

North City West

Public Facilities Financing Plan and Facilities Benefit Assessment

City of San Diego

Engineering and Development Department

NOVEMBER 1987

(Revised 1/11/88)

(R-88-957)

RESOLUTION NUMBER R- 270275

ADOPTED ON FEB 2 1988

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING THE NORTH CITY WEST PUBLIC
FACILITIES FINANCING PLAN AND FACILITIES
BENEFIT ASSESSMENT.

BE IT RESOLVED, by the Council of The City of San Diego, that
the City Manager hereby approves that document entitled "North
City West Public Facilities Financing Plan and Facilities Benefit
Assessment, November 1987," a copy of which is on file in the
office of the City Clerk as Document No. RR-270275.

APPROVED: John W. Witt, City Attorney

By 
John K. Riess
Deputy City Attorney

JKR:wk:600.2
11/06/87
Or.Dept:E&D
R-88-957
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270408

FEB 23, 1988

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INTRODUCTION - SCOPE OF REPORT

This report is divided into two parts, Part 1 is a revision to the Financing Plan for the North City West Community Plan area and sets forth the major public facilities which will be needed over the next twenty three years when the ultimate buildout of the community is expected. Part 2 constitutes the revised FACILITIES BENEFIT ASSESSMENT, Phase I as required by Ordinance #0-15318 for the annual revision of an existing FACILITIES BENEFIT ASSESSMENT established to provide certain of the needed facilities which will benefit the North City West Community.

This report constitutes an annual adjustment of FACILITIES BENEFIT ASSESSMENTS as provided for in Section 61.2212 of the San Diego Municipal Code. All references in this report to the existing North City West Public Facilities Financing Plan and Facilities Benefit Assessment, Phase I are in reference to the North City West Public Facilities Financing Plan and Facilities Benefit Assessment, Phase I that was adopted by the City Council on November 12, 1985 by Resolution No. R-264430.

NORTH CITY WEST
PUBLIC FACILITIES FINANCING PLAN

General

On November 12, 1985, the City Council, by Resolution R-264430, adopted the current North City West Public Facilities Financing Plan and Facilities Benefit Assessment, Phase I. This report constitutes the annual adjustment of the Facilities Benefit Assessment, Phase I and revises the Public Facilities Financing Plan.

Development Forecast and Analysis

An analysis of projected development done in cooperation with owners and developers, and using the Community Plan as a guide, indicates that over the next 23 years projected additional development through the year 2010 approximately 5,150 additional single family and 6,622 additional multi-family residential dwelling units will be constructed. In addition to the residential development, it is estimated that about 90 acres of commercial property and 130 acres of industrial property will be developed. Tables 1 and 2 show the forecasted schedules for the north and south portions of North City West. Carmel Valley Road divides the two portions.

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TABLE 1
RESIDENTIAL DEVELOPMENT SCHEDULE FOR NORTH CITY WEST
NCWDEVA

YEARS	NCW-NORTH			NCW-SOUTH			NCW-TOTAL		
	SFDU	MFDU	TOTAL	SFDU	MFDU	TOTAL	SFDU	MFDU	TOTAL
PRIOR	1,807	2,193	4,000	0	0	0	1,807	2,193	4,000
1988	300	400	700	44	10	54	344	410	754
1989	300	400	700	55	40	95	355	440	795
1990	300	445	745	82	60	142	382	505	887
1991	256	469	725	99	80	179	355	549	904
1992	246	424	670	123	100	223	369	524	893
1993	196	424	620	146	110	256	342	534	876
1994	164	414	578	130	120	250	294	534	828
1995	154	360	514	160	120	280	314	480	794
1996	144	306	450	160	130	290	304	436	740
1997	134	260	394	180	140	320	314	400	714
1998	122	220	342	250	140	390	372	360	732
1999	104	200	304	180	140	320	284	340	624
2000	88	100	188	150	140	290	238	240	478
2001	70	40	110	120	140	260	190	180	370
2002	0	0	0	100	130	230	100	130	230
2003	0	0	0	100	130	230	100	130	230
2004	0	0	0	100	104	204	100	104	204
2005	0	0	0	100	80	180	100	80	180
2006	0	0	0	80	80	160	80	80	160
2007	0	0	0	80	70	150	80	70	150
2008	0	0	0	60	40	100	60	40	100
2009	0	0	0	40	36	76	40	36	76
2010	0	0	0	33	20	53	33	20	53
TOT PRIOR	1,807	2,193	4,000	0	0	0	1,807	2,193	4,000
TOT TOGO	2,578	4,462	7,040	2,572	2,160	4,732	5,150	6,622	11,772
TOTAL	4,385	6,655	11,040	2,572	2,160	4,732	6,957	8,815	15,772

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TABLE 2
NON-RESIDENTIAL DEVELOPMENT SCHEDULES FOR NORTH CITY WEST
10-08-87 NCWDEV

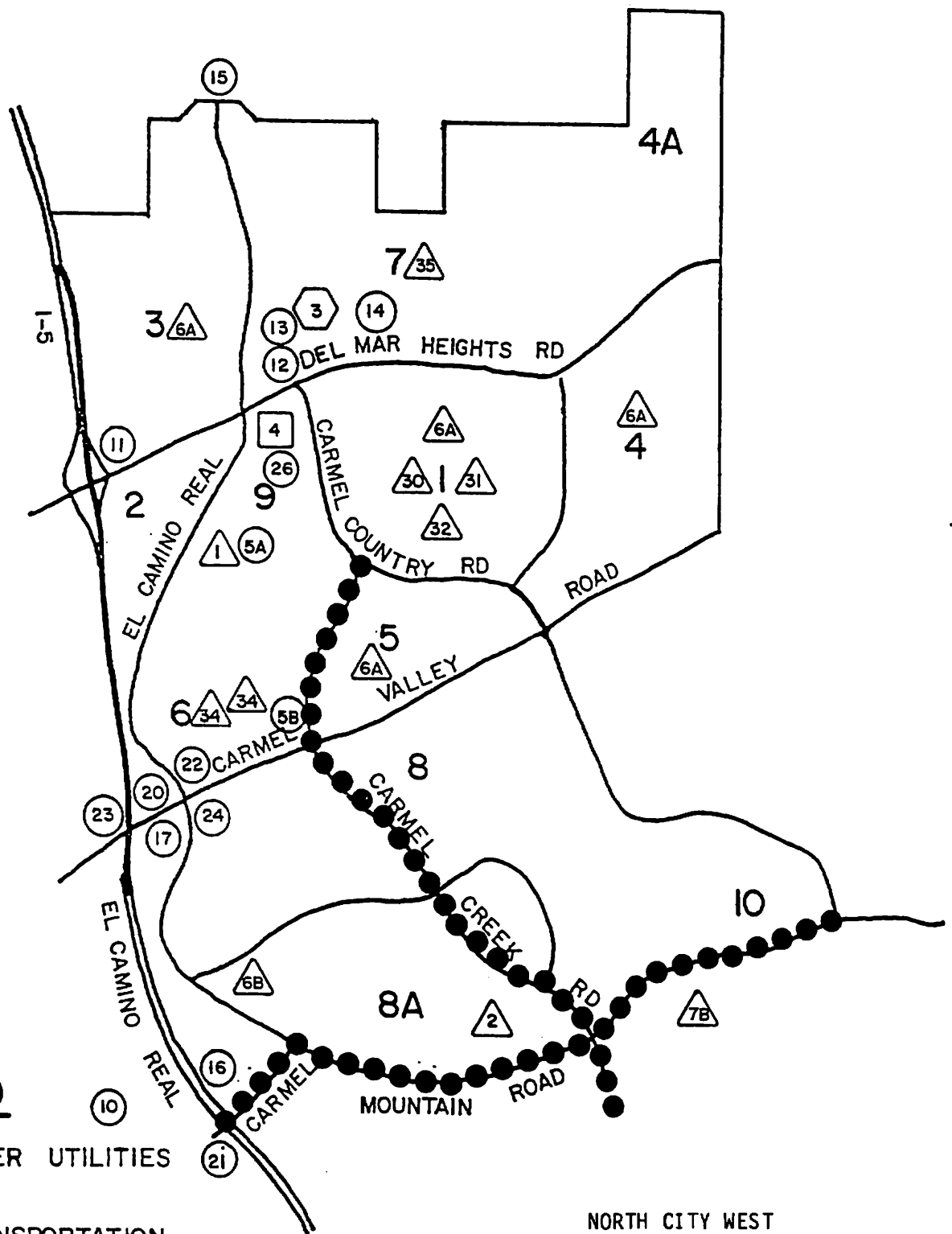
YEARS	NCW-NORTH			NCW-SOUTH			NCW-TOTAL		
	CAC	IAC	TOTAL	CAC	IAC	TOTAL	CAC	IAC	TOTAL
PRIOR	0.0	35.6	35.6	0.0	0.0	0.0	0.0	35.6	35.6
1988	8.0	24.0	32.0	0.3	0.0	0.3	8.3	24.0	32.3
1989	10.0	24.0	34.0	2.0	0.0	2.0	12.0	24.0	36.0
1990	12.0	24.0	36.0	2.0	0.0	2.0	14.0	24.0	38.0
1991	12.0	20.5	32.5	2.0	0.0	2.0	14.0	20.5	34.5
1992	10.0	16.0	26.0	1.0	0.0	1.0	11.0	16.0	27.0
1993	9.0	10.0	19.0	0.0	0.0	0.0	9.0	10.0	19.0
1994	8.0	8.7	16.7	0.0	0.0	0.0	8.0	8.7	16.7
1995	7.0	0.0	7.0	0.0	0.0	0.0	7.0	0.0	7.0
1996	5.0	0.0	5.0	0.0	0.0	0.0	5.0	0.0	5.0
1997	4.6	0.0	4.6	0.0	0.0	0.0	4.6	0.0	4.6
1998	4.0	0.0	4.0	0.0	0.0	0.0	4.0	0.0	4.0
1999	2.5	0.0	2.5	0.0	0.0	0.0	2.5	0.0	2.5
2000	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2001	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2002	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2003	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2004	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2005	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2006	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2007	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2008	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2009	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2010	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOT PRIOR	0.0	35.6	35.6	0.0	0.0	0.0	0.0	35.6	35.6
TOT TOGO	92.1	127.2	219.3	7.3	0.0	7.3	99.4	127.2	226.6
TOTAL	92.1	162.8	254.9	7.3	0.0	7.3	99.4	162.8	262.2

Future Public Facility Needs

Additional public facilities are required for transportation, parks and recreation, library, fire station, water, and park and ride services. These project locations are shown in Figure 1 and described in Table 3 and the following Capital Improvements Program project sheets. This table and following sheets have been revised to reflect project implementation that has taken place since the 1985 report was adopted and to reflect current estimated development schedules.

Transportation Phasing Plan

The North City West Transportation Phasing Plan, as summarized on Pages 12-21 of the November 12, 1985 Facilities Financing Plan, has been revised. The material in the Appendix of this Financing Plan supersedes and replaces the November 1985 summary.

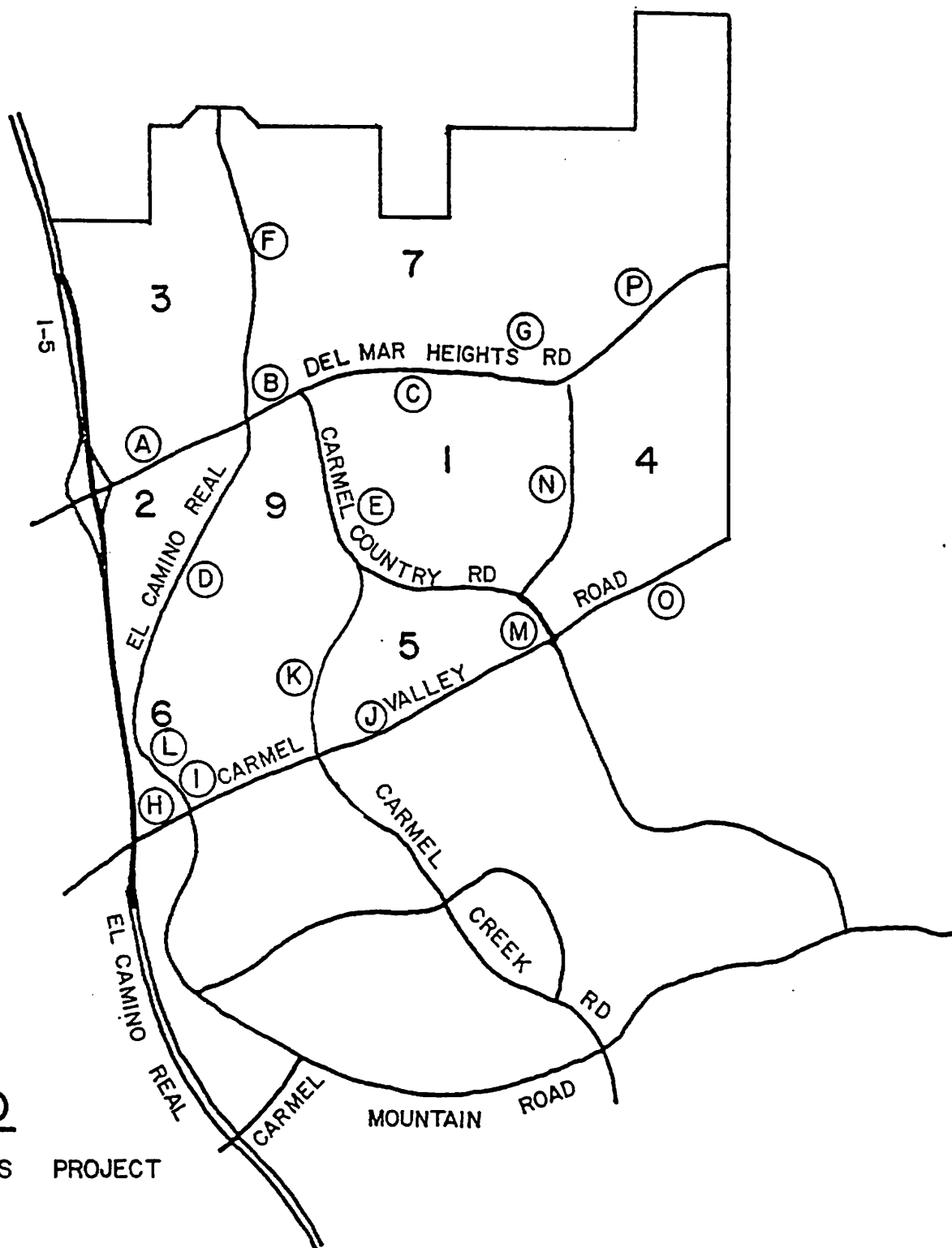


LEGEND

- WATER UTILITIES
- TRANSPORTATION
- △ PARK & RECREATION
- LIBRARY
- ⬡ FIRE STATION

NORTH CITY WEST
FACILITIES INDEX MAP

FIGURE 1A
6



LEGEND

Ⓐ INDICATES PROJECT

NORTH CITY WEST
FACILITIES INDEX MAP

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1989)	DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
WATER UTILITIES IMPROVEMENTS:						
21-8.	Water transmission line - Phase 1 (from Del Mar Heights Road to the existing 51" Miramar water line).	1992	\$7,200,000		\$7,200,000	
21-9.	Water transmission line - Phase 2 (from I-5 to the eastern boundary to North City West Community boundary line along the alignment of Carmel Mountain Road.)	2001	3,480,000			(NCW-S) \$3,480,000
21-10.	Expansion of sewer pump station 64 within the Penasquitos lagoon.	1988	494,800 (Completed)		247,400	(CITY) 247,400
TOTAL WATER UTILITIES COSTS				-0-	\$7,447,400	\$3,727,400
TRANSPORTATION IMPROVEMENTS:						
21-5A.	Park and ride - transportation center	1988	1,035,000		775,000	(CALTRANS) 260,000
21-5B.	Park and ride - transportation center	1999	1,035,000			(NCW-S) 775,000
						(CALTRANS) 260,000
21-11.	Del Mar Heights Road and I-5 interchange. Widen the bridge over I-5 to 6-lane facility.	1988*	Under construction			
21-12.	Hartfield Avenue (between Del Mar Heights Road and Quarter Mile Drive). Construct new 4-lane collector.	1988	150,000		150,000	
21-13.	Del Mar Heights Road (in front of City fire station). Construct 1/2 width of 6-lane Primary Arterial.	1988	160,000		160,000	
21-14.	Del Mar Heights Road (in front of Torrey Pines High School). Construct 1/2 width of 6-lane Primary Arterial).	1988	620,000		620,000	
21-15.	El Camino Real (between the north edge of North City West Community boundary to San Diegoito Bridge). Construct new 40 feet roadway within 98 feet right-of-way.	1988	4,765,000		4,765,000	
21-16.	Carmel Mountain Road and I-5 interchange. Construct new diamond interchange.	1991	14,300,000		2,150,000	(NCW-S, SORR) 12,150,000

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1989)	FUNDING SOURCE		
				*DEVELOPER SUBDIVISION	FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-17.	Acquisition of property, including Smith, Muskin/Leahy property, for freeway 56 and floodway.	1989	\$3,000,000		\$3,000,000	
21-18.	Traffic signals and ramp widening (for I-5 and Carmel Valley Road).	1988	620,000		370,000	(NCW-S, SORR) 250,000
21-19.	Traffic signal (at I-5 and Del Mar Heights Road).	1988	60,000		60,000	
21-20.	Carmel Valley Road (between east ramps of I-5 to old El Camino Real). Widen to a 6-lane Facility.	1988	130,000		110,500	(SORR) \$ 19,500
21-21.	Now part of project #21-16.					
21-22.	Now part of project #21-17.					
21-23.	Now part of project #21-18.					
21-24.	El Camino Real (from Carmel Valley Road to southern boundary of Muskin/Leahy property) construct as a 6-lane primary arterial.	1989	6,000,000			(SORR & NCW-S) 6,000,000
21-26.	New transit center in Neighborhood 9.	1990	160,000		160,000	
21-A.	Del Mar Heights Road (from I-5 to El Camino Real) construct as a 6-lane primary arterial.	1987	Completed			
21-B.	Del Mar Heights Road (from El Camino Real to Carmel Country Road). Construct as a 6-lane primary arterial.	1987	Completed			
21-C.	Del Mar Heights Road (from Carmel Country Road to S.D.G.& E. Easement). Construct as a 6-lane primary arterial.	1987	Completed			
21-D.	El Camino Real (from Del Mar Heights Road to the Southern terminus of Employment Center). Construct 5-lanes of a 6-lane primary arterial.	1988	5,900,000	5,900,000		
21-E.	Carmel Country Road (from Del Mar Heights to the intersection with Del Mar Trails Road); construct as a 4-lane primary arterial.	1988	5,000,000	5,000,000		
21-F.	El Camino Real (from Del Mar Heights Road to the northerly community boundary).	1987	Completed			

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1989)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-G.	Del Mar Heights Road (from the S.D.G. & E. easement to Del Mar Trails Road). Construct as a 6-lane primary arterial.	1988	\$2,500,000	\$2,500,000		
21-H.	Carmel Valley Road (from old El Camino Real to new El Camino Real). Construct as a 6-lane primary arterial.	1988	566,000	566,000		
21-I.	Carmel Valley Road from (El Camino Real to Carmel Creek Road). Construct as a 6-lane primary arterial.	1988	1,650,000	1,650,000		
21-J.	Carmel Valley Rd. (from Carmel Creek Road to Carmel Country Road). Construct as a 6-lane primary arterial.	1990	3,400,000	3,400,000		
21-K.	Carmel Creek Road (from Carmel Country Road to Carmel Valley Road). Construct as a 4-lane primary arterial.	1987	Completed			
21-L.	El Camino Real (from the southern terminus of Employment Center to Carmel Valley Road.) Construct as a primary arterial partly as 5-lanes and partly as 6-lanes.	1988	1,900,000	1,900,000		
21-M.	Carmel Country Road (from Del Mar Trails Road to Carmel Valley Road). Construct as a 4-lane primary arterial.	1988	920,000	920,000		
21-N.	Del Mar Trails Road (was "MC" Road) from Del Mar Heights Road to Carmel Country Road. Construct as a 4-lane major street.	1989	3,600,000	3,600,000		
21-O.	Carmel Valley Road (from Carmel Country Road to the easterly community boundary). Construct as a 6-lane primary arterial.	1992	2,600,000	2,600,000		
21-P.	Del Mar Heights Road (from Del Mar Trails Road to the easterly community boundary). Construct as a 6-lane major street.	1993	3,600,000	3,600,000		
TOTAL TRANSPORTATION COST:			\$63,671,000	\$31,636,000	\$12,320,500	\$19,714,500
PARK AND RECREATION PROJECTS:						
21-1.	Community Park. Acquire, design and develop a 17-acre park including a recreation building and pool.	1992, 1993, 1998	12,500,000			12,500,000

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1989)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
PARK AND RECREATION PROJECTS						
21-2.	Community Park-south. Acquire, design and develop a 20-acre park including a recreation building.	2006	\$6,900,000			(NCW-S) \$6,900,000
21-6A.	Neighborhood Parks in neighborhoods #1, 3, 4, and 5. Acquire and develop 4 parks. Each park will be 12 acres in size.					
a).	Neighborhood Park in Neighborhood #1	1989	3,430,000		3,430,000	
b).	Neighborhood Park in Neighborhood #3	1988	3,070,000		3,070,000	
c).	Neighborhood Park in Neighborhood #4	1998	3,500,000		3,500,000	
d).	Neighborhood Park in Neighborhood #5	1988	<u>3,200,000</u>		<u>3,200,000</u>	
	TOTAL #21-6A		\$13,200,000		\$13,200,000	
21-6B.	Neighborhood Park - Multiuse in Neighborhood #8A. Acquire and develop a 12 acre park.	1994	3,120,000			(NCW-S) \$3,120,000
21-7A.	Deleted					
21-7B.	Neighborhood park in neighborhood #10. Acquire and develop a 10 acre park.	2000	3,000,000			(NCW-S) 3,000,000
21-30.	Minipark #1 in neighborhood #1.	1990	1,050,000		1,050,000	
21-31.	Windwood II minipark in neighborhood #1.	1990	370,000		370,000	
21-32.	Seabridge Minipark in neighborhood #1.	1990	450,000		450,000	
21-34.	Two Mini-parks, neighborhood #6; acquire and develop a one acre and a 3 acre park.	1990	1,500,000		1,500,000	
21-35.	Neighborhood Park - Neighborhood 7. Acquire and develop a 7 acre park.	1990	<u>2,100,000</u>		<u>2,100,000</u>	
	TOTAL PARK AND RECREATION PROJECTS:		\$44,190,000	-0-	\$31,170,000	\$13,020,000
LIBRARY PROJECT						
21-4.	Construct a 13,000 square foot library on a 1.5 acre site.	1993	<u>4,680,000</u>		<u>4,680,000</u>	
	TOTAL LIBRARY PROJECT:		\$ 4,680,000		\$ 4,680,000	

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1989)	FUNDING SOURCE		
				*DEVELOPER SUBDIVISION	FACILITIES BENEFIT ASMT.	OTHER
<u>FIRE DEPARTMENT PROJECT</u>						
21-3.	Fire station #24. Design, construct and furnish a new 6500 square foot fire station. Apparatus and site are not part of the FBA.	1990	<u>\$ 1,655,000</u>		<u>\$ 1,655,000</u>	
	TOTAL FIRE DEPARTMENT PROJECT:		<u>\$ 1,655,000</u>		<u>\$ 1,655,000</u>	
<u>INCIDENTALS</u>						
	GRAND TOTAL:		<u>\$126,070,800</u>	<u>\$31,636,000</u>	<u>\$57,972,900</u>	<u>\$36,461,900</u>

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: 21-1

TITLE: COMMUNITY PARK - TOWN CENTER

**COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:**

DEPARTMENT: PARK AND RECREATION		ENGR/CONSTR		FY 1989		FY 1991		FY 1992		FY 1993		FY 1997		FY 1998	
COSTS:		LAND 8,200,000		4,300,000											
FUNDING:		SOURCE		EXPEND/ENCUMB		CONT APPROP		8,200,000							
		9,430,000 FBA (PARK)													
		1,400,000 FBA (POOL)													
		1,670,000 FBA (REC. BLDG)													
		0													
		0													
		0													
		TOTAL		0		L 8,200,000		0		D 110,000		DC 1,290,000		C 1,500,000	
		12,500,000													

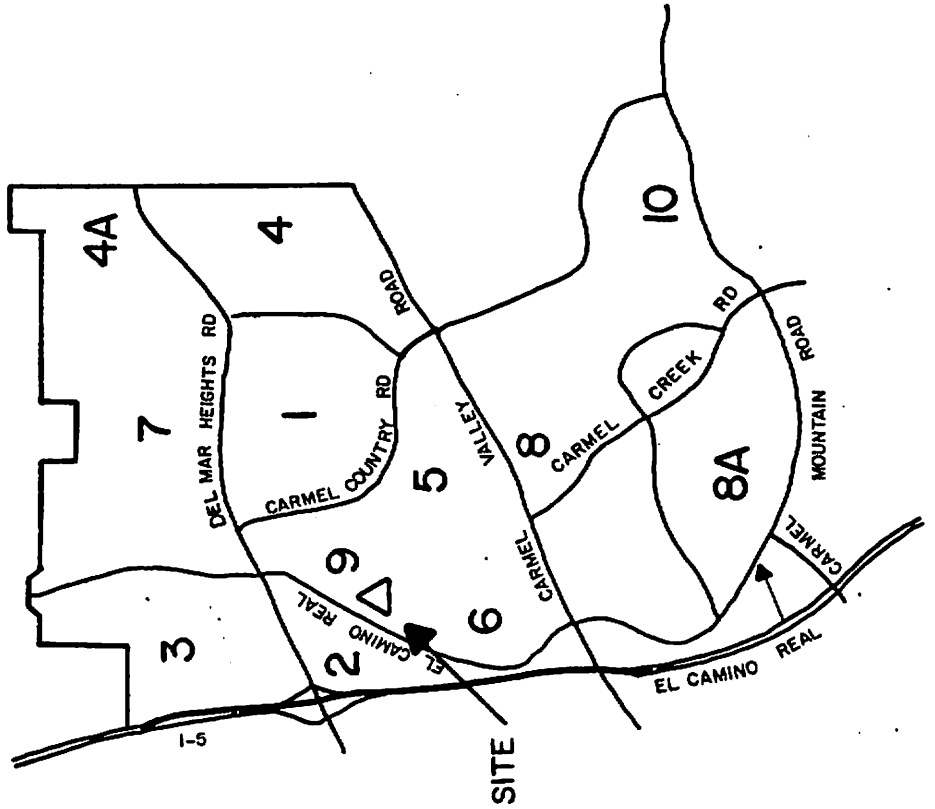
L=land purchase D=design C=construction

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF A 17-ACRE COMMUNITY PARK WITH A RECREATION BUILDING, A POOL AND RELATED FACILITIES ADJACENT TO THE TOWN CENTER AREA. THE PARK WILL ALSO INCLUDE ATHLETIC FIELDS, MULTI-PURPOSE COURTS, PICNIC FACILITIES, PLAY AREAS, LAWN AREAS, AND LANDSCAPING.

