

Community Information

Del Sur





Del Sur

Located between I-5 and I-15, Del Sur resides next to some of San Diego's most prominent neighborhoods – Carmel Valley, Rancho Santa Fe, Fairbanks Ranch and Santaluz – and only minutes from the boutiques and restaurants of Del Mar and La Jolla.

Even in our earliest days, we're making history. As the last prime piece of coastal-close real estate in the area, Del Sur marks the final frontier of development in the city of San Diego. Twenty minutes north of downtown, just seven miles from the coast. After all, it's always nice to know you're only minutes from the beach – in case you ever feel inclined to run in the surf or search for seashells.

Driving Directions:

Exit north on Camino Del Sur from SR-56, proceed 4.7 miles to Del Sur and follow the signs to the Ranch House that serves as the community welcome center. Our Ranch House hours are daily 10 a.m. to 5 p.m. and the phone number is toll free 1-888-4DelSur or local 858-481-4200.



The Life

Del Sur truly embodies the definition of a community – 1,800 acres of land complete with parks, pools, open space and trails, schools in Poway Unified School District, shops and a town center. Close to the city and beaches, but a world unto itself. *

Inspired by the Past

Del Sur is a community inspired by those of the past. A place where architecture varies house-to-house, block by block. Where families walk more than they drive. And parks are mere steps away from each home.

A True Community of Neighbors

Here, it is the community – not four walls – that people call home. You can have a picnic with friends. Take a stroll to the town center. Or watch the sun set over the rolling hills surrounding the community.

From music in the park to neighborhood barbecues by the pool, an active community association ensures that there are always organized activities going on throughout the year.

Designed with Green Living in Mind

And because every aspect of Del Sur was built with nature in mind, wide swaths of open space will be preserved and enhanced for residents to enjoy. After all, the land we aren't building on is just as important as the land we are.

*Some amenities are proposed. For the most up-to-date information on these amenities, please contact the Ranch House.





A Green Community

Del Sur is a progressive and eco-friendly community that flawlessly blends its environmental commitment with architectural excellence. The master-planned community has set a benchmark for green-building practices by meeting and exceeding environmental requirements, and has become a leading example for sustainable communities.

The Impact of a Sustainable Community

The impact of Del Sur's green practices are prevalent throughout the community. From its inception, Del Sur has set an example by implementing mandatory recycling and conservation requirements for builders. Construction waste has been recycled and reused in the community's development whenever possible, allowing over 92% of waste to be diverted from the landfill. Water conservation efforts are also evident through the mandatory use of tankless water heaters, weather-based satellite irrigation systems, and drought-resistant landscaping. Del Sur requires at least 20 percent of homes to include solar energy systems with many neighborhoods incorporating solar power in up to 40 percent of homes. Upon completion, Del Sur will be one of the largest solar-powered communities in California.



2007 Notable Green Awards

- Ranch House Welcome Center earned 'Platinum LEED Rating' from the U.S. Green Building Council
- '2007 Recycler of the Year' by the City of San Diego Environmental Services Department
- 'Gold Nugget Award of Merit' for the 2007 best community site plan
- '2007 Sustainable Community of the Year' by Southern California's building industry
- Sustainable Community of the Year from the Regional Building Industry Association

Del Sur residents contribute to the conservation efforts through the incorporation of green options into their homes. Every home in Del Sur is built using low toxin paints and glues. Low emission windows are also a standard green option for all Del Sur residents.

Solar Homes

Energy conservation efforts can be witnessed throughout the community through the use of solar power energy systems. At least 20 percent of Del Sur's homes incorporate solar power with many neighborhoods installing solar in as many as 40 percent of homes. Del Sur has partnered with SunPower Corporation to provide residents with the highest efficiency solar systems on the market. SunPower SunTile allows residents to meet up to 50 percent of their electricity needs and develop domestic energy resources. Residents who use solar power also receive a \$2,000 federal tax credit. Solar Power is an option available to most Del Sur residents. Energy Star Appliances are also an available option for all homes.



Water Saving Features

Del Sur has also incorporated many water saving features into the community. All homes include mandatory tankless water heaters and weather-based satellite irrigation systems with optional service. Significant water savings are



also attained through the use of drought-resistant plants in at least 50 percent of all landscaping.

