

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NEIGHBORHOOD PARK NO. 1

**DEPARTMENT:** PARK AND RECREATION

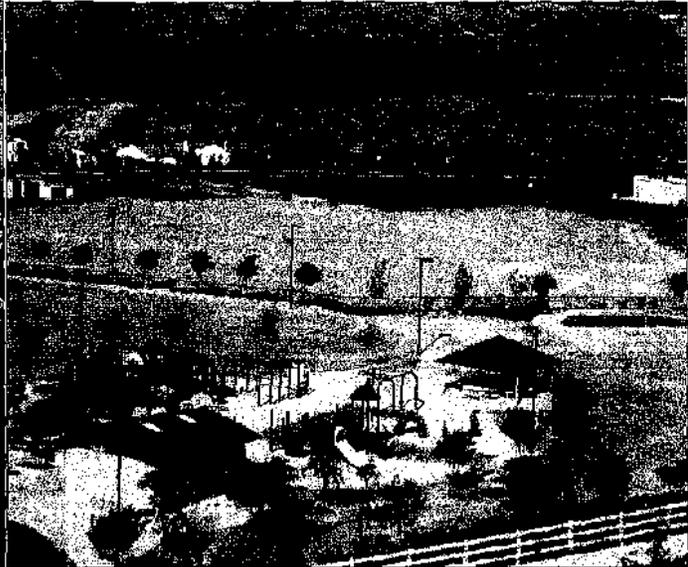
**CIP or WBS#:** 29-610.0

**PROJECT:** P-1

**COUNCIL DISTRICT:** 7

**COMMUNITY PLAN:** Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010					
3,900,000	FBA	2,800,000		1,100,000					
3,200,000	SUBDIVIDER	3,200,000							
0	SUBDIVIDER / CFD								
0	DEV. ADVANCE	1,100,000		(1,100,000)					
0	OTHER								
0									
0									
<b>7,100,000</b>	<b>TOTAL</b>	<b>7,100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** This project provides for the acquisition and development of a neighborhood park, consisting of approximately 8.0 useable acres.

**Justification:** This park will be located in the core of the community. In accordance with the City of San Diego's "Progress Guide and General Plan", new development is to provide 2.4 acres of park land improvement for every 1,000 people. With an estimated population of 3,328, the required park acreage would be 8 acres. The project meets this requirement. The park has been prepared with the concept that it is centrally located, therefore accessible via bicycle and pedestrians and is planned to include both active and passive activities. At 2.4 acres per 1,000 population, this park site satisfies the acreage requirements for this community as set forth in the general plan.

**Schedule:** Construction was completed in FY 2009.

**Funding:** The developer of Rancho Encantada will contribute the land for this site and will construct the park improvements with reimbursement from the FBA per terms of an existing reimbursement agreement.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY PARK - RECREATION BUILDING

**DEPARTMENT:** PARK AND RECREATION

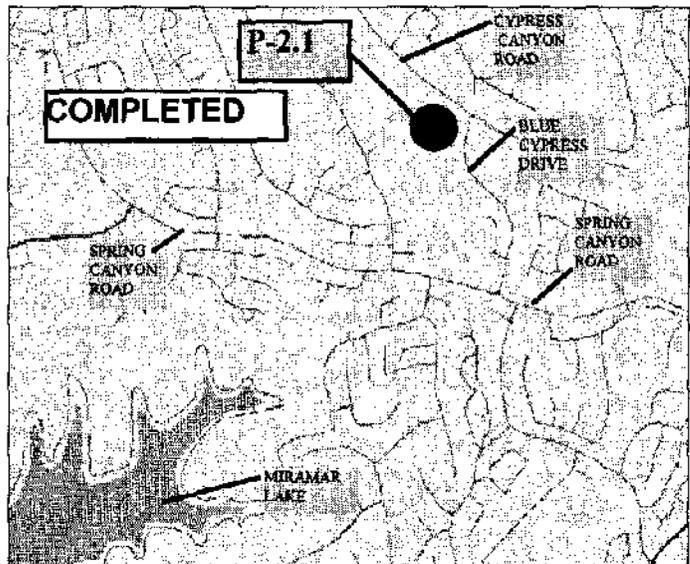
**CIP or WBS#:**

**PROJECT:** P-2.1

**COUNCIL DISTRICT:** 7

**COMMUNITY PLAN:** Rho, Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
0	SUBDIVIDER								
0	SUBDIVIDER / CFD								
0	OTHER								
0									
0									
0									
0	<b>TOTAL</b>	0	0	0	0	0	0	0	0



**Description:** Rancho Encantada will be served by the recreation center located on the community park site in Miramar Ranch North. Refer to project no. 9-45, Recreation Building, in the Miramar Ranch North Public Facilities Financing Plan.

