

Pacific Highlands Ranch

Fiscal Year 2016

Public Facilities Financing Plan

INSERT PICTURE



THE CITY OF SAN DIEGO

Planning Department
Facilities Financing Section

ADD RESOLUTION

Mayor

Kevin Faulconer

City Council

Sherry Lightner, Council President, Council District 1

Lori 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

Marti Emerald, Council President Pro Tem, Council District 9

City Attorney

Jan Goldsmith, City Attorney

Heidi Vonblum, Deputy City Attorney

Planning Department

Tom Tomlinson, Interim Director

John E. Tracanna, Supervising Project Manager

Oscar Galvez III, Project Manager

Leon McDonald, Principal Engineering Aide

M. Elena Molina, Administrative Aide II

Pacific Highlands Ranch Community Planning Group

(as represented by the Carmel Valley Community Planning Group)

Christian Clews

Steve Davison

Ken Farinsky

Anne Harvey

Hollie Kahn

Allen Kashani, Secretary

Debbie Lokanc

Victor Manoushakian

Christopher Moore

Rick Newman

Shreya Sasaki

Jonathan Tedesco, Vice-Chair

Frisco White, Chair

Anna Yentile

Table of Contents

	Page
Chapter 1: Introduction	1
Chapter 2: Methodology	2
Chapter 3: Area of Benefit and Projected Land Uses	3
Table 1: Inventory of Land Uses	4
Chapter 4: Assessments	5
Table 2: EDU Ratios	5
Chapter 5: Cash Flow	8
Table 3: Construction Cost Index in Los Angeles	9
Table 4: Consumer Price Index in San Diego	9
Table 5: Pacific Highlands Ranch Cash Flow	10
Chapter 6: Financing Plan	11
Table 6: Pacific Highlands Development Schedule	12
Chapter 7: General Assumptions and Conditions	14
Figure 1: Community Boundary and Facilities Index Map	16
Table 7: Facilities Summary	17
Transportation Projects	19
Park and Recreation Projects	56
Library Projects	73
Water and Sewer Projects	76
Completed and Deleted Projects	83
Appendices	
Appendix A: Transportation and Facility Phasing Plan	98
Appendix B: Assessments Listing	107
Table 8: PHR FBA/DIF Schedule	TBD

Chapter 1: Introduction

Authority

The Fiscal Year (FY) 2016 Pacific Highlands Ranch Public Facilities Financing Plan (Financing Plan) implements the improvement requirements set forth in the Pacific Highlands Ranch Subarea Plan (Subarea Plan), which was originally approved by the City Council on July 28, 1998 by Resolution No. R-29052 and amended on September 21, 2004 by Resolution No. R-299671.

On November 3, 1998, the voters of the City of San Diego (City) passed Proposition M and subsequently approved a phase shift from the land designation of “Future Urbanizing” to “Planned Urbanizing”. However, a portion of Pacific Highlands Ranch did not seek to participate in the phase shift. This portion of the community, named Del Mar Highlands Estates (DMHE), has a final map (FM 13818) that was approved in 1999.

Proposition C (Ordinance No. O-19979) was approved by the voters on November 2, 2010. Proposition C removed the SR-56/I-5 Connector project as a development timing restriction in the Pacific Highlands Ranch Transportation Phasing Plan and City Council subsequently approved Transportation and Facility Phasing Plan in order to ensure facilities are constructed before or concurrent with new development.

Current and Future Financing Plan Updates

On April 10, 2012, by Resolution R-307364, the City Council adopted the FY 2013 Pacific Highlands Ranch Public Facilities Financing Plan. This report constitutes an update of the previous financing plan for Pacific Highlands Ranch (community). Future updates are anticipated to occur periodically.

Scope of Financing Plan

The Financing Plan is intended to implement the General Plan and the Pacific Highlands Ranch Subarea Plan by identifying the major public facilities that will be needed to serve the community over the next 10 years, during which the full community development is expected. The Financing Plan also sets fees pursuant to Ordinance O-15318 and California Government Code 66000 et seq. (Mitigation Fee Act) to help mitigate the costs of the needed facilities.

Chapter 2: Methodology

Procedure

City Ordinance No. O-15318 was adopted by the City Council on August 25, 1980 to establish the procedure for implementing a Facilities Benefit Assessment. The Pacific Highlands Ranch Facilities Benefit Assessment (FBA) provides funding for public facilities projects that serve a designated area, also known as the area of benefit. The dollar amount of the FBA is based upon the collective cost of each public facility needed to serve development in the community, and is equitably distributed over the area of benefit in the community. The same methodology is used to calculate the Pacific Highlands Ranch Development Impact Fee (DIF) that is applicable to new development within the community that is not otherwise required to pay the FBA. The City has determined that there is a reasonable relationship between the amount of the FBA/DIF and the public facilities burdens posed by new development.

Methodology of the FBA/DIF

The methodology for determining the amount of the FBA/DIF is as follows:

- 1.) An FBA Assessment Roll (Appendix B) is prepared for Pacific Highlands Ranch where each remaining, unimproved parcel or approved map unit in the area of benefit is apportioned its share of the total cost of public facilities needed to serve new development according to the size and anticipated use of the property;
- 2.) Liens are placed on the undeveloped or under-developed portions of the assessed parcels and final map properties within the area of benefit. The liens are filed without a specific amount since the owner or developer is responsible to pay only the assessment that applies to the type and amount of development that actually occurs;
- 3.) At the time of building permit issuance, the owner of the parcel being developed must pay a fee that is determined by the type and size of the development permitted according to the FBA/DIF schedule that is in effect at the time the building permit is obtained. Owners/developers are not permitted to pay liens in advance of development; and
- 4.) Fees are collected, placed into a separate City fund, and used within the area of benefit solely for those capital improvements and administrative costs identified in this Financing Plan.

The public facilities anticipated to be financed by the FBA/DIF funds are shown in Table 7.

Expenditures

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

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

Therefore, whether a developer or the City provides a facility, direct payments, credits, or cash reimbursements are all treated as an expense to the FBA/DIF fund.

Chapter 3: Area of Benefit and Projected Land Uses

Area of Benefit

The City Council initiates proceedings for the designation of an area of benefit by adopting a Resolution of Intention. The undeveloped land areas that are within the community boundary of Pacific Highlands Ranch are known as the area of benefit. An FBA is applied to the residential, non-residential, and various other land use combinations of undeveloped property. Figure 1 shows the community boundary and the facilities index map.

The location and extent of the area of benefit is determined by referencing the County Assessor parcel maps, current tentative subdivision maps, and from information supplied by affected property owners. This information, along with land use designations and FBA payment history, provides the data for the Inventory of Land Uses table (Table 1).

Two Tiers of Benefit

A portion of the community, known as Del Mar Highlands Estates (DMHE), did not seek to change its land designation from “Future Urbanizing” to “Planned Urbanizing”. A separate area of benefit and FBA category has been established for DMHE and is included in this Financing Plan. All property within Pacific Highlands Ranch with the exception of DMHE is included in Area of Benefit No. 1. Del Mar Highlands Estates makes up Area of Benefit No. 2.

The DMHE development does not gain its primary vehicular access from the transportation projects financed by this FBA with the following exceptions:

- 1.) El Camino Real Widening (Sea Country Ln. to San Dieguito Rd.), Project No. T-12.2
- 2.) El Camino Real Widening (San Dieguito Road to Via de la Valle), Project No. T-12.3
- 3.) Via de la Valle (Four Lanes), Project No. T-13

The developer of that portion of the project known as DMHE, pursuant to conditions #31 and #32 of VTM 94-0576, has an obligation to contribute funds toward the cost to construct these offsite facilities located in Subarea II. The improvement requirements are estimated to cost more than \$1,790,000 and are reflected in the Financing Plan project sheets. This obligation equates to approximately \$10,400 per dwelling unit. Since the projects were not scheduled for construction at the time the DMHE was being developed, Pardee Homes issued Letters of Credit on July 22, 1999, which are on file with the City totaling \$1,790,407.

Because DMHE is paying for its access improvements separately, it will not be obligated to pay the FBA for certain remaining transportation projects included in this Financing Plan, through which it does not obtain access. Those projects include, but are not limited to the following:

- 1.) Del Mar Heights Road, Project No. T-3
- 2.) Carmel Valley Road, Project No. T-4.1, T-4.2, T-4.3, and T-4.4
- 3.) Village Loop Road, Project No. T-6.1 and T-6.2
- 4.) Traffic Signals, Project No. T-7
- 5.) Black Mountain Road, Project No. T-11.1 and T-11.2

With the exception of the above transportation projects, property owners developing residential units in DMHE will be contributing their fair share to the cost of all other FBA-funded projects included in this Financing Plan. The fair share portion for development in DMHE is consistent with all other residential dwelling units in the community. Property owners in DMHE are not subject to the Transportation and Facility Phasing Plan since they did not participate in the phase shift.

Projected Land Uses

Residential

The anticipated residential development for Pacific Highlands Ranch is estimated at 5,182 dwelling units as depicted in Table 1.

Non-residential

The anticipated non-residential development for Pacific Highlands Ranch is projected to be 14 acres for the village, 15 acres for the employment center, and 48.92 acres for institutional uses as depicted in Table 1. The anticipated acres for the village and employment center were reduced in this Financing Plan due to actual and projected land uses.

Table 1
Inventory of Land Uses
(as of June 30, 2015)

Land Use	Actual	To Go	Total
Single-Family Residential Units	1,612	1,585	3,197
Multi-Family Residential Units	1,035	778	1,813
Del Mar Highlands Estates	169	3	172
Village Acres	8	6	14
Employment Center Acres	0	15	15
Institutional Acres	48.92	0	48.92

Chapter 4: Assessments

Assessment 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 the FBA/DIF because the relationship between land use and the degree of benefit from different public facilities can vary substantially depending on land use. The single dwelling unit (SDU) 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 Pacific Highlands Ranch FBA/DIF.

Table 2
EDU Ratios

CATEGORY	SDU	MDU	DMHE	VAC	INSTAC	ECAC
TRANSPORTATION	1.0	0.7	0	11.25	4.0	7.5
PARKS	1.0	0.7	1.0	0	0	0
FIRE-RESCUE	1.0	0.7	1.0	6	6	9
LIBRARY	1.0	0.7	1.0	0	0	0
WATER AND SEWER	1.0	0.7	1.0	17.9	17.9	17.9
FREEWAY	1.0	0.7	1.0	11.25	4.0	7.5
SDU	Single Dwelling Unit					
MDU	Multiple Dwelling Unit					
DMHE	Del Mar Highlands Estate					
VAC	Village Acres					
INSTAC	Institutional Acres					
ECAC	Employment Center Acres					

Assessment Roll Description

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

- 1.) Parcel number
- 2.) Number of dwelling units or non-residential acres to be developed (according to the highest and “best use” scenario)
- 3.) Anticipated assessment amount for each parcel in current year dollars.
- 4.) Name of the owner (according to the County Assessor’s records)

Identification numbers in the Assessment Roll may be non-sequential as a result of some parcels having been removed following development and after assessments are paid, as ownership changes, or as parcels are subdivided. Information on ownership is listed according to the County Assessor's records at the time the Assessment Roll is prepared, as shown on the last equalized Assessment Roll, or as otherwise known to the City Clerk; or by any other means which the City Council finds reasonably calculated to apprise affected landowners (Municipal Code Section 61.2205). The current Assessment Roll is shown in the Appendix B.

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

The maps, plats, and summary of the Assessment Roll, all of which define the area of benefit, will be delivered to the County Recorder for official recording once the updated Financing Plan is approved by the City Council.

Determination of FBA/DIF

Assessments are calculated and levied against each undeveloped or under-developed parcel based upon the type and size of development, which is expected to occur within the area of benefit. The Pacific Highlands Ranch FBA/ DIF schedule is included in Table 8.

The amount of the FBA/DIF is determined by using the following information:

- 1.) Reasonably anticipated development schedule (in dwelling units and acres)
- 2.) Composite EDU ratios for each land use designation
- 3.) Schedule of facility expenditures (in FY 2016 dollars) appropriate to be financed with monies from the FBA/DIF fund
- 4.) Assumed annual interest rate of 2% for Fiscal Years 2016 through build out (applied to the fund balance)
- 5.) Annual inflation rate of 3% for Fiscal Years 2017 through build out (to determine the future costs of facilities that will be constructed in years beyond FY 2016)
- 6.) At the end of each fiscal year (June 30th), unpaid FBAs and DIFs are increased by the inflation factor.
- 7.) An individual developer will pay an FBA/DIF, based upon the number of units, or acres developed in a particular year.
- 8.) A fee is calculated to provide sufficient money to fund the projects, direct payments for facilities to be funded by the FBA/DIF fund.
- 9.) The FBA/DIF rates also consider the timing of credits and reimbursements to be paid to developers for FBA/DIF funded facilities.

Pursuant to the terms of an approved reimbursement agreement with the City, a developer may be issued credits against the FBA/DIF otherwise due for expenditures related to providing facilities in lieu of paying an FBA/DIF. An approved reimbursement agreement with the City may also provide for cash reimbursement to a developer from the FBA/DIF fund.

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 FBA/DIF for up to two years after building permits are issued for a project. To defer the payment of FBA/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 FBA/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 FBA/DIF is paid.

FBA/DIF fees, including all 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.

Automatic Annual Increases

FBA/DIF are evaluated approximately every two years and adjusted accordingly to reflect the current economic conditions. With this update, the FY 2016 FBA/DIF rate for single dwelling units was reduced by approximately 7% from the FY 2013 Financing Plan. This is the result of an increase in anticipated residential development. An inflation factor of 3% per year will be applied to the FBA/DIF starting in FY 2017. The inflation factor is used to provide automatic annual increases in the FBA/DIF rate 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.

Chapter 5: Cash Flow Analysis

The Pacific Highlands Ranch Cash Flow on Table 5 presents an analysis of the FBA/DIF. For each fiscal year during the development of the community, the cash flow shows the difference between anticipated FBA/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 2016 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. This cash flow does not rely on developer construction of facilities, although it is expected that some facilities will be designed and constructed by developers pursuant to approved reimbursement agreements

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. 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.

The City considers historic data while predicting the effect of inflation on construction projects. The Construction Cost Index in Los Angeles (CCI) and the Consumer Price Index for San Diego (CPI) are the two indices used by the City while conducting a cash flow analysis. The historical information associated with the CCI and the CPI is shown in Tables 3 and 4. 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 3
Construction Cost Index in Los Angeles
 (as reported by the Engineering News Record)

Year	CCI	% Change/Year
2005	8234	6.45%
2006	8552	3.87%
2007	8873	3.75%
2008	9200	3.68%
2009	9799	6.51%
2010	9770	(0.3%)
2011	10035	2.72%
2012	10284	2.48%
2013	10284	0%
2014	10731	4.35%
2015	10995	2.46%

Table 4
San Diego Consumer Price Index
 (as reported by the Bureau of Labor Statistics)

Year	CPI	% Change/Year
2005	218.3	3.26%
2006	226.7	3.8%
2007	231.9	2.3%
2008	242.4	4.6%
2009	240.9	-0.6%
2010	244.2	1.39%
2011	252.5	3.40%
2012	256.6	1.66%
2013	258.9	0.9%
2014	265.3	2.43%
2015	267.3	0.79%

Table 5 Pacific Highlands Ranch Cash Flow

FY	SDU	MDU	DMHE	VAC	INSTAC	ECAC	\$/SDU	\$/MDU	\$/DMHE	\$/VAC	\$/INSTAC	\$/ECAC	FBA \$ PLUS INTEREST	PLANNED CIP \$ EXPENSES	NET BALANCE
PRIOR	1,612	1,035	169	8	49	-									\$42,884,507
2016	262	-	1	-	-	-	\$47,000	\$32,901	\$31,961	\$379,202	\$134,825	\$252,799	\$13,085,663	\$24,573,660	\$31,396,510
2017	140	252	2	-	-	-	\$48,410	\$33,888	\$32,920	\$390,578	\$138,870	\$260,383	\$16,091,439	\$7,647,750	\$39,840,198
2018	140	79	-	-	-	5	\$49,862	\$34,905	\$33,907	\$402,292	\$143,035	\$268,192	\$11,661,882	\$32,883,229	\$18,618,851
2019	142	137	-	3	-	-	\$51,358	\$35,952	\$34,925	\$414,362	\$147,326	\$276,239	\$12,518,502	\$19,617,920	\$11,519,433
2020	172	72	-	3	-	5	\$52,899	\$37,031	\$35,972	\$426,795	\$151,747	\$284,528	\$14,642,886	\$20,121,847	\$6,040,473
2021	172	119	-	-	-	-	\$54,486	\$38,142	\$37,052	\$439,599	\$156,299	\$293,064	\$15,501,139	\$185,484	\$21,356,128
2022	172	119	-	-	-	5	\$56,121	\$39,286	\$38,163	\$452,791	\$160,990	\$301,858	\$14,898,472	\$191,048	\$36,063,551
2023	172	-	-	-	-	-	\$57,805	\$40,465	\$39,309	\$466,378	\$165,820	\$310,915	\$10,646,397	\$12,036,500	\$34,673,448
2024	102	-	-	-	-	-	\$59,539	\$41,679	\$40,488	\$480,368	\$170,795	\$320,242	\$6,654,825	\$17,581,917	\$23,746,356
2025	111	-	-	-	-	-	\$61,325	\$42,929	\$41,702	\$494,777	\$175,918	\$329,848	\$8,856,334	\$16,184,623	\$16,418,066
TOTAL	3,197	1,813	172	14	49	15							\$124,557,538	\$151,023,978	\$16,418,066

Note:

- 1) Values are rounded to the nearest dollar.
- 2) Inflation Rate: 3.00% FY 2017-2025
- 3) Interest Rate: 2.00% FY 2016-2025

Chapter 6: Financing Plan

Purpose

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

Transportation and Facility Phasing Plan

The Transportation and Facility Phasing Plan (Phasing Plan), as shown in Appendix B, provides a complete list of the required transportation and facilities projects and the associated thresholds for each. The Phasing Plan limits the issuance of building permits in the community until the listed improvements have been assured. The limitations imposed by the Transportation and Phasing Plan are established in the form of threshold conditions, which must be met before development in Pacific Highlands Ranch is allowed to continue.

Development Forecast and Analysis

The development projection for Pacific Highlands Ranch is based upon the best estimates of the existing property owners, their land use consultants, and City staff. Certain economic factors could adversely affect these development projections. Conversely, a period of robust business expansion could significantly increase the rate of development. Based on the Subarea Plan and pending entitlements, the remaining development of Pacific Highlands Ranch is expected to occur over a ten-year period. The current development schedule assumes that the required transportation improvements will be provided in accordance with the Phasing Plan included in this Financing Plan.

The projected schedule of development for Pacific Highlands Ranch is presented in Table 6. 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 projected in 2016 refers to those for which permits were issued, with fees paid, between July 1, 2015 and June 30, 2016. Development in the community is projected to reach 5,182 dwelling units by the end of Fiscal Year 2025.

Table 6
Pacific Highlands Ranch Development Schedule

FISCAL YEAR	SDU	MDU	DMHE	UNITS TO DATE (1)	VAC	INSTAC	ECAC
PRIOR	1,612	1,035	169	2,816	8	49	0
2016	262	-	1	3,109	0	0	0
2017	140	252	2	3,563	0	0	0
2018	140	79	0	3,842	0	0	5
2019	142	137	0	3,971	0	0	0
2020	172	72	0	4,295	3	0	5
2021	172	119	0	4,619	3	0	0
2022	172	119	0	4,769	0	0	0
2023	172	-	0	4,919	0	0	0
2024	102	-	0	5,071	0	0	0
2025	111	-	0	5,182	0	0	5
TOTAL	3,197	1,813	172	5,182	14	49	15
ACTUAL₍₂₎:	1,612	1,035	169	2,816	8	49	0
TO GO:	1,585	778	3	2,366	6	0	15

Note:

- (1) This is a community-wide development schedule and includes dwelling units outside of the phase shift area.
- (2) Development figures for FY 2016 and beyond are based upon estimates.

Residential

The anticipated remaining residential development for Pacific Highlands Ranch is estimated at 2,366 dwelling units. A list of the types and amount of planned residential development can be found in Table 1.

Non-residential

The anticipated remaining non-residential development for Pacific Highlands Ranch is estimated to be 6 acres for the village and 15 acres for the employment center. A list of the types and amount of planned non-residential development can be found in Table 1.

Annual Review

The FBA Ordinance in the Municipal Code (Section 61.2212) and the Mitigation Fee Act provide for an annual review of fees. The annual review may include, but not be limited to, the following:

- 1.) Rate and amount of planned development
- 2.) Actual or estimated cost of public facilities projects
- 3.) Needed public facilities projects
- 4.) Inflation rates
- 5.) Interest rates
- 6.) Comparative analysis of City approved discretionary permits.

Updated Project Costs

This update includes an analysis, by various 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:

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

Financing Strategy

The General Plan calls for impacts of new development to be mitigated through appropriate fees identified in Public Facilities Financing Plans. These include impacts to public facilities and services, including the water supply and distribution system, sanitary sewer system, drainage facilities, fire protection, schools, streets, parks, and open space. Developers will provide a majority of the needed public facilities for Pacific Highlands Ranch as a part of the subdivision process.

The City has a variety of potential funding sources for financing public facilities, which will be provided in part by developers as part of the subdivision process. Potential methods for financing public facilities are included in the Glossary of the Adopted Budget (Volume I: Budget Overview and Schedules), which is available online at:

<http://www.sandiego.gov/fm/annual/index.shtml>

Chapter 7: General Assumptions and Conditions

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

- 1.) Except for those projects that are identified as FBA/DIF 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).
- 2.) Commercial and industrial land will be charged FBA/DIF for infrastructure, including transportation, fire, and utility facilities. However, developers of commercial and industrial land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of Pacific Highlands Ranch. 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.) The developer shall pay the FBA/DIF as a condition of obtaining building permits in accordance with the Municipal Code.
- 4.) A developer may propose to build or improve an FBA funded facility that is identified in the Capital Improvements Program. Upon City Council approval, the developer(s) may enter into an agreement to provide the facility in lieu of, or as credit against the payment of FBA fees, provided that adequate funds are available in the FBA fund. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the project sheet for the respective project. 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.
- 5.) As FBA/DIF are collected, they will be placed in a City fund that provides interest earnings for the benefit of Pacific Highlands Ranch.
- 6.) The Development Schedule, as shown in Table 6, 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 the community.
- 7.) 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.