Frequently Asked Questions

What is the vision for Del Sur?

Seven miles from the Pacific Ocean amid the gently rolling slopes of La Jolla Valley, the bustling pulse of San Diego slows to a relaxed pace in the new community of Del Sur.

Contained within the 4,677 acres of historic Black Mountain Ranch, the expansive property of Del Sur is being respectfully transformed by artisans and craftsmen into a new community with old-world charm. Within the six future enclaves of new homes will be a wide variety of residences reminiscent of San Diego's finest neighborhoods, like Mission Hills, Coronado, Banker's Hill and Rancho Santa Fe. Only the highest quality homebuilders have been invited to contribute to the legacy of Del Sur. The tree-lined streets, expansive parks, new schools, 18 miles of hiking and biking trails and acres of natural open space create an enviable lifestyle for beginning, growing and mature families.

Where is Del Sur located?

Del Sur is south of Santa Fe Valley, east of Fairbanks Ranch, north of Santaluz and west of 4S Ranch. Situated off SR-56 between I-5 and I-15, Del Sur is just seven miles from the coast and 20 miles north of downtown San Diego.

To reach Del Sur, take SR-56 to Camino Del Sur. Travel north 4.7 beyond Santaluz to the village of Del Sur.

How many homes will be built at Del Sur?

Ultimately, Del Sur will build 3050 homes ranging from custom large estates to homes for first time homebuyers and affordable apartments.

What kind of architecture can we expect at Del Sur?

The current neighborhoods showcase 8 to 10 regional styles. The architecture of the homes complements the history of San Diego's enduring characteristics and appealing qualities from such vernaculars as rustic cottage, Mediterranean farmhouse, Spanish revival and Monterey colonial homes.

Who will build the homes in Del Sur?

Today there are six builders in Del Sur; however, there may be additional builders as we move into future construction. Our current builders are Standard Pacific Homes, Davidson Communities, William Lyon Homes, Shea Homes, McCullough-Ames Development and Laing Luxury in collaboration with Baywood Development.

What is the construction schedule for Del Sur?

Builders are currently building the first phase of homes and the first homeowners moved into their neighborhoods in June 2007. The Ranch House is completed and open to the public and serves as the community's welcome center.

The first phase of construction at Del Sur features six distinct neighborhoods of



single-family traditional homes and one neighborhood of paired estate homes of Cassero by Standard Pacific Homes along Paseo Del Sur. These neighborhoods include, Alcala by Lyon Homes, Avaron, Bridgewalk, Cabrillo by Standard Pacific Homes, Madeira by Shea Homes and Kensington by Davidson Communities.

The semi-custom single family homes on one acre lots, Gables Crossing by McCullough Ames Development, is currently under construction and available for purchase.

Custom production homes will be announced in the future, and the second village of neighborhoods is currently scheduled to release in mid to late 2007. The second phase includes The Sentinels at Del Sur by Laing Luxury in collaboration with Baywood Development, Pasado by Lyon Homes and Mandolin by Shea Homes – with other neighborhoods being announced late 2007.

What recreational amenities does Del Sur offer residents?

18 miles of trails, eight parks – seven with a swimming pools and expansive open space are essential elements of the Del Sur lifestyle.

Neighborhood Parks: Eight traditional parks exclusively for resident's enjoyment will be located throughout the community, two of which opened in early 2006 and include playing fields, a stone amphitheater, tot lots, picnic areas and more. The vision is that park will have its own unique feature, such as a gazebo for social events or a garden maze. A lap pool will be a special element in a future park, and there are other special features planned that include resort-style pools.

Private Pools: An individual swimming pool is planned for seven neighborhood parks. Del Sur has proposed a neighborhood pool for every 140 to 150 families. Pools will range from resort style-free formed to lap pools to infinity pools that overlook the vast open space.

Community Park: Proposed for 2007 is a 5-acre regional park that will feature ballparks, playing fields for soccer and field hockey, and playgrounds to provide numerous opportunities for those young and young at heart to be a kid throughout the Del Sur and it's neighboring communities.

Trails: Within the 5,600 acres of Black Mountain Ranch is an integrated trail system consisting of 18-miles of hiking, biking and rough terrain trails for exercising, and observing wildlife and viewing beauty of the surrounding land.

