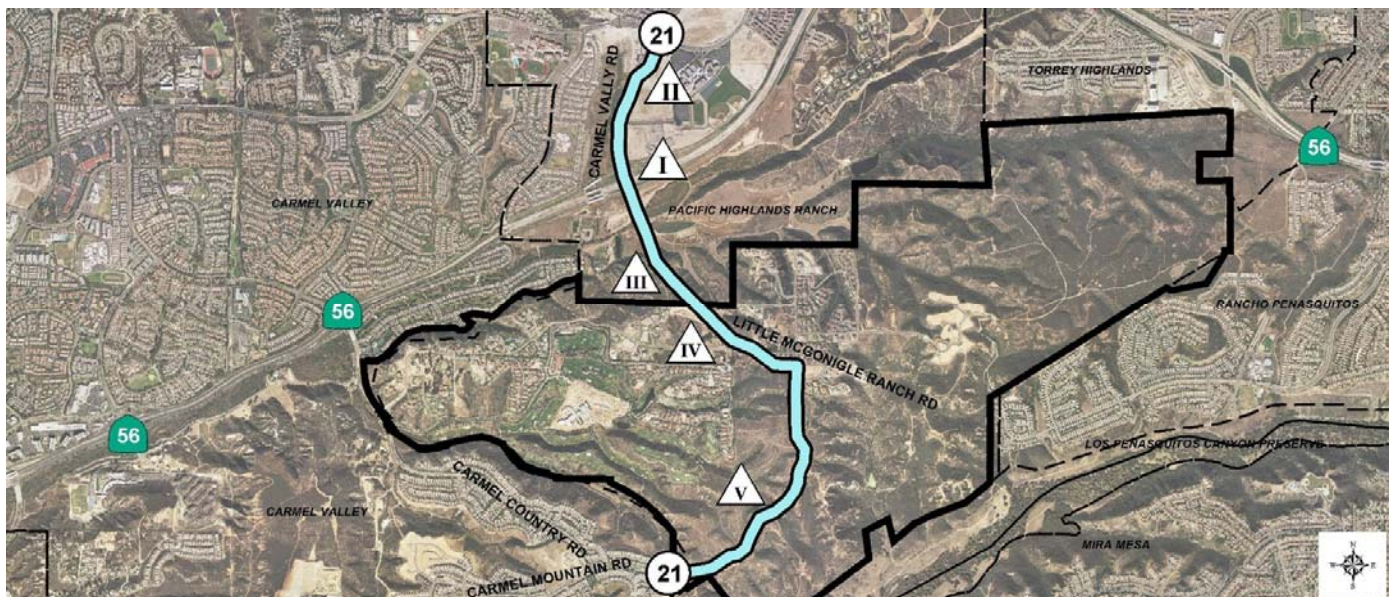
PHASE IV: LMRR FROM DMMR TO THE SOUTHERLY TERMINUS OF DEL VINO CT., 1900LF (29261-D & 31447-D)

PHASE V: CMR FROM DEL VINO CT. TO THE COMMUNITY BOUNDARY - 5200LF (33472-D & 31447D)

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

**SCHEDULE:** PHASE I: COMPLETE; PHASE II: IN PROCESS; PHASE III: NOT CONDITIONED; PHASE IV: COMPLETE; PHASE V: ESTIMATED TO BE COMPLETED IN FY 2016. FOR TIMING OF FUNDING IN OTHER COMMUNITIES, REFER TO EACH COMMUNITY'S PUBLIC FACILITIES FINANCING PLAN. PHASES II AND V ARE THE SUBJECT OF AN ACTIVE REIMBURSEMENT AGREEMENT IN PACIFIC HIGHLANDS RANCH.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$1,500,000	FBA-DEL MAR MESA	\$757,000		\$743,000				
\$4,500,000	FBA-PHR DEV ADV.							
<b>\$6,000,000</b>	<b>TOTAL</b>	<b>\$757,000</b>	<b>\$0</b>	<b>\$743,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**REFERENCE:** Pacific Highlands Ranch (U-4)

## CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

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

**DEPARTMENT:** METROPOLITAN WASTEWATER

**PROJECT:** S 43-23

**CIP NO.:** 46-136.0/S-00325

**COUNCIL DISTRICT:** 1

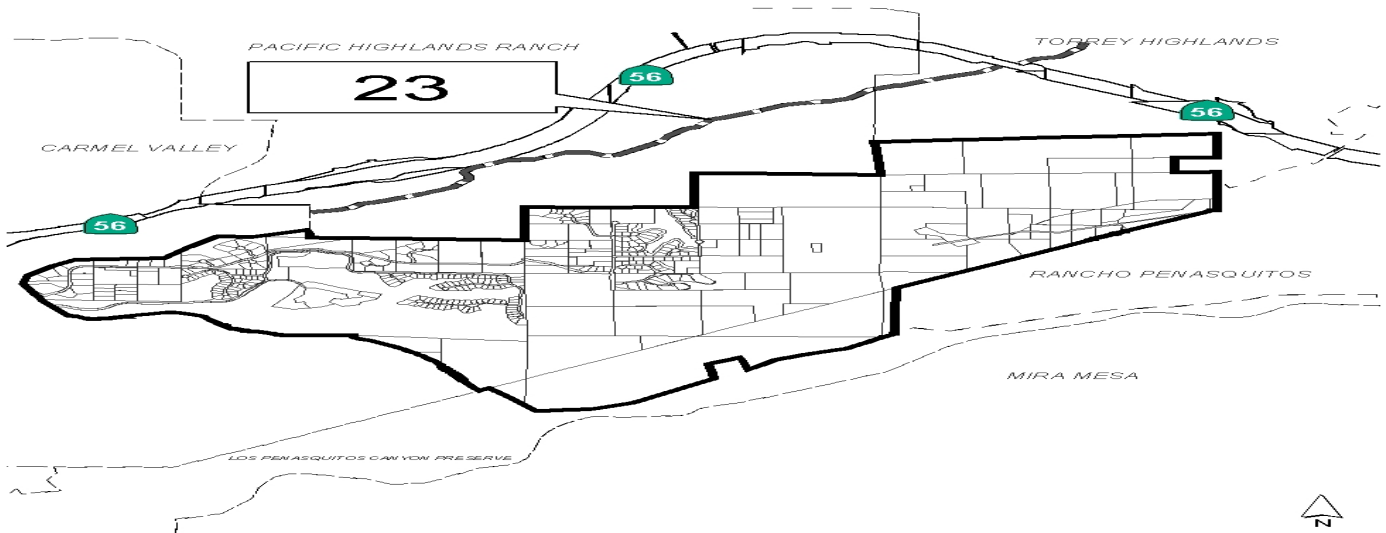
**COMMUNITY PLAN:** VARIOUS

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

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

**SCHEDULE:** **COMPLETED:** THIS PROJECT WAS FUNDED BY EACH OF THE COMMUNITIES IN THE NORTH CITY FUTURE URBANIZING AREA. THIS PROJECT HAS BEEN COMPLETED AND REIMBURSED.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
	\$95,000 FBA-DMM	\$95,000						
	\$1,283,000 FBA-PHR	\$1,283,000						
	\$1,353,000 FBA-TH	\$1,353,000						
	\$2,261,000 FBA-BMR	\$2,261,000						
	\$4,900,000 MWWD CIP	\$4,900,000						
<b>\$9,892,000</b>	<b>TOTAL</b>	<b>\$9,892,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