- 8.) Only those roadways that have been designed as a four-lane facility or larger or key circulation element roads have been considered in this Financing Plan for funding with FBA/DIF funds. All other roadways located within Pacific Highlands Ranch will be the direct responsibility of the developer/subdivider and are therefore not reflected in the FBA/DIF calculations.
- 9.) 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 Pacific Highlands Ranch will be based upon either a price established through direct negotiations between the affected owner(s) and relevant public agency or by fair market value, as determined by an appraisal that will be prepared in accordance with standard City policy.
- 10.) All costs for open space acquisition will be provided from funds other than the FBA/DIF, i.e. subdivision requirement, off-site mitigation for a particular project, etc.
- 11.) All right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the FBA/DIF.
- 12.) FBA/DIF are paid by all categories of private development, including affordable housing projects.

Figure 1
Community Boundary and Facilities Index Map

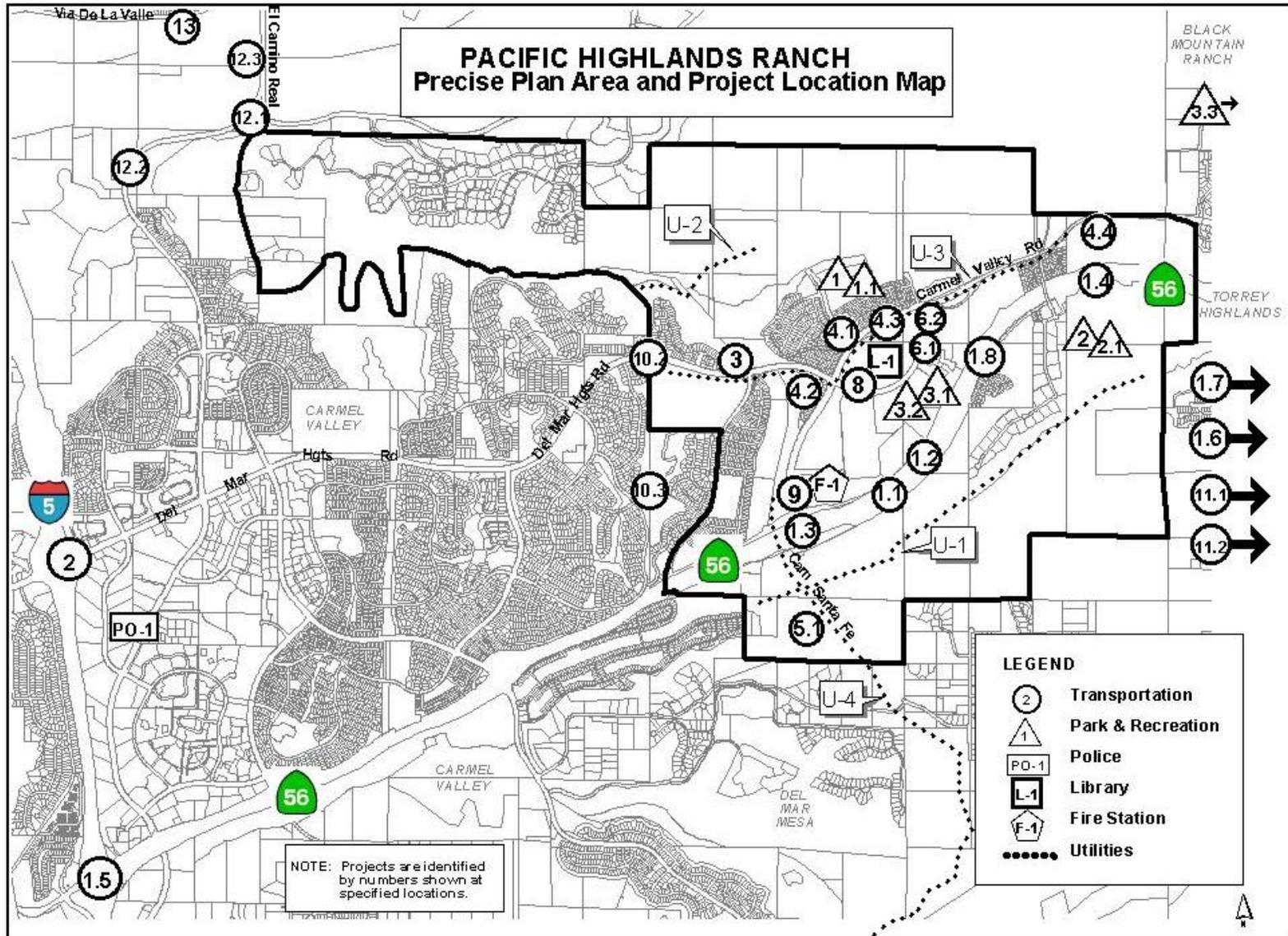


Table 7 Pacific Highlands Ranch Project Summary

PAGE	PROJECT NO.	PROJECT TITLE	EST. COST (FY 2016)	FBA-PHR (FY 2016)	OTHER (FY 2016)
TRANSPORTATION PROJECTS:					
20	T-1.2B	STATE ROUTE 56 - EXPANSION TO 6 LANES	\$152,000,000	\$11,546,000	\$140,454,000
22	T-1.5	I-5/SR-56 FREEWAY CONNECTORS	\$9,911,367	\$7,000,000	\$2,911,367
24	T-1.7	SR-56 BIKE INTERCHANGES	\$11,081,434	\$530,400	\$10,551,034
26	T-1.8	SR-56 COMMUNITY BICYCLE CONNECTORS	\$872,000	\$305,200	\$566,800
28	T-3	DEL MAR HEIGHTS ROAD (4 TO 6 LANES)	\$9,925,746	\$9,925,746	\$0
30	T-4.2	CARMEL VALLEY ROAD (4/6 lanes south of Del Mar Heights Road)	\$7,593,694	\$7,593,694	\$0
32	T-4.3	CARMEL VALLEY RD (Del Mar Heights Road to Lopelia Meadows Place)	\$8,155,432	\$8,155,432	\$0
34	T-4.4	CARMEL VALLEY RD (Lopelia Meadows Place to Via Abertura)	\$14,000,000	\$14,000,000	\$0
36	T-5.1	LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56	\$33,700,000	\$0	\$33,700,000
38	T-6.1	VILLAGE CENTER LOOP ROAD (Carmel Valley Road east to Lin Property Line)	\$2,927,997	\$2,927,997	\$0
40	T-6.2	VILLAGE CENTER LOOP ROAD (Lin Property Line east to Carmel Valley Road)	\$3,800,000	\$3,800,000	\$0
42	T-7	TRAFFIC SIGNALS	\$2,400,000	\$2,400,000	\$0
44	T-8	TRANSIT CENTER	\$5,151,639	\$5,151,639	\$0
46	T-9	PARK-N-RIDE	\$2,774,815	\$2,774,815	\$0
48	T-11.1	BLACK MOUNTAIN ROAD	\$9,369,000	\$750,000	\$8,619,000
50	T-11.2	BLACK MOUNTAIN ROAD AT PARK VILLAGE	\$1,504,334	\$37,227	\$1,467,107
52	T-12.3	EL CAMINO REAL WIDENING (1/2 Mile Drive to Via de la Valle)	\$33,738,788	\$796,300	\$32,942,488
54	T-13	VIA DE LA VALLE (FOUR LANES)	\$11,800,000	\$0	\$11,800,000
		TOTAL TRANSPORTATION PROJECTS:	\$320,706,246	\$77,694,450	\$243,011,796
PARK PROJECTS:					
57	P-1	GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development	\$7,095,000	\$7,095,000	\$0
59	P-1.1	ELEMENTARY SCHOOL NO. 1 - JOINT USE IMPROVEMENTS	\$3,442,127	\$3,442,127	\$0
61	P-2	McGONIGLE CANYON NEIGHBORHOOD PARK - Acquisition and Development	\$10,579,924	\$10,579,924	\$0
63	P-2.1	ELEMENTARY SCHOOL NO. 2 - JOINT USE IMPROVEMENTS	\$3,442,127	\$3,442,127	\$0
65	P-3.1	PACIFIC HIGHLANDS RANCH COMMUNITY PARK & RECREATION BUILDING	\$40,000,000	\$36,086,351	\$3,913,649
67	P-3.3	BLACK MOUNTAIN RANCH COMMUNITY PARK - Swimming Pool	\$7,143,250	\$2,675,363	\$4,467,887
69	P-10.1	PACIFIC HIGHLANDS RANCH HIKING AND BIKING TRAILS	\$7,239,000	\$7,239,000	\$0
71	P-10.3	SEA BREEZE FARMS EQUESTRIAN TRAIL CONNECTION	\$350,000	\$0	\$350,000
		TOTAL PARK PROJECTS:	\$79,291,428	\$70,559,892	\$8,731,536

Table 7 Pacific Highlands Ranch Project Summary

PAGE	PROJECT NO.	PROJECT TITLE	EST. COST (FY 2016)	FBA-PHR (FY 2016)	OTHER (FY 2016)
		LIBRARY PROJECTS:			
74	L-1	BRANCH LIBRARY AND VILLAGE GREEN	\$19,324,000	\$7,237,422	\$12,086,578
		TOTAL LIBRARY PROJECTS:	\$19,324,000	\$7,237,422	\$12,086,578
		WATER UTILITY PROJECTS:			
77	U-2	GONZALES CANYON SEWER	\$635,000	\$635,000	\$0
79	U-3	DEL MAR HEIGHTS PIPELINE RELOCATION	\$7,950,000	\$7,950,000	\$0
81	U-4	LITTLE MCGONIGLE RANCH ROAD PIPELINE	\$6,000,000	\$4,500,000	\$1,500,000
		TOTAL WATER UTILITIES PROJECTS:	\$14,585,000	\$13,085,000	\$1,500,000
		TOTAL OF REMAINING PROJECTS	\$433,906,674	\$168,576,764	\$265,329,910
		COMPLETED PROJECTS:			
84	T-1.1	SR-56 (Construct a 4-lane Freeway)	\$222,890,298	\$0	\$222,890,298
85	T-1.2A	STATE ROUTE 56 - DEBT SERVICE	\$2,517,690	\$486,365	\$2,031,325
86	T-1.3	SR-56/CARMEL VALLEY ROAD INTERCHANGE	\$12,437,215	\$11,815,354	\$621,861
87	T-1.4	SR-56 THIRD INTERCHANGE	\$0	\$0	\$0
88	T-1.6	SR-56/I-15 INTERCHANGE RAMP IMPROVEMENTS	\$25,000,000	\$580,000	\$24,420,000
89	T-2	DEL MAR HEIGHTS ROAD (Right Turn Lane to I-5)	\$160,000	\$0	\$160,000
90	T-4.1	OLD CARMEL VALLEY ROAD (2-LANES)	\$5,667,115	\$0	\$5,667,115
91	T-12.1	EL CAMINO REAL at SAN DIEGUITO ROAD (Intersection Improvements)	\$473,665	\$0	\$473,665
92	T-12.2	EL CAMINO REAL WIDENING (Sea Country Lane to San Dieguito Road)	\$6,136,922	\$1,854	\$6,135,068
93	P-3.2	PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Combined with P-3.1	\$0	\$0	\$0
94	P-10.2	DEL MAR HEIGHTS ROAD MULTI-USE TRAIL UNDERCROSSING	\$423,997	\$423,997	\$0
95	F-1	FIRE STATION 47 - PACIFIC HIGHLANDS RANCH	\$9,210,674	\$7,370,089	\$1,840,585
96	U-1	CARMEL VALLEY TRUNK SEWER	\$9,892,000	\$1,283,000	\$8,609,000
97	PO-1	NORTHWEST AREA POLICE STATION	\$18,382,590	\$4,036,672	\$14,345,918
		TOTAL COMPLETED PROJECTS:	\$313,192,166	\$25,997,331	\$287,194,835
		GRAND TOTALS	\$747,098,840	\$194,574,095	\$552,524,745

TRANSPORTATION PROJECTS

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

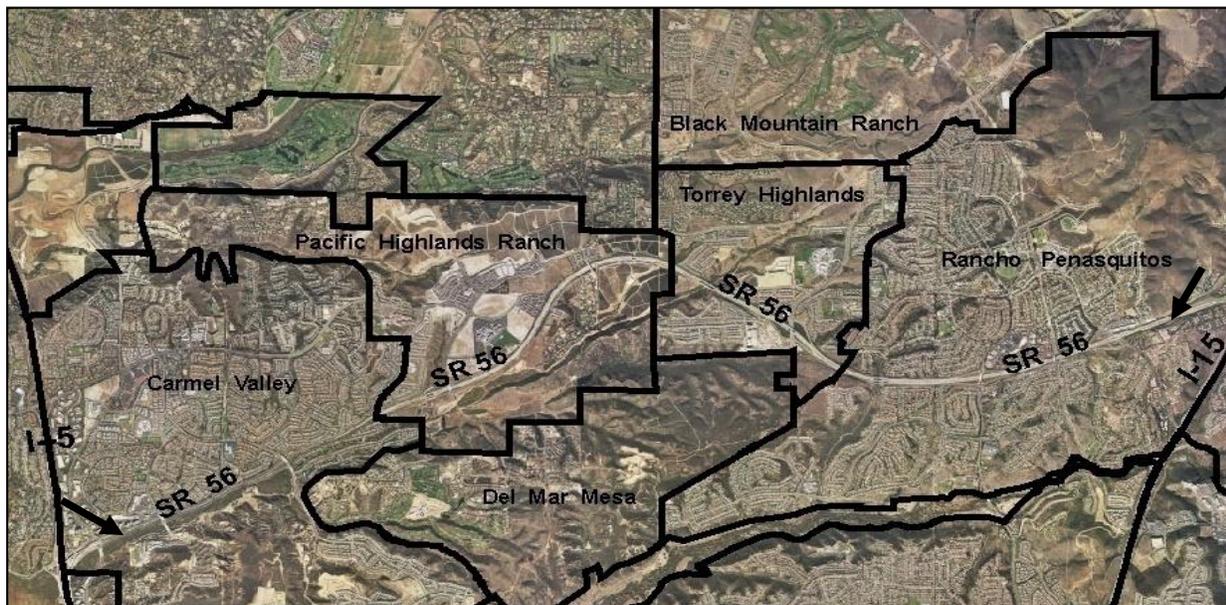
TITLE: STATE ROUTE 56 - EXPANSION TO 6 LANES

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

PROJECT: T-1.2B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$11,546,000							\$11,546,000
FBA-BMR								
FBA-TH	\$8,796,000	\$450,000	\$50,000					
FBA-DMM	\$567,000							
FBA-RP								
DEV. ADV								
DEV/SUBD	\$12,091,000							
COUNTY								
STATE								
OTHER								
UNIDEN	\$119,000,000							
TOTAL	\$152,000,000	\$450,000	\$50,000	\$0	\$0	\$0	\$0	\$11,546,000

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: STATE ROUTE 56 - EXPANSION TO 6 LANES

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

PROJECT: T-1.2B
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONVERSION OF THE FOUR-LANE FREEWAY TO A SIX-LANE FACILITY. HIGH OCCUPANCY VEHICLE LANES CAN BE ACCOMMODATED WITHIN THE CENTER MEDIAN AT SOME POINT IN THE FUTURE ONCE REGIONAL FUNDING IS IDENTIFIED. THIS PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AS FUNDING BECOMES AVAILABLE.

JUSTIFICATION:

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

FUNDING:

THE ABOVE ALLOCATION OF COST REPRESENTS EACH SUBAREA'S FAIR SHARE OF THE ORIGINAL SCOPE OF THE PROJECT. THESE ALLOCATIONS MAY BE REDUCED AS OTHER SOURCES ARE IDENTIFIED. IF OUTSIDE FUNDING IS OBTAINED, THEN BLACK MOUNTAIN RANCH AND PACIFIC HIGHLANDS RANCH WILL BE REIMBURSED ON A PRIORITY BASIS UNTIL ADVANCES ARE REDUCED TO A PROPORTIONATE SHARE AS CALCULATED BY A TRAFFIC LINK ANALYSIS. THE DEVELOPER CONTRIBUTION REPRESENTS THE BMR DIRECT CASH CONTRIBUTION.

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

NOTES:

BLACK MOUNTAIN RANCH PFFP PROJECT T-54.2
TORREY HIGHLANDS PFFP PROJECT T-1.2B
DEL MAR MESA PFFP PROJECT 43-5C.

THE ACTUAL TIMING OF THE FBA CONTRIBUTIONS MAY DIFFER FROM FBA TO FBA, AS THE PFFPs ARE UPDATED SEPARATELY.

SCHEDULE:

A CO-OP AGREEMENT WITH CALTRANS WAS APPROVED IN LATE FY 2014 TO FUND A PROJECT STUDY TO EVALUATE EXISTING CONDITIONS AND DEVELOP DESIGN ALTERNATIVES FOR THE FUTURE PROJECT. THE RESULTS OF THE STUDY ARE ANTICIPATED TO BE KNOWN IN FY 2016.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

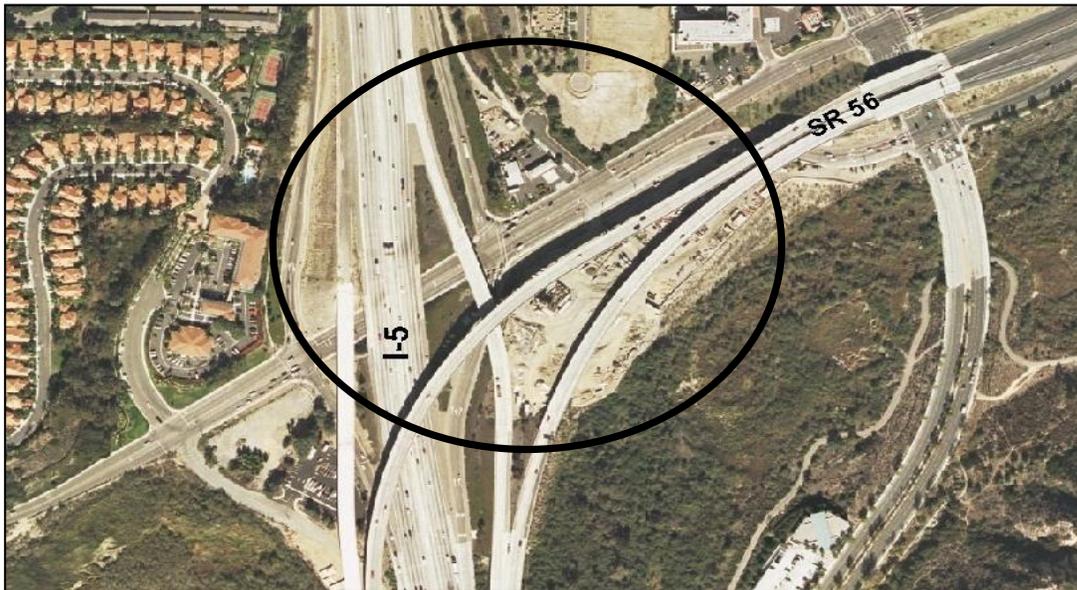
TITLE: I-5/SR-56 FREEWAY CONNECTORS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-311.0/S-00707/S-00708/52-311.2

PROJECT: T-1.5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
FBA-PHR	\$7,000,000	\$737,849	\$135,475			\$6,126,676		
FBA-BMR								
FBA-TH								
DEV/SUBD	\$580,000							
DEV. ADV								
GRANT	\$1,982,000	\$1,637,738	\$344,262					
OTHER	\$349,367	\$349,367						
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	\$9,911,367	\$2,724,954	\$479,737	\$0	\$0	\$6,126,676	\$0	\$0

SOURCE	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
DEV. ADV								
FD GRANT								
FD GRANT								
LTF								
STP								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: I-5/SR-56 FREEWAY CONNECTORS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-311.0/S-00707/S-00708/52-311.2

PROJECT: T-1.5
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

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

JUSTIFICATION:

STATE ROUTE 56 OPENED TO TRAFFIC IN JULY 2004 AND PROVIDES AN EAST/WEST CONNECTION BETWEEN INTERSTATES 5 AND 15. THIS INTRODUCES A SIGNIFICANT VOLUME OF TRAFFIC TO THE INTERSTATE 5 CORRIDOR IN CARMEL VALLEY, SOME OF WHICH WILL NEED TO GO TO OR FROM THE NORTH. THIS PROJECT WILL PROVIDE THE IMPROVEMENTS NECESSARY TO MAKE THESE MOVES MOST EFFICIENTLY AND AVOID THE HEAVY USE OF

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

FUNDING:

DUE TO THE REGIONAL SERVING NATURE OF THIS PROJECT, FUNDING FOR THIS PROJECT HAS COME FROM FEDERAL FUNDS APPROVED BY CONGRESS. IT IS ANTICIPATED THAT ADDITIONAL FEDERAL, STATE, OR OTHER OUTSIDE FUNDING WILL ALSO BE USED FOR THIS PROJECT. DEVELOPER (PARDEE) WILL ADVANCE OR OTHERWISE ASSURE THIS COMMUNITY'S SHARE OF FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT. THE DEVELOPER CONTRIBUTION REPRESENTS THE BMR DIRECT CASH CONTRIBUTION.

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

BLACK MOUNTAIN RANCH PFFP PROJECT T-58.

SOME FUNDING FROM PACIFIC HIGHLANDS RANCH AS WELL AS OTHERS MAY BE PROVIDED AS A "LOCAL MATCH" AS AN INDUCEMENT TO OBTAIN THESE OUTSIDE FUNDS. THESE FUNDS MAY PERMIT PORTIONS OF PHASE II TO BE CONSTRUCTED IN ADVANCE OF RECEIPT OF FUNDS FROM OTHER SOURCES.