JUSTIFICATION: COMMUNITY PARK STANDARDS INDICATE A COMMUNITY PARK SHOULD SERVE 18,000 TO 25,000 RESIDENTS WITHIN A 1.5 MILE RADIUS.

SCHEDULE: AS FOLLOWS:

	LAND FY 1988	DESIGN FY 1991	CONSTRUCTION FY 1992
PARK CIP-29-625.0	----	FY 1997	FY 1998
POOL CIP-29-626.0	----	FY 1992	FY 1993
RECREATION BUILDING	----		



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-2

TITLE: COMMUNITY PARK - SOUTH

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION

LAND 4,000,000 ENGR/CONSTR 2,900,000

FUNDING: SOURCE

6,900,000 NCM-S

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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-3

TITLE: FIRE STATION

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: FIRE DEPARTMENT
COSTS: LAND

ENGR/CONSTR 1,655,000

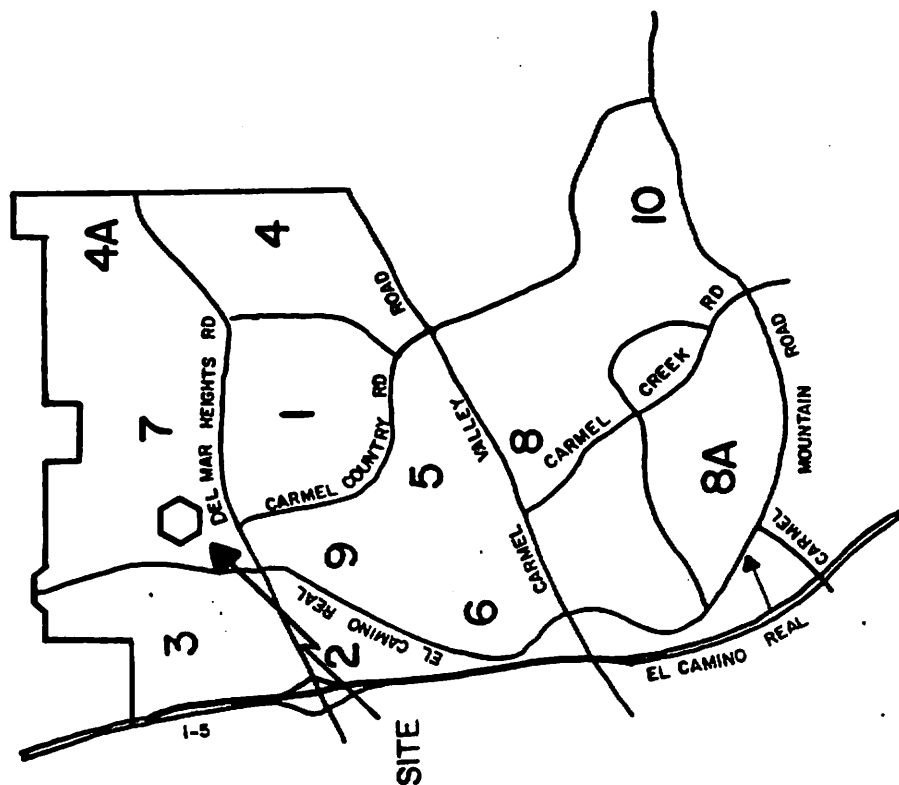
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
1,655,000 *	FBA		330,000		1,325,000				
0									
0									
0									
0									
0									
1,655,000	TOTAL	0	330,000	0	1,325,000	0	0	0	0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: CONSTRUCTION OF A FIRE STATION ON A SITE THAT HAS BEEN PURCHASED BY THE CITY WEST OF TORREY PINES HIGH SCHOOL. A 6,500' +/- SQUARE FOOT, FOUR-PERSON FACILITY WILL BE CONSTRUCTED ON THE SITE. STATION WILL HOUSE EXISTING EQUIPMENT (TWO ENGINES AND ONE BRUSH APPARATUS).

JUSTIFICATION: THE COMMUNITY PLAN SPECIFIES THAT A FIRE STATION WILL BE CONSTRUCTED IN THE TOWN CENTER AREA.

SCHEDULE: DESIGN IN FY 1988, CONSTRUCTION FY 1990, FURNISHINGS FY 1990.



PROJECT: 21-5A

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: PARK AND RIDE - TRANSPORTATION CENTER

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 775,000 ENGR/CONSTR 260,000

FUNDING: SOURCE EXPEND/ENCUMB
FBA 775,000
STATE 260,000

FY 1994

FY 1993

FY 1992

FY 1991

FY 1990

FY 1989

FY 1988

FY 1987

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PROJECT: 21-58

TITLE: PARK AND RIDE - TRANSPORTATION CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

LAND	775,000	260,000
ENGINEERING AND DEVELOPMENT		
CONSTRUCTION		
OTHER		
TOTAL	775,000	260,000

FUNDING:

775,000	(NCW-5)
260,000	STATE

0.

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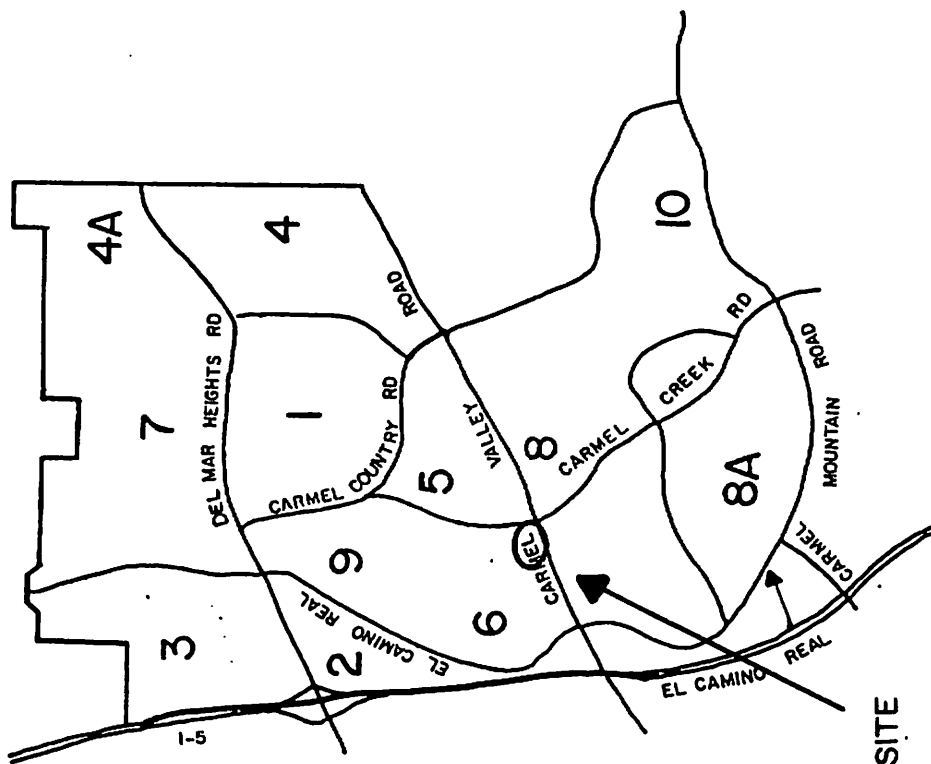
1,035,000 TOTAL

L=land purchase D=design C=construction

DESCRIPTION: ACQUISITION FOR CALTRANS DEVELOPMENT OF PARK AND RIDE FACILITY, APPROXIMATELY 1.5 ACRES IN SIZE, WITH 150 PARKING SPACES. (TO BE LOCATED NEAR: THE NORTHWEST CORNER OF RTE. 56 AND CARMEL CREEK).

JUSTIFICATION: THE PARK AND RIDE - TRANSPORTATION CENTERS ARE DESIGNATED WITHIN THE COMMUNITY PLAN TO ENCOURAGE TRANSIT ALTERNATIVES TO PROVIDE VEHICULAR TRAVEL.

SCHEDULE: LAND FY 1998.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-6A

TITLE: NEIGHBORHOOD PARK (MULTI-USE)

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

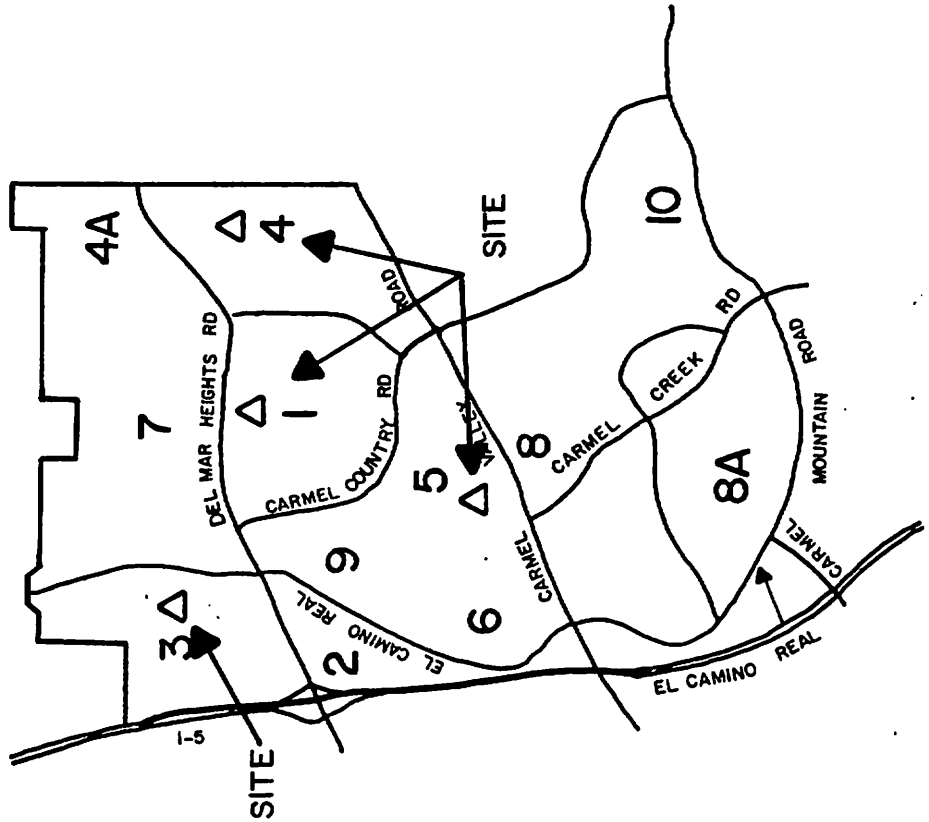
DEPARTMENT: PARK AND RECREATION		ENGR/CONSTR		FY 1989		FY 1991		FY 1997		FY 1998	
COSTS:		LAND 8,860,000									
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP								
	FBA										
3,070,000	NEW3	3,070,000									
3,200,000	NEW5	3,200,000									
3,430,000	NEW1			3,430,000		2,400,000		250,000		850,000	
3,500,000	NEW4			DLC		L		D		C	
				3,430,000		2,400,000		250,000		850,000	
13,200,000	TOTAL	6,270,000	0								
				L=land purchase		D=design		C=construction		E=engineering	

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF 4 NEIGHBORHOOD PARKS IN CONJUNCTION WITH ELEMENTARY SCHOOLS. EACH PARK AND SCHOOL SITE WILL BE APPROXIMATELY 15 ACRES WITH THREE ACRES BEING RESERVED FOR SCHOOL BUILDINGS, RESULTING IN 12 ACRES BEING DEVELOPED AS A MULTI-USE NEIGHBORHOOD PARK.

JUSTIFICATION: CITY POLICY REQUIRES THAT SCHOOLS AND PARK FACILITIES BE DEVELOPED SUCH THAT THE FACILITIES MAY BE USED BY THE SCHOOLS AS WELL AS THE RESIDENTS. THE NUMBER AND LOCATION ARE THE RESULT OF THE LOCATIONS OF VARIOUS ELEMENTARY SCHOOLS. THE COMMUNITY PLAN STANDARDS INDICATE A NEIGHBORHOOD PARK SHOULD SERVE BETWEEN 3,500 AND 5,000 PERSONS.

SCHEDULE: AS FOLLOWS

NEIGHBORHOOD	LAND	DESIGN	CONSTRUCTION
1 (CIP NO. 29-475.0)	FY 1989	FY 1989	FY 1989
3 (CIP NO. 29-589.0)	FY 1988	FY 1988	FY 1988
4 (CIP NO. 29-589.0)	FY 1991	FY 1997	FY 1998
5 (CIP NO. 29-598.0)	FY 1987	FY 1988	FY 1988



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-68

TITLE: NEIGHBORHOOD PARK (MULTI USE) SOUTH OF CARMEL VALLEY ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

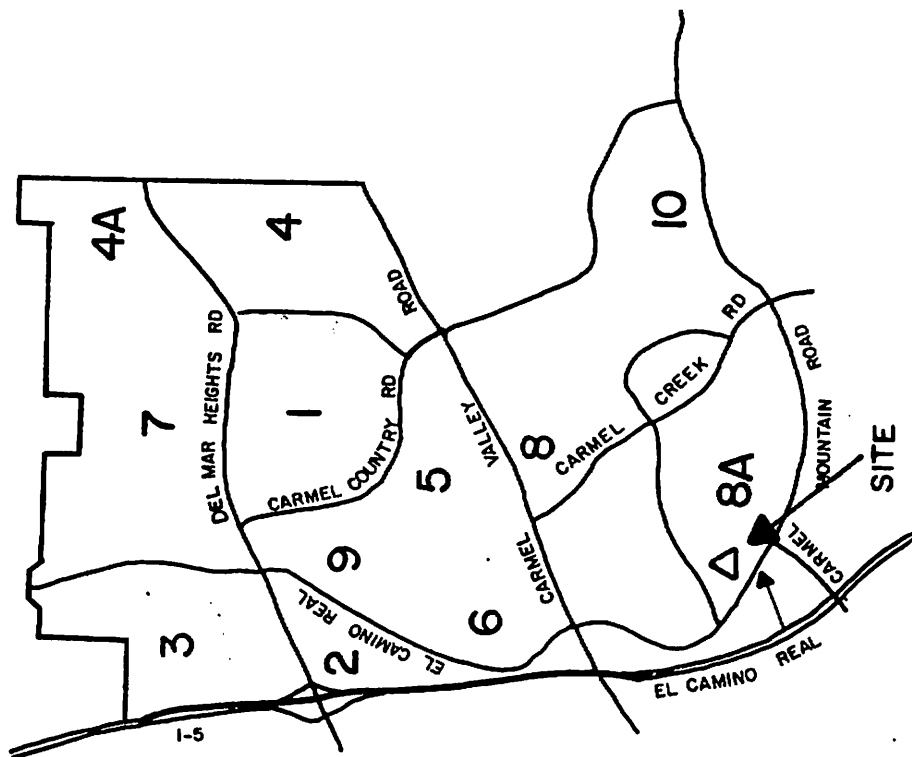
DEPARTMENT: ENGINEERING AND DEVELOPMENT - PARK AND RECREATION
COSTS: LAND 2,400,000 720,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1993	FY 1994	DC			
3,120,000	FBA			2,400,000	720,000				
0									
0									
0									
0									
3,120,000	TOTAL	0	0	L 2,400,000	DC 720,000				0

L=land purchase D=design C=construction E=engineering

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF ONE NEIGHBORHOOD PARK IN CONJUNCTION WITH AN ELEMENTARY SCHOOL. PARK AND SCHOOL SITE WILL BE APPROXIMATELY 15 ACRES WITH THREE ACRES BEING RESERVED FOR SCHOOL BUILDINGS, RESULTING IN 12 ACRES BEING DEVELOPED AS A MULTI-USE NEIGHBORHOOD PARK.

JUSTIFICATION AND RELATIONSHIP TO COMMUNITY PLAN: CITY POLICY REQUIRES THAT SCHOOL AND PARK FACILITIES BE DEVELOPED SUCH THAT THE FACILITIES MAY BE USED BY THE SCHOOLS AS WELL AS THE RESIDENTS. THE NUMBER AND LOCATION ARE THE RESULT OF THE LOCATIONS OF THE VARIOUS ELEMENTARY SCHOOLS. THE COMMUNITY PLAN STANDARDS INDICATE A NEIGHBORHOOD PARK SHOULD SERVE BETWEEN 3,500 AND 5,000 PERSONS.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: 21-78

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: NEIGHBORHOOD PARK (1)
SOUTH OF CARMEL VALLEY ROAD

DEPARTMENT: PARK AND RECREATION
COSTS: LAND 2,200,000

FUNDING:	SOURCE	EXPEND/ENCUMB	ENGR/CONSTR	FY 1990	FY 1999	FY 2000
3,000,000	NCM-S		CONT APPROP	2,200,000	100,000	700,000
0						
0						
0						
0						
0						
3,000,000	TOTAL	0	0	L 2,200,000	D 100,000	C 700,000

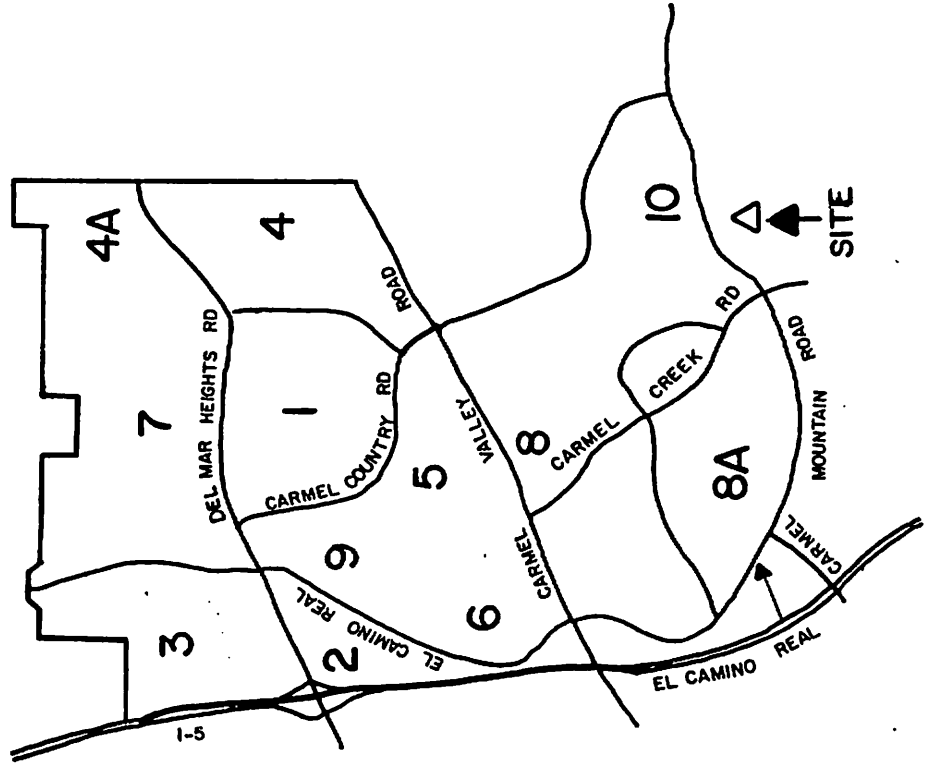
L=land purchase D=design C=construction

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF ONE NEIGHBORHOOD PARK INDEPENDENT OF ELEMENTARY SCHOOLS. THE PARK SITE WILL BE 10 ACRES AND WILL INCLUDE A PLAY AREA, MULTI-PURPOSE COURTS, PICNIC FACILITIES, LAWN AREA, AND LANDSCAPING.

JUSTIFICATION: THE COMMUNITY PLAN INDICATES THAT A NEIGHBORHOOD PARK SHOULD SERVE BETWEEN 3,500 AND 5,000 RESIDENTS, AND SHOULD BE 10 ACRES IN SIZE IF NOT ADJACENT TO A SCHOOL. THIS PARK SERVES THAT FUNCTION.