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



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** POLICE

**PROJECT:** P 43-22

**COUNCIL DISTRICT:** 1

**CIP NO.:** 36-059.0/S-00815

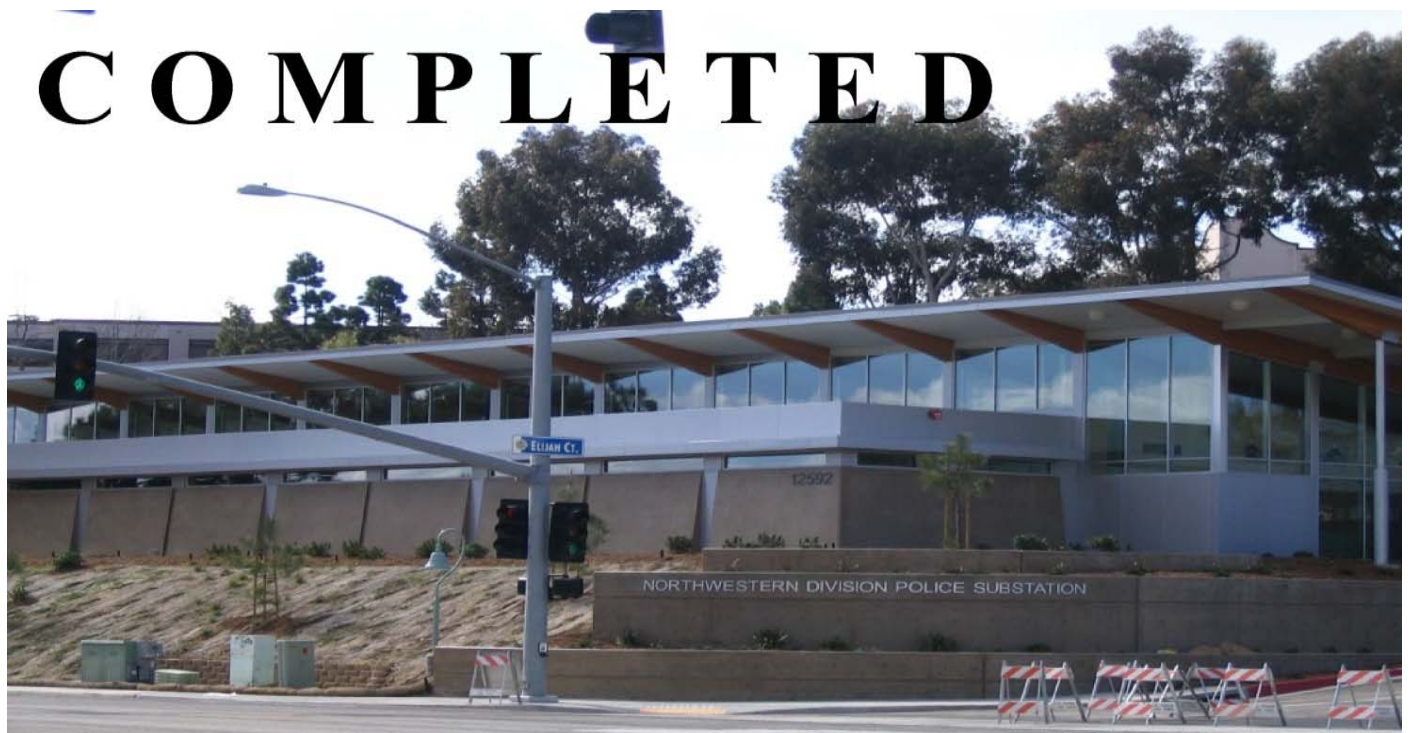
**COMMUNITY PLAN:** CARMEL VALLEY

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

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

**SCHEDULE:** **COMPLETED:** CONSTRUCTION WAS COMPLETED IN MARCH 2007.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$549,109	FBA-DEL MAR MESA	\$549,109						
\$1,957,050	FBA-CARMEL VALLEY SO	\$1,957,050						
\$9,459,812	FBA-CAMEL VALLEY NO	\$9,459,812						
\$2,379,947	TORREY HILLS	\$2,379,947						
\$4,036,672	FBA-PHR	\$4,036,672						
<b>\$18,382,590</b>	<b>TOTAL</b>	<b>\$18,382,590</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