The groomed nature trails that roam throughout the Del Sur coastal village also link with the San Dieguito River Park and Black Mountain Regional Park.

Will there be places designated for dogs?

While we at Del Sur believe ourselves pet friendly, we are also considerate of families who don't own a pet. Although we have an active park and trail system, we have a trail planned exclusively for man's best friend, including stations that provide convenient clean-up for pet owners.

Within 10 miles of Del Sur is a local beach where dogs are allowed to socialize, play fetch and ride the waves.





Also planned is a designated area for friendly canines in the 30-acre regional park outside the boundaries of Del Sur.

What schools will be built in Del Sur?

Del Sur schools will all be within the award-winning Poway Unified School District.

Construction on the state-of-the-art Del Sur Elementary School is tentatively scheduled to begin in May 2007 with an opening in fall 2008 is the.

Construction commenced on Del Norte High School in April 2007 with an opening tentatively scheduled for fall 2009.

Until the schools in Del Sur are completed, please call the district office at (858) 748-0010 x 2110 or visit the website at www.powayusd.com for details on current boundaries and other information.

Where are the closest shopping areas?

Included in future planning is a 120,000 square foot town center that will be bustling with energy – offering shopping, dining, employment and residential opportunities. The core of the community is currently in the design phase, being planned by Robert A.M. Stern Architects.

Proposed in later phases of development is a 495,000-square-foot business/commercial park that will offer employment opportunities and services.

Currently, there are several retail center alternatives available south on Camino Del Sur toward the SR-56, east on Del Norte and west on San Dieguito Road.

Will there be association fees in Del Sur?

The Del Sur Master Association monthly dues are estimated to be \$175 per month at build-out. This covers the parks, pools, buildings and common landscaping.

Neighborhoods that have unique landscaping, share walls and/or gates may have additional fees. Please see the builder's sales staff for more details.

Residents are also members of the Del Sur Community Services Corporation. The initial fees for membership are gifted by the home builders. This organization is designed to foster the spirit of community by coordinating events and forming of special interest clubs. Future funding is provided through home resales and details are provided at the sales offices.

Is there a Community Facilities District (CFD) (similar to Mello Roos)?

After Proposition 13, many new communities obtain funding for streets, water, sewer and other infrastructure through CFD bonds. Del Sur lies within both the Poway Unified School District Community Facilities District and the City of San Diego Community Facilities District and is subject to taxes, assessments and obligations thereof. This tax is based on the square footage of your home. (The estimated total tax base is not to exceed 1.9%, depending on the price of your new home; this includes your base tax + CFD fees). Please contact the sales office for detailed information.





Trails

Del Sur Trails

More than 4,600 acres of land flow through Black Mountain Ranch – weaving between houses, through the canyons of Santaluz and Del Sur and around the property. Eighteen miles of trails traverse the land going from the homes and community parks over hills, down into ravines and across open land – giving residents new paths to wander each day.

Regional Trails

The trails of Del Sur will link to the Crest to Coast trail system – a network of 11 trails extending 55 miles throughout San Diego County – from Volcan Mountain, east of Julian, through San Pasqual, Lake Hodges and along Del Sur before following the San Dieguito River to the ocean.

Trails range in difficulty from easy to strenuous. Whether you're strolling a quarter mile walking path or planning an all-day hike, enjoy the lush wildlife, large oaks and sycamores, coastal bluffs, and views of lakes, rivers and the Pacific Ocean.



Parks

Local Parks No matter where you are in Del Sur, there's probably a park within walking distance. Each park is planned with its own pool and its own personality. Whether you're looking for a quiet place to unwind in the shade or a playground in the sun, each park offers a different outdoor experience for residents.

Haaland Glen Park – Featuring a rock wall amphitheatre, a large open lawn and picnic area, this park offers space for the whole community to come together.

Reagan Glen Park – A large pear orchard distinguishes Reagan Glen Park – providing shade for the playground and seating area.

Driscoll Memorial Park – A large, colorful playground is the focal point of this community area.

Kristen Glen Park* – Here, a wildflower meadow, a peaceful garden and a stone and glass labyrinth provide a quiet place to relax and meditate. A lap pool to work out the stresses of the day is also planned.