**Justification:** General Plan Guidelines indicated that a recreation building should be provided at the community park site when the service population reaches 18,000 - 25,000 people within a radius of approximately 1 1/2 miles.

Ref: MRN PROJ: 9-45

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY PARK - SWIMMING POOL

**DEPARTMENT:** PARK AND RECREATION

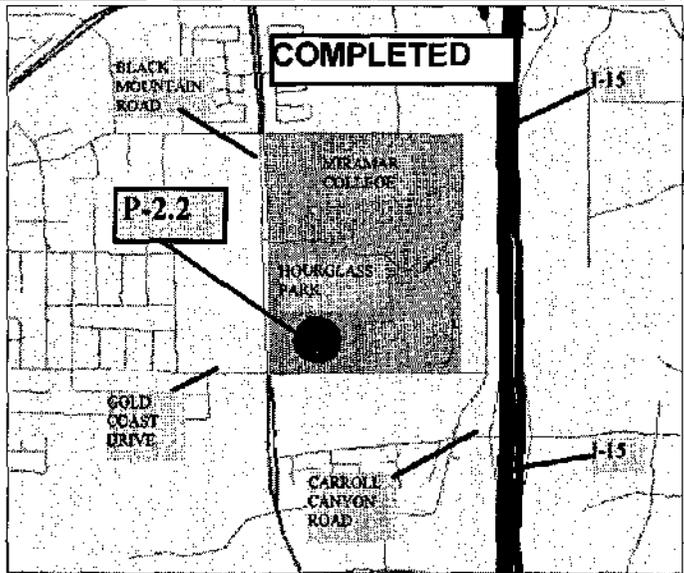
**CIP or WBS#:**

**PROJECT:** P-2.2

**COUNCIL DISTRICT:** 7

**COMMUNITY PLAN:** Rho, Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
0	SUBDIVIDER								
0	SUBDIVIDER / CFD								
0	OTHER								
0									
0									
0									
0	<b>TOTAL</b>	0	0	0	0	0	0	0	0



**Description:** Rancho Encantada will be served by the existing pool located at Hourglass Park in Mira Mesa. Refer to project 15-64A, Mira Mesa Community Park No. 3 - Development.

**Justification:** General Plan Guidelines indicated that a community swimming pool should be provided at the community park site when the service population reaches approximately 50,000 people.

Ref: MM PROJ: 15-64A

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BICYCLE/PEDESTRIAN/EQUESTRIAN TRAIL SYSTEM

DEPARTMENT: PARK AND RECREATION

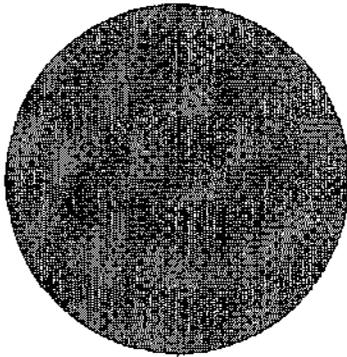
CIP or WBS#:

PROJECT: P-3

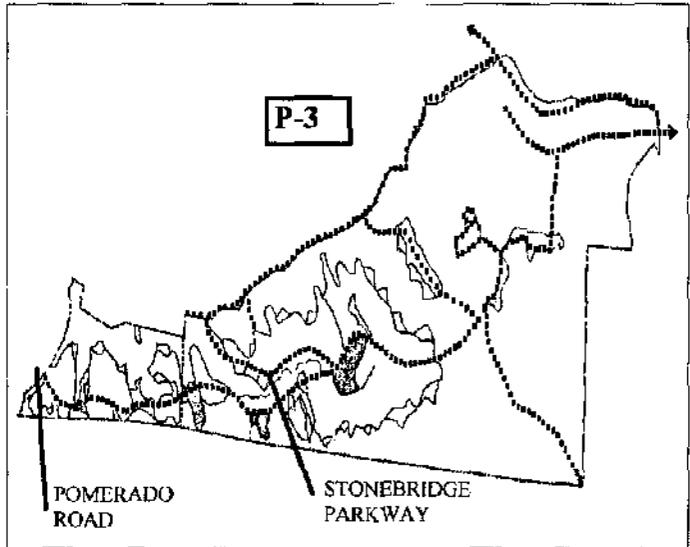
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010				
0	FBA							
1,103,000	SUBDIVIDER	993,000		110,000				
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
1,103,000	<b>TOTAL</b>	<b>993,000</b>	<b>0</b>	<b>110,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



SUBDIVIDER (\$1,103,000.00)



**Description:** The project provides for the design and construction of approximately 35,000 lineal feet (6.5 miles) of hiking and riding trails to be located throughout the community in accordance with the precise plan. The trail system will consist of a network of paved (8,000 LF), improved multi-purpose (13,000 LF) and unpaved (14,000 LF) trails, and will provide access into the MSCP Preserve Area of Sycamore Canyon.