SCHEDULE: AS FOLLOWS

NEIGHBORHOOD 10	LAND FY 1990, -----	DESIGN FY 1999	CONSTRUCTION FY 2000
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PROJECT: 21-8

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: WATER TRANSMISSION LINE.- PHASE 1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: WATER UTILITIES COSTS:	SOURCE	EXPEND/ENCUMB FBA	ENGR/CONSTR		FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
			CONT APPROP	DC						
FUNDING:										
7,200,000		265,980	404,020	265,980	500,000	3,400,000	500,000	2,130,000		
0										
0										
0										
0										
0										
7,200,000	TOTAL	265,980	404,020	265,980	500,000	3,400,000	500,000	2,130,000	0	0
					D	C	D	C		

L=land purchase D=design C=construction

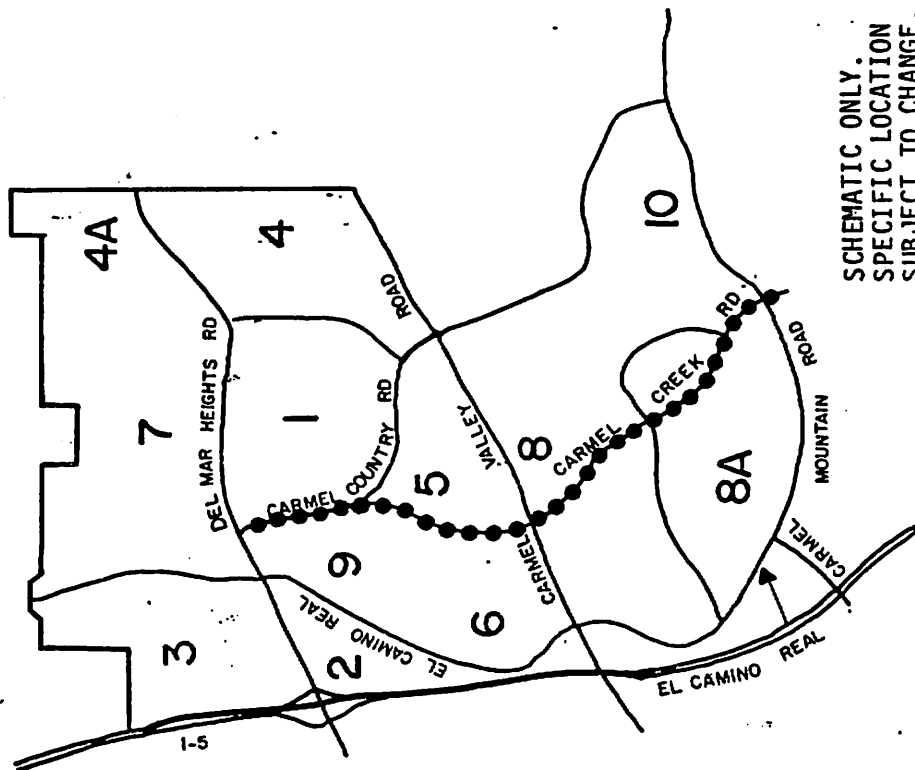
DESCRIPTION: CONSTRUCTION OF A TRANSMISSION WATER LINE SOUTH OF DEL MAR HEIGHTS ROAD ALONG THE ALIGNMENT OF CARMEL COUNTRY ROAD AND CARMEL CREEK ROAD, TO THE EXISTING 51" MIRAMAR TRANSMISSION LINE.

JUSTIFICATION: THE WATER LINE IS REQUIRED IN ORDER TO DEVELOP LAND WITHIN NORTH CITY WEST, IN ACCORDANCE WITH THE COMMUNITY PLAN.

SCHEDULE:

	A:	B:	C:	D:
DESIGN	FY 1988	FY 1991	FY 1989	FY 1989
CONSTRUCTION	FY 1988	FY 1992	FY 1990	FY 1990

- A) BETWEEN DEL MAR HEIGHTS ROAD AND CARMEL VALLEY ROAD. (7,400 +/- FEET)
- B) BETWEEN CARMEL VALLEY ROAD AND SOUTH BOUNDARY OF NORTH CITY WEST.
- C) BETWEEN SOUTH BOUNDARY OF NORTH CITY WEST AND LOPEZ RIDGE SUBDIVISION.
- D) BETWEEN LOPEZ RIDGE AND MIRA MESA BLVD.



PROJECT: 21-9

TITLE: WATER TRANSMISSION LINE - PHASE II SOUTH OF CARMEL VALLEY ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: WATER UTILITIES					
LAND COSTS:					
FUNDING:	SOURCE (NCH-S)	EXPEND/ENCUMB	ENGR/CONSTR		
			CONT APPROP	FY 1999	FY 2000
					2001
3,480,000				100,000	1,300,000
0					
0					
0					
0					
				D	DC
			0	100,000	1,300,000
					C
					2,080,000
3,480,000	TOTAL	0			
					0
					0
					0

L=land purchase D=design C=construction

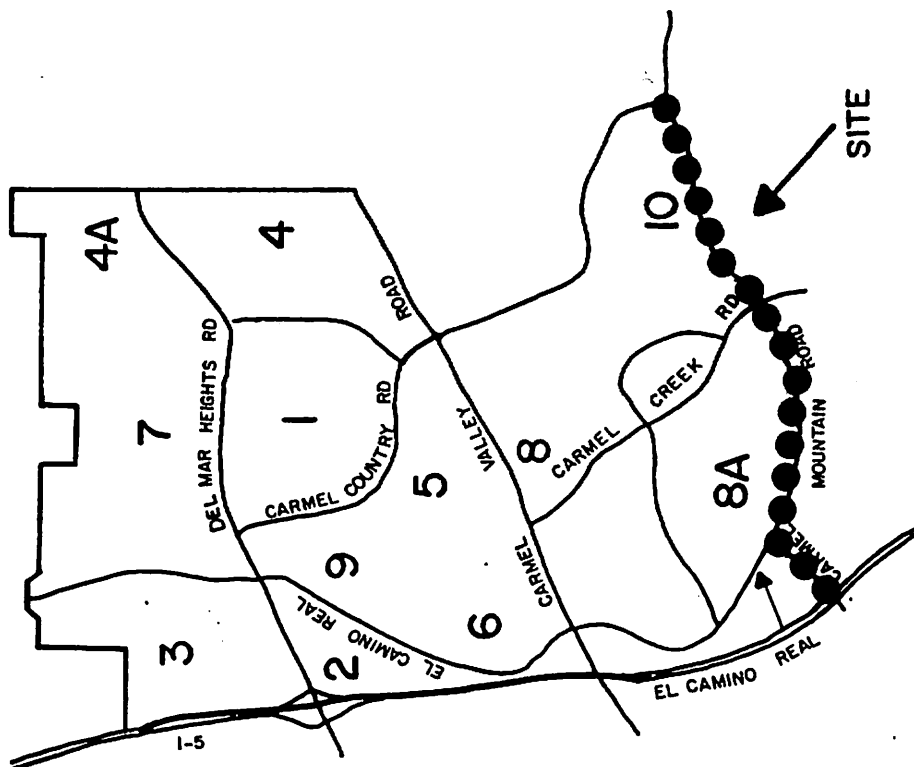
DESCRIPTION: CONSTRUCTION OF A TRANSMISSION WATER LINE EAST OF I-5, ALONG THE ALIGNMENT OF CARMEL MOUNTAIN ROAD, TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA.

JUSTIFICATION: THE WATER LINE IS REQUIRED IN ORDER TO DEVELOP THE SOUTHERN PORTION OF NORTH CITY WEST IN ACCORDANCE WITH THE COMMUNITY PLAN.

SCHEDULE:

	A: FY 1999	B: FY 2000
DESIGN		
CONSTRUCTION		

THIS PROJECT IS A PORTION OF CITY CIP #73-251.0



PROJECT: 21-10

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: EXPANSION OF SEWER PUMP STATION 64

DEPARTMENT: WATER UTILITIES
LAND

ENGR/CONSTR 494,800

FUNDING:	SOURCE	EXPEND/ENCLUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
247,400	CAP/OUTLAY		247,400						
247,400	FBA		247,400						
0									
0									
0									
494,800	TOTAL	0	494,800	0	0	0	0	0	0

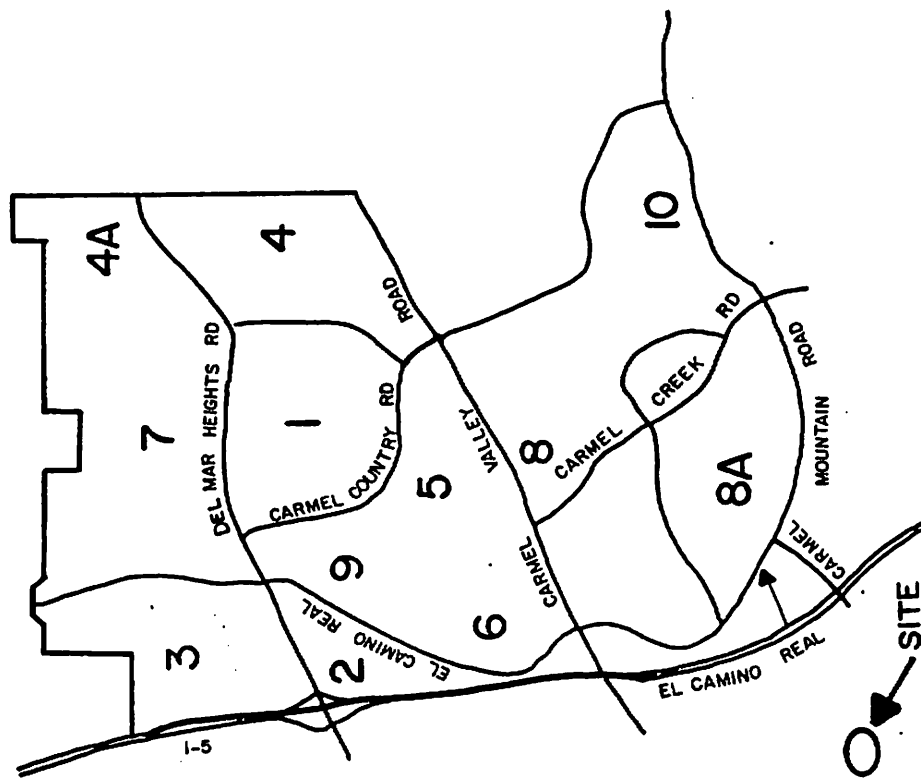
L=land purchase D=design C=construction

DESCRIPTION: EXPANSION OF SEWER PUMP STATION 64 WITHIN PENASQUITOS LAGOON.

JUSTIFICATION: THE EXPANSION OF THE PUMP STATION WILL BE REQUIRED IN ORDER TO ALLOW SUFFICIENT SEWAGE PUMPING CAPACITY FOR THE NORTH CITY WEST COMMUNITY DEVELOPMENT.

COST BREAKDOWN: COSTS FOR ALL COMPONENTS OF CONSTRUCTION WERE CALCULATED BASED ON ENGINEER'S ESTIMATE AND CONSULTATION WITH UTILITIES DEPARTMENT. SEE AGREEMENT RR-259138.

COMPLETED



PROJECT: 21-11

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: DEL MAR HEIGHTS ROAD AT INTERSECTION WITH I-5
(BRIDGE WIDENING)

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 4,877,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
3,986,000	FBA	3,986,000							
853,000	STATE	853,000							
38,000	PAC-BELL	38,000							
0									
0									
0									
4,877,000	TOTAL	4,877,000	0	0	0	0	0	0	0
		DC							
		4,877,000							

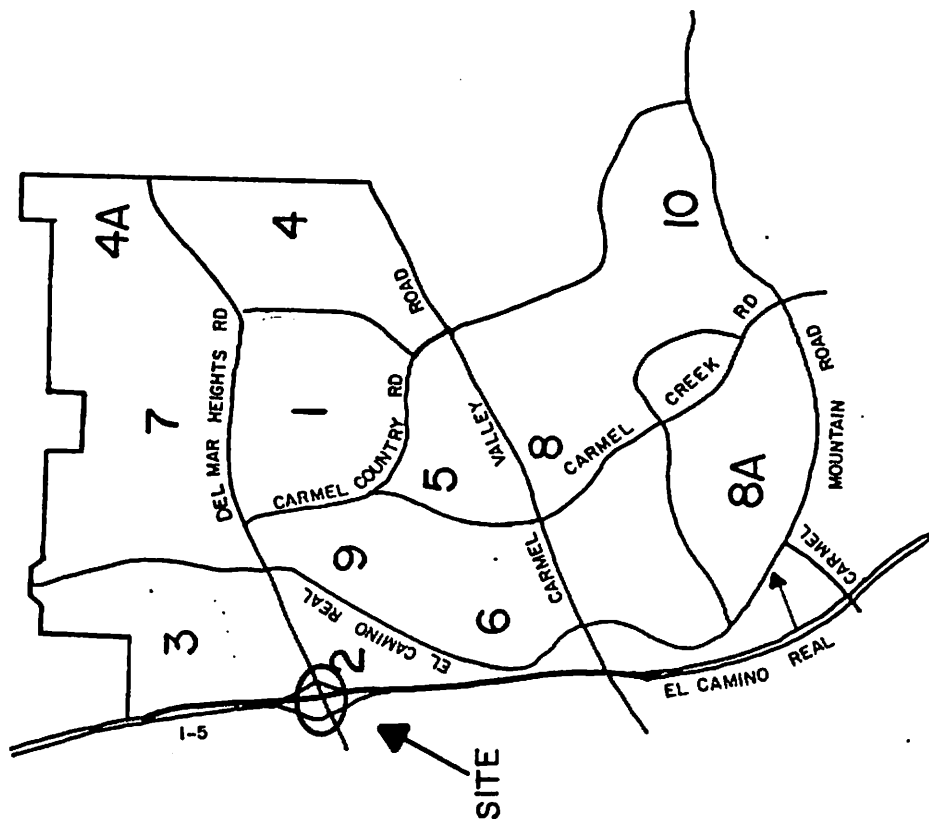
L=land purchase D=design C=construction

DESCRIPTION: THE INTERCHANGE AT DEL MAR HEIGHTS ROAD AND I-5 WILL BE WIDENED AND IMPROVED. THE BRIDGE OVER I-5 WILL BE WIDENED TO A 6-LANE FACILITY.

JUSTIFICATION: THE WIDENING OF DEL MAR HEIGHTS ROAD AT I-5 BRIDGE IS REQUIRED IN ORDER TO DEVELOP LAND WITHIN NORTH CITY WEST IN ACCORDANCE WITH THE COMMUNITY PLAN.

SCHEDULE: THIS PROJECT IS ESTIMATED TO BE COMPLETE BY FY 1989.

CIP NO. 52-326.0



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-12

TITLE: HARTFIELD AVENUE

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 150,000

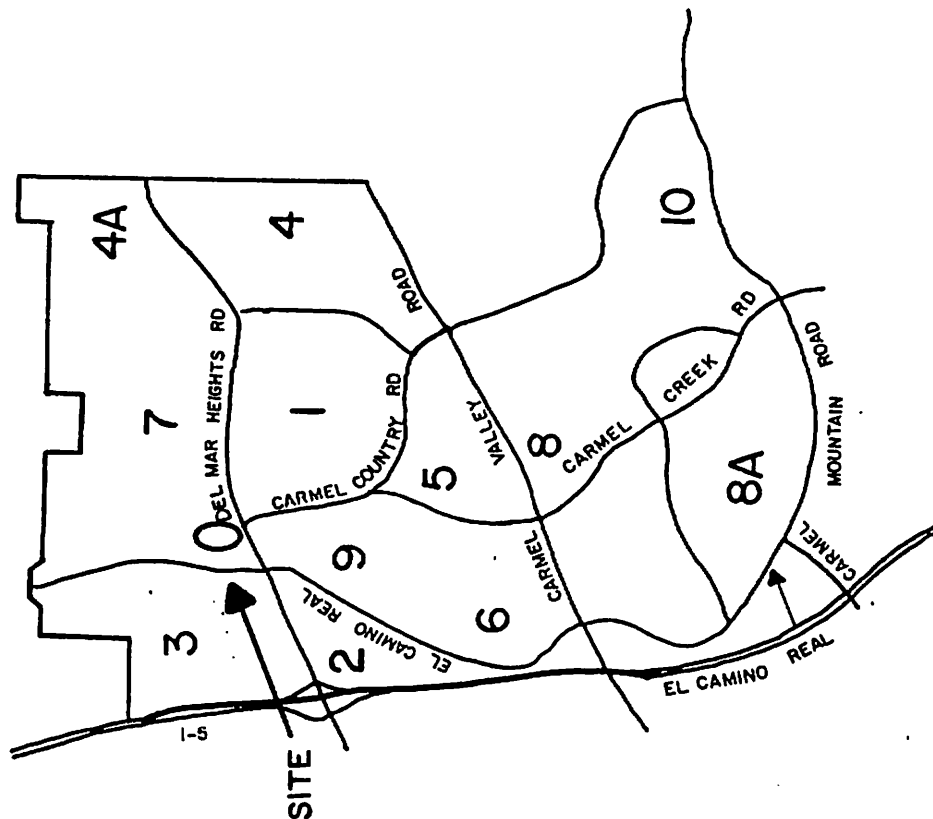
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
150,000	FBA		150,000						
0									
0									
0									
0									
0									
150,000	TOTAL	0	DC 150,000	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF APPROXIMATELY 300 FEET OF HARTFIELD AVENUE IN FRONT OF CITY FIRE STATION NO. 24 BETWEEN DEL MAR HEIGHTS ROAD AND QUARTER MILE DRIVE. HARTFIELD AVE. IS TO BE A 4-LANE COLLECTOR STREET.

JUSTIFICATION: THE COMMUNITY PLAN SPECIFIES THAT A FIRE STATION BE CONSTRUCTED ON HARTFIELD AVENUE. THE CONSTRUCTION OF THIS PORTION OF ROADWAY IS THE RESPONSIBILITY OF THE FIRE STATION FACILITY.

SCHEDULE: DESIGN COMPLETED
CONSTRUCTION: FY 1988



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-13

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: DEL MAR HEIGHTS ROAD
HALF-WIDTH IMPROVEMENT & FIRE STATION

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: ENGR/CONSTR

160,000

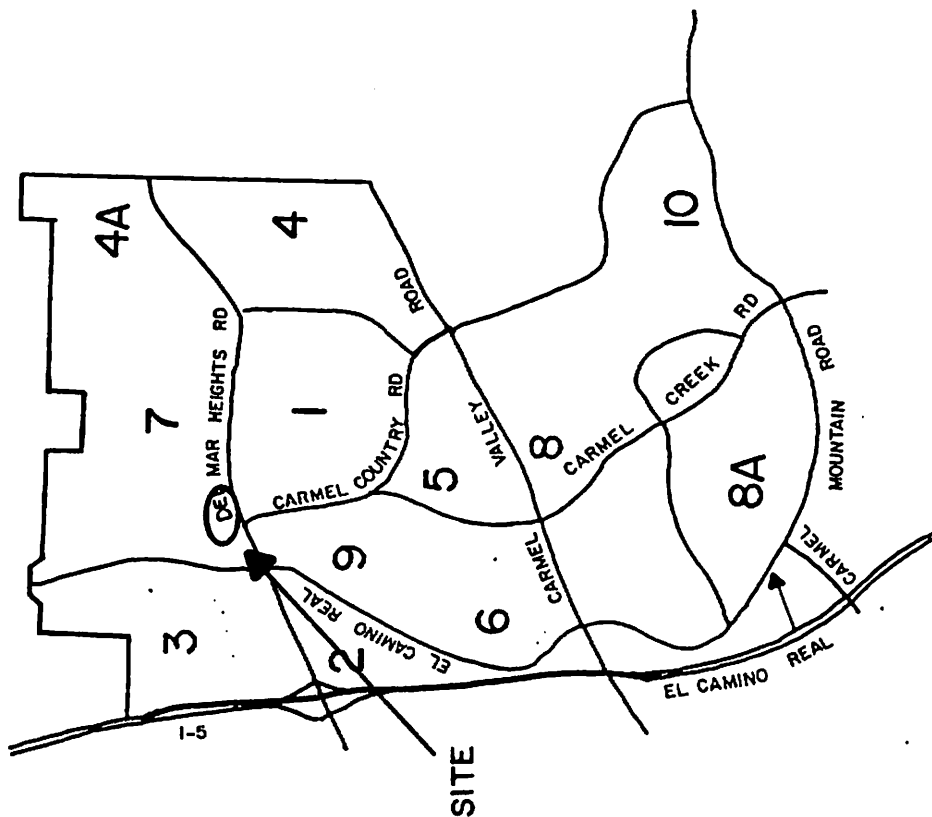
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
160,000	FBA		160,000						
0									
0									
0									
0									
0									
0									
160,000	TOTAL	0	DC 160,000	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF APPROXIMATELY 750 FEET OF DEL MAR HEIGHTS ROAD (HALF-WIDTH) IN FRONT OF A CITY FIRE STATION. THIS IS TO BE A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE COMMUNITY PLAN SPECIFIES THAT A FIRE STATION BE CONSTRUCTED ON DEL MAR HEIGHTS ROAD. THE CONSTRUCTION OF THIS PORTION OF ROADWAY WILL BE FUNDED BY THE FBA.

SCHEDULE: COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-14

TITLE: DEL MAR HEIGHTS ROAD
1/2 WIDTH IMPROVEMENTS @ TORREY PINES H.S.

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: ENGR/CONSTR

620,000

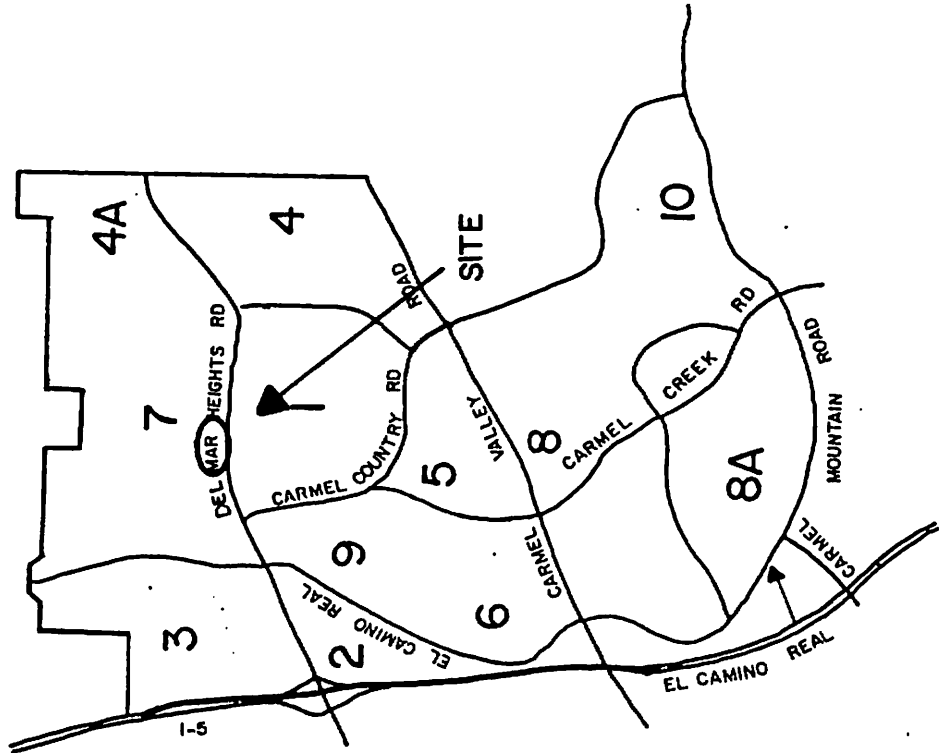
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
620,000	FBA		620,000						
0									
0									
0									
0									
0									
TOTAL		0	DC 620,000	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF 2000 FEET OF DEL MAR HEIGHTS ROAD (HALF-WIDTH) IN FRONT OF TORREY PINES HIGH SCHOOL. THIS IS TO BE A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE COMMUNITY PLAN INDICATES THAT DEL MAR HEIGHTS ROAD BE CONSTRUCTED IN FRONT OF TORREY PINES HIGH SCHOOL. THE CONSTRUCTION OF THIS PORTION OF ROADWAY WILL BE FUNDED BY THE FBA.