SCHEDULE:

PREPARATION OF THE PROJECT REPORT AND ENVIRONMENTAL DOCUMENT BEGAN IN FISCAL YEAR 2004 AND WAS COMPLETED IN FISCAL YEAR 2014. DESIGN AND CONSTRUCTION WILL BE SCHEDULED FOLLOWING COMPLETION OF THE REPORT AND SELECTION OF ALTERNATIVE.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

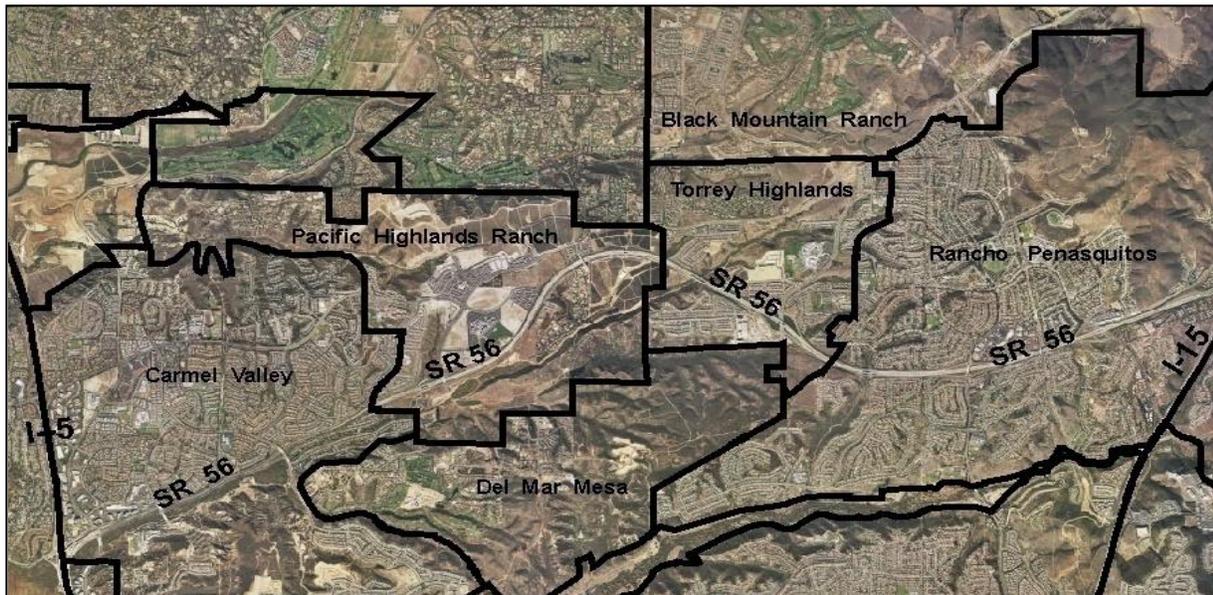
TITLE: SR-56 BIKE INTERCHANGES

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

PROJECT: T-1.7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$530,400							
FBA-BMR	\$605,168							
FBA-TH	\$295,900							
FBA-DMM	\$72,592							
FBA-RP	\$1,750,000	\$25,566						
DEV. ADV								
DEV/SUBD								
COUNTY								
TRANSNET	\$10,000							
SANDAG	\$457,528	\$371,198	\$86,330					
UNIDEN	\$7,359,846							
TOTAL	\$11,081,434	\$396,764	\$86,330	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR				\$530,400				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$530,400	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56 BIKE INTERCHANGES

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

PROJECT: T-1.7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT WILL PROVIDE GRADE-SEPARATED BICYCLE PATH INTERCHANGE FACILITIES ALONG STATE ROUTE 56 AT CAMINO DEL SUR AND BLACK MOUNTAIN ROAD.

JUSTIFICATION:

BICYCLISTS AND PEDESTRIANS TRAVELING THE SR-56 BICYCLE PATH AND NEEDING TO CROSS THROUGH THE INTERCHANGE AREAS WOULD HAVE TO CONTEND WITH HIGH VOLUMES OF CONFLICTING VEHICULAR TRAFFIC. THE BICYCLE PATH FACILITIES TO BE PROPOSED IN THE PROJECT STUDY REPORT WILL EXPEDITE THE MOVEMENTS ALONG THE BICYCLE PATH THROUGH AND CONNECTING TO THE INTERCHANGE AREAS.

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

FUNDING:

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

DEL MAR MESA PFFP PROJECT 43-26
BLACK MOUNTAIN RANCH PFFP PROJECT T-15.2
TORREY HIGHLANDS PFFP PROJECT T-11
RANCHO PENASQUITOS PFFP PROJECT 41

SCHEDULE:

ENVIRONMENTAL, DESIGN AND CONSTRUCTION TO BE COMPLETED AS FUNDS BECOME AVAILABLE.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

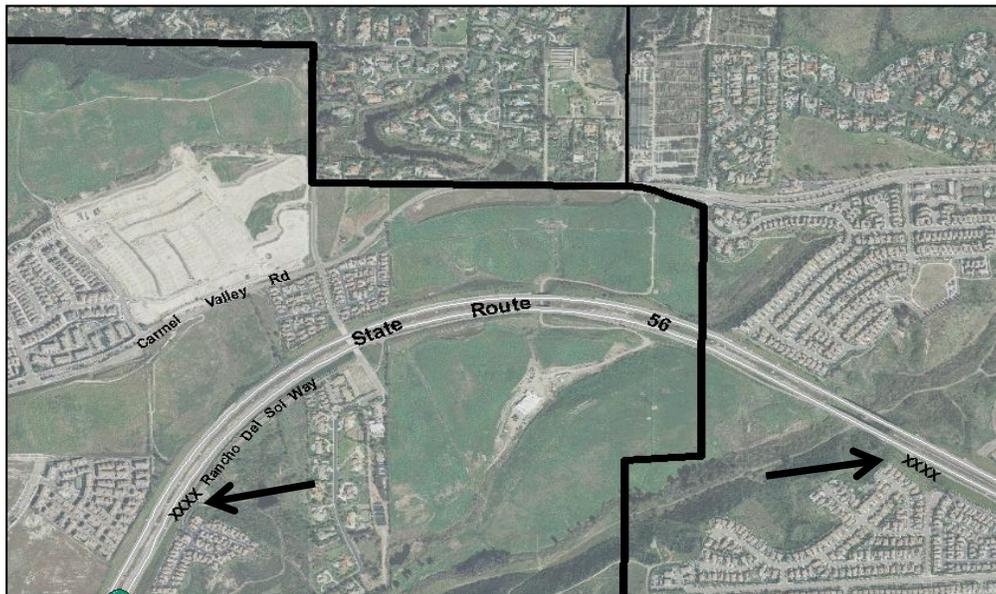
TITLE: SR-56 COMMUNITY BICYCLE CONNECTORS

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

PROJECT: T-1.8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$305,200							
FBA-BMR								
FBA-TH	\$566,800							
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	\$872,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR				\$305,200				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
SANDAG								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$305,200	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SR-56 COMMUNITY BICYCLE CONNECTORS

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

PROJECT: T-1.8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT WILL PROVIDE FOR THE CONSTRUCTION OF CLASS I BICYCLE PATHS TO THE SR-56 BICYCLE PATH FROM RANCHO DEL SOL WAY IN PACIFIC HIGHLANDS RANCH AND FROM TORREY MEADOWS DRIVE IN TORREY HIGHLANDS.

JUSTIFICATION:

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

FUNDING:

THIS PROJECT IS TO BE FUNDED BY THE FBA IF GRANT FUNDING IS NOT AVAILABLE. PACIFIC HIGHLANDS RANCH WILL FUND THE RAMP AT RANCHO DEL SOL WAY. TORREY HIGHLANDS WILL FUND THE PROJECT AT TORREY MEADOWS DRIVE.

NOTES:

TORREY HIGHLANDS PFFP PROJECT T-14

SCHEDULE:

ENVIRONMENTAL, DESIGN AND CONSTRUCTION WILL BE SCHEDULED AS FUNDING BECOMES AVAILABLE.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS ROAD (4 TO 6 LANES)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-739.0/S-00903

PROJECT: T-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020			
FBA-PHR	\$9,925,746	\$9,309,687	\$616,059								
FBA-BMR											
FBA-TH											
FBA-DMM											
FBA-RP											
DEV. ADV											
DEV/SUBD											
COUNTY											
STATE											
OTHER											
UNIDEN											
TOTAL							\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD (4 TO 6 LANES)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-739.0/S-00903

PROJECT: T-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCTION OF DEL MAR HEIGHTS ROAD (4 TO 6 LANES) FROM THE WESTERLY LIMITS OF THE COMMUNITY BOUNDARY TO CARMEL VALLEY ROAD WITHIN A 122 FOOT RIGHT-OF-WAY. INCLUDED RELOCATION OF EXISTING CABLE TV AND COMMUNICATIONS FACILITIES; THE BRIDGE CROSSING OVER THE OPEN SPACE CORRIDOR; AN EASTBOUND THIRD LANE AS THE ROADWAY APPROACHES CARMEL VALLEY ROAD; AND TEMPORARY DETOURS DURING CONSTRUCTION.

JUSTIFICATION:

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

FUNDING:

THE DEVELOPER (PARDEE) ADVANCED THE FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

IN PREVIOUS FINANCING PLANS THIS PROJECT WAS SEPARATED INTO THREE PROJECTS OR PHASES (T-3.1, T-3.2, AND T-3.3).

SCHEDULE:

PROJECT IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: CARMEL VALLEY ROAD (4/6 lanes south of Del Mar Heights Road)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-733.0/S-00900

PROJECT: T-4.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$7,593,694	\$4,037,931	\$3,555,763					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL				\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY ROAD (4/6 lanes south of Del Mar Heights Road)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-733.0/S-00900

PROJECT: T-4.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM THE CAMINO SANTA FE INTERCHANGE TO DEL MAR HEIGHTS ROAD AS A SIX-LANE FACILITY WITHIN A 146 FOOT RIGHT-OF-WAY TRANSITIONING TO A FOUR LANE FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY (4,000 LF). THE EXPANDED RIGHT-OF-WAY WILL PERMIT WIDENING OF UP TO 24 ADDITIONAL FEET FOR A FUTURE TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES ARE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

JUSTIFICATION:

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

FUNDING:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE BUILT 4 LANES WITHIN A GRADED RIGHT OF WAY FOR 6 LANES. THE SECOND PHASE WILL CONSTRUCT 2 LANES WITHIN THE MEDIAN TO EXPAND FROM 4 LANES TO 6 LANES IN ACCORDANCE WITH THE TRANSPORTAION PHASING PLAN. THIS PROJECT IS A PORTION OF THE TOTAL IMPROVEMENTS FOR CARMEL VALLEY ROAD WITHIN PACIFIC HIGHLANDS RANCH.

SEE COMPANION PROJECTS T-4.3 AND T-4.4 FOR THE OTHER PORTIONS OF THIS PROJECT.

SCHEDULE:

PHASE I IS COMPLETED. PHASE II WILL OCCUR AS REQUIRED BY THE TRASPORTATION AND FACILITIES PHASING PLAN.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

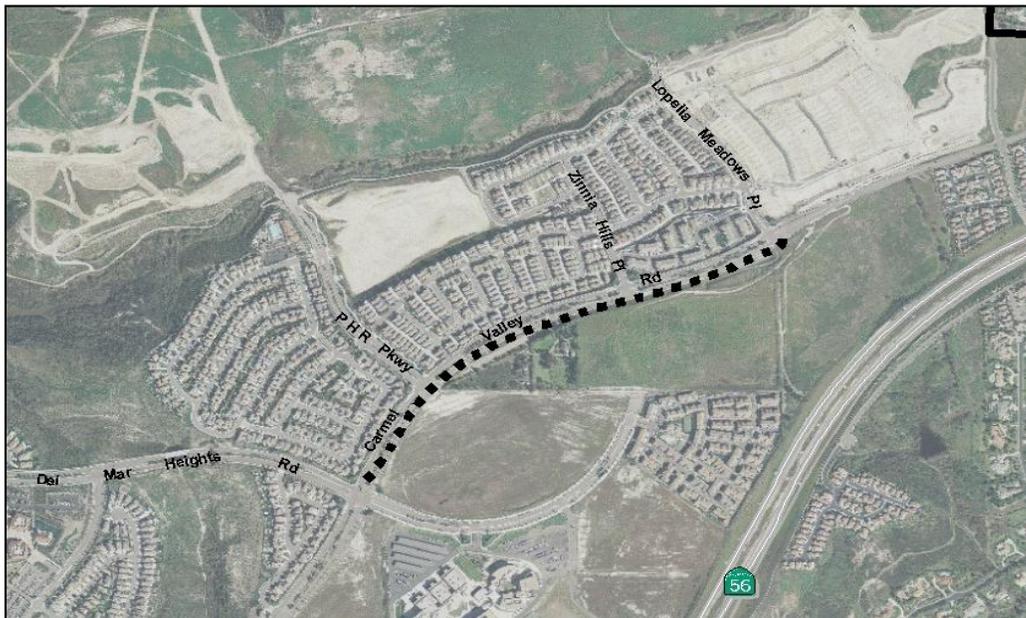
TITLE: CARMEL VALLEY RD (Del Mar Heights Road to Lopelia Meadows Place)

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

PROJECT: T-4.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$8,155,432	\$7,189,719	\$965,713					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL				\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY RD (Del Mar Heights Road to Lopelia Meadows Place)

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

PROJECT: T-4.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM DEL MAR HEIGHTS ROAD TO LOPELIA MEADOWS PLACE. THE PROJECT IS CONSTRUCTED AS A FOUR-LANE FACILITY BEGINNING AT PACIFIC HIGHLANDS RANCH PARKWAY WITHIN A 122 FOOT RIGHT-OF-WAY THAT CAN ACCOMODATE SIX-LANES IN THE FUTURE (APPROX. 2,800 LF). THE TWO INTERNAL LANES ARE LEFT UNIMPROVED FOR FUTURE EXPANSION TO ACCOMODATE A TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES SHALL BE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

THIS SECTION OF CARMEL VALLEY ROAD INCLUDES THE PEDESTRIAN UNDERCROSSING AT LOPELIA MEADOWS PLACE, THE RELOCATION OF EXISTING CATV AND COMMUNICATION FACILITIES, AND THE INTERIM DETOUR ROAD DURING CONSTRUCTION.

JUSTIFICATION:

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

FUNDING:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

THIS IS THE SECOND PORTION OF THE IMPROVEMENTS FOR CARMEL VALLEY ROAD WITHIN PACIFIC HIGHLANDS RANCH.

SEE COMPANION PROJECTS T-4.2 AND T-4.4 FOR THE OTHER PORTIONS OF THIS PROJECT.

SCHEDULE:

PROJECT IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

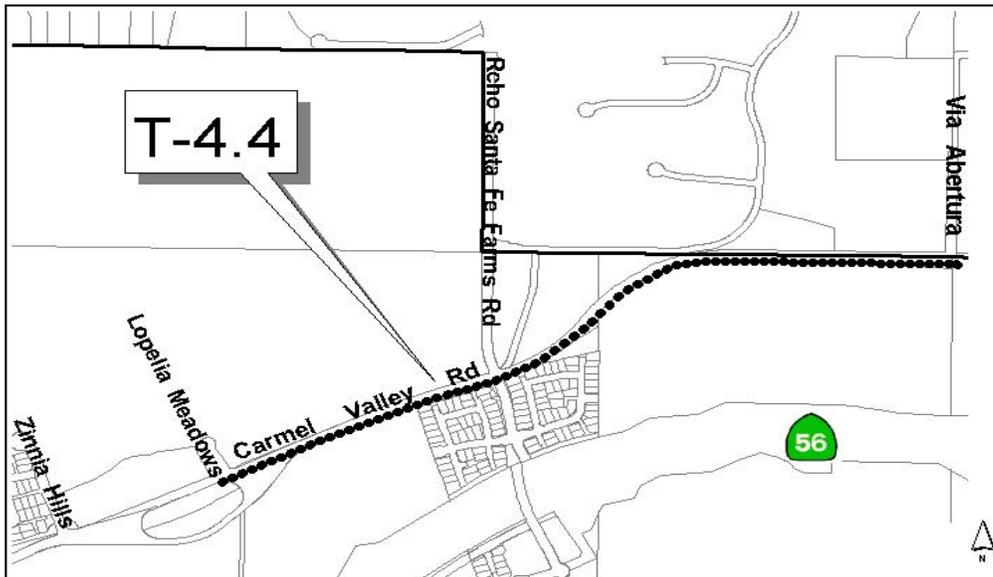
TITLE: CARMEL VALLEY RD (Lopelia Meadows Place to Via Abertura)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-809.0/S-00934

PROJECT: T-4.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$14,000,000	\$345,398	\$2,504,602	\$5,575,000	\$5,575,000			
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL						\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL								



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: CARMEL VALLEY RD (Lopelia Meadows Place to Via Abertura)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-809.0/S-00934

PROJECT: T-4.4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCT CARMEL VALLEY ROAD FROM LOPELIA MEADOWS PLACE TO VIA ABERTURA AS A FOUR-LANE MAJOR ROAD FACILITY WITHIN A 122 FOOT RIGHT-OF-WAY THAT COULD ACCOMODATE SIX LANES IN THE FUTURE (APPROX. 4,600 LF). THE TWO INTERNAL MEDIAN LANES WILL BE LEFT FOR FUTURE EXPANSION TO ACCOMODATE A POTENTIAL TRANSIT ORIENTED FACILITY. IN THE INTERIM, THESE TWO LANES SHALL BE LANDSCAPED AND INCORPORATED INTO THE CENTER MEDIAN IMPROVEMENTS.

PHASE I: CONSTRUCTION OF 4 TRAFFIC LANES FROM LOPELIA MEADOWS PLACE TO RANCHO SANTA FE FARMS ROAD (RSFR) WITH A TEMPORARY TRANSITION TO THE EXISTING 2-LANE CONDITION EAST OF RSFR. THE PHASE I INCLUDES FULL PARKWAY AND MEDIAN LANDSCAPING, PUBLIC UTILITIES, RELOCATION OF EXISTING FRANCHISE SERVICES, AND FRONTING IMPROVEMENTS.

PHASE II: EXTEND THE SAME CONFIGURATION OF A 4-LANE MAJOR ROADWAY WITH THE POTENTIAL FOR WIDENING TO 6 LANES WITHIN THE MEDIAN FROM RSFR TO THE EASTERN COMMUNITY PLAN BOUNDARY AT VIA ABERTURA.

JUSTIFICATION:

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

FUNDING:

DEVELOPER (PARDEE) MAY ADVANCE FUNDING FOR THIS PROJECT AND BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

THIS IS THE THIRD PORTION OF IMPROVEMENTS FOR CARMEL VALLEY ROAD WITHIN PACIFIC HIGHLANDS RANCH. SEE COMPANION PROJECTS T-4.2 AND T-4.3 FOR THE OTHER SEGMENTS OF THIS PROJECT.

SCHEDULE:

PHASE I WAS COMPLETED FY 2014. PHASE II IS ANTICIPATED TO BE CONSTRUCTED WITH ADJACENT SUBDIVISION DEVELOPMENT ESTIMATED TO OCCUR IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

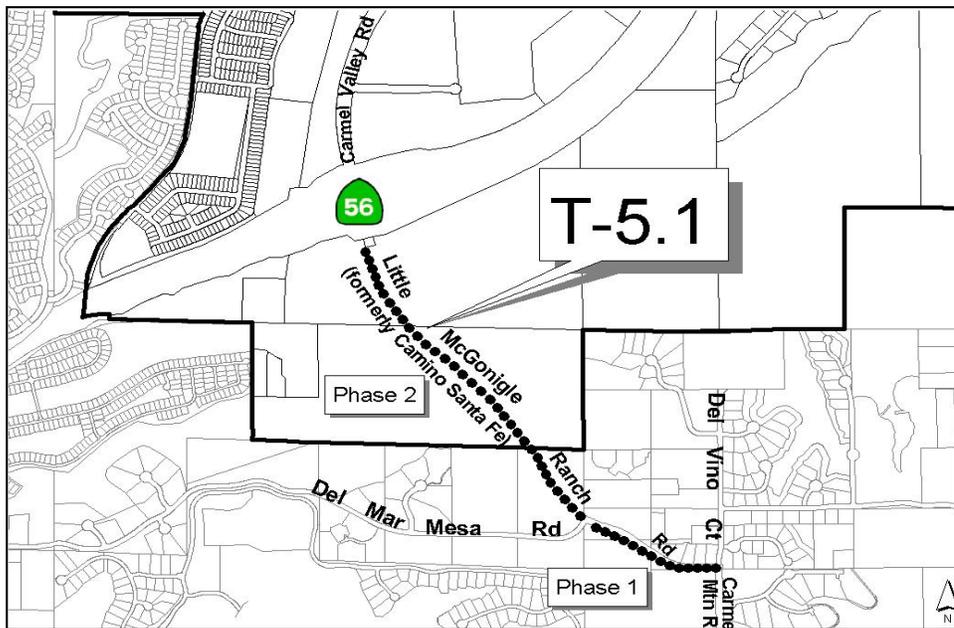
TITLE: LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-723.0

PROJECT: T-5.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM	\$13,088,000	\$860,411						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN	\$20,612,000							
TOTAL	\$33,700,000	\$860,411	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: LITTLE MCGONIGLE RANCH ROAD - DEL MAR MESA ROAD TO SR-56

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-723.0

PROJECT: T-5.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT WILL BE COMPLETED IN TWO PHASES.

PHASE I: 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: CONSTRUCTION OF LITTLE MCGONIGLE RANCH ROAD (40'/62') FROM DEL MAR MESA ROAD TO SR-56. THE PROJECT MAY INCLUDE A 100' BRIDGE STRUCTURE. A MULTI-USE TRAIL WILL ALSO BE CONSTRUCTED ADJACENT TO THE ROADWAY.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED BY DEL MAR MESA AND WILL PROVIDE ACCESS FROM DEL MAR MESA TO THE ADJOINING COMMUNITIES. CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH THE DEL MAR MESA TRANSPORTATION PHASING PLAN.

FUNDING:

DUE TO THE SCOPE OF THE PROJECT THERE COULD BE A FUNDING GAP DUE TO LIMITATIONS ON THE AMOUNT OF DMM FBA FUNDING. A TRANSPORTATION STUDY WILL BE CONDUCTED IN FY 2016 TO FURTHER DETERMINE THE SCOPE OF THE PROJECT, POTENTIAL COSTS, AND ALTERNATIVES.

NOTES:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-4.

SCHEDULE:

PHASE I IS COMPLETED. PHASE II WILL BE COMPLETED WHEN FUNDS BECOME AVAILABLE.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: VILLAGE CENTER LOOP ROAD (Carmel Valley Road east to Lin Property Line)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-770.0/S-00919

PROJECT: T-6.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$2,927,997	\$2,584,175	\$343,822					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL				\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: VILLAGE CENTER LOOP ROAD (Carmel Valley Road east to Lin Property Line)

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-770.0/S-00919

PROJECT: T-6.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT THE VILLAGE LOOP DRIVE FROM THE INTERSECTION OF DEL MAR HEIGHTS ROAD AND CARMEL VALLEY ROAD EASTERLY TO THE LIN PROPERTY LINE (APPROXIMATELY 2,000 LINEAR FEET) AS A FOUR-LANE COLLECTOR ROADWAY WITHIN A 108 FOOT RIGHT-OF-WAY TO PROVIDE ACCESS TO THE HIGH SCHOOL SITE AND THE CORE RESIDENTIAL AREAS.

JUSTIFICATION:

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

FUNDING:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

THE SECOND PHASE, APPROXIMATELY 800 LINEAR FEET, WILL COMPLETE THE LOOP AND WILL BE BUILT DEPENDENT UPON THE DEVELOPMENT OF THE ADJACENT VILLAGE AND THE REMAINDER OF THE CORE RESIDENTIAL AREAS.

SEE COMPANION PROJECT T-6.2.