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

# **CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM**

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

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** 0 43-18

**COUNCIL DISTRICT:** 1

**CIP NO.:**

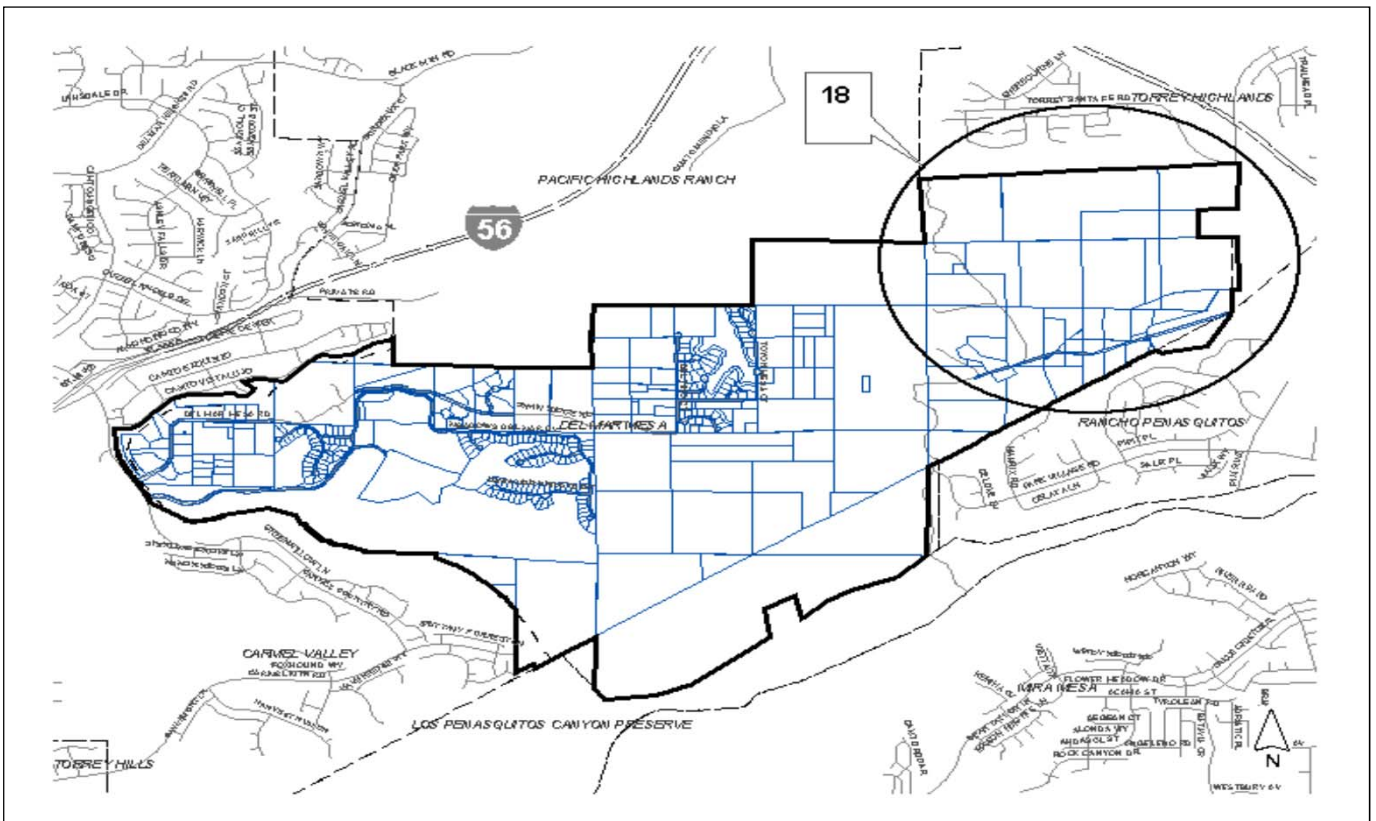
**COMMUNITY PLAN:** DEL MAR MESA

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

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE MSCP AND IS INTENDED TO SECURE THE MHPA AS PERMANENT OPEN SPACE.