SCHEDULE: COMPLETED



PROJECT: 21-15

TITLE: EL CAMINO REAL OFFSITE EXTENSION NORTH TO THE SOUTH EDGE OF THE SAN DIEGUITO RIVER BRIDGE

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

ENGINEERING AND DEVELOPMENT	STREETS	
LAND	1,500,000	ENGR/CONSTR.
COSTS:		3,265,000

FUNDING:
4,765,000

EXPEND/ENCUMB	SOURCE
1,500,000	FBA

CONT APPROP
3,265,000

FY 1989

0661 J3

FY 1991

FY 1992

FY 1993

1994

4,765,000

1,500,000

3,265,000

0

L=land purchase D=design C=construction

L=land purchase D=design

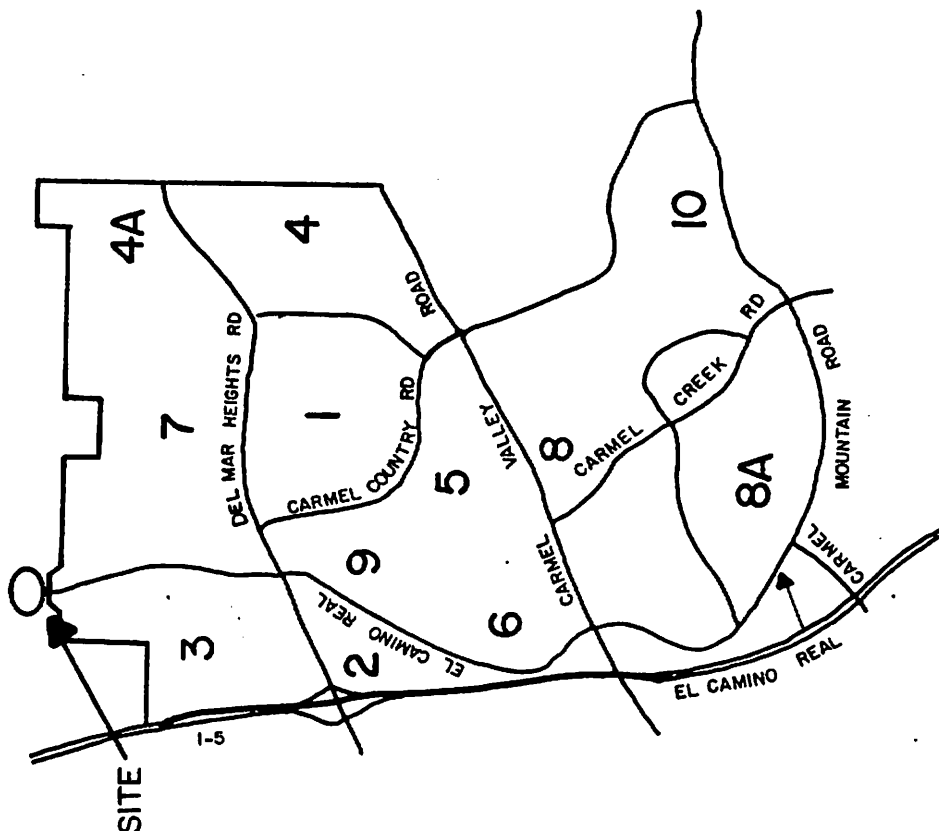
C=construction

DESCRIPTION: RELOCATION OF EL CAMINO REAL FROM NORTH CITY WEST COMMUNITY PLAN BOUNDARY TO SAN DIEGO RIVER BRIDGE. CONSTRUCTION OF 40 FOOT ROADWAY WITH A 98 FOOT RIGHT-OF-WAY AND FULL WIDTH GRADING WITH APPROPRIATE CONNECTIONS TO SAN DIEGO ROAD AND OLD EL CAMINO REAL.

JUSTIFICATION: THIS PORTION OF EL CANINO REAL IS BEING REALIGNED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: COMPLETED

CIP NO. 52-382.0 (LAND)



PROJECT: 21-16

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

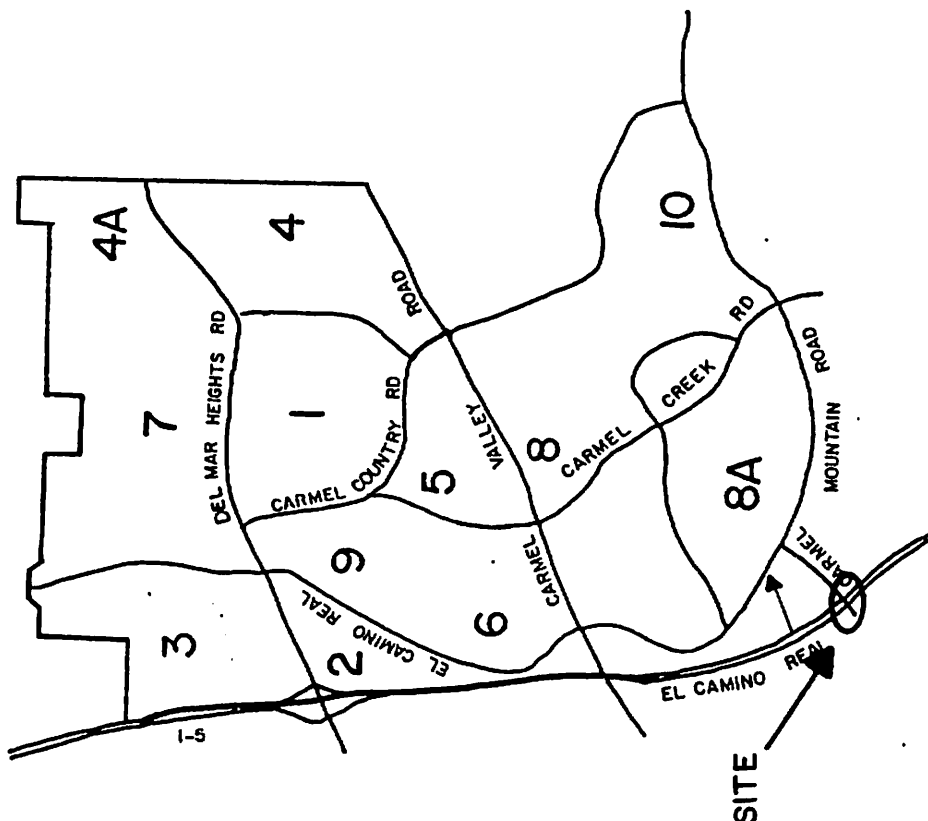
COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: CARMEL MOUNTAIN ROAD, AT FREEWAY 5 INTERCHANGE

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 3,365,000 ENGR/CONSTR 10,935,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
2,150,000	FBA (NCM-N)				2,150,000			
3,580,000	(NCM-S)				3,580,000			
8,570,000	(SDRR.)				8,570,000			
0								
0								
0								
14,300,000	TOTAL	0	0	0	DLC 14,300,000	0	0	0

L=land purchase D=design C=construction



DESCRIPTION: CONSTRUCT A FREEWAY INTERCHANGE AT INTERSTATE 5 AND CARMEL MOUNTAIN ROAD. A DIAMOND INTERCHANGE WILL BE UTILIZED AT THIS LOCATION.

30 JUSTIFICATION: THIS INTERCHANGE IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY DEVELOPMENT.

SCHEDULE: DESIGN, LAND, AND CONSTRUCTION ARE SCHEDULED FOR FY 1991.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-17

TITLE: ACQUISITION OF PROPERTY, INCLUDING SMITH, MUSKIN/LEAHY PROPERTY, FOR
FREEWAY 56 AND FLOODWAY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND 2,600,000 ENGR/CONSTR 400,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
3,000,000	FBA*		1,000,000	2,000,000					
0									
0									
0									
0									
0									
3,000,000	TOTAL	0	L 1,000,000	DL 2,000,000	0	0	0	0	0

L=land purchase D=design C=construction

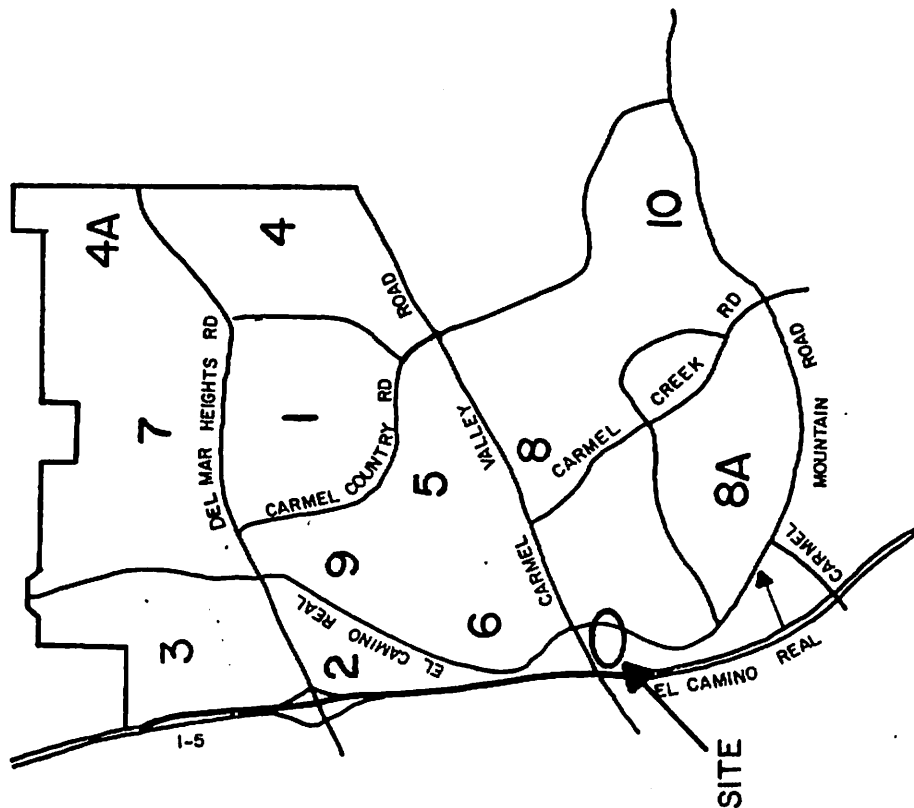
DESCRIPTION: ACQUIRE APPROXIMATELY 27 ACRES OF MUSKIN/LEAHY PROPERTY, 2.6 ACRES OF SMITH PROPERTY AND APPROXIMATELY 47 ACRES OF OTHER OWNERSHIP FOR THE ROUTH 56 RIGHT-OF-WAY AND NECESSARY FLOODWAY FACILITY IN CARMEL VALLEY.

JUSTIFICATION: THESE LAND ACQUISITIONS ARE NEEDED FOR BOTH THE FUTURE CONSTRUCTION OF ROUTE 56 AND THE ACCOMPANYING RELOCATED CARMEL VALLEY DRAINAGE FACILITY. THESE PROJECTS WILL ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CAUSED BY THE NORTH CITY WEST COMMUNITY DEVELOPMENT SCHEDULE. INITIAL LAND ACQUISITION IN FY 1988, DESIGN AND ADDITIONAL LAND ACQUISITION IN FY 1989.

SCHEDULE: LAND IN FY 1988, DESIGN AND ADDITIONAL LAND IN FY 1989.

CIP NO. 52-356.0

*IN A SUBSEQUENT YEAR \$1,000,000 EACH FROM SORRENTO HILLS AND NORTH CITY WEST-SOUTH WILL REIMBURSE NORTH CITY WEST-NORTH FBA.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-18

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: TRAFFIC SIGNALS AND RAMP WIDENING FOR FREEWAY 5 AT CARMEL VALLEY ROAD

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENBR/CONSTR 620,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
370,000	FBA (NCM-N)		370,000						
155,000	* (NCM-S)		155,000						
95,000	* (SRRR.)		95,000						
0									
0									
0									
620,000	TOTAL	0	620,000	0	0	0	0	0	0

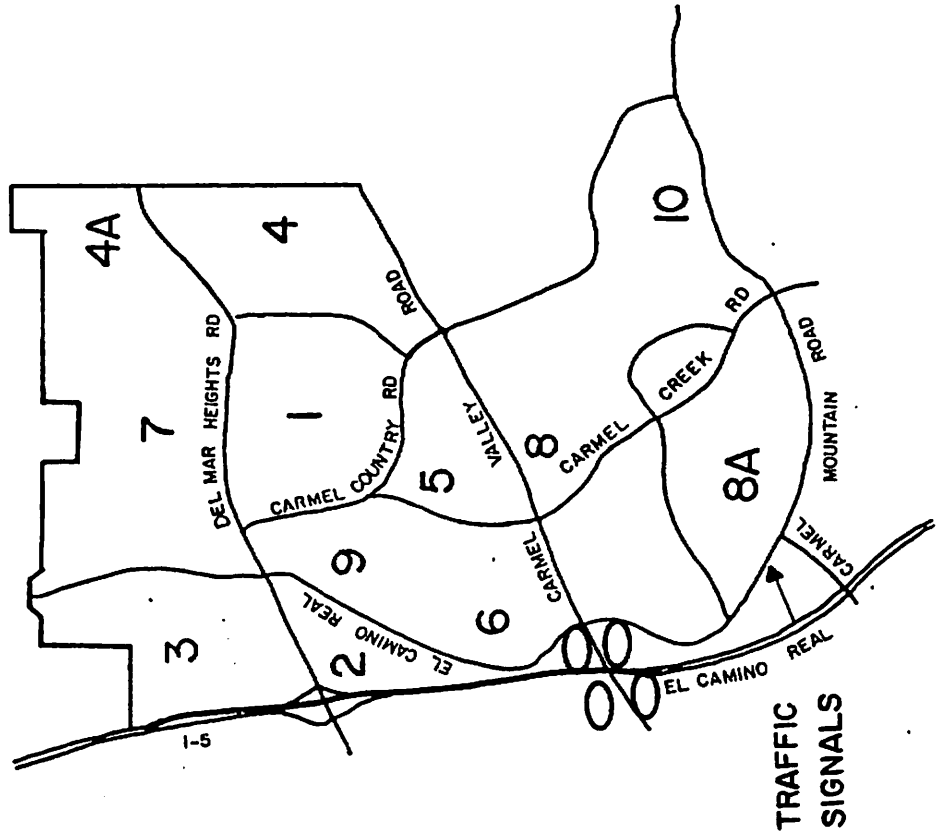
L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCT TRAFFIC SIGNALS AND WIDEN ON AND OFF RAMP FOR INTERSTATE 5 AT CARMEL VALLEY ROAD WITH RAMP METERING.

32 JUSTIFICATION: THE TWO TRAFFIC SIGNALS AND THE RAMP WIDENINGS ARE NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY DEVELOPMENT.

SCHEDULE: DESIGN AND CONSTRUCTION IN FY 1988.

*THESE WILL REIMBURSE NCM-N AT A FUTURE DATE.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-19

TRAFFIC SIGNAL AT FREEWAY 5 AND DEL MAR HEIGHTS ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

LAND ENGR/CONSTR

60,000

FUNDING:

SOURCE

EXPEND/ENCUMB

CONTR APPROP

60,000

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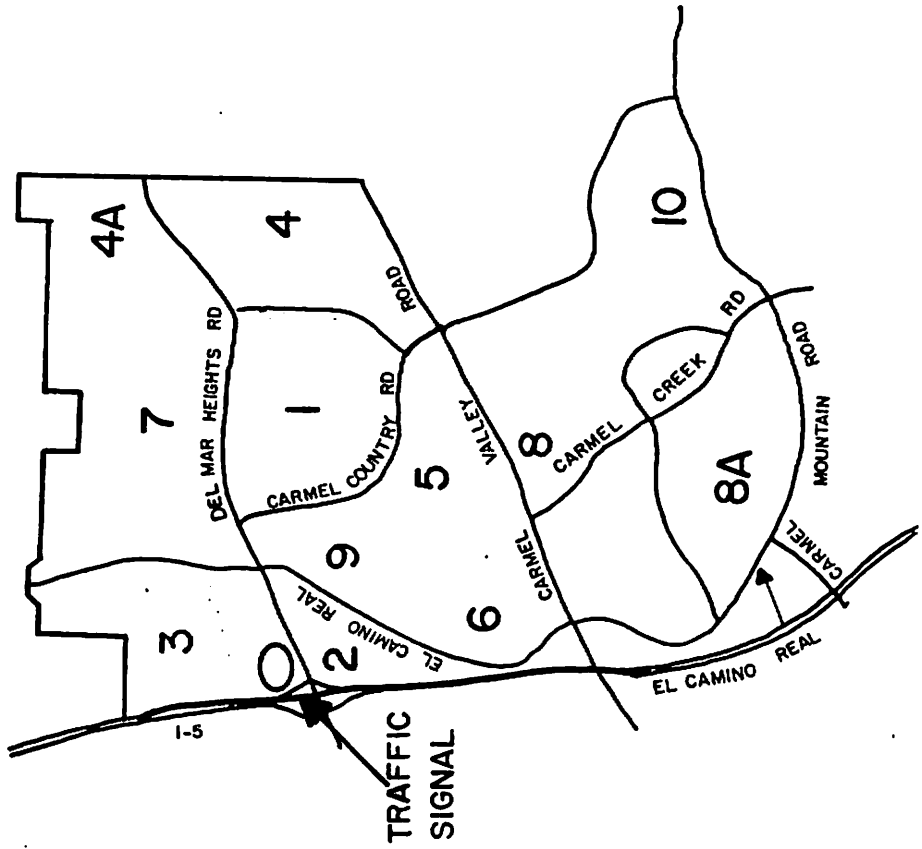
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L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCT A TEMPORARY TRAFFIC SIGNAL SYSTEM AT THE EAST RAMP ON DEL MAR HEIGHTS ROAD AT INTERSTATE 5.

JUSTIFICATION: THIS TRAFFIC SIGNAL IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC FROM THE NORTH CITY WEST COMMUNITY. TWO PERMANENT SIGNALS WILL BE INSTALLED AS PART OF THE DEL MAR HEIGHTS BRIDGE PROGRAM.

SCHEDULE: DESIGN AND CONSTRUCTION SCHEDULED FOR FY 1988.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-20

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: WIDEN CARMEL VALLEY ROAD OFFSITE WESTERLY TO FREEWAY RAMPS

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND 50,000 ENGR/CONSTR 80,000

FUNDING: SOURCE

110,500 FBA (NCM-N)

19,500 (ISRR.)

0

0

0

0

130,000 TOTAL

DLC

130,000

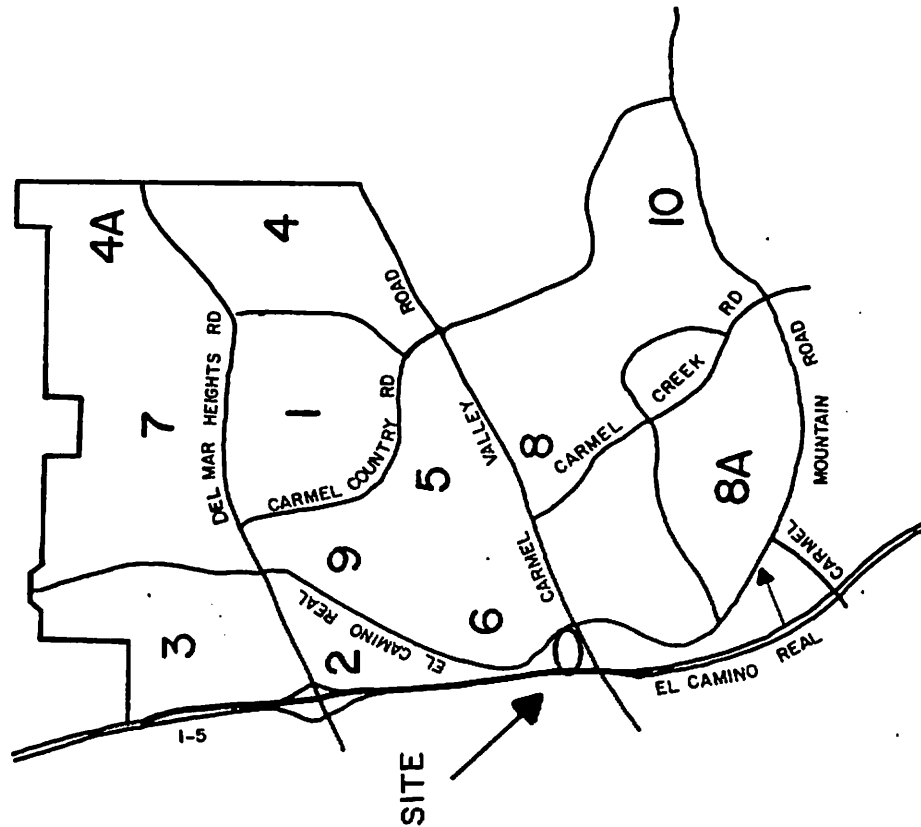
L=land purchase D=design C=construction

FY 1990 FY 1991 FY 1992 FY 1993 FY 1994

DESCRIPTION: WIDEN EXISTING 4 LANES OF CARMEL VALLEY ROAD TO A 6 LANE STREET FROM FREEWAY RAMPS (EAST) TO INTERSECTION OLD EL CAMINO REAL.

JUSTIFICATION: THIS WIDENING OF CARMEL VALLEY ROAD IS BEING CONSTRUCTED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC FROM THE NORTH CITY WEST COMMUNITY.