SCHEDULE:

PHASE I IS COMPLETED; REIMBURSEMENT IS PROGRAMMED IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

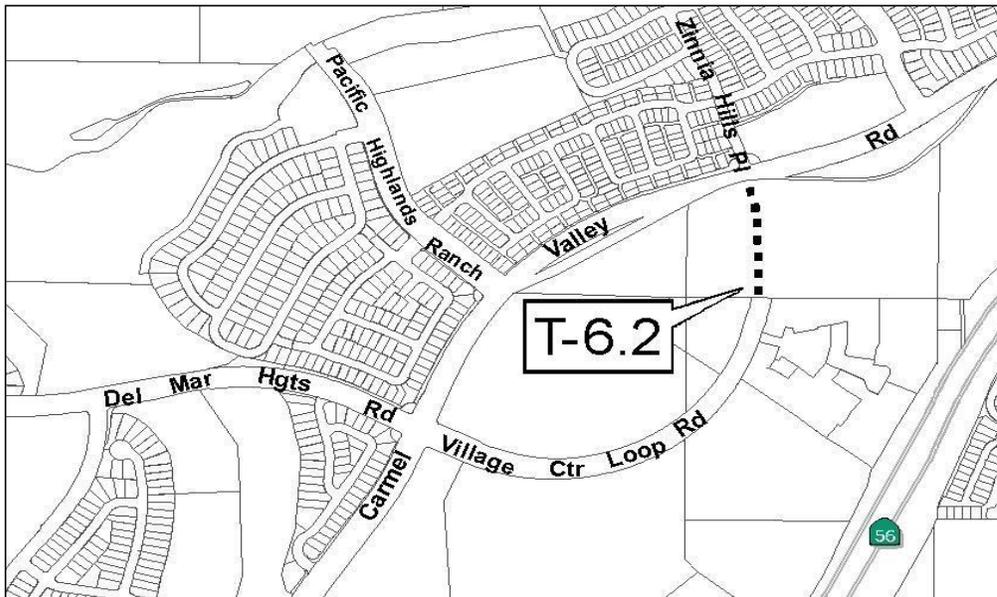
TITLE: VILLAGE CENTER LOOP ROAD (Lin Property Line east to Carmel Valley Road)

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

PROJECT: T-6.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$3,800,000							\$3,800,000
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$3,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800,000

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: VILLAGE CENTER LOOP ROAD (Lin Property Line east to Carmel Valley Road)

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

PROJECT: T-6.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT THE VILLAGE LOOP DRIVE FROM THE LIN PROPERTY LINE EASTERLY TO A SECOND INTERSECTION OF CARMEL VALLEY ROAD (APPROXIMATELY 800 LINEAR FEET) AS A FOUR-LANE COLLECTOR ROADWAY WITHIN A 108 FOOT RIGHT-OF-WAY.

JUSTIFICATION:

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

FUNDING:

NOTES:

THIS SECOND PHASE, APPROXIMATELY 800 LINEAR FEET, WILL COMPLETE THE LOOP AND WILL BE BUILT DEPENDENT UPON THE DEVELOPMENT OF THE ADJACENT VILLAGE AND THE REMAINDER OF THE CORE RESIDENTIAL AREAS.

SEE COMPANION PROJECT T-6.1.

SCHEDULE:

PHASE II WILL BE COMPLETED WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY AND IS ANTICIPATED TO OCCUR IN FY 2020.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

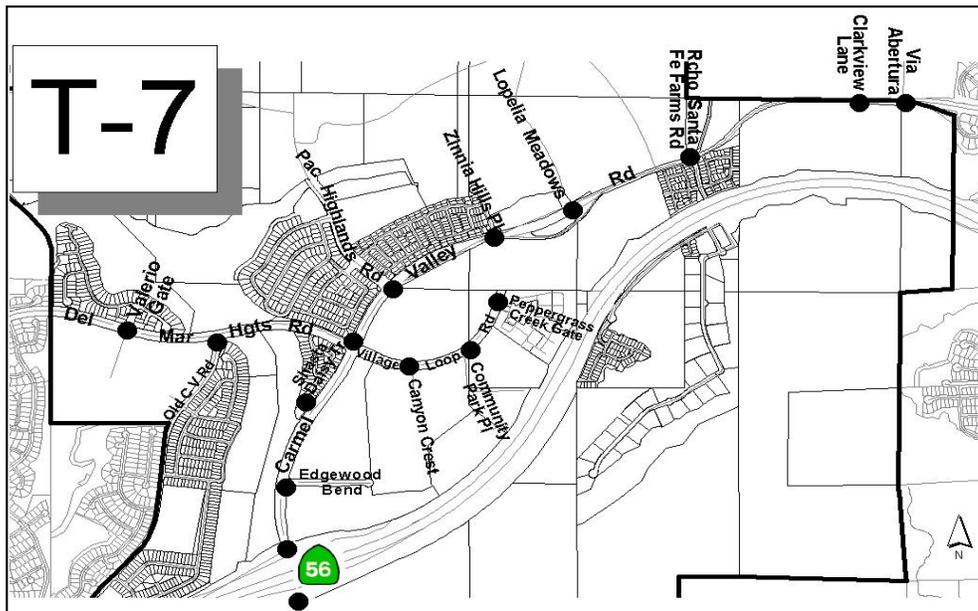
TITLE: TRAFFIC SIGNALS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 68-020.0/S-01062

PROJECT: T-7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$2,400,000	\$1,559,272	\$840,728					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL				\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: TRAFFIC SIGNALS

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 68-020.0/S-01062

PROJECT: T-7
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT ADDRESSES THE TRAFFIC SIGNALS THAT WILL BE REQUIRED AT INTERSECTIONS OF ARTERIAL ROADWAYS WITHIN THE COMMUNITY.

POTENTIAL LOCATIONS:

- 1) CARMEL VALLEY ROAD @ SR 56 (EAST BOUND) - COMPLETED
- 2) CARMEL VALLEY ROAD @ SR 56 (WEST BOUND) - COMPLETED
- 3) VILLAGE LOOP DRIVE @ CANYON CREST PLACE - COMPLETED
- 4) VILLAGE LOOP DRIVE @ COMMUNITY PARK PLACE - COMPLETED
- 5) CARMEL VALLEY ROAD @ SHASTA DAISY TRAIL - COMPLETED
- 6) CARMEL VALLEY ROAD @ DEL MAR HEIGHTS ROAD - COMPLETED
- 7) CARMEL VALLEY ROAD @ ZINNIA HILLS PLACE - COMPLETED
- 8) CARMEL VALLEY ROAD @ LOPELIA MEADOWS PLACE - COMPLETED
- 9) CARMEL VALLEY ROAD @ PACIFIC HIGHLANDS RANCH PARKWAY - COMPLETED
- 10) DEL MAR HEIGHTS ROAD @ OLD CARMEL VALLEY ROAD - COMPLETED
- 11) DEL MAR HEIGHTS ROAD @ VALERIO GATE - COMPLETED
- 12) CARMEL VALLEY ROAD @ EDGEWOOD BEND COURT - COMPLETED
- 13) VILLAGE CENTER LOOP ROAD @ PEPPERGRASS CREEK GATE
- 14) CARMEL VALLEY ROAD @ RANCHO SANTA FE FARMS ROAD
- 15) CARMEL VALLEY ROAD @ CLARKVIEW LANE
- 16) CARMEL VALLEY ROAD @ VIA ALBERTURA - COMPLETED
- 17) PACIFIC HIGHLANDS RANCH PARKWAY @ BLAZING STAR LANE - COMPLETED

JUSTIFICATION:

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

FUNDING:

NOTES:

SCHEDULE:

REMAINING TRAFFIC SIGNALS SCHEDULED TO BE COMPLETED AS THE COMMUNITY DEVELOPS.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

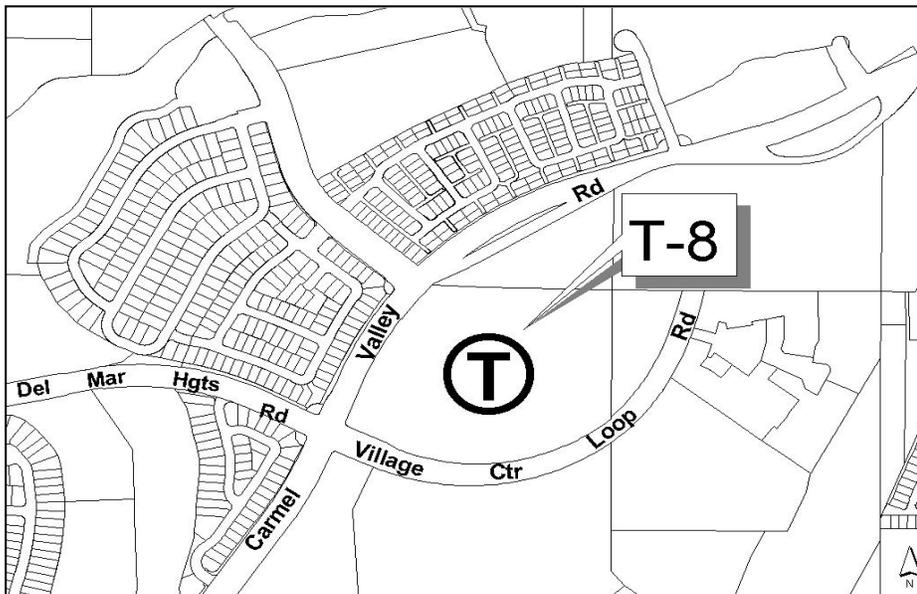
TITLE: TRANSIT CENTER

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

PROJECT: T-8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$5,151,639							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,151,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR			\$1,000,000	\$4,151,639				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$1,000,000	\$4,151,639	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: TRANSIT CENTER

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

PROJECT: T-8
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

LAND ACQUISITION, DESIGN, AND CONSTRUCTION OF AN OFF-STREET TRANSIT CENTER (+/- 1-ACRE) WITHIN THE TOWN CENTER VILLAGE. THE TRANSIT CENTER WILL BE LOCATED SUCH THAT BUSES AND OTHER MASS TRANSPORTATION VEHICLES CAN QUICKLY AND EFFICIENTLY MOVE THROUGH THE COMMUNITY.

THIS PROJECT MAY INCLUDE, BUT IS NOT LIMITED TO, A PASSENGER SHELTER, BICYCLE STORAGE, AND VEHICLE PARKING AT THE CENTER. THE PROJECT MAY ALSO INCLUDE THE ACQUISITION OF PASSENGER VANS FOR VAN POOL SERVICES UNTIL A BUS ROUTE LINKED TO I-5 IS PROVIDED AND ACQUISITION OF SHUTTLE BUSES FOR SHUTTLE SERVICES ONCE CONNECTIONS ARE MADE TO THE I-5 EXPRESS BUS CORRIDOR.

JUSTIFICATION:

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

FUNDING:

PURSUANT TO MUNICIPAL CODE LIMITATION, FBA FUNDS CANNOT BE USED TO OPERATE OR MAINTAIN THE ROLLING STOCK OR CENTER FACILITIES.

NOTES:

SCHEDULE:

PROJECT COMPLETION IS SCHEDULED FOR FY 2024

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

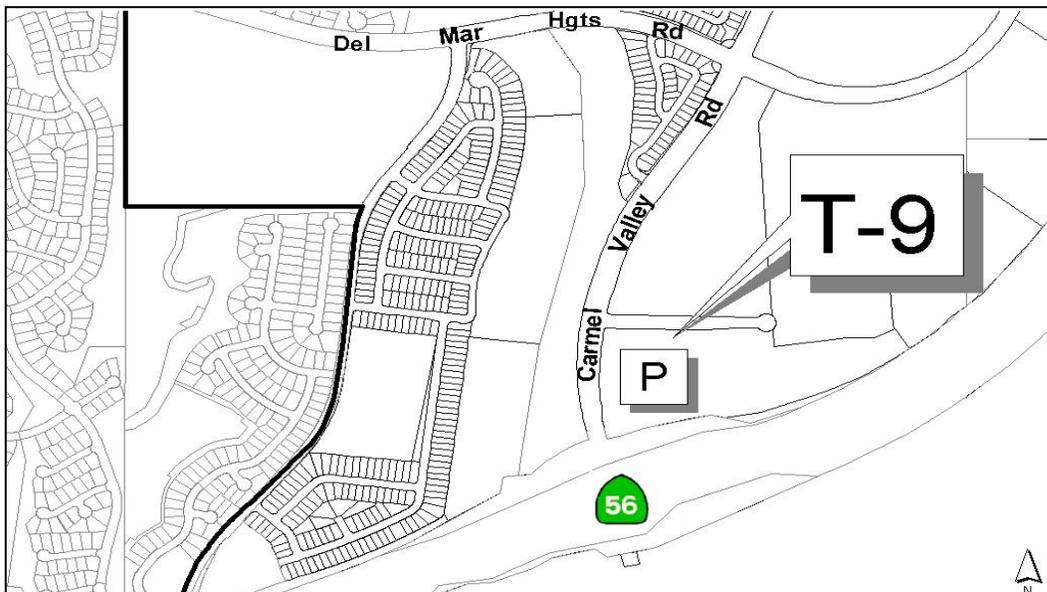
TITLE: PARK-N-RIDE

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

PROJECT: T-9
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$2,774,815							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,774,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR			\$2,774,815					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$2,774,815	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **PARK-N-RIDE**

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

PROJECT: T-9
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

PROVIDE FOR THE DESIGN AND CONSTRUCTION OF A PARK AND RIDE FACILITY NEAR THE SR-56/CARMEL VALLEY ROAD INTERCHANGE TO ACCOMMODATE 100 PARKING SPACES (APPROXIMATELY ONE ACRE). BOTH LAND ACQUISITION AND CONSTRUCTION OF THIS FACILITY SHALL BE FUNDED BY THE FACILITIES BENEFIT ASSESSMENT.

JUSTIFICATION:

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

FUNDING:

NOTES:

SCHEDULE:

DESIGN AND CONSTRUCTION ARE DEPENDENT UPON THE NEEDS AND DEMANDS GENERATED FROM THE COMMUNITY AND THE TRANSIT ROUTES AS DISCUSSED IN THE TRANSIT MASTER PLAN.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN ROAD

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

PROJECT: T-11.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$750,000				\$750,000			
FBA-BMR	\$993,000							
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER	\$7,626,000							
UNIDEN								
TOTAL	\$9,369,000	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN ROAD**

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

PROJECT: T-11.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

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

JUSTIFICATION:

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

FUNDING:

PACIFIC HIGHLANDS RANCH'S FAIR SHARE CONTRIBUTION TO THIS CURRENTLY UNFUNDED PROJECT IS 8%. BLACK MOUNTAIN RANCH'S FAIR SHARE CONTRIBUTION IS 10.6%.

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-57

SCHEDULE:

PROJECT COMPLETION IS SCHEDULED WHEN FUNDING IS AVAILABLE.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: BLACK MOUNTAIN ROAD AT PARK VILLAGE

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

PROJECT: T-11.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$37,227			\$37,227				
FBA-BMR	\$1,377,107	\$1,414,331		-\$37,227				
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
RPLMD	\$90,000	\$90,000						
UNIDEN								
TOTAL	\$1,504,334	\$1,504,331	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: BLACK MOUNTAIN ROAD AT PARK VILLAGE

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

PROJECT: T-11.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT IMPROVEMENTS TO THIS EXISTING INTERSECTION IN RANCHO PENASQUITOS TO INCREASE ITS CAPACITY. IMPROVEMENTS CONSISTED OF DUAL NORTHBOUND TO WESTBOUND LEFT TURN LANES FROM BLACK MOUNTAIN ROAD TO PARK VILLAGE ROAD.

JUSTIFICATION:

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

FUNDING:

NOTES:

PROJECT WAS COMPLETED IN FY 2004, BUT TRANSFER OF PACIFIC HIGHLANDS RANCH FBA SHARE INTO PROJECT IS PENDING.

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-4 (ITEM D).

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

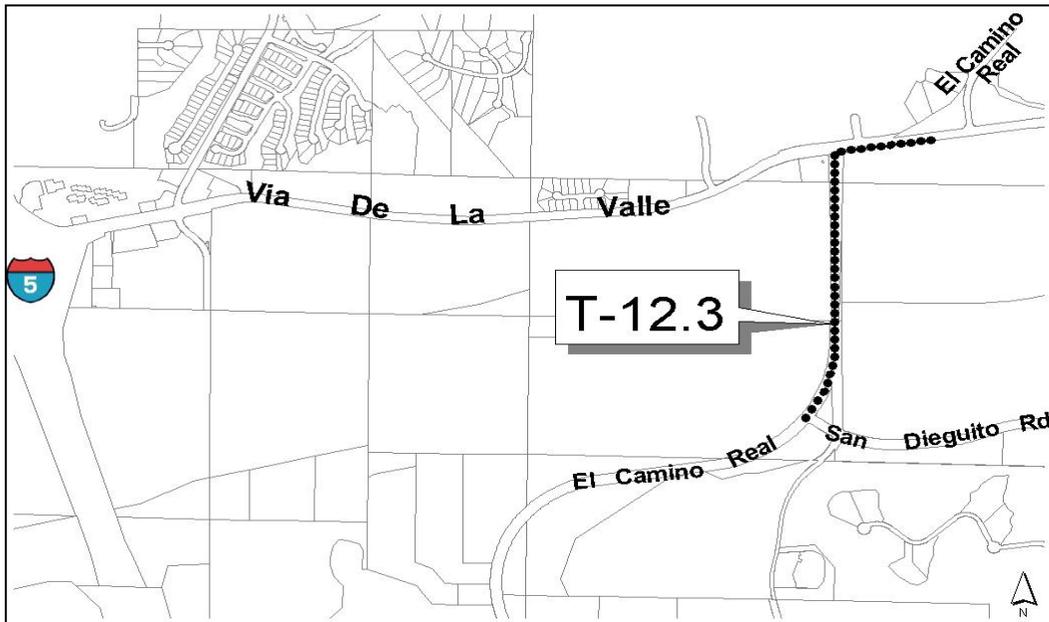
TITLE: EL CAMINO REAL WIDENING (1/2 Mile Drive to Via de la Valle)

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

PROJECT: T-12.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$796,300	\$120,219	\$676,081					
FBA-PHR								
FBA-BMR								
FBA-RP								
DEV/SUB	\$714,354							
DIF-FRCC	\$675,561	\$675,561						
FED-GRANT	\$25,452,444	\$2,953,850	\$2,440,518					
OTHER	\$157,000		\$157,000					
TRANSNET	\$4,651,129	\$1,108,675	\$342,453					
DIF - SUB 2	\$1,292,000		\$950,000					
UNIDEN								
TOTAL	\$33,738,788	\$4,858,305	\$4,566,052	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR(cr)								
FBA-TH								
FBA-DMM								
DIF-FR								
DEV. ADV								
DEV/SUBD								
COUNTY								
TRANSNET								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: EL CAMINO REAL WIDENING (1/2 Mile Drive to Via de la Valle)

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

PROJECT: T-12.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

IMPROVE EL CAMINO REAL BETWEEN SAN DIEGUITO ROAD AND VIA DE LA VALLE AS A 4-LANE MAJOR STREET. REPLACE THE EXISTING EL CAMINO REAL BRIDGE OVER THE SAN DIEGUITO RIVER WITH A NEW 4-LANE BRIDGE. WIDENING OF VIA DE LA VALLE TO FOUR LANES BETWEEN WEST EL CAMINO REAL AND EAST EL CAMINO REAL. SEE COMPANION PROJECT T-12.2.

JUSTIFICATION:

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

FUNDING:

FRONTAGE PROPERTY INCLUDES APNs:
302-090-31; 302-261-01-02; 304-020-19; 304-020-16;
302-090-11; 302-210-60; 302-090-28; AND 302-210-29&30

NOTES:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN T-29.2

ALL PRORATA FUNDING DISTRIBUTION SHALL BE BASED ON THE SHARE OF TRAFFIC CONTRIBUTED BY EACH COMMUNITY OR PROJECT. THIS PROJECT, CURRENTLY IN THE ENVIRONMENTAL REVIEW PROCESS, MAY HAVE MODIFICATIONS TO SCOPE AND/OR FUNDING.

SCHEDULE:

PROJECT COMPLETION EXPECTED IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

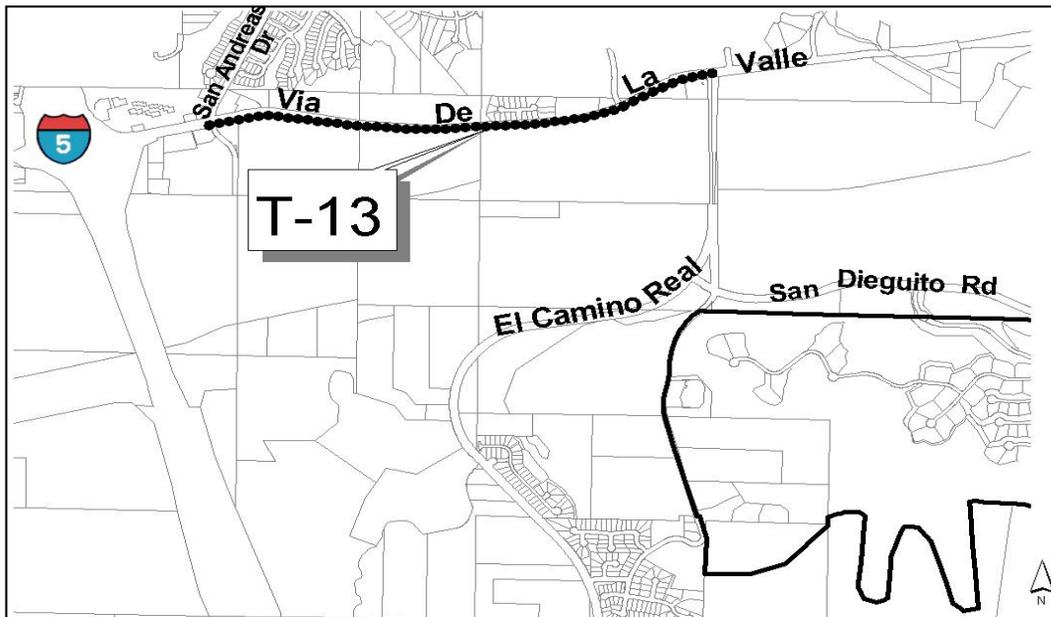
TITLE: VIA DE LA VALLE (FOUR LANES)

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

PROJECT: T-13
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR	\$6,339,060	\$1,351,395						
FBA-TH								
FBA-DMM								
FBA-RP								
CRD	\$952,749							
DEV/SUBD	\$14,141	\$14,141						
PHR SUB	\$680,000							
STATE								
OTHER	\$3,814,050							
UNIDEN								
TOTAL	\$11,800,000	\$1,365,536	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR(cr)								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: VIA DE LA VALLE (FOUR LANES)

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

PROJECT: T-13
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

RECONSTRUCT EXISTING VIA DE LA VALLE BETWEEN SAN ANDREAS DRIVE AND EL CAMINO REAL WEST TO A 4-LANE MAJOR STREET TO ACCOMMODATE EXISTING AND PROJECTED SUB-REGIONAL TRAFFIC. INCLUDES MODIFICATION OF TRAFFIC SIGNALS AT SAN ANDREAS DRIVE AND EL CAMINO REAL WEST AS REQUIRED AND RELOCATION OF EXISTING OVERHEAD UTILITIES TO UNDERGROUND LOCATIONS. INCLUDES RESTRIPIING VIA DE LA VALLE BETWEEN SAN ANDREAS DRIVE AND I-5 TO 6 LANES.

