

**TRANSPORTATION PHASING PLAN FOR DEL MAR MESA
REQUIRED IMPROVEMENTS & BUILDING PERMITS NOT
TO EXCEED ^{1,2}**

PHASE	DAILY TRIPS	TRANSPORTATION IMPROVEMENTS		STATUS
1A For access via Carmel Country Road or Del Mar Mesa (Shaw Ridge) Road	Resort Hotel and Golf Course 4,400 ADT + 220 DU's (2200 ADT) Total 6,600 ADT	1.	Carmel Country Road constructed as a Four-Lane Major street from SR-56 to south of Neighborhood 10's northern boundary. ³	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. ⁴	Complete
1B For access Via Carmel Mountain Road ⁵	153 DU's (1,530 ADT)	5.	Extend Carmel Mountain Road in phases east of neighborhood 10 to Del Mar Mesa Road as a two-lane modified collector.	
		6.	Install traffic signal at Carmel Country Road and Cloverhurst Way as required by the City engineer.	Complete
		7.	Install traffic signal at Carmel Country Road and Craven Ridge Way as required by the City engineer.	
2A	53 DU's (530 ADT)	8.	A 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 Buildout 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 financed by the Del Mar Mesa FBA. ⁶	

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