SCHEDULE: DESIGN IS COMPLETE AND CONSTRUCTION IS SCHEDULED FOR FY 1988



PROJECT: 21-21

COUNCIL DISTRICT: 1
 COMMUNITY PLAN :
 INITIAL SCHEDULE:

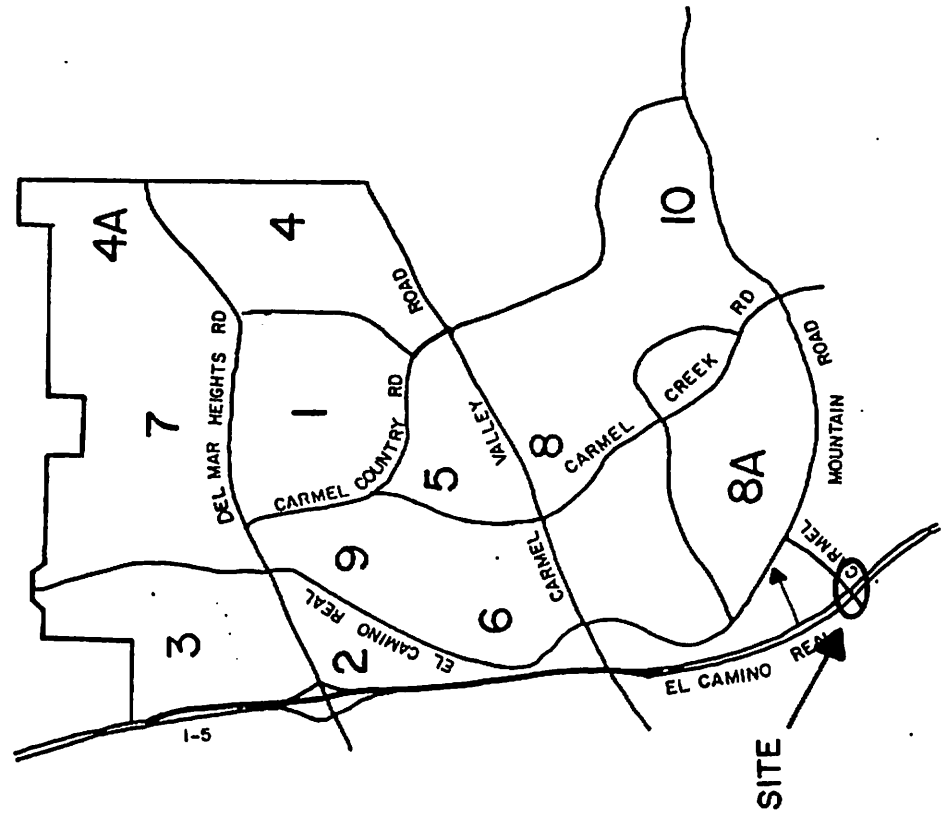
CITY OF SAN DIEGO
 FACILITIES FINANCING PROGRAM

TITLE: CARMEL MOUNTAIN ROAD, AT FREEWAY 5 INTERCHANGE

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
 COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1994
	0			
	0			
	0			
	0			
	0			
	0			
0	TOTAL	0		

L=land purchase D=design C=construction



NON PART OF PROJECT #21-16

PROJECT: 21-22

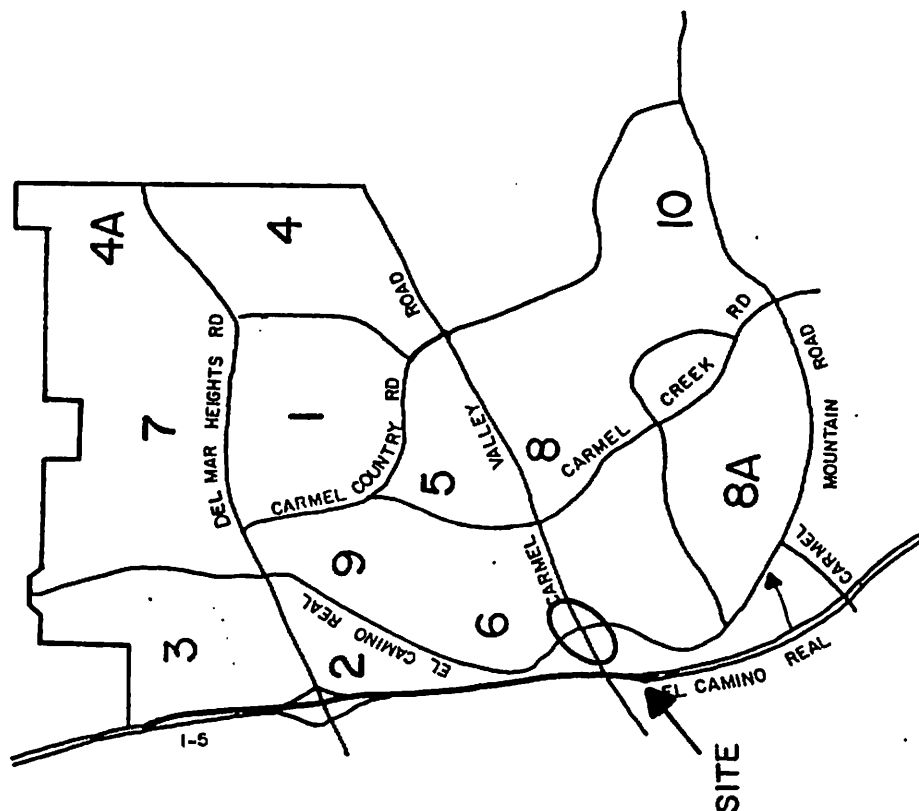
TITLE: ACQUISITION OF SMITH, MUSKIN/LEAHY PROPERTY FOR FREEWAY 56 AND FLOODWAY

COUNCIL DISTRICT:
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
LAND
ENGR/CONSTR
COSTS:

FUNDING:	CUSTIS:	LARR	SOURCE	EXPEND/ENCUMB	CONT APPROP	FISCAL YEAR					
						FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
			FBA								
			SDA								
			TOTAL								

L=land purchase D=design C=construction



NOW PART OF PROJECT #21-17

PROJECT: 21-23

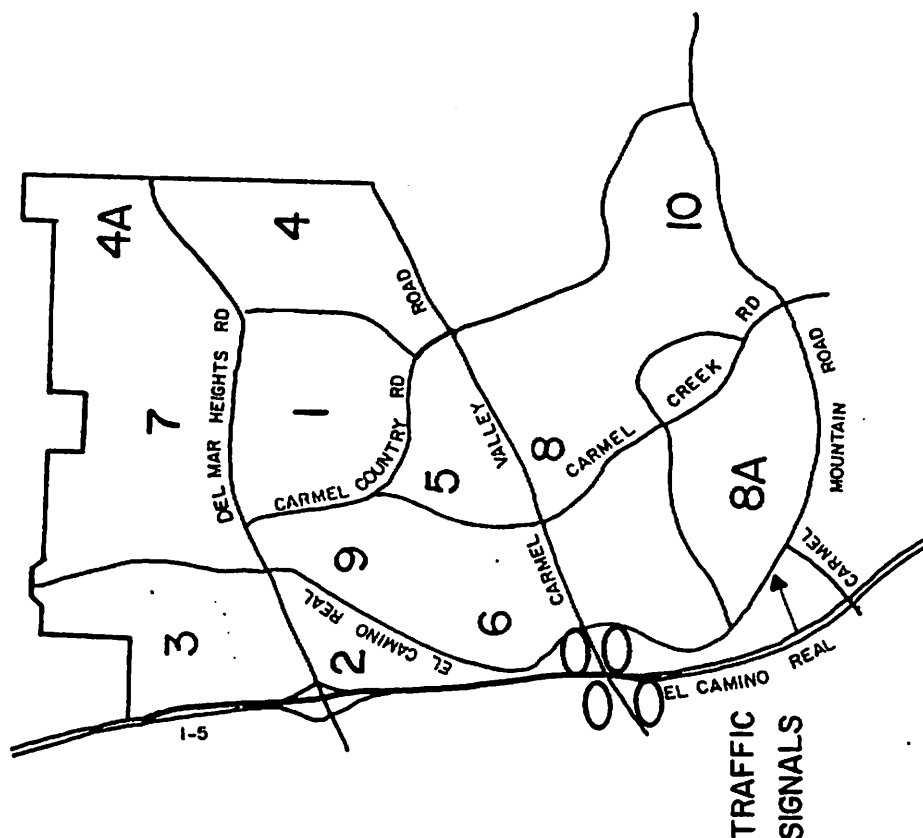
TITLE: TRAFFIC SIGNAL AND RAMP WIDENING @ I-5/CARNEL VALLEY RD.

COUNCIL DISTRICT:
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
0	FBA								
0	SDA								
0	TOTAL								

L=land purchase D=design C=construction



END OF PART OF PROJECT #21-18

**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: 21-24

TITLE: EL CAMINO REAL FROM CARMEL VALLEY ROAD TO SOUTHERN BOUNDARY
OF HUSKIN/LEAHY PROPERTY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 6,000,000

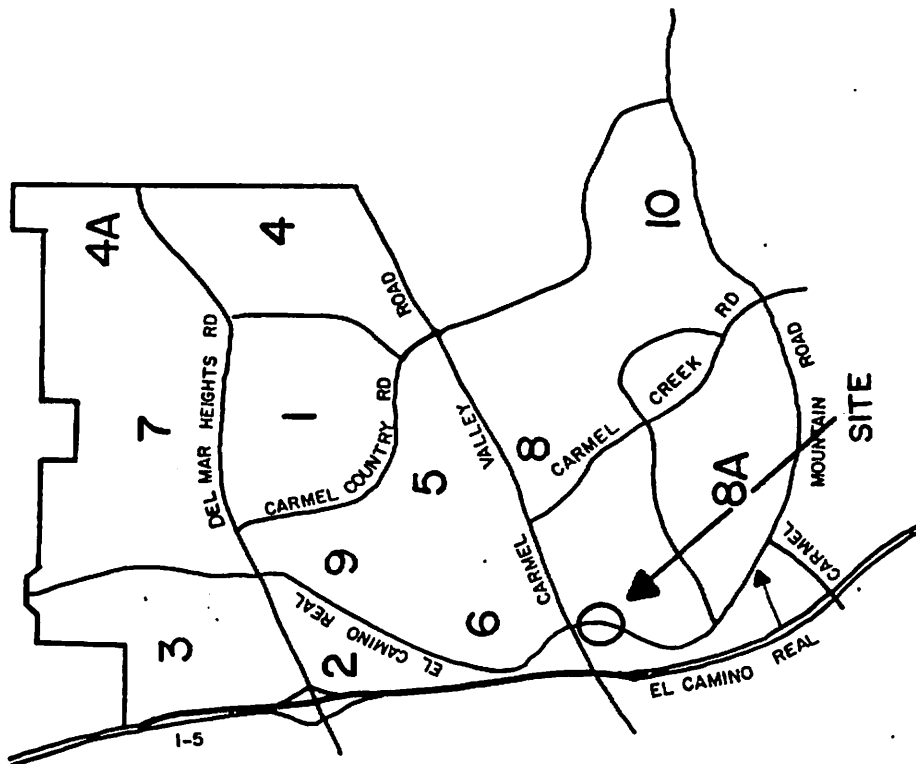
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY *					
3,000,000	(NCH-S)			250,000	2,750,000					
3,000,000	(SDRR)			250,000	2,750,000					
0										
0										
0										
6,000,000	TOTAL	0	0	D	500,000	DC	5,500,000	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: RELOCATION OF EL CAMINO REAL FROM CARMEL VALLEY ROAD TO THE SOUTHERN BOUNDARY OF THE HUSKIN/LEAHY PROPERTY. THIS ROAD WILL BE CONSTRUCTED AS SIX-LANE PRIMARY ARTERIAL WITH DUAL LEFT TURNS. (122 FOOT RIGHT-OF-WAY).

JUSTIFICATION: THIS PORTION OF EL CAMINO REAL IS BEING REALIGNED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

***SCHEDULE:** DESIGN AND CONSTRUCTION YEARS ARE TO BE DETERMINED.



PROJECT: 21-26

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

TITLE: TRANSIT CENTER, NEIGHBORHOOD #9

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
LAND ENGR/CONSTR

160,000

FUNDING: 160,000

SOURCE

EXPEND/ENCUMB

CONTR APPROP

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PROJECT: 21-30

TITLE: MINI PARK #1 IN NEIGHBORHOOD #1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION
COSTS: LAND

210,000

ENGR/CONSTR

FUNDING:
1,050,000

CONT APPROP

FY 1990
1,050,000

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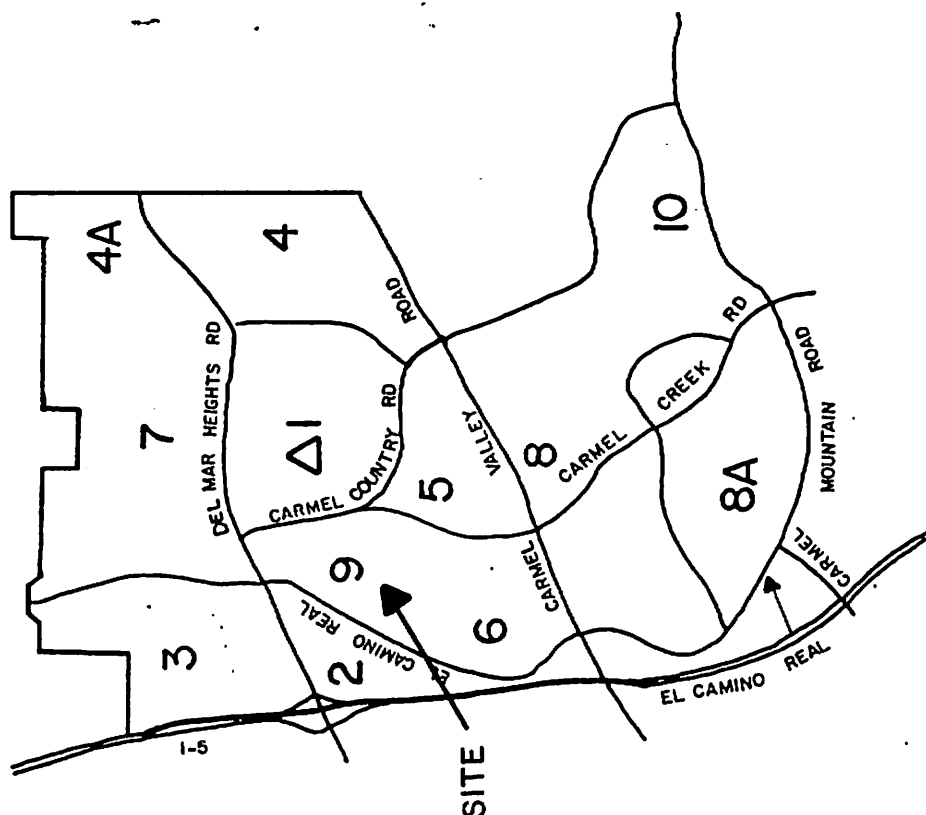
L=land purchase D=design C=construction

Design

C=construction

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR ACQUISITION AND DEVELOPMENT OF A REPLACEMENT FOR AN EARLIER PROPOSED S.D.6 & E. MINI PARK. PARK WILL BE APPROXIMATELY 3 ACRES IN SIZE.

L = \$840,000
D,C = \$210,000



123-62
~~9-762~~

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-31

TITLE: WINDWOOD II MINIPARK, NEIGHBORHOOD #1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION
COSTS:

LAND

ENGR/CONSTR

300,000

70,000

FUNDING: SOURCE
FBA

CONT APPROP

EXPEND/ENCUMB

370,000

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PROJECT: 21-32

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

TITLE: SEABRIDGE MINIPARK, NEIGHBORHOOD #1

DEPARTMENT: PARK AND RECREATION
COSTS:

LAND 370,000 ENBR/CONSTR 80,000

FUNDING:

450,000
0
0
0
0
0

SOURCE
FBA

EXPEND/ENCUMB

CONT APPROP

FY 1989

FY 1990 450,000

FY 1991

FY 1992

FY 1993

FY 1994

450,000 TOTAL

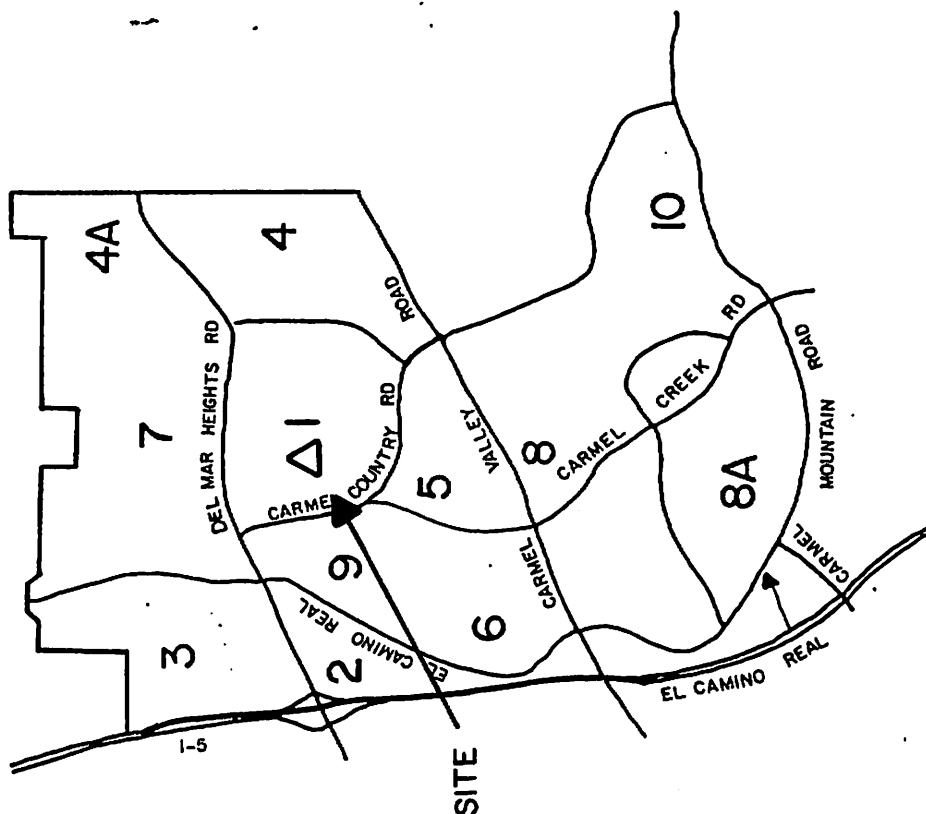
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L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR THE ACQUISITION AND DEVELOPMENT OF
A MINI PARK IN NEIGHBORHOOD #1. PARK WILL BE APPROXIMATELY 1.25 ACRE IN
SIZE.

L = \$370,000
D,C = \$ 80,000



PROJECT: 21-34

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT:
COMMUNITY PLAN:
INITIAL SCHEDULE:

TITLE: TWO MINIPARKS, NEIGHBORHOOD 6

DEPARTMENT: PARK AND RECREATION
COSTS: LAND 1,100,000 ENGR/CONSTR 400,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
1,500,000	FBA				1,500,000				
0									
0									
0									
0									
0									
1,500,000	TOTAL	0	0	0	DLC 1,500,000	0	0	0	0

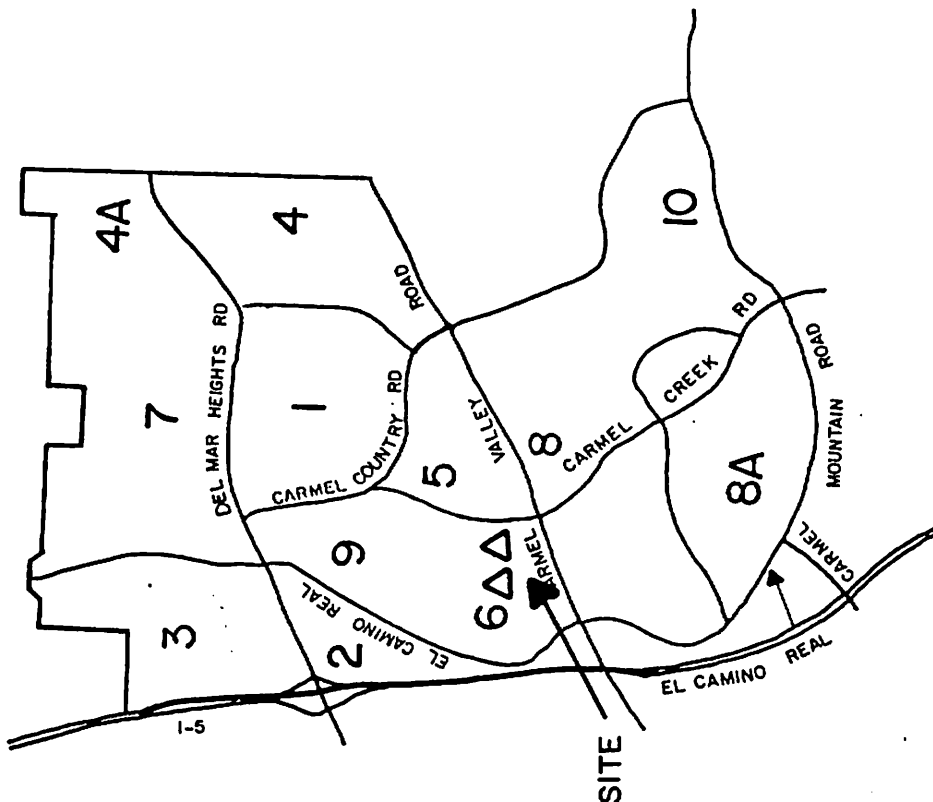
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT WILL PROVIDE TWO MINI PARKS IN NEIGHBORHOOD #6. PARKS WILL BE APPROXIMATELY 1 ACRE AND 3 ACRES, RESPECTIVELY, IN SIZE.

TWO MINI PARKS:

1 AT 1 ACRE
L = \$275,000
D,C = \$125,000

1 AT 3 ACRES
L = \$825,000
D,C = \$275,000



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-35

TITLE: NEIGHBORHOOD PARK - NEIGHBORHOOD 7

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - PARK AND RECREATION
COSTS: LAND 1,400,000 ENGR/CONSTR 700,000

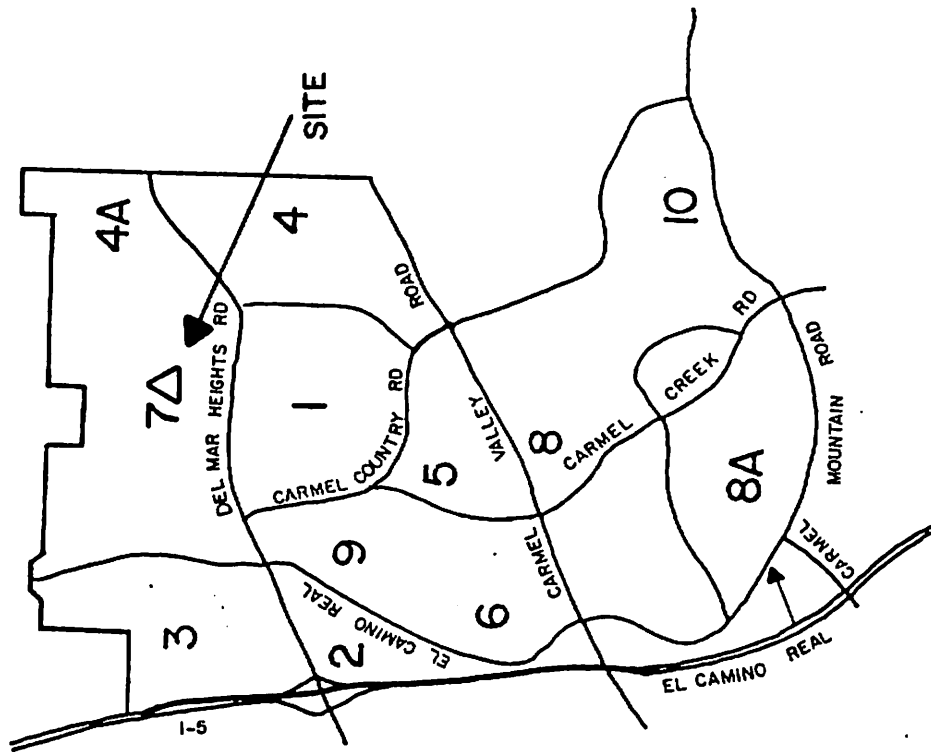
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
2,100,000	FBA								
0	SDA								
0									
0									
0									
0									
2,100,000	TOTAL	0	0	0	2,100,000	0	0	0	0
					DLC 2,100,000				

L=land purchase D=design C=construction

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF A NEIGHBORHOOD PARK, INDEPENDENT OF ELEMENTARY SCHOOL, IN NEIGHBORHOOD #7.

JUSTIFICATION: MODIFIED PRECISE PLAN FOR NEIGHBORHOOD #7 INDICATES THE NEED FOR A 7 ACRE NEIGHBORHOOD PARK IN ADDITION TO THE OTHER NCM PARK REQUIREMENTS.