**SCHEDULE:** **COMPLETED:** THE ACQUISITIONS OF THESE LOTS HAVE OCCURRED OVER THE LAST 20 YEARS.

FUNDING:	SOURCE	EXPEN/ ENCUM	CONT APPR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021-2025
\$7,597,000	FBA-DEL MAR MESA MITIGATION/GRANTS	\$7,597,000						
<b>\$7,597,000</b>	<b>TOTAL</b>	<b>\$7,597,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



## **APPENDIX**

<b>Property Owner's List</b>	<b>A-3</b>
<b>Del Mar Mesa Transportations Phasing Plan</b>	<b>A-7</b>

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D E L M A R M E S A						rev 10/14/16 & Thru Doc #282 / 10/20//16 (Rev 01-12-16)
SF1 =		MF =				TYPES OF DEVELOPMENT: CA = Commercial
SF2 =		CA =				SF1, SF2 = Single Family MF = Multi Family
	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
1	305-041-03			OS	0	CITY OF SAN DIEGO
2	306-050-05			SF1	2	WESTERN PACIFIC HOUSING INC
4	306-050-09			OS	0	CITY OF SAN DIEGO
8	306-050-22			OS	0	CITY OF SAN DIEGO
9	308-020-02	306-050-23	transfer'd	SF2	1	BOUZIDA FAMILY TR
10	306-050-26			SF1	3	ZAMUDIO FERNANDO A&JANICE ZAMUDIO BRIAN A ET AL
11	306-050-29			OS	0	CITY OF SAN DIEGO
14	306-050-32			OS	0	CITY OF SAN DIEGO
18	307-041-09			SF1	2	BRUMFIELD DANIEL T
19	307-041-12			SF1	1	FARM AT DELMAR MEADOWS LLC
20	307-041-13			SF1	4	VPS FAMILY TRUST 11-16-92
25	308-102-13	FM14310	LOT 5	SF1	0	LEMARA HOLDINGS L L C
26	308-010-16			SF1	10	GAWLE FAMILY TRUST 07-07-82 GAWLE DELIA L EST OF
27	307-230-21			SF1	1	DAMIKA LIVING TRUST 03-26-12
27	307-230-22			SF1	1	KOELBL TERRY&DANIELLE M
27	307-230-23			SF1	1	JOLLIFFE JOHN E&CASAS-JOLLIFFE SYLVIA M FAMILY TR
27	307-230-24			SF1	1	DAMIKA LIVING TRUST 03-26-12
27	307-230-25			SF1	7	DAMIKA LIVING TRUST 03-26-12
27	307-230-27			OS	0	LOFTIN ROBERT T&ROSALIND T
27	307-230-28			OS	0	LOFTIN ROBERT T&ROSALIND T
27	307-230-29			OS	0	LOFTIN ROBERT T&ROSALIND T
27	307-230-30			OS	0	LOFTIN ROBERT T&ROSALIND T
29	308-103-17	PM15163	LOT 4	CA	4.51	THE GRAND DEL MAR LLC
33	308-270-10			OS	0	JOHNSON COMMUNITIES OF SOUTHERN
33	308-270-11			OS	0	JOHNSON COMMUNITIES OF SOUTHERN
33	308-270-04			SF2	1	JOHNSON COMMUNITIES OF SOUTHERN
33	308-270-06			SF2	10	JOHNSON COMMUNITIES OF SOUTHERN
34	308-270-01			SF2	1	GERST MARVIN
34	308-270-02			SF2	1	GERST MARVIN
34	308-270-03			SF2	1	GERST MARVIN
35	308-020-09			SF2	2	CREEKSIDE VILLAS L L C
36	308-020-10			OS	0	CITY OF SAN DIEGO
37	308-020-11			OS	0	CITY OF SAN DIEGO
37	308-020-12			OS	0	CITY OF SAN DIEGO
39	308-020-14			OS	0	CITY OF SAN DIEGO

