

APPENDIX A
FY 2014 Rancho Bernardo Public Facilities Financing Plan
Unit Pricing List for Transportation Projects

EARTHWORK:	UNIT PRICE GUIDELINES *	
Excavation	\$75	per cubic yard
Fill	\$40	per cubic yard
Imported Backfill	\$15	a ton
Clearing & Grubbing	\$.35-.85	square foot (min. 5% of construction subtotal)
SURFACE IMPROVEMENTS:		
Remove Curb & Gutter	\$10	per linear foot
Remove Sidewalk	\$3	per linear foot
Remove Pavement	\$3	per linear foot
Grind /Overlay	\$3.50	per square foot
AC Leveling Course	\$120	per ton
4" AC	\$94	a ton
13.5" Cement Treated Base (CTB)	\$34	per cubic yard
Curb & Gutter Type G	\$30	per linear foot
Curb Ramps	\$5,000	each
Sidewalk	\$6	per square foot
Driveways	\$10	per square foot
Median Curb Type B2	\$20	per linear foot
DRAINAGE:		
Storm Drain Pipe (18")	\$125	per linear foot
Storm Drain Inlet (Type B)	\$7,000	each
TRAFFIC:		
New Traffic Signal	\$275,000	each
New Street Light	\$8,000	each
Relocate Street Light	\$2,000	each
LANDSCAPING:		
Landscaping	\$22	per square foot
MISCELLANEOUS:		
Retaining Wall	\$35	per square foot
Guard Rail	\$45	per linear foot
Concrete Median Barrier	\$25-35	per linear foot
Great Crash Cushion	\$35,000 - \$40,000	each

**The Unit Price Guideline is based on information compiled from bid item data from recent CIP projects. The unit prices are subject to change based on fluctuations in the economy and costs of construction materials.*

APPENDIX B
FY 2014 Rancho Bernardo Public Facilities Financing Plan
Cost Estimate for Park and Recreation Projects

LAND ACQUISITION:	\$2,700,000 per acre
FACILITIES DESIGN AND CONSTRUCTION: ^(1, 2, 3) :	
Aquatics Complex (Swimming Pool Development) ⁽⁴⁾	\$6,339,000 per complex
Children's Play Area – ADA Upgrade	\$748,000 lump sum
Children's Play Area - New	\$813,000 each
Comfort Station - ADA Upgrade	\$605,000 each
Comfort Station - New	\$813,000 each
Park Site Development ⁽⁵⁾	\$748,000 per acre
Parking Lot Expansion	\$690,000 per ½ acre
Path of Travel - ADA Upgrade ⁽⁶⁾	\$974,000 lump sum
Picnic Shelter	\$288,000 each
Recreation Center - Expansion	\$660 per square foot
Recreation Center – New (17,000 s.f. building)	\$565 per square foot
Security Lighting	\$519,000 lump sum
Sports Field Lighting	\$605,000 per sports field

(1) Improvement costs are provided as a general summary estimate. Costs will vary according to specific site requirements, and size and quantity of facilities needed, and should be determined on a case by case basis. Individual project costs will vary based on the specific improvements included in the project, economy of scale, quantity of improvements, etc.

(2) Cost estimates include construction administration and contingencies, project administration, design and inspection.

(3) Costs should be adjusted annually to reflect the Engineering News Record Construction Cost Index for Los Angeles (CCI) rate change (from March-to-March). The above costs incorporate the 2011 (2.72%), 2012 (2.48%) and 2013 (0.00%) CCI rate changes.

(4) Aquatics Complex includes a standard 25-yard x 25-meter swimming pool; a pool house building with locker rooms, restrooms, and administrative offices; and other recreational or therapeutic aquatic facilities.

(5) Park Site Development includes: Grading and drainage; irrigation; turf and landscaping; walkways; fencing; security lighting; drinking fountains; benches; tables; trash receptacles; and identification signage.

(6) Path of travel upgrades are required when existing paths are inaccessible, and when existing inaccessible facilities are located along the paths of other facilities that are being improved. This includes the path of travel from the site entry point at the public right-of-way that is closest to public transportation stops and designated accessible parking areas. Facilities that may require upgrades include parking areas, sidewalks and curb ramps, sanitary facilities, drinking fountains, benches and tables, public telephones, signage, etc.