L = \$1,400,000
D,C = \$ 700,000



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: B

TITLE: DEL MAR HEIGHTS ROAD FROM EL CAMINO REAL TO CARMEL COUNTRY ROAD

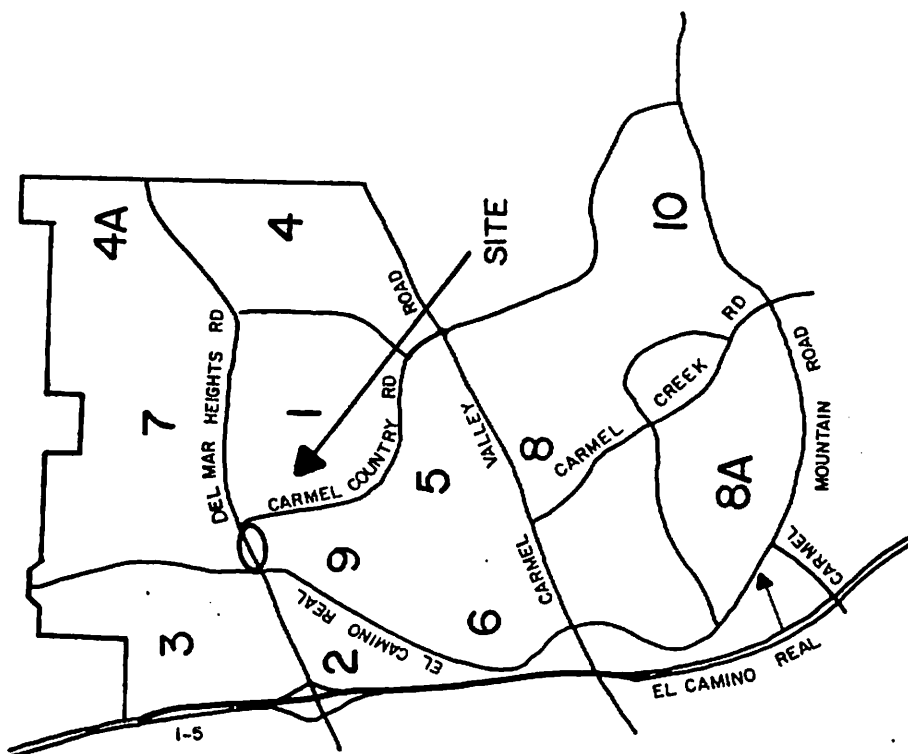
COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENBR/CONSTR	894,000					
COSTS:		LAND	656,000					
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992
	DEVELOPER/							
1,550,000	SUBDIVISION	1,550,000						
0								
0								
0								
0								
1,550,000	TOTAL	DLC						
		1,550,000	0					
				L=land purchase	D=design	C=construction		

DESCRIPTION: DEL MAR HEIGHTS ROAD, FROM EL CAMINO REAL TO CARMEL COUNTRY ROAD, WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: COMPLETED ✓



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: C

TITLE: DEL MAR HEIGHTS ROAD FROM CARMEL COUNTRY ROAD TO THE S.D.G. & E. EASEMENT

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 608,000 ENGR/CONSTR 588,000

FUNDING: SOURCE EXPEND/ENCUMB CONT APPROP

0 DEVELOPER/
1,196,000 SUBDIVISION 1,196,000

0
0
0
0

1,196,000 TOTAL 1,196,000

DLC

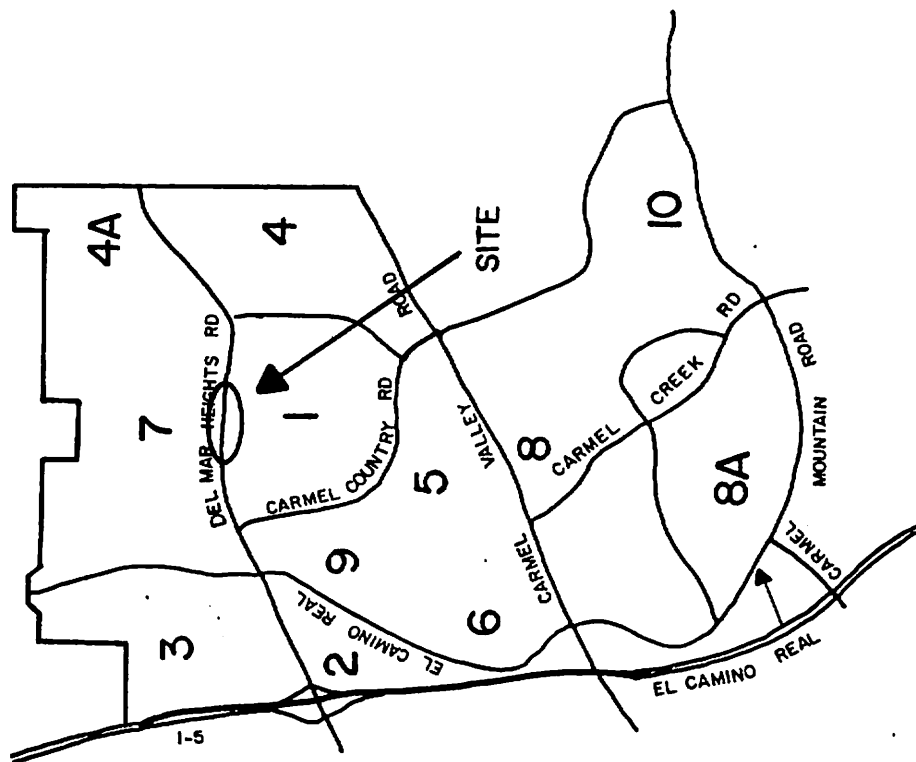
0 0 0 0 0 0 0 0 0 0

L=land purchase D=design C=construction

DESCRIPTION: DEL MAR HEIGHTS ROAD, FROM CARMEL COUNTRY ROAD TO THE S.D.G. & E. EASEMENT, WILL BE DEVELOPED AS A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: COMPLETED ✓



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: D

TITLE: EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE
SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 2,000,000 ENGR/CONSTR 3,900,000

FUNDING: SOURCE EXPEND/ENCUMB CONT APPROP

0 DEVELOPER/ 5,900,000

0 SUBDIVISION 5,900,000

0

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5,900,000 TOTAL 5,900,000 DLC 5,900,000

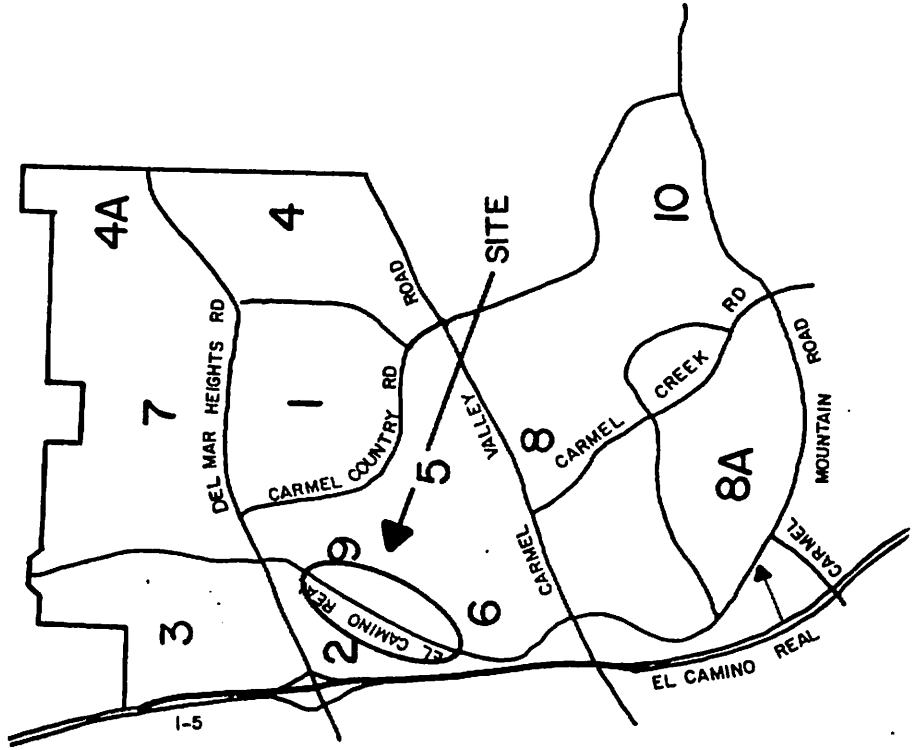
L=land purchase D=design C=construction

DESCRIPTION: EL CAMINO REAL, FROM DEL MAR HEIGHTS ROAD TO THE SOUTHERN
TERMINUS OF THE EMPLOYMENT CENTER, WILL BE CONSTRUCTED AS A PRIMARY ARTERIAL
(110' RIGHT-OF-WAY, 5 LANES).

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE
THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULED COMPLETION, 1988

*NO DEFINITS ON DEVELOPMENT
OF SMALL PARCELS MAY 1990*



PROJECT: I

TITLE: CARNEL VALLEY ROAD FROM EL CAMINO REAL TO CARNEL CREEK ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

LAND 600,000 ENGR/CONSTR

1,050,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP
----------	--------	---------------	-------------

EXPEND/ENCUMB

CONT APPROP

DEVELOPER/
SUBDIVISION

1,650,000

555

1.650.000 TOTAL

DLC
1,650,000

L=land purchase D=design C=construction

Q=design

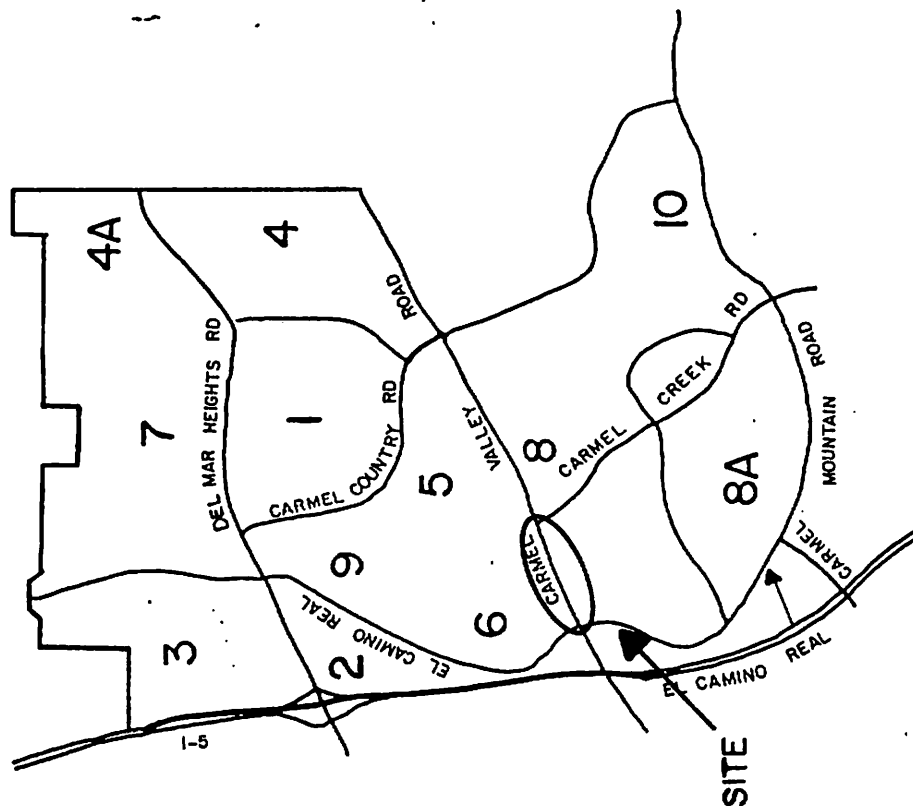
C=construction

DESCRIPTION: CARMEL VALLEY ROAD, FROM EL CAMINO REAL TO CARMEL CREEK ROAD, WILL BE CONSTRUCTED A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULED COMPLETION, 1988

0661-3394 04



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: J

TITLE: CARMEL VALLEY ROAD FROM CARMEL CREEK ROAD TO CARMEL COUNTRY ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 1,100,000 ENGR/CONSTR 2,300,000

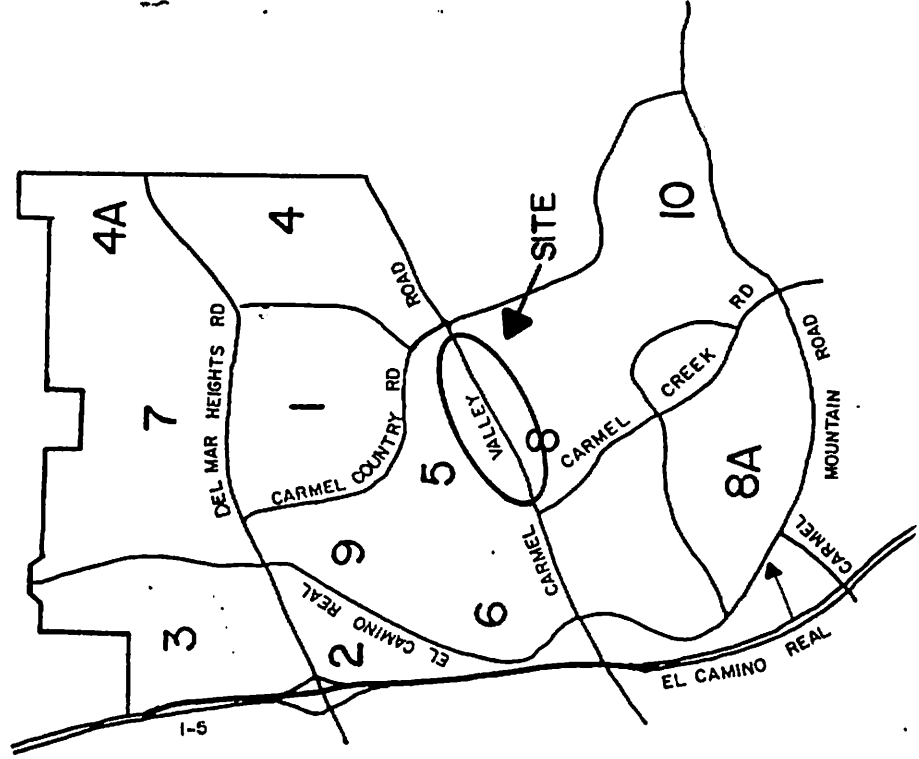
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	DLC				
3,400,000	DEVELOPER/									
0	SUBDIVISION									
0										
0										
0										
0										
3,400,000	TOTAL	0	0	0	0	3,400,000			0	0

L=land purchase D=design C=construction

DESCRIPTION: CARMEL VALLEY ROAD, FROM CARMEL CREEK ROAD TO CARMEL COUNTRY ROAD, WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: DESIGN AND LAND ARE COMPLETE. (EXISTING 4-LANES). SCHEDULED COMPLETION, FY 1990.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: L

TITLE: EL CAMINO REAL FROM THE SOUTHERN TERMINUS OF THE
EMPLOYMENT CENTER TO CARMEL VALLEY ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL
COSTS: ENGR/CONSTR

1,200,000

FUNDING: SOURCE EXPEND/ENCUMB CONT APPROP FY 1989

1,900,000 DEVELOPER/ SUBDIVISION 1,900,000

0
0
0
0

1,900,000 TOTAL

DLC

0

0

L=land purchase D=design

C=construction

0

0

0

0

0

0

0

0

0

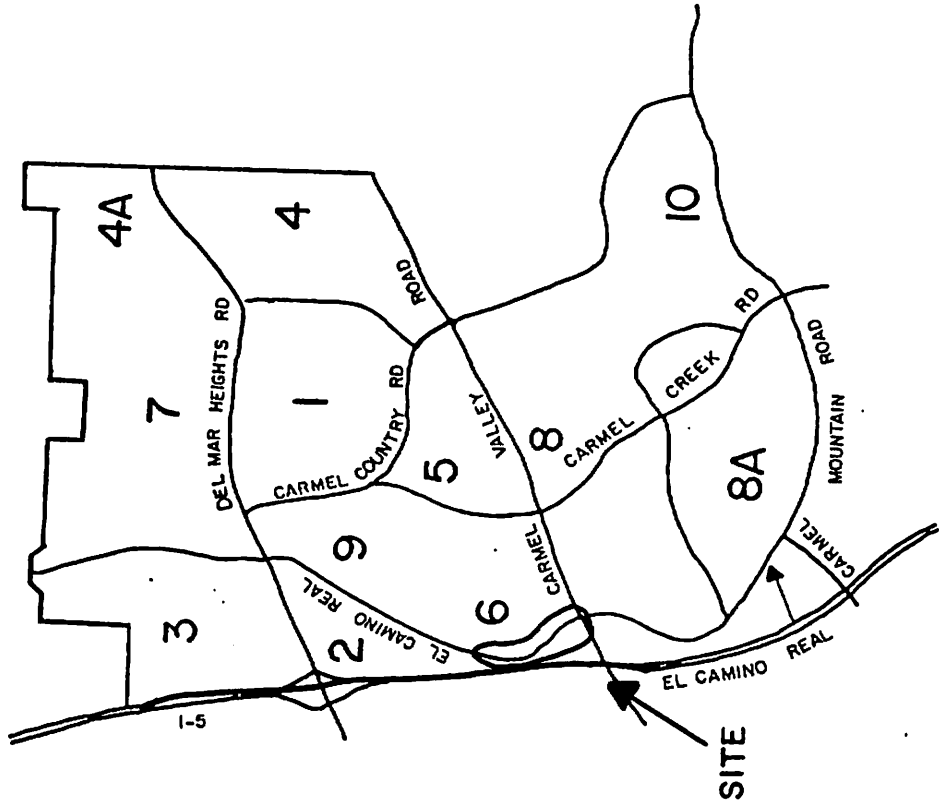
0

DESCRIPTION: EL CAMINO REAL, FROM THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER TO CARMEL VALLEY ROAD, WILL BE PARTLY CONSTRUCTED AS A PRIMARY ARTERIAL (110' RIGHT-OF-WAY, 5 LANES) AND AS MAJOR STREET (122' RIGHT-OF-WAY, 6 LANES).

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULED COMPLETION, 1988

Shaw Completed



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: M

TITLE: CARMEL COUNTRY ROAD FROM DEL MAR TRAILS ROAD TO CARMEL VALLEY ROAD

**COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:**

**DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 350,000 ENR/CONSTR 570,000**

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
920,000	DEVELOPER/ SUBDIVISION	920,000							
0									
0									
0									
0									
920,000	TOTAL	DLC 920,000	0	0	0	0	0	0	0

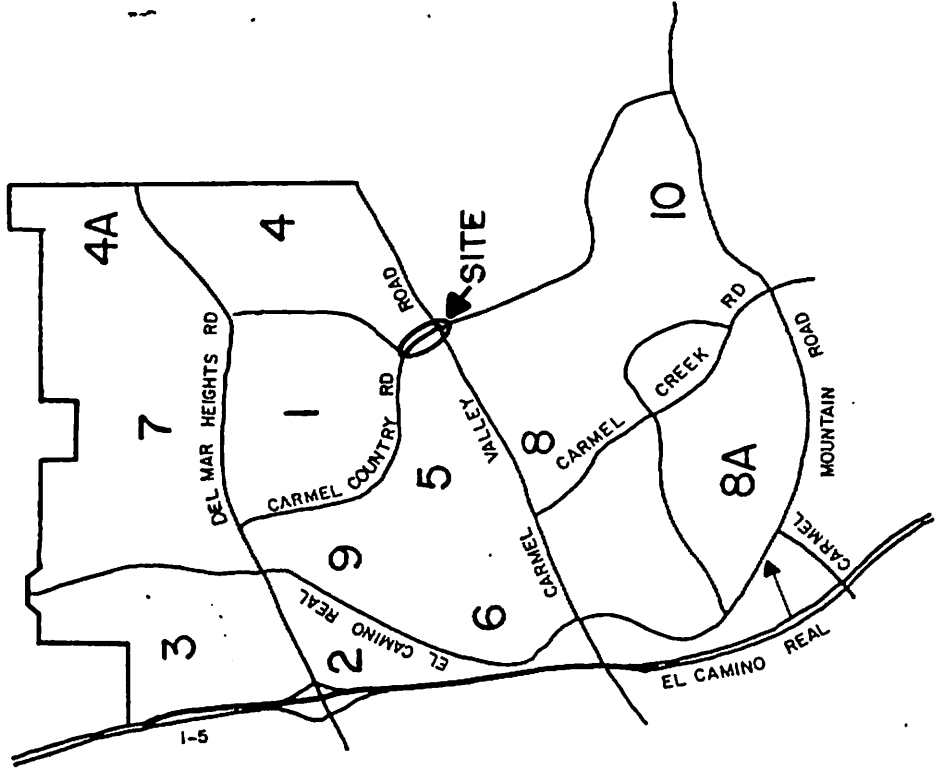
L=land purchase D=design C=construction

DESCRIPTION: CARMEL COUNTRY ROAD, FROM DEL MAR TRAILS ROAD TO CARMEL VALLEY ROAD, WILL BE CONSTRUCTED AS A 4-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULED COMPLETION, 1988

Show 1990



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: N

TITLE: DEL MAR TRAILS ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND 1,300,000 ENBR/CONSTR 2,300,000

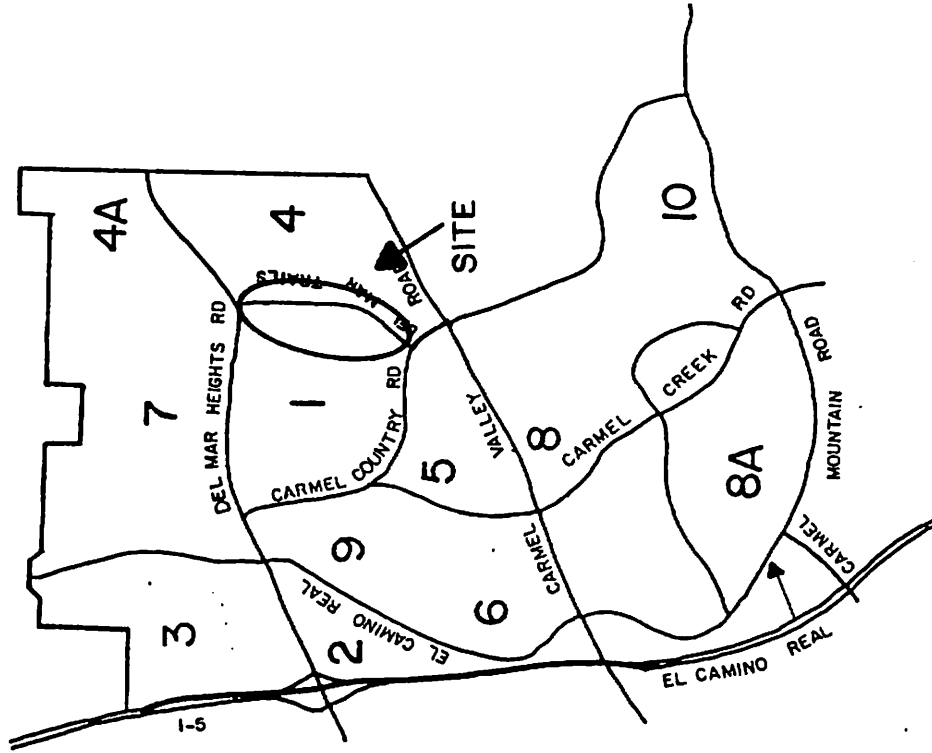
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989						
	DEVELOPER/									
3,600,000	SUBDIVISION			3,600,000						
0										
0										
0										
0										
3,600,000	TOTAL	0	0	DLC	3,600,000	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: DEL MAR TRAILS ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD, WILL BE CONSTRUCTED AS A 4-LANE MAJOR STREET.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: DESIGN IS COMPLETE. LAND IN FY 1989 AND CONSTRUCTION IN FY 1989.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: 0

TITLE: CARMEL VALLEY ROAD FROM CARMEL COUNTRY ROAD TO THE EASTERLY COMMUNITY BOUNDARY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL
COSTS: LAND 825,000 ENGR/CONSTR 1,775,000

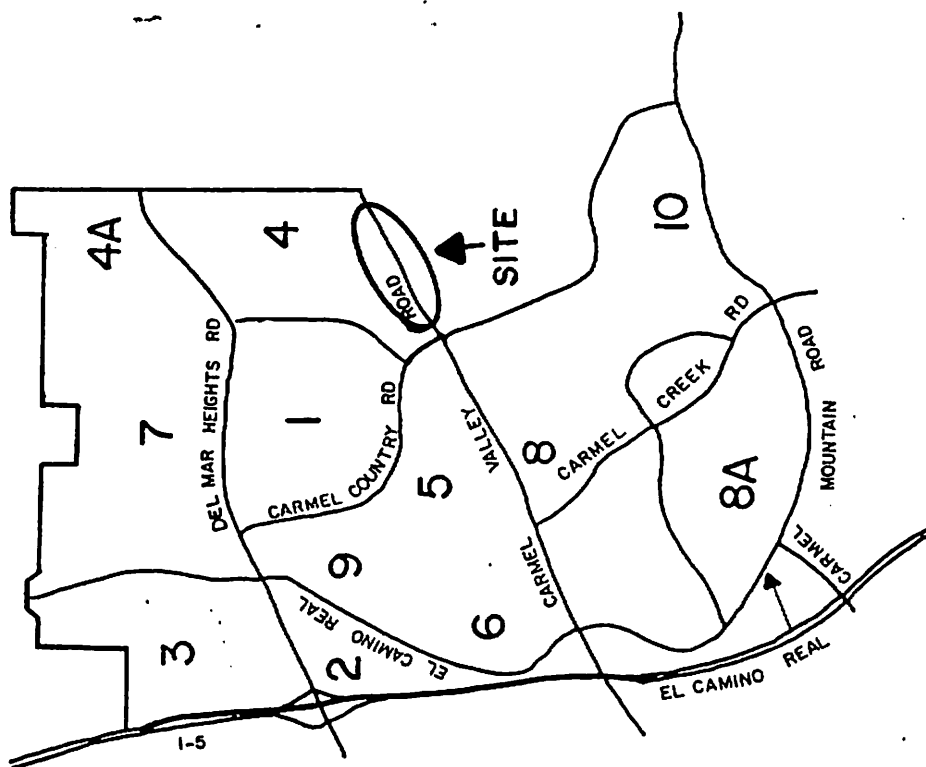
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
0	DEVELOPER/								
2,600,000	SUBDIVISION				1,960,000		640,000		
0									
0									
0									
0									
2,600,000	TOTAL	0	0	0	DLC 1,960,000	0	DC 640,000	0	0

L=Land purchase D=design C=construction

CARMEL VALLEY ROAD, FROM CARMEL COUNTRY ROAD TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA, WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL.