	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
40	308-020-16			OS	0	CITY OF SAN DIEGO
41	308-020-17			SF2	5	NANAK CREATIONS INC
45	308-020-88			SF2	0	DEL VINO LLC
45	308-020-89			SF2	1	DELVINO L L C
45	308-020-90			SF2	1	RABBITT FAMILY TRUST 09-11-07
45	308-020-91			SF2	1	DELVINO L L C
48	308-260-12		LOT B	OS	0	FOUR DEL MAR LOTS LLC
48	308-260-13		LOT C	OS	0	FOUR DEL MAR LOTS LLC
50	308-230-11	FM15817	LOT 6	SF2	1	D N D VIEWS LLC
51	308-230-05			OS	0	CITY OF SAN DIEGO
52	308-020-11		LOT A	OS	0	FOUR DEL MAR LOTS LLC
52	308-020-14		LOT D	OS	0	FOUR DEL MAR LOTS LLC
53	308-240-22			OS	0	SILBERBERGER ERNEST D SILBERBERGER MARC D
54	308-180-36	PM21008	LOT 1	SF2	2	MAAS EARL H III&MAAS PATRICIA W MAAS S ET AL
54	308-180-37	PM21008	LOT 2	SF2	1	MAAS EARL H III&MAAS PATRICIA W MAAS S ET AL
57	308-020-60			SF2	1	CURTIS ELIZABETH S
58	308-270-05			SF2	7	JOHNSON COMM OF SO. CALIF LLC DUNN JOHN ET AL
64	308-250-07	FM 14877	LOT 7	SF1	1	DASSONS REAL ESTATE LP
64	308-250-09	FM 14877	LOT 9	SF1	1	DASSONS REAL ESTATE LP
64	308-250-13	FM 14877	LOT 29	SF1	1	DASSONS REAL ESTATE LP
64	308-250-16	FM 14877	LOT 32	SF1	1	DASSONS REAL ESTATE LP
64	308-251-01	FM 14877	LOT 10	SF1	1	DASSONS REAL ESTATE LP
64	308-251-02	FM 14877	LOT 11	SF1	1	DASSONS REAL ESTATE LP
64	308-251-03	FM 14877	LOT 12	SF1	1	DASSONS REAL ESTATE LP
64	308-251-04	FM 14877	LOT 13	SF1	1	DASSONS REAL ESTATE LP
64	308-251-06	FM 14877	LOT 15	SF1	1	DASSONS REAL ESTATE LP
64	308-251-08	FM 14877	LOT 16	SF1	1	DASSONS REAL ESTATE LP
64	308-251-10	FM 14877	LOT 19	SF1	1	DASSONS REAL ESTATE LP
64	308-251-13	FM 14877	LOT 22	SF1	1	DASSONS REAL ESTATE LP
64	308-251-14	FM 14877	LOT 23	SF1	1	DASSONS REAL ESTATE LP
64	308-251-16	FM 14877	LOT 25	SF1	1	DASSONS REAL ESTATE LP
65	308-210-07			SF2	1	JACKSON REMINGTON&NONA
66	308-020-75			SF2	3	RABBITT FAMILY TR
67	308-020-76			SF2	1	JACKSON REMINGTON R&NONA M
68	308-020-77			SF2	1	JACKSON STEPHEN M JACKSON REMINGTON R &NONA M
68	308-020-78			SF2	1	JACKSON STEPHEN M JACKSON REMINGTON R &NONA M
69	308-291-24	FM15698	LOT F	OS	0	PARDEE CONSTRUCTION CO
69	308-291-25	FM15698	LOT I	OS	0	PARDEE CONSTRUCTION CO
69	308-291-26	FM15698	LOT L	OS	0	PARDEE CONSTRUCTION CO