**Justification:** The system of trails have been incorporated as an integral component of the precise plan for Rancho Encantada.

**Schedule:** Funding for this project has been phased to coincide with the acquisition and or development of the right-of-way and open space parcels in which the trails will be located. The system of trails will be completed prior to buildout of the community. The first segment of this project was constructed concurrent with companion project T-1.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NEIGHBORHOOD PARK NO. 2

DEPARTMENT: PARK AND RECREATION

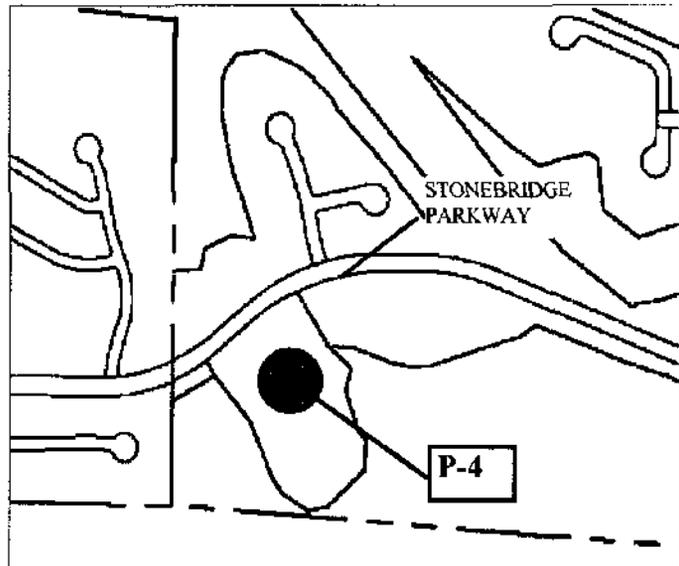
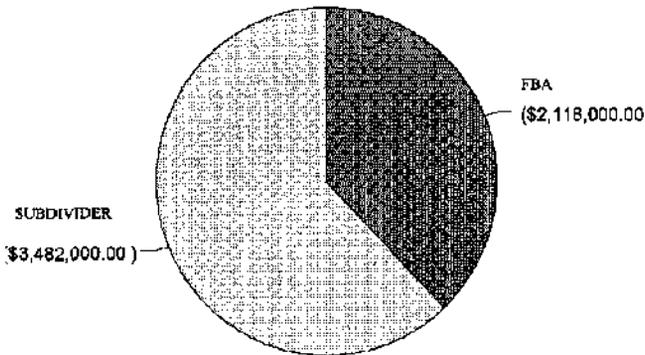
CIP or WBS#: 29-612.0  
S-00652.08

PROJECT: P-4

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011	2012	2013	2014
2,118,000	FBA		78,000	1,620,000	253,000	154,000	13,000	
3,482,000	SUBDIVIDER		2,400,000					1,082,000
0	SUBDIVIDER / CFD							
0	DEV. ADVANCE		500,000	1,002,000	(253,000)	(154,000)	(13,000)	(1,082,000)
0	OTHER							
0								
0								
<b>5,600,000</b>	<b>TOTAL</b>	<b>0</b>	<b>2,978,000</b>	<b>2,622,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** This project provides for the acquisition and development of approximately 6.0 useable acres for a neighborhood park to be located at the institutional site, as depicted in the precise plan.

**Justification:** This park exceeds the general plan standards for population based parks based upon the population anticipated solely for Rancho Encantada. However, construction of this park will help address the combined park requirements for all of the neighboring communities, i.e. Scripps Ranch, Miramar Ranch North and Rancho Encantada.

**Schedule:** Design was completed with construction scheduled to commence in FY 2010.

**Funding:** The developer of Rancho Encantada will contribute the land for this site and will construct the park improvements with reimbursement from the FBA, consistent with the obligations set forth in the "Big Five" Agreement, a copy of which is included in the Appendix. The original construction budget, expressed in FY2002 dollars, was \$1,500,000. The park's general development plan and associated scope of work was then prepared, reviewed, and approved by the City. Based on such approvals, the budget was modified to \$3,200,000. At buildout of this community, approximately \$2,118,000 in FBA fees will have been collected for this project. (The amount of available FBA fees could be larger depending on the final cost of P-1). After exhausting all remaining FBA funds, the master developer will fund whatever the remaining balance of the project cost was as a subdivider expense. The terms above will be included in a reimbursement agreement with the master developer.

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