Spreckels Park** – Like Presidio Park in Mission Hills, Spreckels Park is a central gathering place for the community. With expansive lawns and a central plaza, the park is expected to be the site of farmers' markets, outdoor lectures and community picnics.

Beltaire Park* – Here, you'll find a bocce ball court set along an olive grove with handmade tile markers and an artisan-crafted scoreboard.

High Rose Park* - Situated at the edge of a canyon, High Rose Park provides easy access to the regional trail system for hikers and bikers. And the park offers a mini racetrack for tricycles – for those too young to venture out on their own.





Old Stonefield Park – With plenty of shade and an enclosed play area with swings, Old Stonefield Park is the perfect place for youngsters to come and play.

Regional Parks Nestled among rolling hills north of San Diego, Del Sur is only minutes from some of the city’s most impressive parks. Situated within Black Mountain Ranch, Del Sur is just north of Black Mountain Park – the 52nd largest city park in the nation. And with 60% of land left as preserved open space, Black Mountain Ranch is surrounded on either side by a buffer greater than Balboa Park.

Rancho Bernardo-Glassman Recreation Center

The recreation center and park are located on 38 acres that offer two play areas, eight ballfields, two outdoor basketball courts, six tennis courts, areas for lawn bowling, a gazebo, a senior center, an indoor gymnasium and rooms available for rent.

A 2.66 acre Off Leash Dog Park is divided into three pens where dogs can run free and socialize in a beautiful environment.

Rancho Penesquitos Skate Park

The 22,000 square foot park has a mix of wood and concrete structures and ramps. In this Advanced Street park you will find a picnic table down six stairs, 3 flat 3, manual pads, flat rails, half pipes, quarter pipes and a spine. It also has a replica of the San Dieguito 10 stair rail.

Black Mountain Open Space Park

This park is made up of a series of chaparral and sage covered hills, ridges, and canyons. The center piece is the 1,554 foot summit of Black Mountain which provides 360 degree views of ocean, mountains, and downtown San Diego. Access to the summit is provided by a 2.5 mile hike or bike ride up a dirt road.

RV Parks

Surf N Turf RV Park - 7.02 mi, Del Mar
15555 Jimmy Durante Blvd. / Del Mar, CA
858-481-9347

Santa Fe Park RV Resort – 10.32 mi, San Diego
5707 Santa Fe Street / San Diego, CA
858-272-4051

*Some amenities are proposed. / **Park doesn’t have a pool.

Shopping

The Town Center at Del Sur is planned to be a complete retail-business park where residents of Del Sur can fulfill their shopping needs. Until the Town Center is complete, residents can choose from a variety of shops, grocers, restaurants and other services within five minutes of Del Sur!





Education

Current Attending Schools for Del Sur - Poway Unified School District

Del Sur is located within the prestigious Poway Unified School District. Not only is the Poway School System one of the highest ranking districts in the county, it is also one of the most lauded in the state. Del Sur students currently attend the following schools within the Poway School District.

Del Sur Elementary School

15665 Paseo Del Sur / San Diego, CA 92127

Phone: (858) 674-6200 / Fax: (858) 759-6915

www.powayusd.com/pusddses

Oak Valley Middle School

16055 Winecreek Road / San Diego, CA 92127

Phone: (858) 487-2939 / Fax: (858) 457-0991

www.powayusd.com/pusdovms

Del Norte High School

16601 Nighthawk Ln. / San Diego, CA 92127

Phone: (858) 487-0877 / Fax: (858) 487-2443

www.powayusd.com/pusddnhs

Visit www.powayusd.com for up-to-date school listings, report cards and directions to schools within the Poway Unified School District.



DEMOGRAPHIC & SOCIO ECONOMIC ESTIMATES
U.S. Postal ZIP Code
92127



Jan 1, 2016

Total Population	48,141
Household Population	47,624
Group Quarters Population	517
Persons Per Household	3.10

HOUSING AND OCCUPANCY

	Total Housing Units	Households	Vacancy Rate
Total Housing Units	15,783	15,384	2.5%
Single Family - Detached	9,146	8,921	2.5%
Single Family - Multiple-Unit	1,622	1,577	2.8%
Multi-Family	5,015	4,886	2.6%
Mobile Home and Other	0	0	--