	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
69	308-291-27	FM15698	LOT M	OS	0	PARDEE CONSTRUCTION CO
69	308-291-28	FM15698	LOT T	OS	0	PARDEE CONSTRUCTION CO
69	308-292-37	FM15698	LOT S	OS	0	PARDEE CONSTRUCTION CO
69	308-292-38	FM15698	LOT X	OS	0	PARDEE CONSTRUCTION CO
69	308-293-21	FM15698	LOT D	OS	0	PARDEE CONSTRUCTION CO
69	308-293-22	FM15698	POR E	OS	0	PARDEE CONSTRUCTION CO
69	308-293-23	FM15698	LOT H	OS	0	PARDEE CONSTRUCTION CO
69	308-293-24	FM15698	LOT Q	OS	0	PARDEE CONSTRUCTION CO
69	308-293-25	FM15698	LOT R	OS	0	PARDEE CONSTRUCTION CO
70	308-021-15	PM15698	LOT A	OS	0	PARDEE CONSTRUCTION CO
70	308-294-13	FM15698	LOT G	OS	0	PARDEE CONSTRUCTION CO
70	308-294-14	FM15698	LOT J	OS	0	PARDEE CONSTRUCTION CO
70	308-294-15	FM15698	LOT W	OS	0	PARDEE CONSTRUCTION CO
70	308-294-17	FM15698	LOT GG	OS	0	PARDEE CONSTRUCTION CO
70	308-294-18	FM15698	LOT BB	OS	0	PARDEE CONSTRUCTION CO
70	308-295-14	FM15698	LOT K	OS	0	PARDEE CONSTRUCTION CO
70	308-295-15	FM15698	LOT U	OS	0	PARDEE CONSTRUCTION CO
70	308-295-16	FM15698	LOT V	OS	0	PARDEE CONSTRUCTION CO
70	308-295-17	FM15698	LOT KK	OS	0	PARDEE CONSTRUCTION CO
70	308-295-18	FM15698	LOT LL	OS	0	PARDEE CONSTRUCTION CO
70	308-295-19	FM15698	LOT AAA	OS	0	PARDEE CONSTRUCTION CO
70	308-295-20	FM15698	LOT CCC	OS	0	PARDEE CONSTRUCTION CO
70	308-294-05	FM15698	LOT 97	SF1	1	PARDEE CONSTRUCTION CO
70	308-294-06	FM15698	LOT 98	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-03	FM15698	LOT 85	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-04	FM15698	LOT 86	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-05	FM15698	LOT 87	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-06	FM15698	LOT 88	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-08	FM15698	LOT 90	SF1	1	PARDEE CONSTRUCTION CO
70	308-295-09	FM15698	LOT 91	SF1	1	PARDEE CONSTRUCTION CO
71	308-220-17	FM 14570	LOT 17	PARK	0	CITY OF SAN DIEGO
72	308-220-15	FM 14570	LOT 15	OS	0	SEA BREEZE INVESTMENTS LLC
73	308-030-51		LOT C	OS	0	PARDEE CONSTRUCTION CO
73	308-297-12	FM15698	LOT N	OS	0	PARDEE CONSTRUCTION CO
73	308-297-13	FM15698	LOT Y	OS	0	PARDEE CONSTRUCTION CO
73	308-297-16	FM15698	LOT NN	OS	0	PARDEE CONSTRUCTION CO
73	308-297-17	FM15698	LOT OO	OS	0	PARDEE CONSTRUCTION CO
73	308-297-18	FM15698	LOT PP	OS	0	PARDEE CONSTRUCTION CO
73	308-297-19	FM15698	LOT WW	OS	0	PARDEE CONSTRUCTION CO