2050 REGIONAL GROWTH FORECAST
Rancho Bernardo Community Planning Area
City of San Diego

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,310	43,659	44,979	45,847	46,457	4,147	10%
Household Population	41,796	43,095	44,298	45,013	45,516	3,720	9%
Group Quarters Population	514	564	681	834	941	427	83%
Civilian	514	564	681	834	941	427	83%
Military	0	0	0	0	0	0	0%
Total Housing Units	17,457	17,679	18,008	18,008	18,008	551	3%
Single Family	13,025	13,247	13,576	13,576	13,576	551	4%
Multiple Family	4,432	4,432	4,432	4,432	4,432	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	16,849	17,166	17,549	17,561	17,580	731	4%
Single Family	12,519	12,829	13,201	13,212	13,228	709	6%
Multiple Family	4,330	4,337	4,348	4,349	4,352	22	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.5%	2.9%	2.5%	2.5%	2.4%	-1.1	-31%
Single Family	3.9%	3.2%	2.8%	2.7%	2.6%	-1.3	-33%
Multiple Family	2.3%	2.1%	1.9%	1.9%	1.8%	-0.5	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.48	2.51	2.52	2.56	2.59	0.11	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	958	728	552	423	352	-606	-63%
\$15,000-\$29,999	2,106	1,559	1,249	998	852	-1,254	-60%
\$30,000-\$44,999	2,396	2,086	1,783	1,501	1,324	-1,072	-45%
\$45,000-\$59,999	2,255	2,221	2,016	1,783	1,623	-632	-28%
\$60,000-\$74,999	2,107	2,091	2,008	1,858	1,742	-365	-17%
\$75,000-\$99,999	2,806	2,872	2,952	2,888	2,808	2	0%
\$100,000-\$124,999	1,785	2,039	2,267	2,364	2,397	612	34%
\$125,000-\$149,999	950	1,351	1,614	1,785	1,880	930	98%
\$150,000-\$199,999	696	1,394	1,822	2,172	2,404	1,708	245%
\$200,000 or more	790	825	1,286	1,789	2,198	1,408	178%
Total Households	16,849	17,166	17,549	17,561	17,580	731	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,051	\$74,268	\$84,879	\$94,196	\$100,928	\$35,877	55%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in February 2010 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The 2050 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2008 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

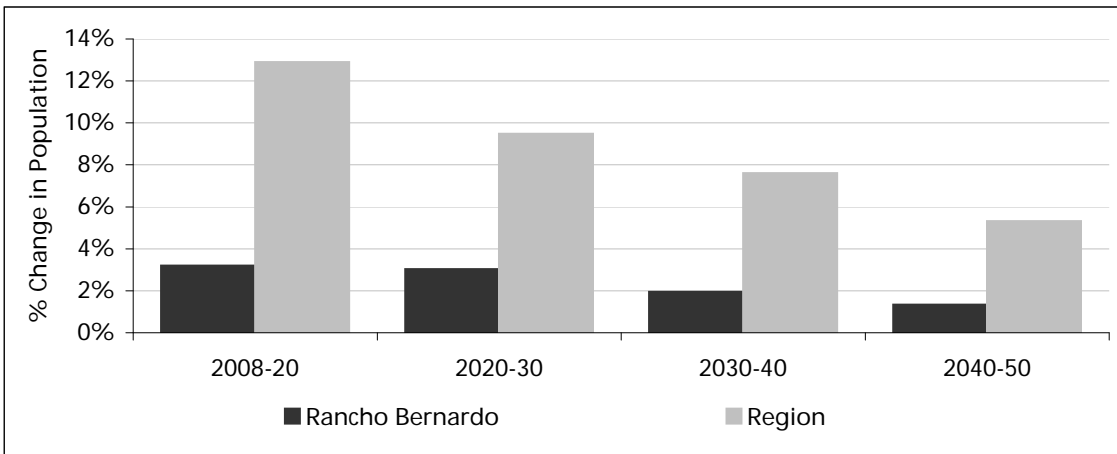
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,310	43,659	44,979	45,847	46,457	4,147	10%
Under 5	2,378	2,119	2,155	2,115	2,087	-291	-12%
5 to 9	2,172	2,157	2,191	2,181	2,255	83	4%
10 to 14	2,394	2,425	2,310	2,401	2,450	56	2%
15 to 17	1,615	1,576	1,481	1,492	1,534	-81	-5%
18 to 19	1,124	908	812	868	874	-250	-22%
20 to 24	2,938	2,642	2,714	2,526	2,591	-347	-12%
25 to 29	2,077	2,307	2,281	2,186	2,315	238	11%
30 to 34	1,996	2,146	2,026	2,191	2,213	217	11%
35 to 39	2,565	2,092	2,430	2,488	2,489	-76	-3%
40 to 44	2,612	2,226	2,409	2,360	2,619	7	0%
45 to 49	3,111	2,436	2,104	2,443	2,594	-517	-17%
50 to 54	2,886	2,437	2,060	2,351	2,324	-562	-19%
55 to 59	2,466	2,755	2,182	1,849	2,279	-187	-8%
60 to 61	963	1,176	954	765	1,012	49	5%
62 to 64	1,223	1,795	1,454	1,292	1,336	113	9%
65 to 69	1,753	2,987	3,076	2,418	2,102	349	20%
70 to 74	1,782	3,075	3,579	2,963	2,634	852	48%
75 to 79	1,893	2,242	3,296	3,404	2,726	833	44%
80 to 84	1,969	1,734	2,813	3,457	2,936	967	49%
85 and over	2,393	2,424	2,652	4,097	5,087	2,694	113%
Median Age	43.6	47.5	49.0	49.3	48.5	4.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,310	43,659	44,979	45,847	46,457	4,147	10%
Hispanic	3,527	4,019	4,562	5,120	5,588	2,061	58%
Non-Hispanic	38,783	39,640	40,417	40,727	40,869	2,086	5%
White	30,218	29,960	29,705	29,093	28,464	-1,754	-6%
Black	989	1,173	1,293	1,405	1,548	559	57%
American Indian	146	236	292	301	279	133	91%
Asian	5,820	6,329	6,828	7,325	7,699	1,879	32%
Hawaiian / Pacific Islander	126	258	348	406	479	353	280%
Other	97	196	203	236	242	145	149%
Two or More Races	1,387	1,488	1,748	1,961	2,158	771	56%