HOUSEHOLD INCOME

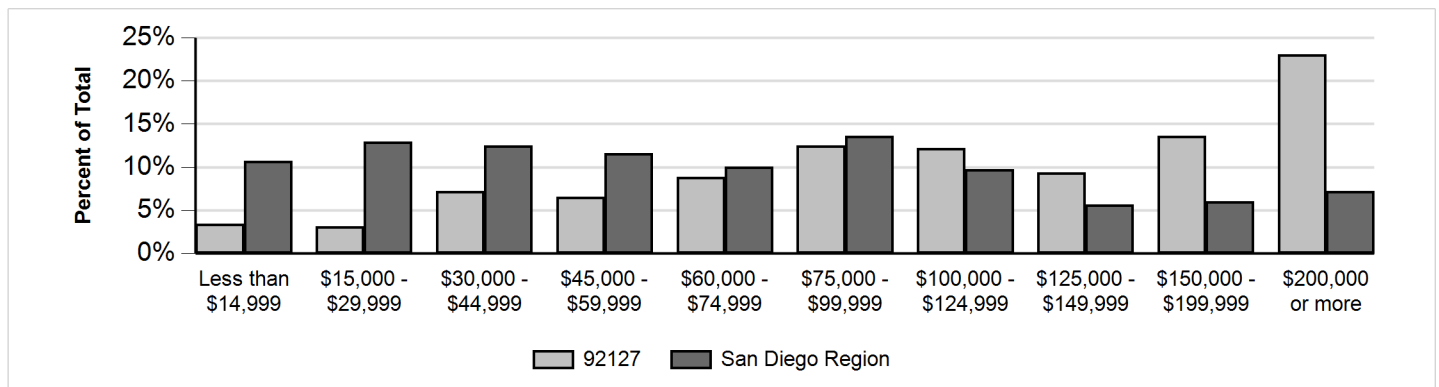
Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000-\$29,999	\$30,000-\$44,999	\$45,000-\$59,999	\$60,000-\$74,999	\$75,000-\$99,999	\$100,000-\$124,999	\$125,000-\$149,999	\$150,000-\$199,999	\$200,000 or more
% of Total	3%	3%	7%	7%	9%	12%	12%	9%	14%	23%

Median Household Income

2016

Adjusted for Inflation (2010 \$)	\$117,083
Not adjusted for inflation (current 2015\$)	\$128,517



IMPORTANT ADVISORY:

Caution should be taken when using data for small population groups, particularly at small levels of geography. Minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

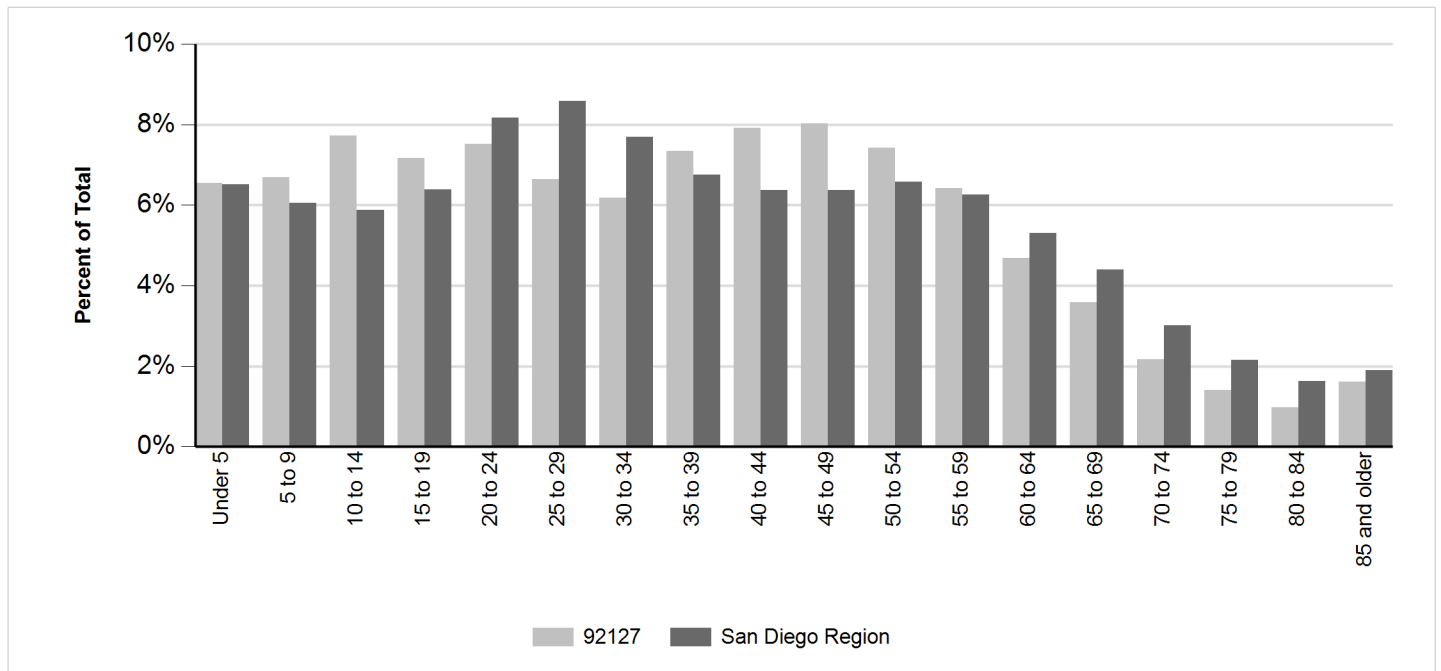
In addition, Census 2010 does not include information about structure type or household income. Those details and other demographic estimates shown here are developed from other sources, including the California Department of Finance E-5 estimates for cities and the County of San Diego; San Diego County Assessor Records, vital events records from the California Department of Health, and income data from the U.S. Census Bureau American Community Survey.

