

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

PFFP Proj.	Facility	Location	Required Improvement Description	Status
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Vesting Tentative Map Phase One: Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:

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

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

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

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

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

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

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

On-Site Roads				
T-10, T-12	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	If not complete, widen roadway (T-10) and bridge (T-12) to 4 lanes	Assured
T-47.1b T-47.2b	Internal Roadways	As required by internal development	Construct roadways and traffic signals	Assured
T-6, T-34.1 T-34.2	Camino Del Sur	San Dieguito Rd. to Camino del Norte	Widen to 4 lanes (6)	Assured
Off-Site Roads				
T-19	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Construct 4 lanes	Complete
N/A	Del Mar Heights Rd.	Lansdale Dr. to Carmel Valley Rd.	Construct 4 lanes	Complete
T-2	El Apajo	Via de Santa Fe to San Dieguito Rd.	Widen to 3 lanes	Complete
N/A	SR-56	Camino Del Sur to east of Carmel Country Rd.	Construct 4 lane freeway (3) (4)	Complete
T-15.1	SR-56	At Camino Del Sur	Construct diamond interchange	Complete
N/A	SR-56	At Carmel Valley Rd.	Construct diamond interchange	Complete
T-56	SR-56	At I-15	Contribution of \$580,000 for interchange improvements	Complete
T-29.2	El Camino Real	Via de la Valle to San Dieguito Rd.	Widen to four-lanes (2)	Assured
T-29.2	Via de la Valle	El Camino Real (E) to El Camino Real (W)	Widen to four-lanes (2) (5)	Assured
N/A	Interstate 5	SR-56 to I-805	Construct dual freeways (3)	Complete

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

PFFP Proj.	Facility	Location	Required Improvement Description	Status
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Black Mountain Ranch Subarea I Phase II-A: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 2,170 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roadways				
T-25.1	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Construct 2 lanes (7) (8)	Complete
T-47.3	Internal Roadways	As needed	Construct roadways and traffic signals	Assured
Off-site Roadways				
T-46	Bernardo Center Dr.	At I-15	Construct ramp improvements	Complete
T-35, T-36	Camino del Norte	Camino Del Sur to Camino San Bernardo	If not constructed, construct 4-lanes (9)	Complete
T-37	Camino del Norte	At Bernardo Center Dr.	Improve capacity at-grade, pedestrian bridge	Complete
T-38	Camino del Norte	At I-15 Ramps	Complete interchange improvements, NB & SB truck climbing lanes	Complete
T-55	I-15	SR-163 to Escondido	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.	Complete
T-40	Rancho Bernardo Rd.	Bernardo Center Dr. to I-15	Widen to 6-lanes	Assured
T-39	Rancho Bernardo Rd.	At West Bernardo Dr.	Construct intersection improvements	Complete
T-39	Rancho Bernardo Rd.	At I-15 NB/SB Ramps	Construct intersection improvements	Complete
T-45	West Bernardo Dr.	At Bernardo Center Dr.	Construct intersection improvements	Assured
T-43	West Bernardo Dr.	I-15 SB Ramps to Aguamiel Rd.	Improve cross-section at park entries	Assured
T-44	West Bernardo Dr.	At I-15 SB Ramp	Construct traffic signal	Complete
T-61	SR-56 Westbound	Between Carmel Creek Rd. On & Off Ramps	Contribute fair share of \$1,000,000. for Auxiliary Lane	Assured
T-60	El Camino Real SB	At Carmel Valley Rd./SR-56	Contribute fair share of \$600,000 for turn pocket	Complete
N/A	Camino Del Sur	SR-56 south to Carmel Mountain Rd.	Complete construction plans for 4 lanes (10)	Remaining
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Complete construction plans for-2 lanes (10)	Remaining
T-20	Carmel Valley Rd.	Via Abertura west to Del Mar Heights Rd.	Widen to 4 lanes	Assured
T-22.2	Carmel Valley Rd.	Camino Del Sur to Black Mountain Rd.	Widen to 4 lanes	Assured

Black Mountain Ranch Subarea I Phase II-B: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 3,190 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roadways				
T-63	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
Off-Site Roadways				
N/A	I-5	I-805 to Birmingham	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.	Complete
T-25.3 T-27	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Widen roadway (T-25.3) and bridge (T-27) to 4 lanes (8)	Assured
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Complete construction plans for 4 lanes (10)	Remaining

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

PFFP Proj.	Facility	Location	Required Improvement Description	Status
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Black Mountain Ranch Subarea I Phase III: Prior to exceeding 2,022 equivalent dwelling units in the Vesting Tentative Map phase and 4,270 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.

On-Site Roadways				
N/A	Internal Roadways	As needed	Construct roadways and traffic signals	As Needed
Off-Site Roadways				
T-14	Camino Del Sur	Carmel Valley Rd. to Torrey Santa Fe Road	Widen to six-lanes and transition to 4 lanes from Torrey Santa Fe to Carmel Mountain Road (11).	Remaining
T-54.2	State Route 56	I-5 to I-15	Contribute fairshare of cost to widen to 6-lane freeway (11e)(12).	Remaining
T-58	State Route 56	At I-5	Contribute \$580,000 for north facing ramps (11e).	Remaining
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange (13).	Assured
N/A	Carmel Valley Rd,	Del Mar Heights Rd. to SR-56	Widen to six-lanes.	Remaining
T-57	Black Mountain Rd	Twin Trails Rd. to north of Mercy Rd.	Widen to six-lanes	Remaining