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: DESIGN IN FY 1990, FY 1992. LAND IN FY 1990 AND CONSTRUCTION IN FY 1990, FY 1992.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: P

TITLE: DEL MAR HEIGHTS ROAD FROM DEL MAR TRAILS ROAD TO THE EASTERLY COMMUNITY BOUNDARY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
LAND 1,400,000 ENGR/CONSTR 2,200,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
3,600,000	DEVELOPER/							
0	SUBDIVISION							
0								
0								
0								
3,600,000	TOTAL	0	0	0	DLC 3,000,000	0	0	C 600,000

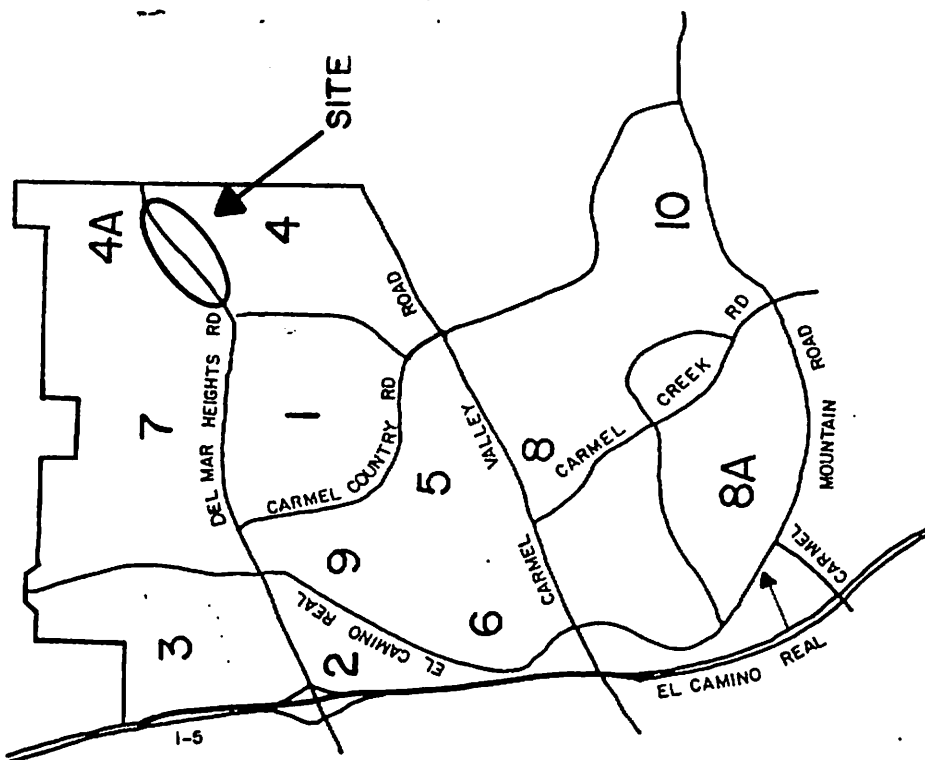
L=land purchase D=design C=construction

DESCRIPTION: DEL MAR HEIGHTS ROAD, FROM DEL MAR TRAILS ROAD TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA, WILL BE CONSTRUCTED AS A 6-LANE MAJOR STREET.

60

JUSTIFICATION: THE CONSTRUCTION OF THE ROADWAY IS NEEDED TO ACCOMMODATE THE INCREASE IN VEHICULAR TRAFFIC CREATED BY THE NORTH CITY WEST COMMUNITY.

SCHEDULE: DESIGN IN FY 1990, LAND IN FY 1990 AND CONSTRUCTION IN FY 1990, FY 1993.



FACILITIES BENEFIT ASSESSMENT

General:

The Council adopted 1985 Public Facilities Financing Plan and Facilities Benefit Assessment, Phase I contains a comprehensive discussion of the basic methodology for development and implementation of a Facilities Benefit Assessment for the North City West Community portion north of Carmel Valley Road. Changes to that Facilities Benefit Assessment will be discussed in subsequent sections.

Development Schedule:

The revised development schedule for the North City West - North Community, based upon information obtained from tentative and final subdivision maps and supplemented by data developed from interviews with affected property owners indicate that future developments will take place over a fourteen year period in the following categories:

<u>Use</u>	<u>Proposed Development (Approximate)</u>
Single Family Residential	2578 Dwelling Units
Multi-Family Residential	4462 Dwelling Units
Commercial	92 Acres
Industrial	127 Acres

Distribution of Project Costs:

No change is proposed in the methodology for distribution of project costs to the various types of developments authorized by the Community Plan. Equivalent dwelling unit factors for North City West remain as in the existing Council approved Public Facilities Financing Plan and

Facilities Benefit Assessment, Phase I. No change is proposed in the methodology by which each Facility Benefit Assessment is calculated and assigned. The inflation factor used in FBA calculations is revised to an increase of 4% from Fiscal 1988 to Fiscal 1989 and then 6% for all years thereafter. This inflation factor is used to provide an automatic annual increase in fees due, effective July 1, of each year. This automatic increase provision is effective only until such time as the next annual adjustment is authorized by Council. Thereafter, the subsequent Council approved annual adjustment will prevail. Interest earnings for cash on hand are based on a 7% annual rate.

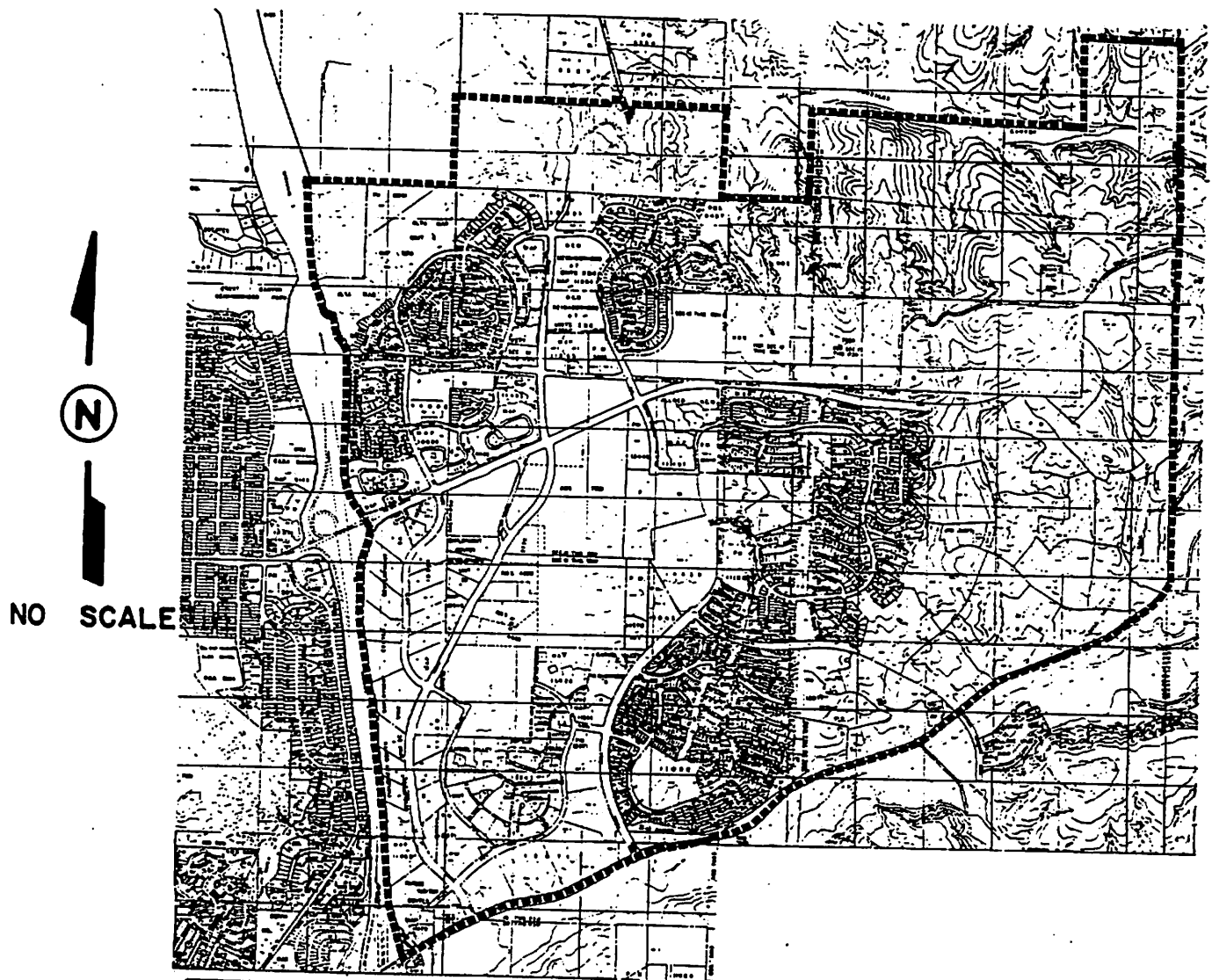
The revised FBA deposit schedule is shown in Table 5, and the related FBA cash flow analysis in Table 6.

Contribution by City:

Contributions, if any, which the City or other public entities make toward total Facilities costs are specified in the Capital Improvements Program sheets following Table 3.

FIGURE 2

PROPOSED BOUNDARIES



NORTH CITY WEST

FACILITIES BENEFIT ASSESSMENT

CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, & STATE
OF CALIFORNIA

TABLE 5

NORTH CITY WEST - NORTH

FBA DEPOSIT SCHEDULE

	1.00	0.70	4.17	3.88
FY	\$/BFDU	\$/MFDU	\$/CAC	\$/IAC
1988	\$7,337	\$5,136	\$30,628	\$28,438
1989	\$7,630	\$5,341	\$31,853	\$29,576
1990	\$8,088	\$5,661	\$33,765	\$31,350
1991	\$8,573	\$6,001	\$35,791	\$33,231
1992	\$9,087	\$6,361	\$37,938	\$35,225
1993	\$9,633	\$6,743	\$40,214	\$37,338
1994	\$10,211	\$7,147	\$42,627	\$39,579
1995	\$10,823	\$7,576	\$45,185	\$41,953
1996	\$11,473	\$8,031	\$47,896	\$44,471
1997	\$12,161	\$8,513	\$50,770	\$47,139
1998	\$12,891	\$9,024	\$53,816	\$49,967
1999	\$13,664	\$9,565	\$57,045	\$52,965
2000	\$14,484	\$10,139	\$60,467	\$56,143
2001	\$15,353	\$10,747	\$64,095	\$59,512

TABLE 6
NORTH CITY WEST NORTH, FBA CASH FLOW TABLE: PHASE I

04-Jan-88 08:13 AM
NCHFB884

FY	SFDU	MFDU	MEDU FACTORS->			1.00 \$/SFDU	0.70 \$/MFDU	4.17 \$/CAC	3.88 \$/IAC	3.88 FAIRBNKS. VILLA de \$/INAC CN'T. CLUB 1a VALLE	NCM SOUTH	SORRENT. HILLS	PLUS INTEREST	CIP \$	NET BAL. \$	
			CAC	IAC	INST											
TO 60:																
1988	300	400	8.0	24.0	0.0	\$7,337	\$5,136	\$30,628	\$28,438	\$200,000	\$0	\$346,800	\$6,312,371	\$21,128,220	\$15,750,000	
1989	300	400	10.0	24.0	0.0	\$7,630	\$5,341	\$31,853	\$29,576	\$0	\$0	\$0	\$5,501,303	\$5,996,000	\$934,151	
1990	300	445	12.0	24.0	0.0	\$8,088	\$5,661	\$33,765	\$31,350	\$0	\$485,400	\$3,887,700	\$10,642,088	\$11,012,340	\$439,454	
1991	256	469	12.0	20.5	0.0	\$8,573	\$6,001	\$35,791	\$33,231	\$0	\$471,600	\$0	\$6,622,312	\$5,853,956	\$69,202	
1992	246	424	10.0	16.0	0.0	\$9,087	\$6,361	\$37,938	\$35,225	\$0	\$0	\$0	\$5,948,363	\$5,502,494	\$837,558	
1993	196	424	9.0	10.0	0.0	\$9,633	\$6,743	\$40,214	\$37,338	\$400,000	\$0	\$1,350,300	\$7,396,878	\$5,150,906	\$1,283,427	
1994	164	414	8.0	8.7	0.0	\$10,211	\$7,147	\$42,627	\$39,579	\$0	\$3,093,800	\$158,900	\$9,120,697	\$66,911	\$3,529,399	
1995	154	360	7.0	0.0	0.0	\$10,823	\$7,576	\$45,185	\$41,953	\$0	\$0	\$0	\$5,945,852	\$70,926	\$12,583,185	
1996	144	306	5.0	0.0	0.0	\$11,473	\$8,031	\$47,896	\$44,471	\$0	\$0	\$0	\$5,813,262	\$75,182	\$18,458,111	
1997	134	260	4.6	0.0	0.0	\$12,161	\$8,513	\$50,770	\$47,139	\$0	\$0	\$0	\$5,914,592	\$796,924	\$24,196,191	
1998	122	220	4.0	0.0	0.0	\$12,891	\$9,024	\$53,816	\$49,967	\$0	\$0	\$0	\$5,868,864	\$3,547,906	\$29,313,859	
1999	104	200	2.5	0.0	0.0	\$13,664	\$9,565	\$57,045	\$52,965	\$0	\$0	\$0	\$5,848,408	\$89,542	\$31,634,817	
2000	88	100	0.0	0.0	0.0	\$14,484	\$10,139	\$60,467	\$56,143	\$0	\$0	\$0	\$5,028,615	\$94,915	\$37,393,683	
2001	70	40	0.0	0.0	0.0	\$15,353	\$10,747	\$64,095	\$59,512	\$0	\$0	\$0	\$4,568,507	\$100,610	\$42,327,383	
TOTAL 2578 4462 92.1 127.2 0.000																
												\$5,401,100	\$4,393,400	\$106,282,112	\$59,486,832	\$46,795,280

NOTE: \$ VALUES ROUNDED TO NEAREST DOLLAR.

NOTE: INFLATION=6% PER YEAR

INTEREST=7% PER YEAR

TABLE 7
LOS ANGELES/SAN DIEGO
CONSTRUCTION COST INDEX (CCI)*
1913 = 100

<u>YEAR</u>	<u>CCI</u>	<u>PERCENT CHANGE/YEAR</u>
1974 (Jan)	2000	
1975	2308	15.4
1976	2648	14.7
1977	2949	11.4
1978	3178	7.8
1979	3384	6.4
1980	3656	8.1
1981	4083	11.7
1982	4521	10.7
1983	4934	9.1
1984	5051	2.4
1985	5264	4.2
1986	5446	3.5
1987 (Sept)	5452	0

*March of each year

SAN DIEGO CPI*
(1966-1967 = 100)

<u>YEAR</u>	<u>CPI</u>	<u>PERCENT CHANGE/YEAR</u>
1974	140.2	3.7
1975	157.2	12.1
1976	167.3	6.4
1977	176.6	5.6
1978	191.4	8.4
1979	221.4	15.7
1980	255.6	15.5
1981	293.1	14.7
1982	319.0	8.8
1983	327.5	2.7
1984	349.8	6.8
1985	365.7	5.0
1986	380.0	4.0
1987	394.2	3.7

*March of each year

**PROPOSED
FACILITY BENEFIT ASSESSMENTS
BY OWNERSHIP AND
COUNTY ASSESSOR PARCEL NUMBERS**

ASSESSMENT LISTING KEY

CA - COMMERCIAL

IA - INDUSTRIAL

- I2 - Light industrial/restricted industrial
- I4 - Manufacturing (Lusk Business Park East)
- I5 - "Extractive" (La Barranta and C.C.I.P. only)
- I6 - Industrial Park (Industrial)

IN - INSTITUTIONAL (INCLUDES CHURCHES)

MF - MULTI-FAMILY

OS - OPEN SPACE (PRIVATE)

SF - SINGLE FAMILY

NA - NOT ASSESSED

1.0 OWNERSHIP

1.1 GOVERNMENT

1.2 UTILITIES (GAS & ELECTRIC OR TELEPHONE)

2.0 INSTITUTIONAL

2.1 SCHOOL

2.2 PUBLIC BUILDING

3.0 OPEN SPACE (CITY)

4.0 DEVELOPED STRUCTURE

5.0 UNDEVELOPED RESIDENTIAL

6.0 COMMERCIAL

7.0 INDUSTRIAL

8.0 DESIGNATED FOR PARK LAND

9.0 NO LAND USE ASSIGNED TO APN - HISTORIC NUMBER

10.0 RIGHT-OF-WAY OR DETENTION BASIN

11.0 PORTION OF APN IS IN DISTRICT BUT NOT IN COMMUNITY

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
REPORT NO 570 - 310R

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0001.000.000	304-010-15-00	\$205,436.00	28.00	SF	28.00	RHODES DOROTHY M GRUS JOHN W 4505 POINT LOMA AVE SAN DIEGO CA 92107
0002.000.000	304-010-19-00		19.00	SF	19.00	MEYER BARBARA B BENSON CAROLYN P O BOX 239 BRAMLEY CA 92227
0005.000.000	304-010-22-00		20.30	MF	29.00	MEYER BARBARA B BENSON CAROLYN P O BOX 239 BRAMLEY CA 92227
0007.000.000	304-010-24-00		4.90	MF	7.00	GAWLE CHARLES S JREPAULINE E TR 12838 VIA NESTORE DEL MAR CA 92014
0008.000.000	304-010-25-00		8.00	SF	8.00	MAH ROBERT K 1 EMBARCADERO CENTER STE 610 SAN FRANCISCO CA 94111
0009.000.000	304-010-26-00		4.00	SF	4.00	MANNION ROBERT E 13645 EL CAMINO REAL SAN DIEGO CA 92130
0013.000.000	304-021-06-00		5.00	SF	5.00	SHAW ALLEN E P O BOX 5225 SAN CLEMENTE CA 92672

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
REPORT NO E70 - 310R

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0015.000.000	304-031-03-00	\$36,685.00	36.00	SF	36.00	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
		\$264,132.00				
0022.000.000	304-031-09-00		.00	DS	1.25	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
		\$0.00				
0023.000.000	304-031-10-00		.00	DS	1.25	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
		\$0.00				
0030.000.000	304-050-26-00		7.00	SF	7.00	APPELMAN NATE ATCHISON LILY 1145 BARHAM DRIVE #183 SAN MARCOS CA 92069
		\$51,359.00				
0031.000.000	304-050-27-00		9.00	SF	9.00	WEBER ROBERT HECAROLYN J 12604 BUCKWHEAT COURT SAN DIEGO CA 92129
		\$66,033.00				
0032.000.000	304-050-30-00		19.00	SF	19.00	ATCHISON LILY APPELMAN NATHAN 1145 BARHAM DRIVE #183 SAN MARCOS CA 92069
		\$139,403.00				
0037.000.000	304-050-40-00		9.00	SF	9.00	KEISER STAN 7855 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT
0039.000.000 304-050-41-00 \$66,033.00

COMMUNITY ASSESSMENT ROLL
NEDU USE USE NO OWNERSHIP
9.00 NEDU 3.00 KEISER STAN
7855 LA JOLLA VISTA DRIVE
LA JOLLA CA 92037

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0039.000.000 304-050-41-00 \$66,033.00

0040.000.000 304-050-43-00 \$22,011.00

0040.000.000 304-050-43-00 \$22,011.00

0040.000.000 304-050-43-00 \$22,011.00

0040.000.000 304-050-43-00 \$22,011.00

0043.000.000 304-050-46-00 \$80,707.00

0043.000.000 304-050-46-00 \$80,707.00

0043.000.000 304-050-46-00 \$80,707.00

0043.000.000 304-050-46-00 \$80,707.00

0063.000.000 304-062-02-00 \$0.00

0063.000.000 304-062-02-00 \$0.00

0063.000.000 304-062-02-00 \$0.00

0063.000.000 304-062-02-00 \$0.00

0067.002.000 FM 11159 \$102,716.00

0067.002.000 FM 11159 \$102,716.00

0067.002.000 FM 11159 \$102,716.00

0067.002.000 FM 11159 \$102,716.00

0077.000.000 304-070-43-00 \$0.00

0077.000.000 304-070-43-00 \$0.00

0077.000.000 304-070-43-00 \$0.00

0077.000.000 304-070-43-00 \$0.00

0077.000.000 304-070-43-00 \$0.00

0077.000.000 304-070-43-00 \$0.00

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0078.000.000	304-070-07-00	\$33,016.50	####4.50	NEDU	4.95	PARDEE CONSTRUCTION CO(CORP) C/O SUSAN BELL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0079.000.000	304-070-08-00	\$140,797.03	####19.19	NEDU	4.73	PARDEE CONSTRUCTION CO(CORP) C/O DAVID LYMAN 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0080.000.000	304-070-09-00	\$134,467.21	####18.33	NEDU	2.83	PARDEE CONSTRUCTION CO (CORP) P O BOX 229 SAN DIEGO CA 92112
0081.000.000	304-070-10-00	\$80,486.89	####10.97	NEDU	4.08	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0082.000.000	FM 10945	\$115,997.97	####15.81	NEDU	15.65	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	307-010-00-00		.00		0.00	MAP PAGE
0086.000.000	304-070-47-00	\$445,062.42	####60.56	NEDU	300.00	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0087.000.000	304-070-28-00	\$1,868,293.68	44.57 ####254.64	CA NEDU	10.70	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0104-000-000	304-071-23-00	\$2,993,569.37	377.95 408.01	MF NEDU	540.00	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0109-000-000	304-080-01-00	\$36,391.52	4.96 4.96	IA NEDU	1.28	SANTOS JOSE PEGLORIA P SANTOS J 612 FAITH AVE CARDIFF CA 92007
0110-000-000	304-080-02-00	\$58,696.00	8.00 8.00	SF NEDU	8.00	BEU JAMES GEJOAN C TRS 2111 FEBRUARY COURT SAN DIEGO CA 92110
0111-000-000	304-080-03-00	\$22,011.00	3.00 3.00	SF NEDU	3.00	LOUGEAY DENIS HEDENRUTH C LOUGE 404 ALVISO WAY ENCINITAS CA 92024
0112-000-000	304-080-04-00	\$0.00	.00 0.00	NA NEDU	2.00	CHILDREN S SCHOOL THE (CORP) 2225 TORREY PINES ROAD LA JOLLA CA 92037
0113-000-000	304-080-05-00	\$234,784.00	32.00 32.00	SF NEDU	32.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 16811 HALE AVE IRVINE CA 92664
0114-000-000	304-080-05-00		39.00 39.00	SF NEDU	39.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 16811 HALE AVE IRVINE CA 92664