JUSTIFICATION:

THIS PROJECT IS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES.

FUNDING:

DMHE (PARDEE) PER VTM 94-0576, CONDITIONS #31 AND #32: \$680,000

OTHERS:

FLOWER HILL MALL 7.7% OF PROJECT COSTS (\$1,010,298)
FRONTING PROPERTY OWNERS
22ND AGRICULTURAL DISTRICT

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN T-32.1

ABSENT DEVELOPMENT ALONG THE FRONTAGE OF THIS ROADWAY, BLACK MOUNTAIN RANCH IS CURRENTLY SHOWN AS BEING THE PRIMARY FUNDING SOURCE FOR THIS PROJECT. SHOULD DEVELOPMENT OCCUR ALONG THE FRONTAGE OF THIS ROADWAY, THOSE PROPERTY OWNERS WILL EITHER DIRECTLY FUND THOSE IMPROVEMENTS OR REIMBURSE BLACK MOUNTAIN RANCH FOR THEIR PRORATA SHARE OF THE COST OF THOSE IMPROVEMENTS.

FRONTAGE PROPERTY INCLUDES APNs:

298-590-11&12; 298-300-46&51; 302-090-11; 302-210-52&60; 302-090-07;
302-210-58&59; AND 302-210-25,26&29

SCHEDULE:

COMPLETION EXPECTED IN FY 2017.

PARK & RECREATION PROJECTS

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

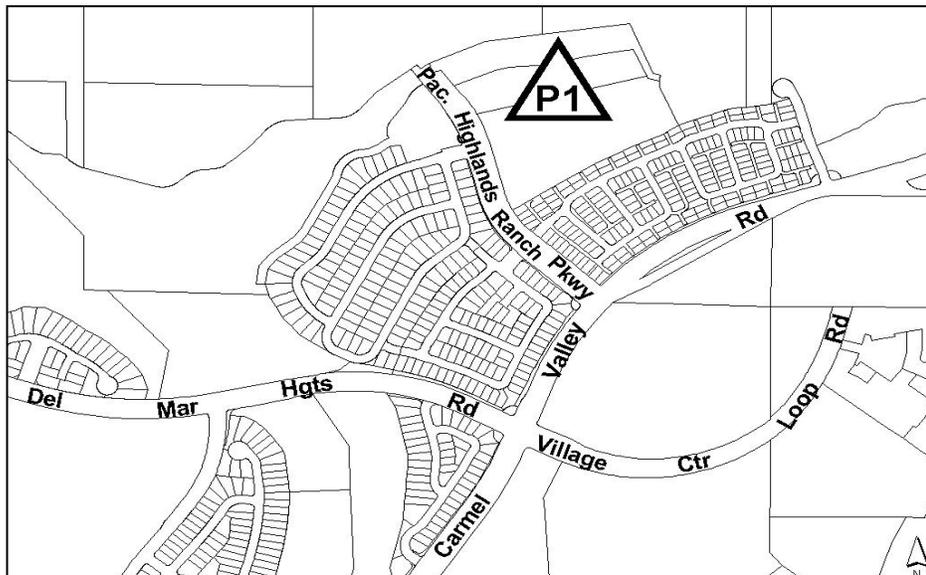
TITLE: GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-534.0/S-00994

PROJECT: P-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$7,095,000	\$4,738,423	\$2,356,577					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$7,095,000	\$4,738,423	\$2,356,577	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: GONZALES CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION	PROJECT: P-1
CIP, JO, or WBS #: 29-534.0/S-00994	COUNCIL DISTRICT: 1
	COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A FIVE (5.00) USABLE ACRE NEIGHBORHOOD PARK TO BE LOCATED ADJACENT TO A PROPOSED ELEMENTARY SCHOOL IN THE GONZALES CANYON AREA OF PACIFIC HIGHLANDS RANCH COMMUNITY. JOINT-USE OF RECREATIONAL FACILITIES IS INTENDED. PARK AMENITIES COULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, A CHILDREN'S PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, WALKWAYS, SECURITY LIGHTING, LANDSCAPING, AND A COMFORT STATION. THIS PROJECT ALSO INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

THE PROJECT WAS COMPLETED BY PARDEE HOMES UNDER THE TERMS OF REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

REIMBURSEMENT ANTICIPATED TO BE COMPLETED IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

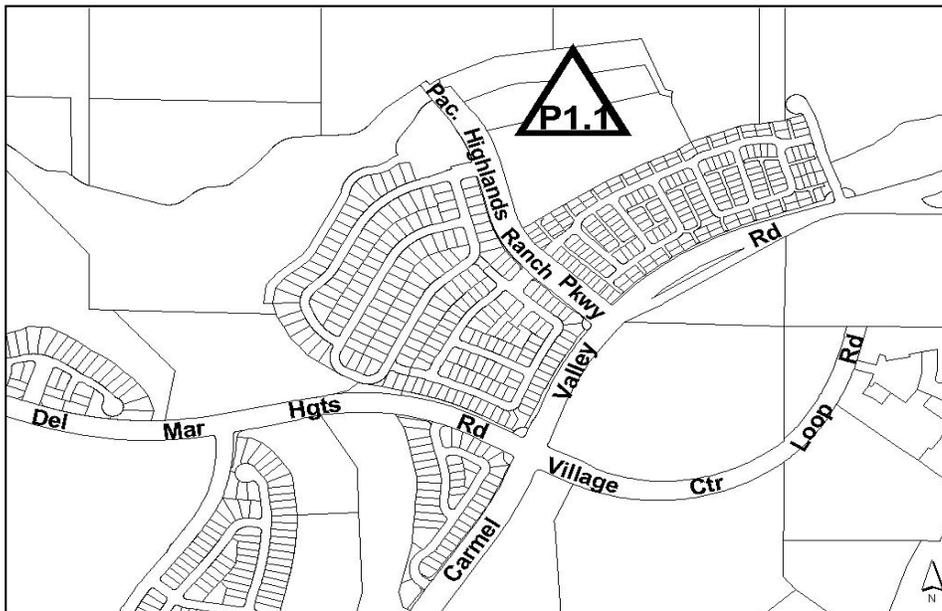
TITLE: ELEMENTARY SCHOOL NO. 1 - JOINT USE IMPROVEMENTS

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

PROJECT: P-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$3,442,127							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$3,442,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR				\$3,442,127				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$3,442,127	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: ELEMENTARY SCHOOL NO. 1 - JOINT USE IMPROVEMENTS

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

PROJECT: P-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY FIVE (5.00) USABLE ACRES OF JOINT USE FACILITIES LOCATED AT THE PROPOSED ELEMENTARY SCHOOL NO.1 ADJACENT TO THE GONZALES CANYON NEIGHBORHOOD PARK IN THE GONZALES CANYON AREA OF THE PACIFIC HIGHLANDS RANCH COMMUNITY. IMPROVEMENTS WOULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, MULTI-PURPOSE COURTS, WALKWAYS, AND LANDSCAPING.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

NOTES:

THE ACTUAL JOINT USE ACREAGE MAY VARY DEPENDING UPON THE TERMS OF THE FUTURE JOINT USE AGREEMENT.

SCHEDULE:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH. JOINT USE OF THIS PROJECT WILL BE SCHEDULED SUBSEQUENT TO EXECUTION OF A JOINT USE AGREEMENT WITH THE SCHOOL DISTRICT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

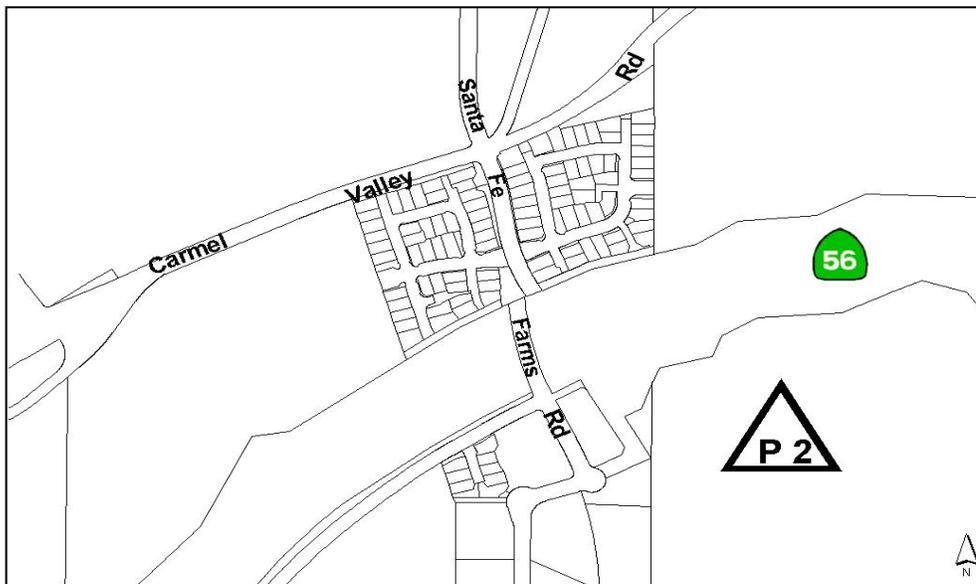
TITLE: McGONIGLE CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-540.0

PROJECT: P-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$10,579,924							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$10,579,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR			\$5,289,962	\$5,289,962				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$5,289,962	\$5,289,962	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: McGONIGLE CANYON NEIGHBORHOOD PARK - Acquisition and Development

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-540.0

PROJECT: P-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A FIVE (5.00) USABLE ACRE NEIGHBORHOOD PARK TO BE LOCATED ADJACENT TO A PROPOSED ELEMENTARY SCHOOL NO. 1 IN THE PACIFIC HIGHLANDS RANCH COMMUNITY. PARK AMENITIES COULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, A CHILDREN'S PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, WALKWAYS, SECURITY LIGHTING, LANDSCAPING, AND A COMFORT STATION. THIS PROJECT ALSO INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

NOTES:

TRANSPORTATION AND FACILITY PHASING PLAN, PHASE 4B.

SCHEDULE:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH.

SITE ACQUISITION IS ANTICIPATED IN FY 2023 WITH DESIGN AND CONSTRUCTION ANTICIPATED TO START IN FY 2024.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: ELEMENTARY SCHOOL NO. 2 - JOINT USE IMPROVEMENTS

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

PROJECT: P-2.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
FBA-PHR	\$3,442,127							
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$3,442,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FBA-PHR				\$3,442,127				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$3,442,127	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: ELEMENTARY SCHOOL NO. 2 - JOINT USE IMPROVEMENTS

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

PROJECT: P-2.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY FIVE (5.00) USABLE ACRES OF JOINT USE FACILITIES AT THE PROPOSED ELEMENTARY SCHOOL NO.2 AND McGONIGLE CANYON NEIGHBORHOOD PARK IN THE GONZALES CANYON AREA OF THE PACIFIC HIGHLANDS RANCH COMMUNITY. IMPROVEMENTS WOULD INCLUDE TURFED MULTI-PURPOSE SPORTS FIELDS, MULTI-PURPOSE COURTS, WALKWAYS, AND LANDSCAPING.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

NOTES:

THE ACTUAL JOINT USE ACREAGE MAY VARY DEPENDING UPON THE TERMS OF THE FUTURE JOINT USE AGREEMENT.

SCHEDULE:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN PACIFIC HIGHLANDS RANCH. JOINT USE OF THIS PROJECT WILL BE SCHEDULED SUBSEQUENT TO EXECUTION OF A JOINT USE AGREEMENT WITH THE SCHOOL DISTRICT.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

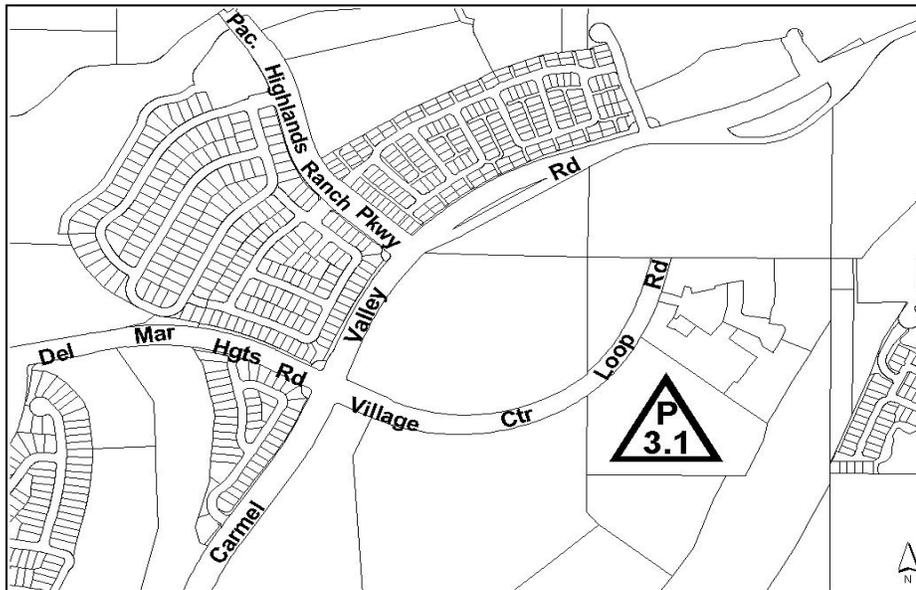
TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK & RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-543.0

PROJECT: P-3.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$36,086,351			\$500,000		\$17,793,176	\$17,793,176	
FBA-BMR								
FBA-TH								
FBA-DMM	\$3,913,649							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$40,000,000	\$0	\$0	\$500,000	\$0	\$17,793,176	\$17,793,176	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK & RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION	PROJECT: P-3.1
CIP, JO, or WBS #: 29-543.0	COUNCIL DISTRICT: 1
	COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF A 20.0 USEABLE ACRE COMMUNITY PARK AND 17,000 SQUARE FOOT RECREATION BUILDING TO BE LOCATED IN PACIFIC HIGHLANDS RANCH, TO SERVE RESIDENTS IN THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES AT FULL PROJECTED COMMUNITY DEVELOPMENT. THIS PROJECT MAY BE DEVELOPED ADJACENT TO THE PROPOSED MIDDLE SCHOOL. IF JOINT USE OF THE SCHOOL RECREATIONAL FACILITIES IS OBTAINED, THEN THIS PROJECT WILL BE REDUCED TO THIRTEEN (13.00) USEABLE ACRES; IF NOT, THEN SEVEN (7.0) USEABLE ACRES OF ADDITIONAL PARKLAND WILL BE REQUIRED. THE PROJECT INCLUDES HALF-WIDTH STREET IMPROVEMENTS FOR THE LOCAL ROADWAYS ADJACENT TO THE PARK, AND UTILITIES TO SERVE THE PARK.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE RECOMMENDATIONS OF THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH SUBAREA PLANS.

FUNDING:

FUNDING CONTRIBUTIONS: PACIFIC HIGHLANDS RANCH (90.20%); DEL MAR MESA (9.80%) ARE BASED UPON POPULATION PROJECTIONS CONSISTENT WITH THE FRAMEWORK PLAN FOR THE NORTH CITY FUTURE URBANIZING AREA.

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-15.

TRANSPORTATION AND FACILITY PHASING PLAN, PHASE 4B.

PROJECT NO. P-3.1 AND P-3.2 WERE ORIGINALLY PRESENTED AS SEPARATE PROJECTS, BUT HAVE BEEN COMBINED AS PART OF THE FY 2016 UPDATE.

SCHEDULE:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THOSE RESIDENTIAL PROJECTS LOCATED IN THE IMMEDIATE VICINITY OF THIS SITE.

DESIGN IS ANTICIPATED TO START IN FY 2016 AND DEVELOPMENT IS ANTICIPATED TO BE COMPLETED IN FY 2019.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

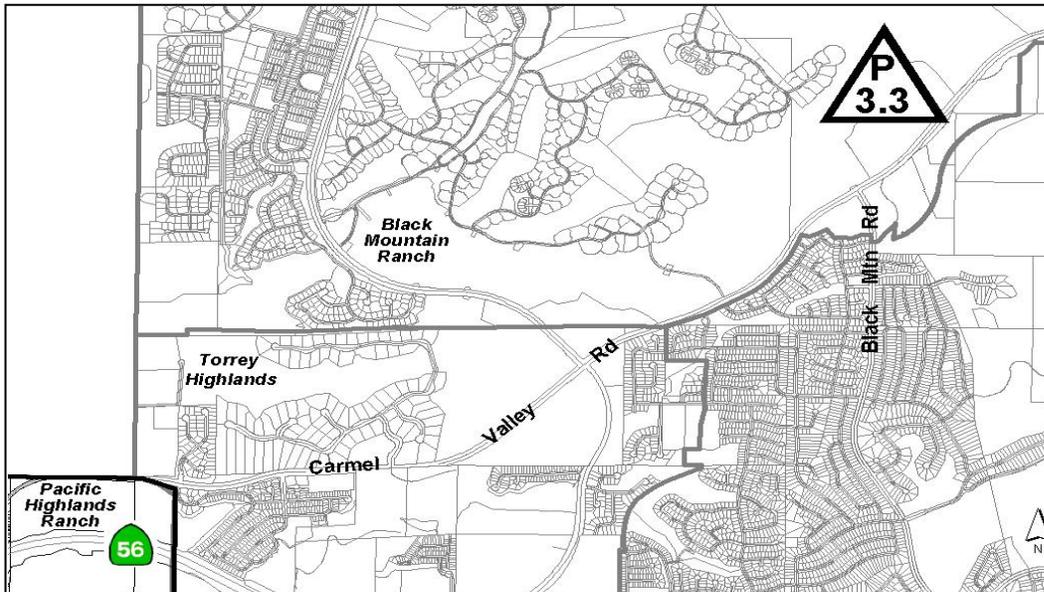
TITLE: BLACK MOUNTAIN RANCH COMMUNITY PARK - Swimming Pool

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

PROJECT: P-3.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$2,675,363							
FBA-BMR	\$2,787,912							
FBA-TH	\$1,389,826							
FBA-DMM	\$290,149							
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$7,143,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR					\$2,675,363			
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$2,675,363	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **BLACK MOUNTAIN RANCH COMMUNITY PARK - Swimming Pool**

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

PROJECT: P-3.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF A NEW SWIMMING POOL COMPLEX, INCLUDING A STANDARD 25 METER BY 25 YARD SWIMMING POOL, AND OTHER RECREATIONAL OR THERAPEUTIC AQUATIC FACILITIES, AT BLACK MOUNTAIN RANCH COMMUNITY PARK, TO SERVE THE COMMUNITIES OF PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND DEL MAR MESA WITHIN THE NORTH CITY FUTURE URBANIZING AREA (NCFUA).

JUSTIFICATION:

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

FUNDING:

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (37.5%), BLACK MOUNTAIN RANCH (39.0%), TORREY HIGHLANDS (19.5%), AND DEL MAR MESA (4.1%).

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-20
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT P-3
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT P-5.

SCHEDULE:

DESIGN AND CONSTRUCTION TO START AS SUFFICIENT FUNDING IS AVAILABLE FROM THE CONTRIBUTING COMMUNITIES.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

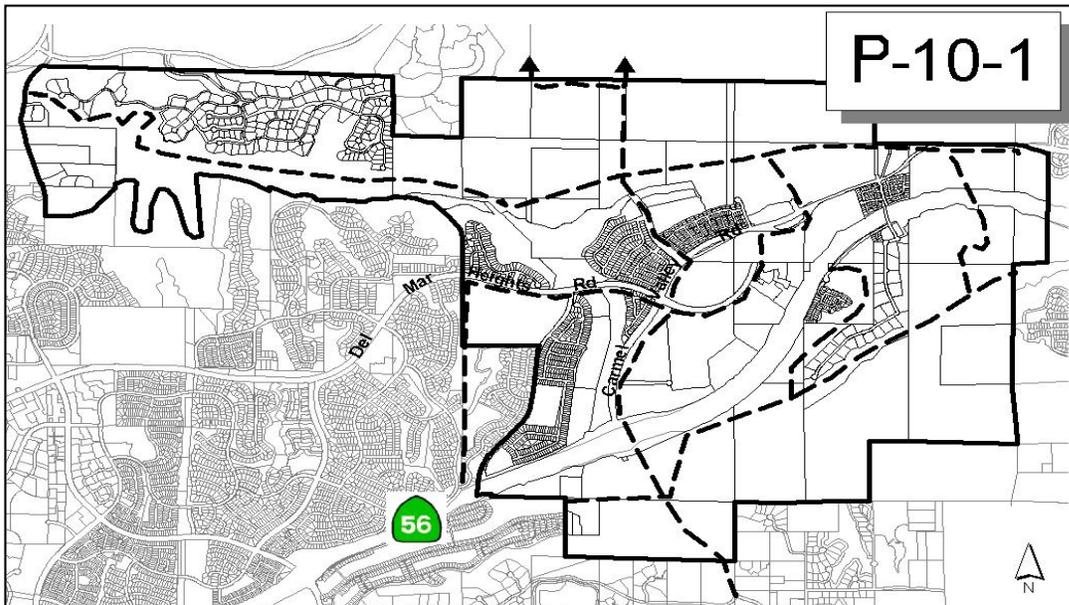
TITLE: PACIFIC HIGHLANDS RANCH HIKING AND BIKING TRAILS

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-928.0/RD-12003/29-928.1/B-00984/RD-13001

PROJECT: P-10.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$7,239,000	\$78,337	\$96,664	\$1,758,000		\$2,372,000		\$2,372,000
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$7,239,000	\$78,337	\$96,664	\$1,758,000	\$0	\$2,372,000	\$0	\$2,372,000

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR			\$561,999					
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$561,999	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: PACIFIC HIGHLANDS RANCH HIKING AND BIKING TRAILS

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-928.0/RD-12003/29-928.1/B-00984/RD-13001

PROJECT: P-10.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY 60,000 LINEAR FEET (12 MILES) OF HIKING, EQUESTRIAN, AND BIKING TRAILS TO BE LOCATED THROUGHOUT THE COMMUNITY IN ACCORDANCE WITH THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN. THE TRAIL SYSTEM WILL PROVIDE ACCESS INTO THE MULTIPLE HABITAT PLANNING AREA OF MCGONIGLE CANYON; PROVIDE PATHWAYS ALONG DEL MAR HEIGHTS ROAD, LITTLE MCGONIGLE RANCH ROAD, PACIFIC HIGHLANDS RANCH PARKWAY, LOPELIA MEADOWS PLACE, OLD CARMEL VALLEY ROAD CROSSING UNDER SR-56, AND CARMEL VALLEY ROAD ALIGNMENTS; AND PROVIDE ACCESS INTO SUBAREA II AND THE RANCHO PENASQUITOS COMMUNITY.