	ASSESSOR	SUBDIV OR	LOT OR	TYPE OF	ESTIMATED	
ASMT#	PARCEL NO.	PAR. MAP#	PAR. #	DEV.	NEDUs	OWNER NAME
73	308-297-20	FM15698	LOT XX	OS	0	PARDEE CONSTRUCTION CO
73	308-297-21	FM15699	LOT YY	OS	0	PARDEE CONSTRUCTION CO
73	308-297-22	FM15700	LOT ZZ	OS	0	PARDEE CONSTRUCTION CO
73	308-297-23	FM15701	LOT EEE	OS	0	PARDEE CONSTRUCTION CO
75	308-290-05	FM15698	LOT 5	SF1	1	PARDEE CONSTRUCTION CO
75	308-290-18	FM15698	LOT O	OS	0	PARDEE CONSTRUCTION CO
75	308-290-19	FM15698	LOT P	OS	0	PARDEE CONSTRUCTION CO
75	308-296-05	FM15698	LOT B	OS	0	PARDEE CONSTRUCTION CO
75	308-296-06	FM15698	LOT Z	OS	0	PARDEE CONSTRUCTION CO
75	308-296-07	FM15698	LOT MM	OS	0	PARDEE CONSTRUCTION CO
81	308-200-18	FM 14565	LOT 18	OS	0	WHITEHORSE HOMEOWNERS ASSOC
82	308-180-19	FM14283	LOT 19	OS	0	MESA VERDE- DEL MAR L P
103	308-111-12	FM 13684	LOT 70	SF2	1	ATTISHA AYAD A&MELISSA E
123	308-172-08	FM 14111	LOT 46	OS	0	CITY OF SAN DIEGO
127	308-111-39	PM18826	PAR 1	SF2	1	SESSA SUE A
128	308-102-09	FM13864	LOT 1	OS	0	CITY OF SAN DIEGO
128	308-220-16	FM 14570	LOT 16	OS	0	CITY OF SAN DIEGO
136	307-660-03	FM 14081	LOT 11	SF1	1	KESHIF PROPERTIES LLC
138	308-110-24	PM18820	PAR 4	SF2	1	BUCHBINDER TRUST
140	308-110-09	FM 13684	LOT 52	SF2	1	MCCULLOUGH DESIGN DEVELOPMENT INC
159	308-113-20	FM 13684	LOT 121	SF2	1	PANTICH TOM T&HELEN J FAMILY TRUST 09-23-93
185	308-220-11	FM 14570	LOT 11	SF1	1	TOBETADI LLC
187	308-102-10	FM14310	LOT 2	SF1	1	GREEN MANGO LTD PARTNERSHIP
194	308-020-83		LOT 39	OS	0	CITY OF SAN DIEGO
194	308-180-18	FM 14283	LOT 18	OS	0	CITY OF SAN DIEGO
194	308-250-19	FM 14877	LOT 37	OS	0	CITY OF SAN DIEGO
194	308-250-20	FM 14877	LOT 38	OS	0	CITY OF SAN DIEGO
194	308-260-09	FM 15049	LOT 9	OS	0	CITY OF SAN DIEGO
194	308-260-10	FM 15049	LOT 10	OS	0	CITY OF SAN DIEGO
194	308-270-07			OS	0	CITY OF SAN DIEGO
194	308-270-08			OS	0	CITY OF SAN DIEGO
194	308-270-09			OS	0	CITY OF SAN DIEGO
204	308-020-87	PM20179	PAR 2	SF2	1	RABBITT FAMILY TR

**TRANSPORTATION PHASING PLAN FOR DEL MAR MESA  
REQUIRED IMPROVEMENTS & BUILDING PERMITS NOT  
TO EXCEED <sup>1,2</sup>**

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

1. This Transportation Phasing Plan is intended as a guideline to sequentially provide the roads that are

required to support the developments in Del Mar Mesa. It must be updated on a regular basis to reflect the actual land development and trip distribution patterns in the area.

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

## Del Mar Mesa Development Impact Fee Schedule

<b>FISCAL YEAR</b>	<b>SFDU1</b>	<b>SFDU2</b>	<b>MFDU</b>	<b>CAC</b>
<b>2017</b>	\$118,819	\$111,690	\$83,174	\$244,768
<b>2018</b>	\$122,384	\$115,041	\$85,669	\$252,111
<b>2019</b>	\$126,056	\$118,493	\$88,239	\$259,675
<b>2020</b>	\$129,838	\$122,048	\$90,887	\$267,466
<b>2021</b>	\$133,733	\$125,709	\$93,613	\$275,490
<b>2022</b>	\$137,745	\$129,480	\$96,422	\$283,755
<b>2023</b>	\$141,877	\$133,364	\$99,314	\$292,267
<b>2024</b>	\$146,133	\$137,365	\$102,293	\$301,034
<b>2025</b>	\$150,517	\$141,486	\$105,362	\$310,065