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0116.000.000	304-090-02-00	\$286,143.00	0.00	OS	4.00	DEAN GLEN WEBBETTY R 8425 PRODUCTION AVE SAN DIEGO CA	92121
0119.002.000	FM 10992	\$0.00	1.00	SF	1.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-150-01-00		0.00		0.00	MAP PAGE	
0124.000.000	FM 10394	\$7,337.00	20.70	IA	5.34	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-101-11-00		0.00		0.00	MAP PAGE	
0131.000.000	307-010-05-00	\$151,875.90	56.69	MF	81.00	CARDEN OF SAN DIEGO INC RTE BOX 90A SAN DIEGO CA	92130
0140.000.000	307-010-17-00	\$415,934.53	0.00	NA	2.00	KUNZMAN JAMES D 5222 BALBOA AVE STE 62 SAN DIEGO CA	92117
0147.000.000	PM 12871	\$0.00	17.60	IA	4.54	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-020-64-00		.00		0.00	MAP PAGE	***
		\$129,131.20	*****17.60	NEDU			
0148.000.000	PM 12871		56.69	CA	13.58	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714
	307-020-00-00		48.61	IA	12.54	MAP PAGE	***
			.00		0.00		***
		\$772,586.10	*****105.30	NEDU			
0149.000.000	PM 12871		46.75	CA	11.20	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714
	307-020-67-00		.00		0.00	MAP PAGE	***
			*****46.75	NEDU			
		\$343,004.75	*****46.75	NEDU			
0150.000.000	307-021-01-00		83.99	MF	120.00	PARDEE CONSTRUCTION CO (CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
			*****83.99	NEDU			
		\$616,234.63	*****83.99	NEDU			
0151.000.000	307-021-02-00		43.39	MF	62.00	PARDEE CONSTRUCTION CO (CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
			*****43.39	NEDU			
		\$318,352.43	*****43.39	NEDU			
0152.000.000	307-021-03-00		122.48	MF	175.00	FISHER CECILIA E FISHER WILLIAM P O BOX 351 DEL MAR CA	92014

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0153.000.000	P4 14570	\$898,635.76	121.08	MF	173.00	LED A & MARY MCGUIRE TRS 1105 STRATFORD COURT DEL MAR CA	92014
	307-021-00-00		.00		0.00	MAP PAGE	
		\$888,363.96	121.08	NEDU			
0153.001.000	307-021-31-00		127.38	MF	182.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$934,587.06	127.38	NEDU			
0158.003.000	307-021-33-00		104.99	MF	150.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$770,311.63	104.99	NEDU			
0160.030.000	FM 11259		3.00	SF	3.00	BALDWIN BUILDERS 16811 HALE AVENUE IRVINE CA	92714
	307-021-00-00		.00		0.00	MAP PAGE	
		\$22,011.00	3.00	NEDU			
0160.200.000	FM 11046		.00	NA	2.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA	92714
	307-163-67-00		.00		0.00	MAP PAGE	
		\$0.00	3.00	NEDU			
0164.000.000	307-040-22-00		3.00	SF	3.00	A-440 ENTERPRISES INC P O BOX 1125 LA JOLLA CA	92038

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
REPORT NO E70 - 310R

ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

AMOUNT

PARCEL NO

ASMT NO

USE

USE NO

OWNERSHIP

\$22,011.00

#####3.00 NEDU

0165.000.000 307-040-25-00

1.00 SF

1.00

BALDWIN BUILDING CO
3188 E CARMEL VALLEY ROAD
SAN DIEGO CA

92130

\$7,337.00

#####1.00 NEDU

0169.000.000 307-040-40-00

37.00 SF

37.00

ROMAN CATHOLIC BISHOP OF SAN DI
C/O HOLY CROSS CEMETERY
P O BOX 8367
SAN DIEGO CA

92102

\$271,469.00

#####37.00 NEDU

0171.000.000 FM 10394

43.49 IA

11.22

PARDEE CONSTRUCTION
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

304-101-00-00

.00

0.00

MAP PAGE

\$319,086.13

#####43.49 NEDU

0172.000.000 FM 10394

65.31 IA

16.85

PARDEE CONSTRUCTION
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

304-101-05-00

.00

0.00

MAP PAGE

304-101-06-00

.00

0.00

MAP PAGE

307-110-22-00

.00

0.00

MAP PAGE

\$479,179.47

#####65.31 NEDU

0173.000.000 307-110-06-00

4.90 MF

7.00

PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT
\$35,951.30

NEDU USE NEDU
*****4.90

USE NO

0178.000.000 304-070-46-00

0.20

CA

0.83

NEDU

PARDEE CONSTRUCTION CO (CORP)
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025

0181.000.000 304-010-30-00

5.00

SF

6.00

NEDU

REH GABOREILONA
1555 SANTA SABINA COURT
SOLANA BEACH CA 92075

0182.000.000 304-050-47-00

4.21

IN

0.00

NEDU

TAPOLCHANJI JOHNEOLAS STEVE BIR
13745 NOGALES DRIVE
DEL MAR CA 92014

0183.000.000 304-050-14-00

18.00

SF

18.00

NEDU

THORNBURGH MARGARET M TR
9798 LAMAR ST
SPRING VALLEY CA 92077

0184.000.000 304-050-15-00

12.00

SF

12.00

NEDU

BOARD OF AMERICAN MISSIONS OF T
231 MADISON AVE
NEW YORK NY 10016

0185.000.000 304-050-17-00

14.00

SF

14.00

NEDU

JENKINS LYLE MEMARY K
151 RAVENHEAD ST
HOUSTON TX 77034

\$102,718.00

NEDU

14.00

10.00

SF

10.00

NEDU

WILSON ANDREWE BEATRICE
13631 EL CAMINO REAL
SAN DIEGO CA 92130

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0187.000.000	304-050-18-00	\$73,370.00	14.00	SF	14.00	MACKENZIE ELEANOR L 4595 BLACK MOUNTAIN ROAD SAN DIEGO CA	92130
0188.000.000	PM 4244	\$102,716.00	1.00	SF	1.00	JACOBS JEFF JACOBS IVAN 4660 BLACK MOUNTAIN ROAD SAN DIEGO CA	92130
	304-050-44-00		0.00		0.00	MAP PAGE	92130
0196.000.000	304-010-20-00	\$7,337.00	13.00	SF	13.00	FOSSETT JOHN W 13636 EL CAMINO REAL SAN DIEGO CA	92130
0197.000.000	304-010-21-00	\$95,381.00	12.00	SF	12.00	WALLACH MARIA 3527 DUMAS ST SAN DIEGO CA	92106
0200.000.000	304-010-23-00	\$88,044.00	12.00	SF	12.00	STEIN STANLEY EGOLIVE M P.O. Box 135 Solana Beach, CA 92075	92024
0201.000.000	304-010-27-00	\$88,044.00	12.00	SF	12.00	CLUTTER WILLIAM L TR 1890 CREST DRIVE ENCINITAS CA	92014
0202.000.000	304-010-31-00	\$88,044.00	3.00	SF	3.00	BAME LAWRENCE MARY-AUSTIN HUMPH 13843 EL CAMINO REAL DEL MAR CA	92014

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0208.000.000	PM 13603	\$22,011.00	32.90	MF	47.00	LUNA JOB MELENA B TRS 3680 QUARTER MILE DRIVE DEL MAR CA 92014
	304-200-11-00		.00		0.00	MAP PAGE
		\$241,387.30	32.90	MF	47.00	JAGGER BETTY c/o Leo Miastkowski 3888 Quarter Mile Drive, Del Mar, CA 92036
	304-200-12-00		.00		0.00	MAP PAGE
		\$241,387.30	32.90	MF	47.00	JAGGER BETTY c/o Leo Miastkowski 3888 Quarter Mile Drive, Del Mar, CA 92036
0214.000.000	307-010-06-00		58.79	MF	84.00	BEECROFT JOSEPHN N&LOIS M 6286 LAMBDA DRIVE SAN DIEGO CA 92120
		\$431,342.23	58.79	MF	84.00	BEECROFT JOSEPHN N&LOIS M 6286 LAMBDA DRIVE SAN DIEGO CA 92120
0215.000.000	307-010-09-00		22.40	MF	32.00	HENDRICKS KEN C&CLARICE S P O BOX 3333-138 ENCINITAS CA 92024
		\$164,348.80	22.40	MF	32.00	HENDRICKS KEN C&CLARICE S P O BOX 3333-138 ENCINITAS CA 92024
0216.000.000	307-010-10-00		7.00	MF	10.00	HENDRICKS KENNETH C&CLARICE L P O BOX 3333-138 ENCINITAS CA 92024
			7.00	MF	10.00	HENDRICKS KENNETH C&CLARICE L P O BOX 3333-138 ENCINITAS CA 92024

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT

NEDU USE NEDU

USE NO

*****7.00 NEDU

\$51,359.00

0217.000.000 307-010-11-00

54.00

37.79 MF

CARDEN OF SAN DIEGO INC
12635 EL CAMINO REAL
SAN DIEGO CA

92130

\$277,265.23

*****37.79 NEDU

0218.000.000 307-010-12-00

64.00

44.79 MF

SAN DIEGO SOUTHERN BAPTIST ASSO
C/O DEL MAR BAPTIST CHURCH
12655 EL CAMINO REAL
SAN DIEGO CA

92130

\$328,624.23

*****44.79 NEDU

0219.000.000 307-010-15-00

30.00

21.00 MF

HENDRICKS KENNETH C&CLARICE
1093 RANCHO SANTA FE ROAD
OLIVENHAIN CA

92024

\$154,077.00

*****21.00 NEDU

0220.000.000 307-010-16-00

28.00

19.60 MF

SWEET JOEL
P O BOX 1117
DEL MAR CA

92014

\$143,805.20

*****19.60 NEDU

0222.000.000 FM 11215

50.00

.00 OS

PARDEE CONSTRUCTION
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

304-090-00-00

0.00

.00

MAP PAGE

\$0.00

*****0.00 NEDU

0223.000.000 FM 11554

11.00

11.00 SF

PARDEE CONSTRUCTION CO (CORP)
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

304-271-00-00

0.00

.00

MAP PAGE

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
	304-272-00-00		.00		0.00	MAP PAGE
	304-273-00-00		.00		0.00	MAP PAGE
		\$80,707.00	\$\$\$11.00	NEDU		
0224.000.000	FM 11495		121.00	SF	121.00	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	304-241-00-00		.00		0.00	MAP PAGE
	304-242-00-00		.00		0.00	MAP PAGE
	304-243-00-00		.00		0.00	MAP PAGE
	304-244-00-00		.00		0.00	MAP PAGE
		\$887,777.00	\$\$\$121.00	NEDU		
0227.000.000	FM 11544		63.00	SF	63.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA 92714
	304-273-00-00		.00		0.00	MAP PAGE
		\$462,231.00	\$\$\$63.00	NEDU		
0232.000.000	PM 13449		24.88	CA	5.96	LEO A & MARY MCGUIRE TRS 1105 STRATFORD COURT DEL MAR CA 92014

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
	304-250-08-00		.00		0.00	MAP PAGE
		\$182,544.56	#####24.88	NEDU		
0233.000.000	PM 13449		19.60	MF	28.00	CORP OF THE PRESIDING BISHOP C/O LDS CHURCH 50 E NORTH TEMPLE STREET SALT LAKE CITY UT 84150
	304-250-09-00		.00		0.00	MAP PAGE
		\$143,805.20	#####19.60	NEDU		
0234.000.000	304-070-44-00		25.74	IA	6.64	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
		\$188,854.38	#####25.74	NEDU		
0235.000.000	304-070-45-00		2.09	CA	0.50	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
		\$15,334.33	#####2.09	NEDU		
0237.000.000	304-062-04-00		.00	NA	2.00	CITY OF SAN DIEGO
		\$0.00	#####0.00	NEDU		00000
0238.000.000	304-062-05-00		.00	NA	2.00	CITY OF SAN DIEGO
		\$0.00	#####0.00	NEDU		00000
0240.000.000	FM 11493		81.19	MF	116.00	PARDEE CONSTRUCTION CO C/O SUSAN BELL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025

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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT NEDU USE USE NO MAP PAGE

##

304-231-00-00

\$595,691.03

####81.19 NEDU

0242.000.000 304-200-14-00

15.86

CA

3.80

PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

\$116,364.82

####15.86 NEDU

0243.000.000 304-070-41-00

9.60

CA

2.30

PELL MATTIE J
12805 El Camino Real
San Diego, CA 92130

10.00

NA

####9.60 NEDU

\$70,435.20

0244.000.000 FM 11445

39.00

SF

39.00

PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

304-230-01-39

.00

0.00

MAP PAGE

##

\$286,143.00

####39.00 NEDU

0245.000.000 FM 11264

27.00

SF

27.00

PARDEE CONSTRUCTION
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

304-200-00-00

246.36
.00

MF

352.00
0.00

MAP PAGE

##

\$2,005,642.32

####273.36 NEDU

0246.000.000 304-062-03-00

.00

IN

2.47

PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0247.000.000	PM 11877	\$0.00	20.87	CA	5.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714
	304-052-24-00		.00		0.00	MAP PAGE	000
		\$153,123.19	20.87	NEDU			
0248.000.000	FM 11460		62.62	CA	15.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	307-110-00-00		57.95	IA	14.95	MAP PAGE	000
			.00		0.00		000
		\$884,622.09	120.57	NEDU			
0249.000.000	FM 11479		9.06	CA	2.17	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	307-240-00-00		62.40	IA	16.10	MAP PAGE	000
			.00		0.00		000
		\$524,302.02	71.46	NEDU			
0250.000.000	304-113-02-00		.00	IN	6.50	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
			.00	NA	3.00		
		\$0.00	0.00	NEDU			
0251.000.000	FM 11536		121.08	MF	173.00	CARMEL DEL MAR APARTMENTS C/O SHERRI WHITFIELD 16811 HALE AVENUE IRVINE CA	92714

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-021-00-00		.00		0.00	MAP PAGE	##
		\$888,363.96	###121.08	NEDU			
0252.000.000	304-071-32-00		54.27	CA	13.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$398,178.99	###54.27	NEDU			
0253.000.000	PM 14460		903.00	SF	903.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92664
	304-052-00-00		165.18	MF	236.00	MAP PAGE	##
			.00		0.00		##
		\$7,837,236.66	###1068.18	NEDU			
0254.000.000	PM 10281		64.39	MF	92.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-200-00-00		.00		0.00	MAP PAGE	##
		\$472,429.43	###64.39	NEDU			
0255.000.000	PM 14590		34.15	IA	8.81	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	307-110-22-00		.00		0.00	MAP PAGE	###
		\$250,558.55	###34.15	NEDU			
0256.000.000	304-071-31-00		300.26	MF	429.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0257.000.000	PM 12871	\$2,203,007.62	223.00	SF	223.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92664
	307-040-51-00		.00		0.00	MAP PAGE	
		\$1,636,151.00	223.00	NEDU			
0258.000.000	304-050-48-00		37.00	SF	37.00	PARDEE CONSTRUCTION CO (CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$271,469.00	37.00	NEDU			
0259.000.000	FM 11637		18.00	SF	18.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA	92714
	307-261-00-00		.00		0.00	MAP PAGE	
		\$132,066.00	18.00	NEDU			
0260.000.000	FM 11631		25.00	SF	25.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA	92714
	307-270-00-00		.00		0.00	MAP PAGE	
		\$193,425.00	25.00	NEDU			
0261.000.000	FM 11638		13.00	SF	13.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA	92714
	304-280-00-00		.00		0.00	MAP PAGE	

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COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0262.000.000	FM 11694	\$95,381.00	55.00	SF	55.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-290-00-00		.00		0.00	MAP PAGE	
		\$403,535.00					
0263.000.000	FM 11697		13.65	CA	3.27	JOSEPH F OLIVER III TR ATLAS HOTELS 7969 ENGINEER ROAD #209 SAN DIEGO CA	92111
	307-051-12-00		.70 .00	IA	0.18 0.00	MAP PAGE	
		\$105,285.95					
0264.000.000	304-061-15-00		118.00	SF	118.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92714
		\$865,766.00					
0265.000.000	PM 14439		123.88	MF	177.00	DEL MAR ASSOCIATES C/O RECREATION INC 220 NEWPORT CENTER DRIVE NEWPORT BEACH CA	92660
	304-061-00-00		.00		0.00	MAP PAGE	
		\$906,907.56					
0266.000.000	304-061-16-00		123.88	MF	177.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92714

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NORTH CITY WEST
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COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
		\$908,907.56	123.88	NEDU			
0267.000.000	304-050-53-00		44.00	SF	44.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$322,828.00	44.00	NEDU			
0268.000.000	304-050-54-00		13.00	SF	13.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$95,381.00	13.00	NEDU			
0269.000.000	FM 11734		.00	OS	43.90	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-031-11-00		.00		0.00	MAP PAGE	
	304-050-50-00		.00		0.00	MAP PAGE	
	304-050-51-00		.00		0.00	MAP PAGE	
		\$0.00	0.00	NEDU			
0270.000.000	304-031-12-00		.00	NA	3.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$0.00	0.00	NEDU			
0271.000.000	FM 11734		77.00	SF	77.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-301-00		.00		0.00	PAGE	

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NORTH CITY WEST
NEIGHBORHOODS

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COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT

NEDU USE USE NO

0272.000.000 304-050-52-00 \$564,949.00 .00 NA 3.00 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025

*****0.00 NEDU

\$0.00

0273.000.000 304-050-56-00 \$73,370.00 10.00 SF 10.00 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025

*****10.00 NEDU

\$73,370.00

0274.000.000 307-021-90-00 \$451,885.83 61.59 MF 88.00 VILLAGE PROPERTIES
16811 HALE AVE
IRVINE CA 92714

*****61.59 NEDU

\$451,885.83

0275.000.000 304-061-19-00 \$1,078,465.63 69.99 MF 100.00 VILLAGE PROPERTIES
C/O THE BALDWIN CO
3188 E CARMEL VALLEY ROAD
SAN DIEGO CA 92130

*****146.99 NEDU

\$1,078,465.63

0277.000.000 PM 14439 113.38 MF 162.00 VILLAGE PROPERTIES
16811 HALE AVE
IRVINE CA 92714

*****113.38 NEDU

\$831,869.06

MAP PAGE

307-021-91-00

0.00

0278.000.000 PM 12871 111.98 MF 160.00 VILLAGE PROPERTIES
16811 HALE AVENUE
IRVINE CA 92714

*****111.98 NEDU

307-021-42-00

0.00

MAP PAGE

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0279.000.000	304-050-55-00	\$621,597.26	0000111.98	NEDU	0.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$95,381.00	000013.00	SF NEDU	13.00		
0280.000.000	304-050-49-00		5.00	SF	5.00	PARDEE CONSTRUCTION CO (CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$36,685.00	000005.00	NEDU			
0281.000.000	FM 11737		14.00	SF	14.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-244-54-00		0.00		0.00	MAP PAGE	
		\$102,718.00	000014.00	NEDU			
0282.000.000	304-031-14-00		108.00	SF	108.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$792,396.00	0000108.00	NEDU			
0283.000.000	FM 11846		64.00	SF	64.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714
	304-052-01-00		0.00		0.00	MAP PAGE	
		\$469,568.00	0000064.00	NEDU			
0284.000.000	FM 11895		83.00	SF	83.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714

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NORTH CITY WEST
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COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	MAP	PAGE	OWNERSHIP
	304-052-00-00				0.00			

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\$608,971.00 *****83.00 NEDU

APPENDIX

TRANSPORTATION PHASING PLAN SUMMARY

November 13, 1987
 Revised December 29, 1987
 Revised February 2, 1988

Transportation Phasing Plan for North City West³

Number of Building Permits Not to be Exceeded²

NCW Dwelling Units ⁶	NCW Town Center S.F. ⁵	NCW Employment Center ⁴ Acres	NCW Dwelling Units South of Carmel Valley Rd. ⁷	NCW Traffic Facility Improvements
4,000	N/A	N/A	N/A	1. Realign Carmel Valley Road and construct four lanes from Carmel Creek Road to Carmel Country Road.
5,225*	N/A	N/A	N/A	2. Construct Carmel Country Road with four lanes from Carmel Creek Road to Carmel Valley Road.
5,225*	N/A	N/A	N/A	3. Install traffic signal at Carmel Valley Road and Carmel Country Road.
5,225*	N/A	N/A	N/A	4. Install traffic signal at Carmel Creek Road and Carmel Country Road.
5,225*	N/A	N/A	N/A	5. Install traffic signal at Del Mar Heights Road and Torrey Pines High School driveway.

*Conditional upon Council approved Agreement providing for substantial dedications for Carmel Valley Road,
 SR 56 and related interchanges, and for Carmel Valley Drainage Channel.

November 13, 1987
 Revised December 29, 1987
 Revised February 2, 1988

Transportation Phasing Plan for North City West³

Number of Building Permits Not to be Exceeded²

NCW Dwelling Units ⁶	NCW Town Center S.F.	NCW Employment Center ⁴ Acres	NCW Dwelling Units South of Carmel Valley Rd. ⁷	NCW Traffic Facility Improvements
5,225*	250,000 (see Note 8)	90	N/A	6. Construct direct freeway ramp con- nections (northbound off-ramp and southbound on-ramp) at I-5 and Carmel Valley Road (regional trans- portation improvement).
				<u>OR</u> Construct a four-lane road from the North City West boundary to I-15 (regional transportation improve- ment).
8,000	400,000 (see Note 8)	156	N/A	7. Widen and construct Carmel Valley Road with six lanes from El Camino Real to 300' east of Carmel Country Road and with four lanes east to the North City West boundary.

*Conditional upon Council approved Agreement providing for substantial dedications for Carmel Valley Road,
 SR 56 and related interchanges, and for Carmel Valley Drainage Channel.

November 13, 1987
 Revised December 29, 1987
 Revised February 2, 1988

Transportation Phasing Plan for North City West³

Number of Building Permits Not to be Exceeded²

NCW Dwelling Units	NCW Town Center S.F.	NCW Employment Center Acres	NCW Dwelling Units South of Carmel Valley Rd. ⁷	NCW Traffic Facility Improvements
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8,000	400,000 (see Note 8)	156	N/A	8. Construct direct freeway ramp connections (northbound psf -ramp and southbound on-ramp) at I-5 and Carmel Valley Road (regional transportation improvement).
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AND

Construct a four-lane road from the North City West boundary to I-15 (regional transportation improvement).

8,000	N/A	N/A	N/A	9. Install traffic signal at Del Mar Heights Road and road east of Torrey Pines High School.
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N/A	N/A	N/A	500	10. Construct Carmel Creek Road or Carmel Country Road to four lanes from Carmel Valley Road to Carmel Mountain Road.
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N/A	N/A	N/A	2,500	11. Construct Carmel Creek Road and Carmel Country Road to four lanes from Carmel Valley Road to Carmel Mountain Road.
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Transportation Phasing Plan for North City West

NOTES:

- ¹ Before exceeding the allowable levels of development shown in the four left columns of this table, the 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 in the City Capital Improvements program for the year building permits are requested
 - e) Improvements must be programmed in the STIP for the year building permits are requested
- ² Where N/A is shown, the traffic facility improvement listed is not a condition of that column's land use.
- ³ It should be noted that this plan is intended to serve as a guideline for sequential development of street improvements. Because the geographic order of developments is not certain, it will be necessary to regularly review and revise this phasing plan in order to reflect current land development proposals and actual trip generation rates and trip distribution.
- ⁴ Employment Center acreage is gross developable acres after reductions have been made for public streets, easements, detention basins, open space, etc.
- ⁵ Town Center square footage is regional shopping center square footage, exclusive of 100,000 square feet of neighborhood shopping center.
- ⁶ NCW Dwelling Units include all dwelling units within the North City West Community Plan area (including those south of Carmel Valley Road).
- ⁷ NCW Dwelling Units south of Carmel Valley Road includes all units within Precise Plan Areas 8, 8A and 10.
- ⁸ A provision is made here to increase this threshold, subject to approval by the City Engineer based upon demonstrated roadway capacity, in order to allow commitments to major tenants based on a three- to five-year schedule.

Note: Traffic signals shall not be turned on until warrants are met and the City Engineer determines they are needed.