THE PROJECT WILL ALSO PROVIDE FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF THREE TRAILHEADS/OVERLOOKS, INCLUDING PARKING AREAS, BENCHES, AND SIGNAGE AT THE FOLLOWING LOCATIONS:

- 1) WHERE GONZALES CANYON TRANSITIONS INTO EAST-WEST URBAN AMENITY
- 2) NEAR ELEMENTARY SCHOOL #2/McGONIGLE CANYON NEIGHBORHOOD PARK
- 3) AT THE SOUTH TERMINUS OF THE EASTERN NEIGHBORHOOD PARKWAY

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

SINCE FACILITIES BENEFIT ASSESSMENT FUNDING IS NOT AVAILABLE TO CONSTRUCT THE TRAILS THAT ARE EXCLUSIVELY FOR EQUESTRIAN USE, PARDEE HAS AGREED TO FUND THOSE EQUESTRIAN TRAILS TO BE LOCATED ON ITS PROPERTY IN CONJUNCTION WITH ITS DEVELOPMENT AGREEMENT.

NOTES:

SEE COMPANION PROJECTS: P-10.2 AND P-10.3.

SCHEDULE:

PROJECT IS IN PROCESS AND IS TO BE COMPLETED IN SEGMENTS BETWEEN FY 2016 AND FY 2023 CONCURRENT WITH DEVELOPMENT WITHIN THE COMMUNITY.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

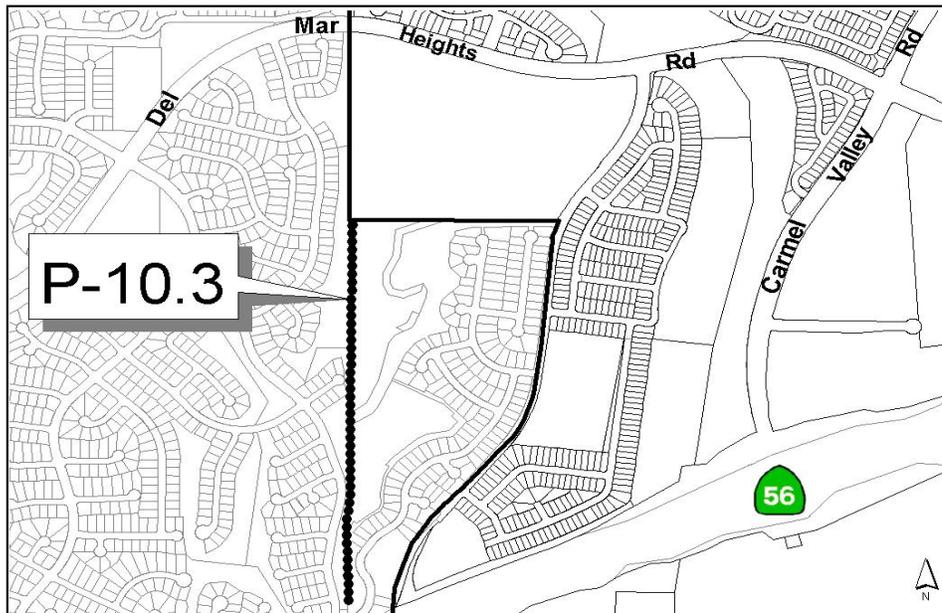
TITLE: SEA BREEZE FARMS EQUESTRIAN TRAIL CONNECTION

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

PROJECT: P-10.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	\$350,000							
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: SEA BREEZE FARMS EQUESTRIAN TRAIL CONNECTION

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

PROJECT: P-10.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

DESIGN AND CONSTRUCTION OF APPROXIMATELY 4,000 LINEAR FEET OF EQUESTRIAN TRAILS TO BE LOCATED ADJACENT TO THE WESTERLY COMMUNITY BOUNDARY IN ACCORDANCE WITH THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK ACREAGE AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

SINCE FUNDING IS NOT AVAILABLE TO CONSTRUCT THE TRAILS THAT ARE EXCLUSIVELY FOR EQUESTRIAN USE, PARDEE HAS AGREED TO FUND THE EQUESTRIAN TRAILS LOCATED ON ITS PROPERTY IN CONJUNCTION WITH ITS DEVELOPMENT AGREEMENT. THE \$350K SHOWN ABOVE IS ESTIMATED TO COVER THE COST OF APPROXIMATELY 1,400 LINEAR FEET OF EXCLUSIVE EQUESTRIAN TRAILS.

NOTES:

THE BUDGET (\$350,000) IS ONLY AN ESTIMATE SINCE THE EXACT SCOPE OF WORK HAS NOT BEEN FULLY DEFINED. THE ACTUAL COSTS COULD BE MORE OR LESS DEPENDING UPON THE FINAL SCOPE OF WORK. RIGHT-OF-WAY FOR THIS COMPONENT OF THE OVERALL TRAIL SYSTEM IS TO BE PROVIDED AT NO COST BY THE OWNER(S) OF THE PROPERTY ON WHICH THE TRAIL IS LOCATED. SEE COMPANION PROJECTS P-10.1 AND P-10.2 FOR THE OTHER COMPONENTS OF THE TRAILS SYSTEM.

SCHEDULE:

THE SCHEDULE IS DEPENDENT UPON THE ACTUAL RATE OF DEVELOPMENT WITHIN THOSE RESIDENTIAL PROJECTS LOCATED IN THE IMMEDIATE VICINITY OF THIS SITE.

LIBRARY PROJECTS

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

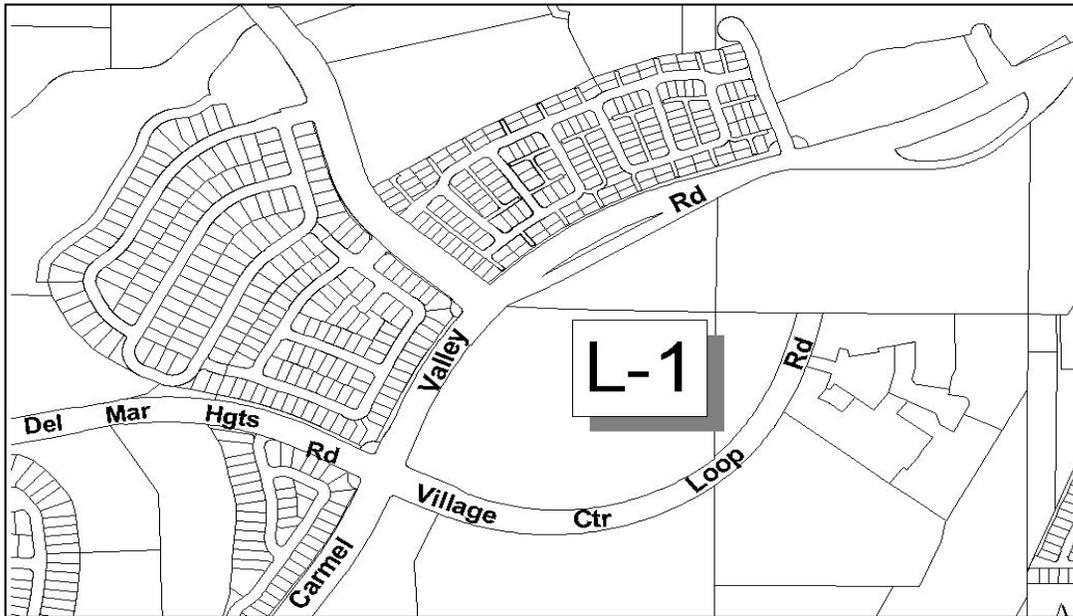
TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP, JO, or WBS #: 33-105.0/S-00689/S-00690

PROJECT: L-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$7,237,422			\$1,000,000		\$6,237,422		
FBA-BMR	\$7,541,891							
FBA-TH	\$3,759,772	\$3,654,903	\$1,097					
FBA-DMM	\$784,915	\$2,750	\$7,250					
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$19,324,000	\$3,657,653	\$8,347	\$1,000,000	\$0	\$6,237,422	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY AND VILLAGE GREEN

DEPARTMENT: LIBRARY
CIP, JO, or WBS #: 33-105.0/S-00689/S-00690

PROJECT: L-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

CONSTRUCT AN 18,000 SQUARE FOOT BRANCH LIBRARY FACILITY ON A THREE-ACRE SITE IN PACIFIC HIGHLANDS RANCH TO SERVE THE COMMUNITIES OF PACIFIC HIGHLANDS RANCH, BLACK MOUNTAIN RANCH, TORREY HIGHLANDS, AND DEL MAR MESA IN THE NORTH CITY FUTURE URBANIZING AREA. THE LIBRARY FACILITY INCLUDES A 1.5 ACRE SITE THAT WILL BE UTILIZED FOR CIVIC-USE ACTIVITIES.

JUSTIFICATION:

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

FUNDING:

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (37.5%), BLACK MOUNTAIN RANCH (39.0%), TORREY HIGHLANDS (19.5%), AND DEL MAR MESA (4.1%) ARE BASED UPON POPULATION.

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-17
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT L-1
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT L-1

SCHEDULE:

ACQUISITION WAS COMPLETED IN FY 2015. PROJECT DESIGN AND CONSTRUCTION ARE ANTICIPATED TO OCCUR AS FUNDING BECOMES AVAILABLE FROM THE CONTRIBUTING COMMUNITIES.

WATER & SEWER PROJECTS

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

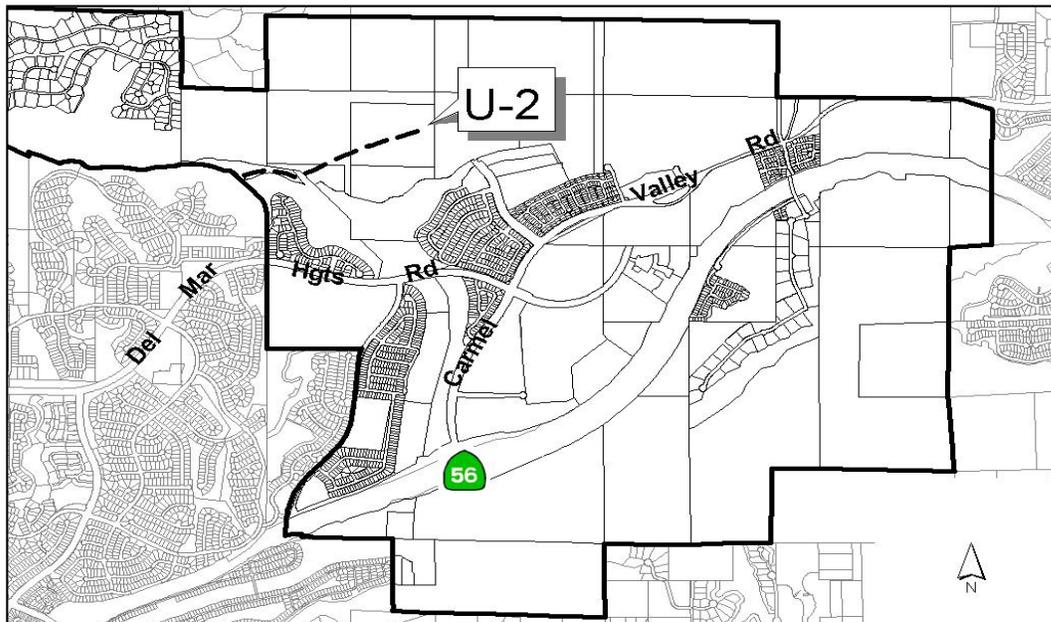
TITLE: GONZALES CANYON SEWER

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #:

PROJECT: U-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$635,000			\$635,000				
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$635,000	\$0	\$0	\$635,000	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: GONZALES CANYON SEWER

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #:

PROJECT: U-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

EXTEND EXISTING 12" GONZALES CANYON SEWER EASTERLY WITH 12" DIAMETER PIPELINES TO SERVE THE NORTHERN PORTIONS OF PACIFIC HIGHLANDS RANCH. ACCESS ROADS FOR THIS CANYON SEWER ARE ADDRESSED BY THE MULTI-PURPOSE TRAIL SYSTEM, AS DESCRIBED IN PROJECT T-10.1.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

SCHEDULE:

PROJECT WAS COMPLETED IN FY 2009; REIMBURSEMENT IN FY 2016.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

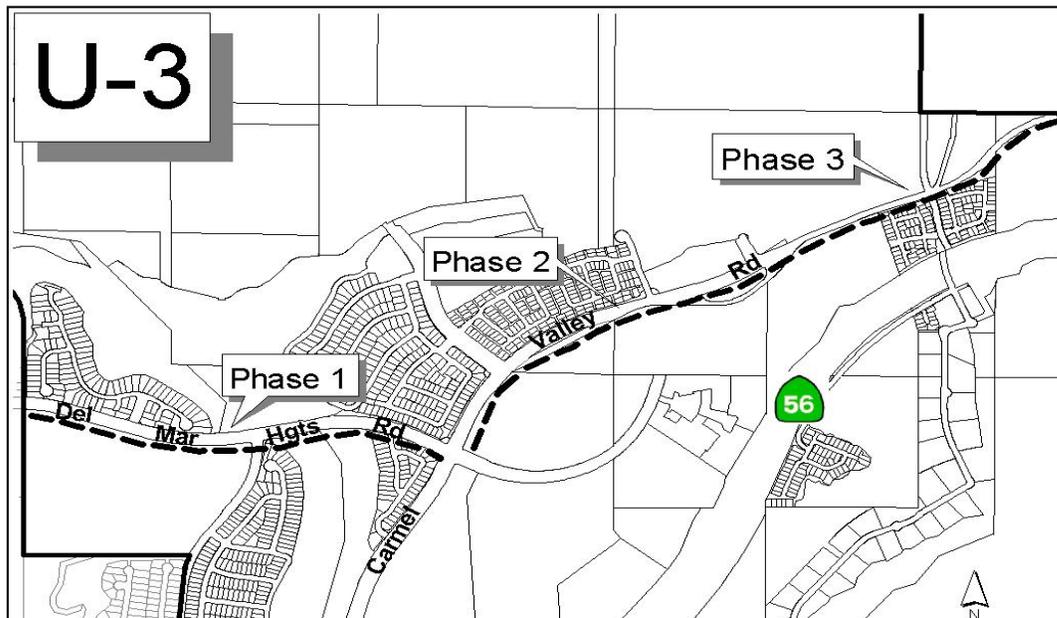
TITLE: DEL MAR HEIGHTS PIPELINE RELOCATION

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #: 70-971.0/S-00070

PROJECT: U-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020			
FBA-PHR	\$7,950,000	\$4,282,083	\$67,917		\$900,000	\$2,700,000					
FBA-BMR											
FBA-TH											
FBA-DMM											
FBA-RP											
DEV. ADV											
DEV/SUBD											
COUNTY											
STATE											
OTHER											
UNIDEN											
TOTAL							\$0	\$900,000	\$2,700,000	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS PIPELINE RELOCATION

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #: 70-971.0/S-00070

PROJECT: U-3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THE EXISTING DEL MAR HEIGHTS PIPELINE WILL NO LONGER FOLLOW THE ALIGNMENT OF (OLD) CARMEL VALLEY ROAD ONCE CARMEL VALLEY ROAD IS IMPROVED TO FOUR LANES. THIS PROJECT WILL PROVIDE FOR THE RELOCATION AND UPSIZING OF THIS PIPELINE (36") INTO THE ULTIMATE RIGHT-OF-WAY FOR CARMEL VALLEY ROAD. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN 3 PHASES FROM WEST TO EAST AS THE ARTERIAL ROADS ARE BUILT. THE TEMPORARY BY-PASS AT NEW DEL MAR HEIGHTS ROAD WILDLIFE BRIDGE (APPROXIMATELY 1,500 FEET) IS ALSO INCLUDED.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR PORTIONS (PHASE I & II) OF THIS PROJECT AND WILL BE REIMBURSED FROM THE PACIFIC HIGHLANDS RANCH FACILITIES BENEFIT ASSESSMENT UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

NOTES:

PHASE I: IN DMHR FROM WEST COMMUNITY PLAN BOUNDARY TO CVR (NEW) - BRIDGE BY-PASS -	3,800 LF 1,500 LF
PHASE II: IN CVR FROM DMHR TO COSTA DEL SOL -	5,800 LF
PHASE III: IN CVR FROM COSTA DEL SOL TO EAST COMMUNITY PLAN BOUNDARY -	<u>2,800 LF</u>
TOTAL PROJECT	13,900 LF

SCHEDULE:

PHASE I COMPLETED IN FY 2002; PHASE II COMPLETED IN FY 2005; REIMBURSEMENT OF PHASE I & II IN FY 2006 AND 2007.
PHASE III IS ESTIMATED TO BE COMPLETE IN FY 2017

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

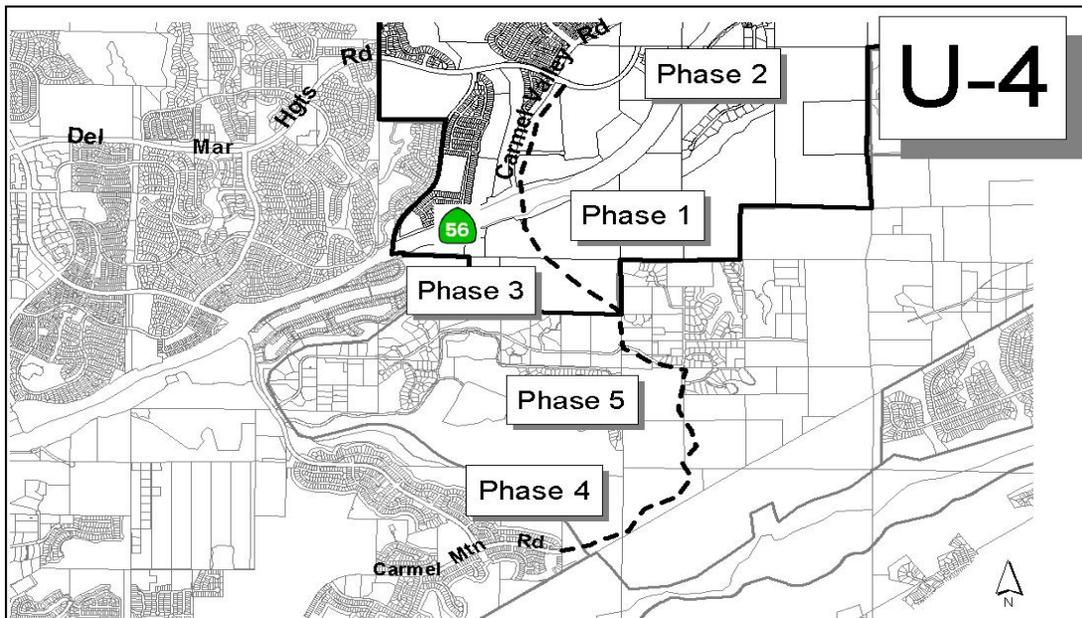
TITLE: LITTLE MCGONIGLE RANCH ROAD PIPELINE

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #: 70-964.0/S-00069

PROJECT: U-4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$4,500,000	\$97,968		\$2,709,032		\$1,693,000		
FBA-BMR								
FBA-TH								
FBA-DMM	\$1,500,000	\$757,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$6,000,000	\$854,968	\$0	\$2,709,032	\$0	\$1,693,000	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: LITTLE MCGONIGLE RANCH ROAD PIPELINE

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #: 70-964.0/S-00069

PROJECT: U-4
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

DESCRIPTION:

THIS PROJECT PROVIDES FOR THE CONSTRUCTION OF APPROXIMATELY 14,850 LINEAR FEET (7,000 FEET WITHIN PACIFIC HIGHLANDS RANCH, 7,800 FEET WITHIN DEL MAR MESA) OF 30-INCH DIAMETER TRANSMISSION WATER PIPELINE IN CARMEL VALLEY ROAD AND LITTLE MCGONIGLE RANCH ROAD WITHIN THE DEL MAR MESA AND PACIFIC HIGHLANDS RANCH COMMUNITIES TO PROVIDE FOR BOTH DEL MAR MESA AND PACIFIC HIGHLANDS RANCH.

JUSTIFICATION:

THIS PROJECT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN AND IMPLEMENTS THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN RECOMMENDATIONS.

FUNDING:

PHASE I WAS CONSTRUCTED AND REIMBURSED AS A PART OF THE SR-56/CARMEL VALLEY ROAD INTERCHANGE PROJECT, PROJECT T-1.3.

THE ACTUAL TIMING FOR COMMUNITY CONTRIBUTIONS MAY DIFFER AS PUBLIC FACILITY FINANCING PLANS ARE UPDATED SEPARATELY.

NOTES:

DEL MAR MESA PUBLIC FACILITY FINANCING PLAN PROJECT 43-21

PHASE I: CVR WITHIN SR-56/CVR INTERCHANGE WITHIN ROW (NOT INCLUDED) -	1,050 LF
PHASE II: CARMEL VALLEY ROAD FROM SR-56/CVR INTERCHANGE TO DMHR -	2,800 LF
PHASE III: LMRR FROM INTERCHANGE TO DEL MAR MESA ROAD -	3,900 LF
PHASE IV: LMRR FROM DEL MAR MESA ROAD TO DEVINO COURT -	1,900 LF
PHASE V: CMR FROM DEVINO COURT TO DMM COMMUNITY BOUNDARY-	5,200 LF
TOTAL	14,850

LF D SHEETS:

PHASE I: 11-172824
PHASE II: 33567-D
PHASE III:
PHASE IV: 29261-D & 31447-D
PHASE V: 33472-D & 33419-D

SCHEDULE:

PHASE I: COMPLETED;
PHASE II: ESTIMATED TO BE COMPLETED IN FY 2018;
PHASE III: ESTIMATED TO BE COMPLETED IN FY 2018;
PHASE IV: COMPLETED; &
PHASE V: ESTIMATED TO BE COMPLETED IN FY 2016.