NAME CHANGE NOTES:

- a) Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- b) Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- c) The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

PHASING NOTES:

- (1) Project is assured by a Deferred Improvement Agreement between the City of San Diego and Black Mountain Ranch LLC dated March 3, 2010.
- (2) Current City CIP projects. Project T-29.2 funding has been identified and project is assured as a City CIP project.
- (3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.
- (4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.
- (5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).
- (6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.
- (7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations. (Referenced Carmel Valley Road project is complete.)
- (8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.
- (9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.
- (10) At the start of II-A and II-B, for development which is served by existing streets, the following Torrey Highlands FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B) in order to obtain building permits. See Torrey Highlands Transportation Phasing Plan Notes (6) and(7) as well as Pacific Highlands Ranch Transportation Phasing Plan Note (12).
- (11) General Footnote: Before development is authorized in each phase, the transportation improvements listed in each phase of the Transportation Phasing Plan must meet one of the following conditions to the satisfaction of the City Engineer:
 - a) Improvement must be completed and open to traffic.
 - b) Improvement must be under contract.
 - c) Improvement must be bonded.
 - d) Improvements must be programmed for construction in the RTP for the year in which building permits are requested.
 - e) Improvement will be deemed assured if at the start of phase III of the TPP the applicable full fair share has been received.
- (12) Caltrans is currently developing a project initiation document (PID) for the phased design and construction of the project. As a result of the PID potential near term enhancements could be made with ultimate widening improvements scheduled in subsequent years as full funding anticipated from the State becomes available. The current RTIP indicates programmed funding for the project in FY 2040. Full BMR fair share funding must be received from the developers of BMR prior to development moving forward in Phase III of the Transportation Phasing Plan.
- (13) SR-56/CDS Ramps – Scope and timing of Improvement is anticipated to be determined and constructed in conjunction with the SR-56 widening to six lanes (I-5 to I-15) in accordance with final design. Funding for this project is available from the Torrey Highlands FBA fund, which is funding 100% of this project.

BLACK MOUNTAIN RANCH LAND USES - Revised May 19, 2009

<i>Land Use</i>	<i>Units</i>	<i>Intensity</i>	<i>Daily Trip Rate (Vehicle Trips)</i>	<i>Total Daily Trips (Vehicle Trips)</i>
VTM PHASE				
<i>Black Mountain Ranch Land Uses Under VTM 95-0173</i>				
Estate Residential	Dwelling Units	71	12	852
Single Family Residential	Dwelling Units	871	10	8,710
Affordable Housing	Dwelling Units	179	8	1,432
Middle School	Acres	17	40	680
Elementary School	Acres	10	60	600
Church - 2	Acres (Total)	6	60	360
Golf Course	Course (Total)	1	600	600
Neighborhood Park - 2	Acres (Total)	10	10	100
Community Park	Acres	30	10	300
Subtotals:	Dwelling Units:	1,121	Trips:	13,634
<i>Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161</i>				
Neighborhood Commercial	Thousand Sq. Feet	16	120	1920
Single Family Residential	Dwelling Units	218	10	2,180
Multi-Family Residential	Dwelling Units	42	8	336
Subtotals:	Dwelling Units:	260	Trips:	4,436
<i>Perimeter Ownership Land Uses</i>				
Single Family Residential	Dwelling Units	190	10	1,900
Affordable Housing	Dwelling Units	36	7	252
Subtotals:	Dwelling Units:	226	Trips:	2,152
VTM PHASE TOTALS:	Dwelling Units:	1,607	Trips:	20,222
PHASE I, II & III				
<i>Phase I, II & III Black Mountain Ranch Ownership Land Uses</i>				
Estate Residential (2)	Dwelling Units	120	12	1,440
Single Family Residential	Dwelling Units	1,600	10	16,000
Multi-Family Residential	Dwelling Units	830	8	6,640
Age Restricted Residential	Dwelling Units	500	4	2,000
High School (portion) (3)	Acres	40	50	2,000
Middle School	Acres	20	40	800
Elementary School	Acres	10	60	600
Employment Center	Thousand Sq. Feet	450	16	7,200
Community Commercial	Thousand Sq. Feet	225	70	15,750
Office	Thousand Sq. Feet	65	20	1,300
Resort/Hotel (Prop. C – 1996)	Rooms	300	8	2,400
Neighborhood Park (4)	Acres	7	40	280
Subtotals:	Dwelling Units:	3,050	Trips:	56,410
<i>Phase I, II & III Perimeter Ownership Land Uses</i>				
SW Perimeter – Single Fam.	Dwelling Units	79	10	790
SW Perimeter - Affordable	Dwelling Units	15	8	120
SE Perimeter – Single Fam.	Dwelling Units	293	10	2,930
SE Perimeter - Affordable	Dwelling Units	56	8	448
NE Perimeter – Multi- Fam.	Dwelling Units	252	8	2,016
NE Perimeter - Affordable	Dwelling Units	48	8	384
Subtotals:	Dwelling Units:	743	Trips:	6,688
PHASE I, II & III TOTALS:	Dwelling Units:	3,793	Trips:	63,098
TOTAL DWELLING UNITS BMR SUBAREA I		5,400		
TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I				83,320 (1)

(1) Total trips are 886 trips (88 EDU) less than the total trips of 84,206 allocated in the original Subarea I Plan EIR, Table 4B-6. This buffer was created primarily by the deletion of a High School Site that was included in the original VTM 95-0173 and in the original traffic and transportation analysis which is the basis for the Transportation Phasing Plan.