Caution should always be taken when using data for small population groups, particularly at small levels of geography.

POPULATION BY GENDER AND AGE

	Total	Male	Female	Percent Female
Total Population	48,141	23,668	24,473	51%
Under 5	3,149	1,530	1,619	51%
5 to 9	3,224	1,662	1,562	48%
10 to 14	3,718	1,874	1,844	50%
15 to 17	2,190	1,150	1,040	47%
18 and 19	1,262	674	588	47%
20 to 24	3,618	1,849	1,769	49%
25 to 29	3,195	1,630	1,565	49%
30 to 34	2,972	1,513	1,459	49%
35 to 39	3,536	1,736	1,800	51%
40 to 44	3,807	1,799	2,008	53%
45 to 49	3,864	1,860	2,004	52%
50 to 54	3,570	1,714	1,856	52%
55 to 59	3,092	1,533	1,559	50%
60 and 61	1,002	516	486	49%
62 to 64	1,252	626	626	50%
65 to 69	1,723	766	957	56%
70 to 74	1,043	496	547	52%
75 to 79	679	310	369	54%
80 to 84	469	176	293	62%
85 and older	776	254	522	67%
Under 18	12,281	6,216	6,065	49%
65 and older	4,690	2,002	2,688	57%
Median Age	36.0	34.8	37.2	N/A

POPULATION BY AGE



POPULATION BY RACE, ETHNICITY AND AGE

	Non-Hispanic					
	Hispanic	White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	9,517	22,439	2,939	134	11,408	1,704
Under 5	1,073	1,062	286	15	550	163
5 to 9	911	1,214	261	6	631	201
10 to 14	936	1,529	215	12	797	229
15 to 17	595	870	135	5	445	140
18 and 19	284	563	73	2	259	81
20 to 24	847	1,605	265	16	696	189
25 to 29	728	1,361	212	16	752	126
30 to 34	764	1,149	248	4	710	97
35 to 39	625	1,439	167	9	1,200	96
40 to 44	646	1,578	232	3	1,265	83
45 to 49	488	1,951	184	12	1,157	72
50 to 54	472	1,908	219	8	899	64
55 to 59	370	1,823	156	7	665	71
60 and 61	150	574	49	4	206	19
62 to 64	157	769	45	4	259	18
65 to 69	169	1,099	59	4	371	21
70 to 74	123	651	42	4	213	10
75 to 79	79	404	25	2	161	8
80 to 84	48	298	34	0	85	4
85 and older	52	592	32	1	87	12
Under 18	3,515	4,675	897	38	2,423	733
65 and older	471	3,044	192	11	917	55
Median Age	25.8	41.4	30.5	28.4	38.6	21.0