COMPLETED & DELETED PROJECTS

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

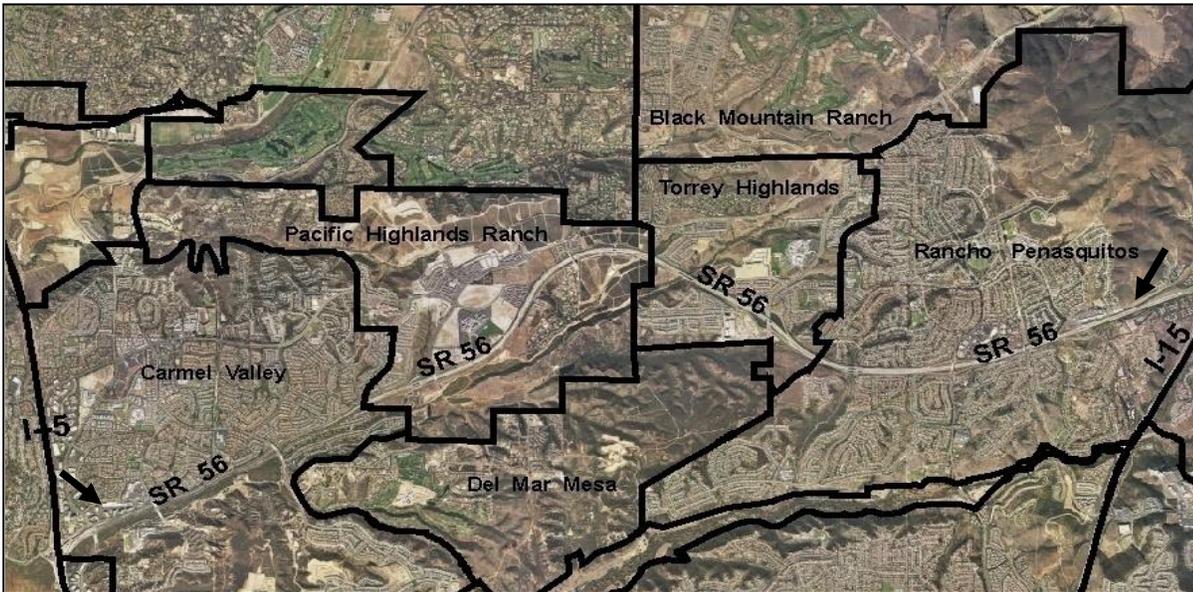
TITLE: **SR-56 (Construct a 4-lane Freeway)**

COMPLETED

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-463.0

PROJECT: T-1.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-SS	\$20,000	\$20,000						
FBA-RP	\$3,778,000	\$3,778,000						
FBA-TH								
SANDAG	\$37,100,000	\$37,100,000						
PVT CONT	\$10,200,000	\$10,200,000						
DEV/SUBD	\$24,317,848	\$24,317,848						
STATE	\$67,111,000	\$67,111,000						
COUNTY	\$16,400,000	\$16,400,000						
STP	\$49,350,000	\$49,350,000						
OTHER	\$14,613,450	\$14,613,450						
TOTAL	\$222,890,298	\$222,890,298	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

THIS PROJECT PROVIDED FOR THE STATE ROUTE 56 FREEWAY BETWEEN THE CARMEL VALLEY AND RANCHO PENASQUITOS COMMUNITIES. A FOUR-LANE FREEWAY WAS CONSTRUCTED WITH INTERCHANGES AT BLACK MOUNTAIN ROAD, CAMINO SANTA FE, AND CAMINO DEL SUR. THE FREEWAY WAS OPENED TO TRAFFIC JULY 2004.

NOTES:

THE PRELIMINARY DESIGN FOR THE REMAINING INTERSTATE 5/STATE ROUTE 56 CONNECTOR RAMPS IS BUDGETED UNDER CIP 52-311.0 (S-00707/S-00708), INTERSTATE 5/STATE ROUTE 56 NORTH FREEWAY CONNECTORS.

TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN T-1.1.
DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN 43-5A.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

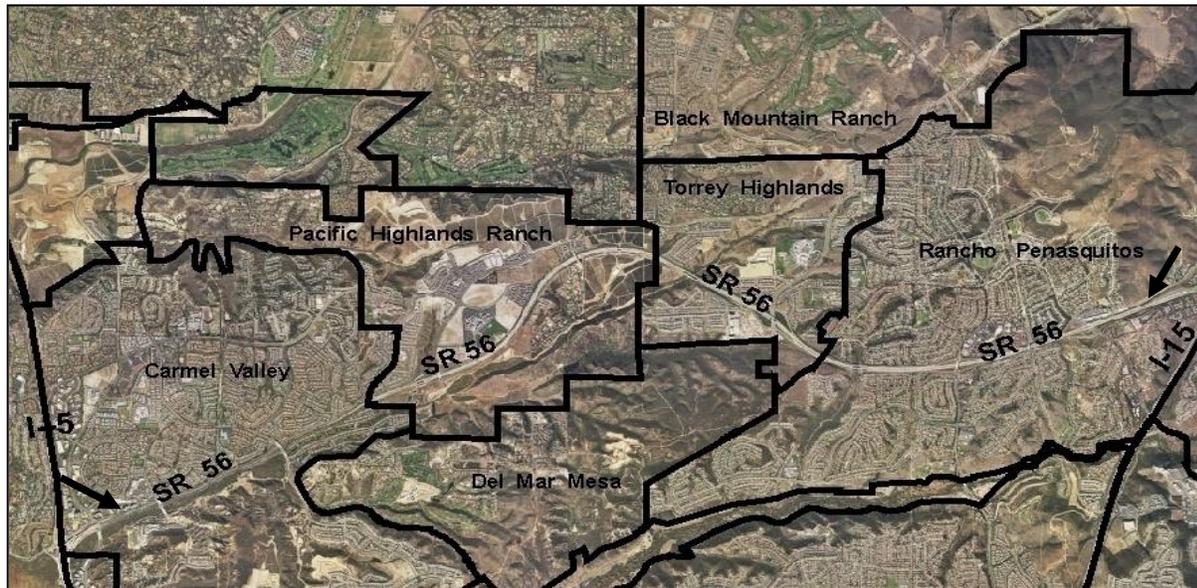
TITLE: STATE ROUTE 56 - DEBT SERVICE

COMPLETED

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

PROJECT: T-1.2A
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$486,365	\$486,365						
FBA-BMR	\$569,652	\$569,652						
FBA-TH	\$431,673	\$431,673						
FBA-DMM	\$1,030,000	\$1,030,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$2,517,690	\$2,517,690	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

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

NOTES:

FROM FY 2003 THROUGH FY 2006, VARIOUS FBAs WITHIN THE SR-56 CORRIDOR REIMBURSED THE TRANSNET COMMERCIAL PAPER FUNDING, INCLUDING INTEREST, UTILIZED IN FY 2001 FOR CIP 52-463.0.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56/CARMEL VALLEY ROAD INTERCHANGE

COMPLETED

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-463.9/S-00719

PROJECT: T-1.3
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$11,815,354	\$11,815,354						
FBA-BMR								
FBA-TH								
FBA-DMM	\$621,861	\$621,861						
FBA-RP								
DEV. ADV								
DEV/SUBD								
TOTAL	\$12,437,215	\$12,437,215	\$0	\$0	\$0	\$0	\$0	\$0



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 CARMEL VALLEY ROAD AND SR-56. THIS INTERCHANGE CONSISTED OF A 114 FOOT WIDE BRIDGE SPANNING THE SR-56 FREEWAY IMPROVEMENTS. RAMPS THAT PROVIDED ACCESS TO THE FREEWAY. SIGNALS. AND

NOTES:

REIMBURSEMENT WAS COMPLETED IN FY 2013.

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-6.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: **SR-56 THIRD INTERCHANGE**

DELETED

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

PROJECT: **T-1.4**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



NOTES:
DELETED

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: SR-56/I-15 INTERCHANGE RAMP IMPROVEMENTS

COMPLETED

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-771.0/S-00920

PROJECT: T-1.6
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$580,000	\$580,000						
FBA-BMR	\$580,000	\$580,000						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER	\$23,840,000	\$23,840,000						
UNIDEN								
TOTAL	\$25,000,000	\$25,000,000	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

DESIGN AND CONSTRUCT THE MISSING LOOP RAMP IN THE SOUTHEAST QUADRANT OF SR-56 AT I-15 IN RANCHO PENASQUITOS FOR EASTBOUND TO NORTHBOUND MOVEMENTS TO ELIMINATE THE NEED FOR MAKING LEFT TURNS AT THE EXISTING TRAFFIC SIGNAL. WIDEN SOUTHBOUND TO WESTBOUND RAMP AND EASTBOUND TO SOUTHBOUND RAMP.

NOTES:

THIS FACILITY WAS REQUIRED TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE I-15 CORRIDOR, WITH PACIFIC HIGHLANDS RANCH CONTRIBUTING ITS FAIR SHARE BASED ON PERCENTAGE OF INCREASED TRAFFIC.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: DEL MAR HEIGHTS ROAD (Right Turn Lane to I-5)

COMPLETED

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 52-730.0

PROJECT: T-2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	\$160,000							
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

CONSTRUCTION OF A DEDICATED RIGHT TURN LANE FOR THE TRAFFIC PROCEEDING WESTBOUND ON DEL MAR HEIGHTS ROAD AND TURNING NORTH ONTO INTERSTATE 5 IN CARMEL VALLEY.

NOTES:

PROJECT IS COMPLETED.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: OLD CARMEL VALLEY ROAD (2-LANES)

COMPLETED

DEPARTMENT: TRANSPORTATION & STORM WATER
CIP, JO, or WBS #: 29-275.4

PROJECT: T-4.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR(cr)	\$4,025,360	\$4,025,360						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD	\$1,641,755	\$1,641,755						
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$5,667,115	\$5,667,115	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

DESIGN AND CONSTRUCT INTERIM WIDENING OF EXISTING CARMEL VALLEY ROAD FROM SR-56 TO VIA ABERTURA AS A 2-LANE FACILITY. IT WAS CONSTRUCTED AS A PERMANENT FACILITY SOUTH OF DEL MAR HEIGHTS ROAD. THE PROJECT INCLUDES A TRAFFIC SIGNAL AT RANCHO SANTA FE FARMS ROAD.

NOTES:

THIS FACILITY WAS REQUIRED TO ACCOMMODATE TRAFFIC BEING GENERATED BY NEW DEVELOPMENT IN BLACK MOUNTAIN RANCH, PACIFIC HIGHLANDS RANCH, AND SURROUNDING COMMUNITIES AS WELL AS BY THE EXISTING SUB-REGIONAL TRAFFIC NEEDS.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

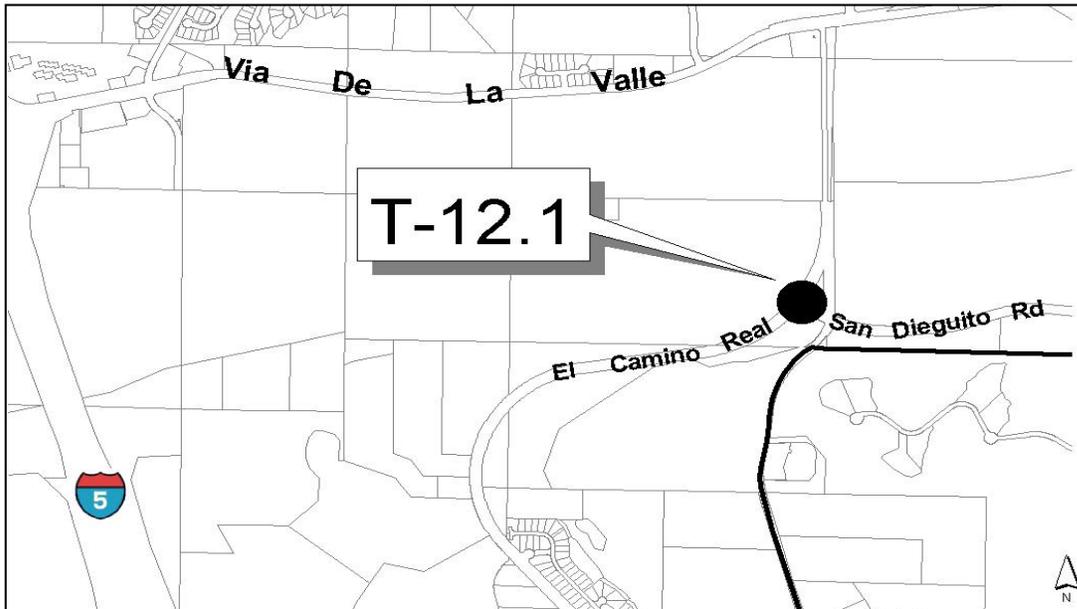
COMPLETED

TITLE: **EL CAMINO REAL at SAN DIEGUITO ROAD (Intersection Improvements)**

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

PROJECT: T-12.1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$473,665	\$473,665						
FBA-BMR(cr)								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$473,665	\$473,665	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

THIS PROJECT PROVIDED FOR THE WIDENING OF THE WESTBOUND APPROACH ON SAN DIEGUITO ROAD AT EL CAMINO REAL IN SUBAREA II TO PROVIDE A SHARED, LEFT AND RIGHT TURN LANE. THE PROJECT MODIFIED THE EXISTING TRAFFIC SIGNAL AS NECESSARY.

NOTES:

THIS PROJECT WAS REQUIRED IN ORDER TO ACCOMMODATE THE ADDITIONAL TRAFFIC GENERATED AS A RESULT OF DEVELOPMENT IN THE SURROUNDING COMMUNITIES AS WELL AS EXISTING SUB-REGIONAL TRAFFIC NEEDS.

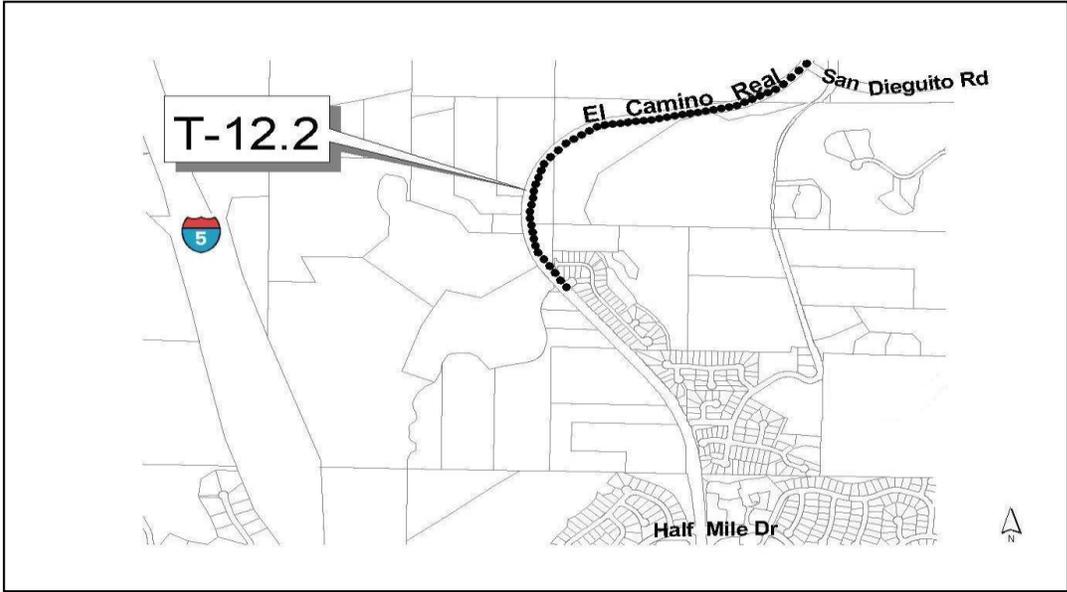
**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: EL CAMINO REAL WIDENING (Sea Country Lane to San Dieguito Road)

DEPARTMENT: TRANSPORTATION & STORM WATER	PROJECT: T-12.2
CIP, JO, or WBS #: 52-767.0/S-00916	COUNCIL DISTRICT: 1
	COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$1,854	\$1,854						
FBA-BMR	\$4,256,000	\$4,256,000						
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
SUBDIV (1)	\$760,937	\$760,937						
SUBDIV (2)	\$1,000,000							
STATE								
OTHER	\$118,131	\$118,131						
UNIDEN								
TOTAL	\$6,136,922	\$5,136,922	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

CONSTRUCTION OF EXISTING EL CAMINO REAL BETWEEN SEA COUNTRY LANE AND SAN DIEGUITO ROAD AS A 4-LANE MAJOR STREET WITHIN THE EXISTING, GRADED RIGHT OF WAY. THIS PROJECT INCLUDED ENVIRONMENTAL ANALYSIS AND ALIGNMENT STUDIES FOR THE ENTIRE LENGTH OF EL CAMINO REAL (SEA COUNTRY LANE TO VIA DE LA VALLE) AS WELL AS A TRAFFIC SIGNAL AT SEA COUNTRY LANE AND A WILDLIFE UNDERCROSSING.

NOTES:

BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT T-29.1.

PARDEE CONTRIBUTED \$100,000 TOWARDS THE COST OF A WILDLIFE UNDERCROSSING PER DEVELOPMENT AGREEMENT SECTION 5.2.4.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMBINED

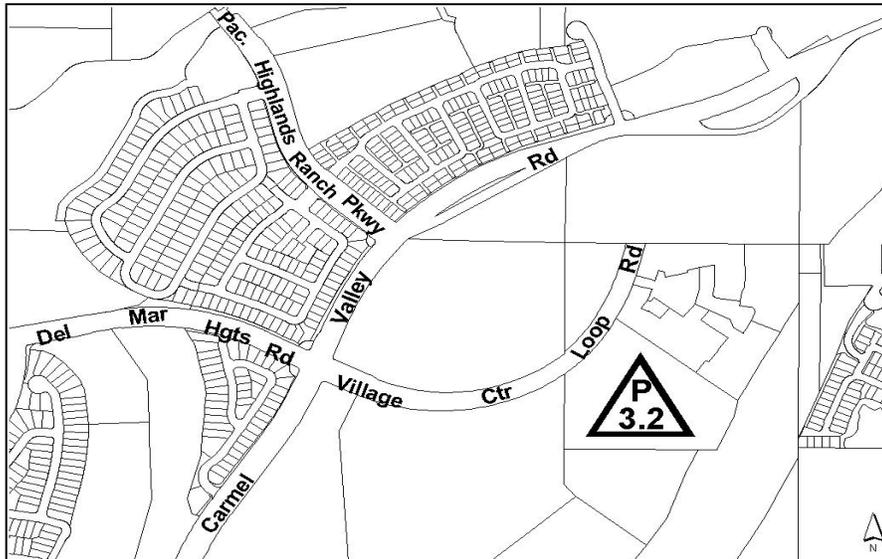
TITLE: PACIFIC HIGHLANDS RANCH COMMUNITY PARK - Combined with P-3.1

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: 29-544.0

PROJECT: P-3.2
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

SOURCE	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FBA-PHR								
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$0							



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COMPLETED

TITLE: **DEL MAR HEIGHTS ROAD MULTI-USE TRAIL UNDERCROSSING**

DEPARTMENT: PARK AND RECREATION
CIP, JO, or WBS #: RD-12004

PROJECT: **P-10.2**
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$423,997	\$423,997						
FBA-BMR								
FBA-TH								
FBA-DMM								
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$423,997	\$423,997	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

CONSTRUCT A TRAIL UNDERCROSSING BENEATH DEL MAR HEIGHTS ROAD AS PART OF THE HIKING AND RIDING TRAIL SYSTEM FOR PACIFIC HIGHLANDS RANCH.

NOTES:

SEE COMPANION PROJECTS: P-10.1 AND P-10.3.

PROJECT WAS COMPLETED IN FY 2007.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

COMPLETED

TITLE: FIRE STATION 47 - PACIFIC HIGHLANDS RANCH

DEPARTMENT: FIRE
CIP, JO, or WBS #: 33-105.0/S-00689/S-00690

PROJECT: F-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$7,370,089	\$7,370,089						
FBA-BMR								
FBA-TH	\$855,500	\$855,500						
FBA-DMM	\$985,085	\$985,085						
FBA-RP								
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$9,210,674	\$9,210,674	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

DESIGN AND CONSTRUCTION OF A NEW FIRE STATION WITH ACCOMMODATIONS FOR A WILDLAND FIRE FIGHTING FACILITY ON APPROXIMATELY A 1.00 ACRE SITE AT 6041 EDGEWOOD BEND COURT IN PACIFIC HIGHLANDS RANCH, DEL MAR MESA, AND TORREY HIGHLANDS. THE PROJECT CONSISTED OF AN APPROXIMATE 10,000 SQUARE FOOT FIRE STATION CAPABLE OF HOUSING ONE ENGINE, ONE TRUCK, AND A SPECIALIZED APPARATUS TO FIGHT WILDLAND FIRES.

FUNDING ISSUES:

DEVELOPER (PARDEE) ADVANCED FUNDING FOR THIS PROJECT AND WAS REIMBURSED FROM THE FACILITIES BENEFIT ASSESSMENTS UNDER THE TERMS OF A REIMBURSEMENT AGREEMENT.

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH (80.2%), TORREY HIGHLANDS (9.3%), AND DEL MAR MESA (10.5%) WERE BASED UPON POPULATION AND EMPLOYMENT.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

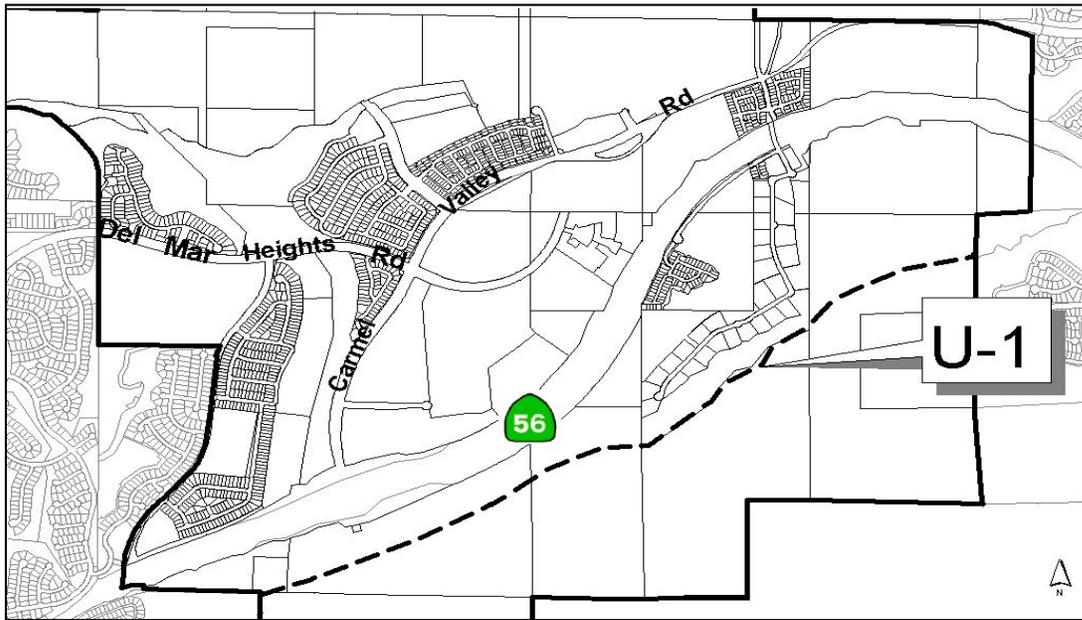
COMPLETED

TITLE: CARMEL VALLEY TRUNK SEWER

DEPARTMENT: PUBLIC UTILITIES
CIP, JO, or WBS #: 46-136.0

PROJECT: U-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$1,283,000	\$1,283,000						
FBA-BMR	\$2,261,000	\$2,261,000						
FBA-TH	\$1,353,000	\$1,353,000						
FBA-DMM	\$95,000	\$95,000						
FBA-RP								
DEV. ADV								
DEV/SUBD								
CITY-CIP	\$4,900,000	\$4,900,000						
STATE								
OTHER								
UNIDEN								
TOTAL	\$9,892,000	\$9,892,000	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

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

NOTES:

DEL MAR MESA PUBLIC FACILITIES FINANCING PLAN PROJECT 43-23
BLACK MOUNTAIN RANCH PUBLIC FACILITIES FINANCING PLAN PROJECT U-1
TORREY HIGHLANDS PUBLIC FACILITIES FINANCING PLAN PROJECT U-1

REIMBURSEMENT COMPLETED IN FY 2012.