GROWTH TRENDS IN TOTAL POPULATION



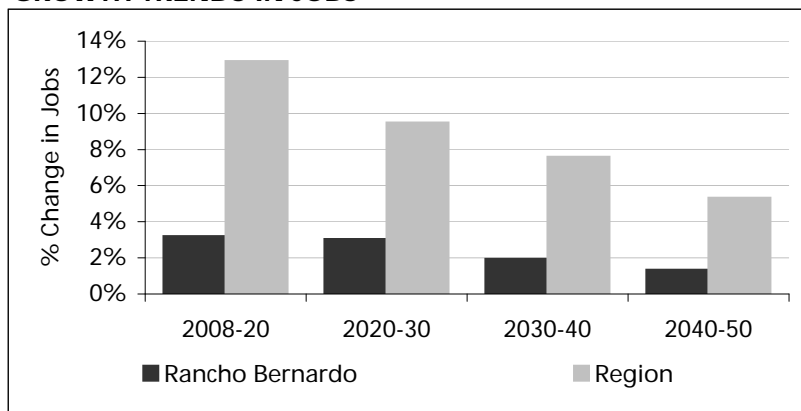
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	20,786	23,000	24,161	24,987	26,532	5,746	28%
Civilian Jobs	20,786	23,000	24,161	24,987	26,532	5,746	28%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	6,583	6,583	6,583	6,583	6,583	0	0%
Developed Acres	6,263	6,376	6,552	6,562	6,580	317	5%
Low Density Single Family	1	13	32	32	32	31	2766%
Single Family	2,364	2,394	2,536	2,536	2,536	172	7%
Multiple Family	277	277	277	277	277	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	10	10	10	10	10	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	379	397	386	378	376	-3	-1%
Commercial/Services	748	746	748	749	743	-4	-1%
Office	173	224	246	261	284	111	64%
Schools	98	101	104	106	109	11	11%
Roads and Freeways	1,157	1,157	1,157	1,157	1,157	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,056	1,056	1,056	1,056	1,056	0	0%
Vacant Developable Acres	317	204	28	18	0	-317	-100%
Low Density Single Family	31	19	0	0	0	-31	-100%
Single Family	173	142	0	0	0	-172	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	44	26	17	11	0	-44	-100%
Commercial/Services	4	4	2	0	0	-4	-100%
Office	55	6	4	2	0	-55	-100%
Schools	11	8	5	3	0	-11	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	3	0	0%
Employment Density³	14.9	15.7	16.3	16.7	17.6	2.7	18%
Residential Density⁴	6.6	6.6	6.3	6.3	6.3	-0.3	-4%

GROWTH TRENDS IN JOBS



Notes:

- 1 - Figures may not add to total due to independent rounding.
- 2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.
- 3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).
- 4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

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