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

TITLE: NORTHWEST AREA POLICE STATION

COMPLETED

DEPARTMENT: POLICE
CIP, JO, or WBS #: 36-059.0/S-00815

PROJECT: PO-1
COUNCIL DISTRICT: 1
COMMUNITY PLAN: PHR

SOURCE	FUNDING:	EXPENDED	CONT APPROP	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
FBA-PHR	\$4,036,672	\$4,036,672						
FBA-CV (N)	\$9,459,812	\$9,459,812						
FBA-CV (S)	\$1,957,050	\$1,957,050						
FBA-DMM	\$549,109	\$549,109						
THILLS (D)	\$2,379,947	\$2,379,947						
DEV. ADV								
DEV/SUBD								
COUNTY								
STATE								
OTHER								
UNIDEN								
TOTAL	\$18,382,590	\$18,382,590	\$0	\$0	\$0	\$0	\$0	\$0



DESCRIPTION:

THIS PROJECT PROVIDED FOR THE ACQUISITION OF A SIX ACRE (FOUR USABLE ACRES) SITE ON 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 SERVES THE EXTREME NORTHWEST AREA OF THE CITY IN CARMEL VALLEY AND ADJACENT COMMUNITY PLAN AREAS.

FUNDING ISSUES:

REPRESENTATIVE SHARES, BASED UPON THE ANTICIPATED DEVELOPMENT IN EACH RESPECTIVE COMMUNITY:

PACIFIC HIGHLANDS RANCH (PHR):	21%	\$4,036,672
CARMEL VALLEY (NORTH):	52%	\$9,459,812
CARMEL VALLEY (SOUTH):	11%	\$1,957,050
TORREY HILLS:	13%	\$2,379,947
<u>DEL MAR MESA:</u>	<u>3%</u>	<u>\$549,109</u>
	100%	\$18,382,590

FUNDING CONTRIBUTIONS FOR PACIFIC HIGHLANDS RANCH, CARMEL VALLEY, TORREY HILLS, AND DEL MAR MESA ARE BASED UPON 2030 POPULATION AND EMPLOYMENT PROJECTIONS.

Appendix A: Transportation and Facility Phasing Plan

Introduction to the Pacific Highlands Ranch Transportation and Public Facility Phasing Plan

Proposition C (Ordinance Number O-19979) was approved by the voters on November 2, 2010. Proposition C removed a development timing restriction, subject to approval of a revised, clearer, integrated and stronger Transportation and Public Facility Financing Plan. Proposition C mandates that the issuance of building permits for new development shall be contingent on meeting facilities thresholds set in the General Plan.¹ The adopted Pacific Highlands Ranch Sub-area Plan (community plan) identifies threshold ranges for certain facilities and is a part of the Land Use Element of the General Plan. Additional improvements and mitigation measures are identified in the Master EIR and Development Agreement and shall be provided per those documents.² Section 4.5 of the Development Agreement limits mitigation to that identified in the Master EIR, unless further required environmental review identifies additional mitigation measures. Facility thresholds may apply differently to residential and non-residential development, as the requirements differ between these land uses. If thresholds are not met, building permits subject to those thresholds cannot be issued. The purpose is to assure that the new development and the public facilities funded by this plan are provided concurrently per required thresholds.

Public facilities and transportation facilities solely funded by and located within Pacific Highlands Ranch must be fully developed, opened and operational at required thresholds. Facilities located outside of Pacific Highlands Ranch may be deemed assured per applicable criteria. For facilities that are triggered near or at the end of the community's build-out, sufficient building permits should be contingent on facilities being completed to assure the protection required by Proposition C of linking development and building permit issuance. The cash flow for this plan must be adequate to provide all the facilities at all of the required thresholds.

Several public facilities located within Pacific Highlands Ranch receive funding from communities other than Pacific Highlands Ranch (community park, library, recreation center). FBA fees collected in Pacific Highlands Ranch cannot fund the building of these facilities solely and fully. These shared facilities may be completed in micro-phases (acquiring the site, designing the facility and building sequential portions of facility) with funding from Pacific Highlands Ranch and as funding becomes available from other communities that require and benefit from the facilities. Micro-phasing considers available cash flow, consistency with intent of Proposition C and a spatial and temporal relationship to adjacent development phasing. For public facilities (community pool) and transportation facilities located outside of Pacific Highlands Ranch that have mixed funding sources, or are subject to approval by a lead agency other than the City (Caltrans projects), the obligation for issuing building permits is to assure the funding by the thresholds only, or as required by the Master EIR and Development Agreement. The Pacific Highlands Ranch Community Park is a priority for the communities of Pacific Highlands Ranch, Del Mar Mesa and Carmel Valley. While no funding is provided by Carmel Valley, athletic facilities in that community are heavily used, including by residents of Pacific

¹ This is only a brief summary of Proposition C. Refer to Ordinance Number O-19979 for details.

² The Transportation Phasing Plan is included as Appendix B.

Draft FY 2016 Pacific Highlands Ranch Public Facilities Financing Plan

Highlands Ranch, pending completion of its future community park. Additionally, the community park is a vital amenity for the mixed-use village center in Pacific Highlands Ranch, which will be the focal point of the community. The community's desire is for the community park to be advanced and also serve as the interim second neighborhood park, with McGonigle Canyon Neighborhood Park to be the third and final park completed in Pacific Highlands Ranch. Should the City subsequently choose not to allow the community park to be advanced, McGonigle Canyon Neighborhood Park may be provided as the second park at the same permit thresholds following an administrative amendment to this plan, subject to review and approval of the Director of Development Services, with written findings explaining the change in the community's park prioritization.

The cash flow in the Public Facilities Financing Plan programs facilities at certain fiscal years based on a forecast for development absorption. All of the facilities included in the cash flow are required as part of implementing the Pacific Highlands Ranch Sub-area Plan. Cash flow programming may differ from General Plan thresholds. This Plan represents the best available forecast of development absorption available at the time of its preparation. It also represents the priorities of the community for phasing its facilities, consistent with the adopted Pacific Highlands Ranch Sub-area Plan, other required facilities mitigation and Proposition C. This Plan is expected to require calibrations over the approximately 20-year remaining build-out of the community. It should be reviewed annually.

Provided by the Proposition C Implementation Working Group Subcommittee:

Beth Fischer
Manjeet Ranu, Lead Author

Marc Perlman (non-voting member)
Frisco White

Transportation and Facility Phasing Plan ^{2,4,11}

PHASE ONE: Startup Phase for Subarea III / Del Mar Heights Road				
The following improvements are to be assured to the satisfaction of the City Engineer before development is authorized in this phase. ¹ Approved Project or Subarea III Development: 650 equivalent DU. ^{3,8}				
Proposed Access Improvements:				
PROJECT NO.	FACILITY	LOCATION	DESCRIPTION OF REQUIRED IMPROVEMENT	STATUS¹³
T-3	Del Mar Heights Road	Westerly of Subarea boundary to intersection with Carmel Valley Road.	Extend as 2 lanes of a 4 lane major to development areas. Provide ½ of the ultimate street improvement.	Assured. ^{1a}
T-1.1	State Route 56	Within Subarea III.	Right-of-Way in Subarea III is assured ⁵ , excluding right-of-way for the third interchange (project has been deleted).	Assured. ^{1a}

Transportation and Facility Phasing Plan ^{2,4,11}

<p>PHASE TWO: Dual Freeway Completion/State Route 56 Freeway The following improvements are to be assured to the satisfaction of the City Engineer before development is authorized in this phase.¹ Approved Project or Subarea III Development: 1,250 DU + Private High School + Neighborhood Commercial (50,000 SF).⁸ Cumulative Totals: 1,900 DU + Private School + 50,000SF Neighborhood Commercial</p>				
<p>Proposed Access Improvements:</p>				
PROJECT NO.	FACILITY	LOCATION	DESCRIPTION OF REQUIRED IMPROVEMENT	STATUS ¹³
T-1.1	State Route 56	Between I-5 and I-15.	Connected through as a 4-lane freeway.	Assured. ^{1a}
T-3	Del Mar Heights Road	Westerly of Subarea boundary to intersection with Carmel Valley Road.	Widen to 4 lanes.	Assured. ^{1a}
T-4.2	Carmel Valley Road	Within Pacific Highlands Ranch.	Improve to 4 lanes, where appropriate, to provide access to development.	Assured to approximately Lopelia Meadows Place. ^{1a}
T-1.6	State Route 56	At I-15	East to north loop ramp; east to south right turn lane; and add southbound on ramp lane.	Assured. ^{1a}
T-2	Del Mar Heights Road	At I-5	West to northbound I-5 right turn lane.	Assured. ^{1a}
T-11.2	Black Mountain Road	At Park Village Drive	Intersection improvements (dual northbound to westbound left turn lanes or southbound right turn lane).	Assured. ^{1a}
<p>Threshold Condition Regarding Status of Fire Station 47: This phase may be satisfied in the following increments: (i) First 550 DUs – Prior to Council Approval of a Reimbursement Agreement; (ii) next 75 DUs – After Council Approval of a Reimbursement Agreement; (iii) next 175 DUs – After Start of Construction; (iv) next 150 DUs – After 50% Construction Complete; (v) next 300 DUs – After 100% Construction Complete.</p>				<p>Assured. ^{1a}</p>

Transportation and Facility Phasing Plan ^{2,4,11}

<p>PHASE THREE: Neighborhood Park (Gonzales Canyon) The following improvements are to be assured to the satisfaction of the City Engineer for transportation facilities and to the satisfaction of the Director of Development Services for all other public facilities before development is authorized in this phase.¹ Approved Project or Subarea III Development: 1,500 DU + Neighborhood Commercial (100,000 sf).⁸ Cumulative Totals: 3,400 DU + Private High School + 150,000sf Neighborhood Commercial</p>				
<p>Proposed Access & Facility Improvements:</p>				
PROJECT NO.	FACILITY	LOCATION	DESCRIPTION OF REQUIRED IMPROVEMENT	STATUS ¹³
T-4.2	Carmel Valley Road ⁷	From SR-56 to Del Mar Heights Road.	Widen to six lanes.	Assured. ^{1c}
T-13	Via de la Valle	Between San Andres and El Camino Real east.	Improve to four lanes.	Assured. ^{1c}
T-12	El Camino Real	Between Half Mile Drive and Via de la Valle.	Improve to major four-lane street.	Assured. ^{1a}
T-4.2	Carmel Valley Road	Between Del Mar Heights Road and Black Mountain Road.	Improve to four lanes.	Assured. ^{1a}
	Camino Del Sur ¹²	From Carmel valley Road to Carmel Mountain Road.	Widen to four lanes (Camino Del Sur/SR-56 diamond interchange).	Assured. ^{1a, 12}
T-1.2	State Route 56	From I-5 to one mile east of the Carmel Valley Road interchange.	Widen to six lanes.	Assured. ^{1f}
<p>Threshold Condition Regarding Status of Gonzales Canyon Neighborhood Park (P-1): This park must be completed and opened.⁶ This threshold condition does not apply to non-residential land uses.</p>				Assured. ^{1a}
<p>Threshold Condition Regarding Status of Hiking and Biking Trails: Construct or bond trails adjacent to or within development units proceeding within Phase Three, per map conditions of approval.</p>				Assured. ^{1c}

Transportation and Facility Phasing Plan ^{2,4,11}

PHASE FOUR “A”: Build out of Subarea III (Pacific Highlands Ranch).¹⁶

The following transportation improvements are to be assured to the satisfaction of the City Engineer before development is authorized in this phase.¹

Approved Project or Subarea III Development: 1,600 DU + Neighborhood Commercial (150,000 SF) + Commercial Office.⁸ Cumulative Totals: 5,000 DU + Private High School + 300,000sf Neighborhood Commercial + Commercial Office.

Proposed Access Improvements:

PROJECT NO.	FACILITY	LOCATION	DESCRIPTION OF REQUIRED IMPROVEMENT	STATUS¹³
	Camino Del Sur ¹²	From Carmel Valley Road to Carmel Mountain Road	Widen to six lanes.	Assured. ^{1c}
T-11.1	Black Mountain Road	State Route 56 to Mercy Road.	Widen to six lanes.	Assured. ^{1f}
	I-15	From State Route 56 to Mercy Road.	HOV lane extension.	Assured. ^{1a}
	I-5	From Del Mar Heights to Birmingham.	Add HOV lanes.	Assured. ^{1e}
T-1.2	State Route 56	From I-5 to I-15.	Widen to six lanes.	Assured. ^{1f}

Transportation and Facility Phasing Plan ^{2,4,11}

<p>PHASE FOUR “B”: Build out of Subarea III (Pacific Highlands Ranch).¹⁶ The following public facility improvements are to be assured to the satisfaction of the Director of Development Services before development is authorized as described in the sub-phases.^{9,10,14,15} Approved Project or Subarea III Development: 1,600 DU + Neighborhood Commercial (150,000 SF) + Commercial Office.⁸ Cumulative Totals: 5,000 DU + Private High School + 300,000sf Neighborhood Commercial + Commercial Office.</p>				
Proposed Facility Improvements:				
PROJECT NO.	FACILITY	LOCATION	DESCRIPTION OF REQUIRED IMPROVEMENT	STATUS ¹³
P-3.1	Community Park	Pacific Highlands Ranch Community Park site	Acquisition, design, develop, and open community park.	Remaining/Not Assured.
<p>Community Park Sub-Phasing: By 3,800 DU Open the park.¹⁴</p>				Remaining/Not Assured.
P-3.3	Swimming Pool	Black Mountain Ranch Community Park	Design, construct, and open swimming pool complex with 25m x 25yd pool.	Assured. ⁹
L-1	Library & Village Green	Village Center in civic use area	Design, construct, and open 18,000sf library.	Remaining/Not Assured.
<p>Library Sub-Phasing: By 4,900 DU: Build and open the library.</p>				Remaining/Not Assured.
P-2	Neighborhood Park #2 ¹⁰	McGonigle Canyon	Acquisition, design, develop, and open neighborhood park.	Remaining/Not Assured.
<p>Neighborhood Park #2 Sub-Phasing: By 4,900 DU: Open the completed park.</p>				Remaining/Not Assured.
P-3.2	Recreation Building	Pacific Highlands Ranch Community Park site	Design, construct, and open 17,000sf recreation building.	Remaining/Not Assured.
<p>Recreation Building Sub-Phasing: By 3,800 DU: Build and open the recreation building.^{14,15}</p>				Remaining/Not Assured.
<p>Threshold Condition Regarding Status of Hiking and Biking Trails: Construct or bond trails adjacent to or within development units proceeding within Phase Four “B”, per map conditions of approval and all other remaining trails not otherwise required in prior phases prior to issuing permits for more than 4,900 DU.</p>				Remaining/Not Assured.

Footnotes to Transportation and Facility Phasing Plan:

- ¹ Before development is authorized in each phase, the transportation improvements listed in the right column 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) Improvement must be scheduled for construction in the City CIP for the year in which building permits are requested.
 - e) Improvements must be programmed for construction in the STIP for the year in which building permits are requested.
 - f) Fair share payment for improvement is made per mitigation required in accordance with the Master Environmental Impact Report for Pacific Highlands Ranch.
- ² It should be noted that this plan is intended to serve as a guideline for the sequential development of street and facility improvements. Because the geographic order of development is not certain, it will be necessary to regularly review and revise this phasing plan in order to reflect the current land development proposals and actual trip generation rates and trip distribution. Any technical studies associated with updating /revising the transportation component of the phasing plan cannot be funded by the FBA.
- ³ The 650 equivalent dwelling units include a maximum of 50 EDUs for the administrative facilities of the private high school.
- ⁴ The Transportation and Facility Phasing Plan assumes that State Route 56 will be implemented as shown in this Public Facilities Financing Plan.
- ⁵ Right-of-way is assured to the satisfaction of the City Engineer by either of the following:
 - a) Acquisition
 - b) Successfully entering into a purchase agreement, or by
 - c) Initiating the condemnation process.
- ⁶ This Neighborhood Park (P-1) requirement is to be satisfied by being completed and open to the public before residential permits beyond 1,900 (Phase Two) DUs may be issued.
- ⁷ The Transportation Phasing Plan contained in the Traffic Study Report, cited in the footnote 4 above, inadvertently refers to Carmel Valley Road between SR-56 and the intersection of Del Mar Heights Road as Camino Santa Fe. It has subsequently been determined that the northerly limits of Camino Santa Fe will terminate at SR-56. Also, Camino Santa Fe has been re-designated as Little McGonigle Ranch Road south of SR-56.
- ⁸ The amount of development approved for each phase of the Transportation and Facility Phasing Plan is not cumulative. To determine the cumulative total, one must add the amounts shown in each phase of the plan. Cumulative totals are referenced separately.

Draft FY 2016 Pacific Highlands Ranch Public Facilities Financing Plan

- ⁹ The swimming pool is deemed assured by the fair share contribution from Pacific Highlands Ranch and is programmed in the PFFP cash flow.
- ¹⁰ This Neighborhood Park (P-2) requirement is to be satisfied at 4,900 cumulative DUs in Phase Four “B”. Permits beyond 4,900 DUs shall not be issued until the facility is constructed and open. Refer also to the introductory narrative regarding this park and the community park.
- ¹¹ The non-transportation component of the phasing plan was developed by the Proposition C Implementation Working Group in conjunction with City staff in order to implement the Proposition C Ballot Measure, passed in November 2010 (O-19979). The plan is intended to serve to implement Proposition C to provide for the orderly development and timely availability of community-serving infrastructure. Since the pace and order of land development and resultant housing units is not certain, it will be necessary to regularly review and revise the non-transportation component of the phasing plan in order to reflect population growth as it occurs over time.
- ¹² At the start of Phase Four for development which is served by existing streets, improvements to Camino Del Sur (south of SR-56) will not be required to be assured, in order to obtain building permits.
- ¹³ Threshold status is up to date as of July 2015.
- ¹⁴ If the community park is built as the last of three parks instead of the second (refer to the introductory narrative of the plan on page B-3), then the recreation building permit threshold will be correspondingly shifted to be concurrent with the community park.
- ¹⁵ If the community park is built as the second of three parks by 3,800 cumulative residential permits, but the City chooses not to allow the recreation building to be built and completed concurrently with the community park, then the recreation building shall be completed before 4,900 cumulative residential permits are issued. This change may be processed as an administrative amendment, subject to the review and approval of the Director of the Planning Department, with written findings explaining the change in the recreation building’s prioritization.
- ¹⁶ Phase Four “A” applies to transportation projects and runs concurrent with Four “B”, which includes the public facilities.

Appendix B: Pacific Highlands Ranch Assessment Roll

**TABLE 8
PACIFIC HIGHLANDS RANCH
FBA/DIF SCHEDULE**

FISCAL YEAR	\$/SDU	\$/MDU	\$/DMHE	\$/VAC	\$/INSTAC	\$/ECAC
2016	\$47,000	\$32,901	\$31,961	\$379,202	\$134,825	\$252,799
2017	\$48,410	\$33,888	\$32,920	\$390,578	\$138,870	\$260,383
2018	\$49,862	\$34,905	\$33,907	\$402,292	\$143,035	\$268,192
2019	\$51,358	\$35,952	\$34,925	\$414,362	\$147,326	\$276,239
2020	\$52,899	\$37,031	\$35,972	\$426,795	\$151,747	\$284,528
2021	\$54,486	\$38,142	\$37,052	\$439,599	\$156,299	\$293,064
2022	\$56,121	\$39,286	\$38,163	\$452,791	\$160,990	\$301,858
2023	\$57,805	\$40,465	\$39,309	\$466,378	\$165,820	\$310,915
2024	\$59,539	\$41,679	\$40,488	\$480,368	\$170,795	\$320,242
2025	\$61,325	\$42,929	\$41,702	\$494,777	\$175,918	\$329,848
2026	\$63,165	\$44,217	\$42,954	\$509,623	\$181,196	\$339,745
2027	\$65,060	\$45,544	\$44,242	\$524,912	\$186,632	\$349,938
2028	\$67,012	\$46,910	\$45,570	\$540,661	\$192,232	\$360,437
2029	\$69,022	\$48,317	\$46,936	\$556,878	\$197,998	\$371,248
2030	\$71,093	\$49,767	\$48,345	\$573,587	\$203,939	\$382,388
2031	\$73,226	\$51,260	\$49,795	\$590,796	\$210,057	\$393,860
2032	\$75,423	\$52,798	\$51,289	\$608,522	\$216,360	\$405,677
2033	\$77,686	\$54,382	\$52,828	\$626,780	\$222,851	\$417,849
2034	\$80,017	\$56,014	\$54,413	\$645,587	\$229,538	\$430,387
2035	\$82,418	\$57,695	\$56,046	\$664,958	\$236,426	\$443,301

SDU = Single Dwelling Unit

VAC = Village Acres

MDU = Multiple Dwelling Unit

INSTAC = Institutional Acres

DMHE = Del Mar Highlands Estate

ECAC = Employment Center Acres

Automatic Annual Increases: FBA/DIF are evaluated approximately every two years and adjusted accordingly to reflect the current economic conditions. The inflation factor is used to provide automatic annual increases in the FBA/DIF rate 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.