

North City West

Public Facilities Financing Plan and Facilities Benefit Assessment

City of San Diego

Engineering and Development Department

MARCH 1989

REVISED JUNE 1989

RESOLUTION NUMBER R-273813
ADOPTED ON JUNE 20, 1989

BE IT RESOLVED, by the Council of the City of San Diego, that the "North City West Public Facilities Financing Plan and Facilities Benefit Assessment," March 1989, revised June 1989, a copy of which is on file in the Office of the City Clerk as Document No. RR-273813 and Document No. RR-273598, is hereby adopted.

APPROVED: John W. Witt, City Attorney

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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 nineteen 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 February 2, 1988 by Resolution No. R-270275.

NORTH CITY WEST
PUBLIC FACILITIES FINANCING PLAN

General

On February 2, 1988 the City Council, by Resolution R-270275, 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 13 years projected additional development through the year 2003 approximately 2,007 additional single family and 4,480 additional multi-family residential dwelling units will be constructed. In addition to the residential development, it is estimated that about 86 acres of commercial property and 121 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.

TABLE 1
RESIDENTIAL DEVELOPMENT SCHEDULES FOR NORTH CITY WEST
02-22-89 NCWDEV

YEARS	NCW-NORTH			NCW-SOUTH			NCW-TOTAL		
	SFDU	MFDU	TOTAL	SFDU	MFDU	TOTAL	SFDU	MFDU	TOTAL
PRIOR	2589	2411	5000	0	0	0	2589	2411	5000
1989	200	300	500	298	0	298	498	300	798
1990	400	600	900	68	0	68	468	500	968
1991	250	300	500	106	0	106	306	300	606
1992	250	350	600	123	80	203	373	430	803
1993	200	400	600	123	100	223	323	500	823
1994	150	400	550	146	110	256	296	510	806
1995	150	375	525	130	120	250	280	495	775
1996	125	311	436	160	120	280	285	431	716
1997	125	306	431	160	130	290	285	436	721
1998	97	300	397	180	140	320	277	440	717
1999	60	238	298	250	140	390	310	378	688
2000	0	200	250	180	140	320	230	340	570
2001	0	200	200	180	140	320	180	340	520
2002	0	150	200	150	140	290	150	340	490
2003	0	50	100	150	130	280	150	230	380
2004	0	0	0	100	130	230	100	130	230
2005	0	0	0	100	58	158	100	58	158
2006	0	0	0	100	40	140	100	40	140
2007	0	0	0	100	20	120	100	20	120
2008	0	0	0	100	0	100	100	0	100
2009	0	0	0	54	0	54	54	0	54
2010	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0
--	----	----	----	----	----	----	----	----	----
TOT PRIOR	2589	2411	5000	0	0	0	2589	2411	5000
'89to2011	2007	4480	6487	2958	1738	4696	4965	6218	11183
--	----	----	----	----	----	----	----	----	----
TOTAL	4596	6891	11487	2958	1738	4696	7554	8629	16183

TABLE 2
NON-RESIDENTIAL DEVELOPMENT SCHEDULES FOR NORTH CITY WEST
02-22-89 NCWDEV

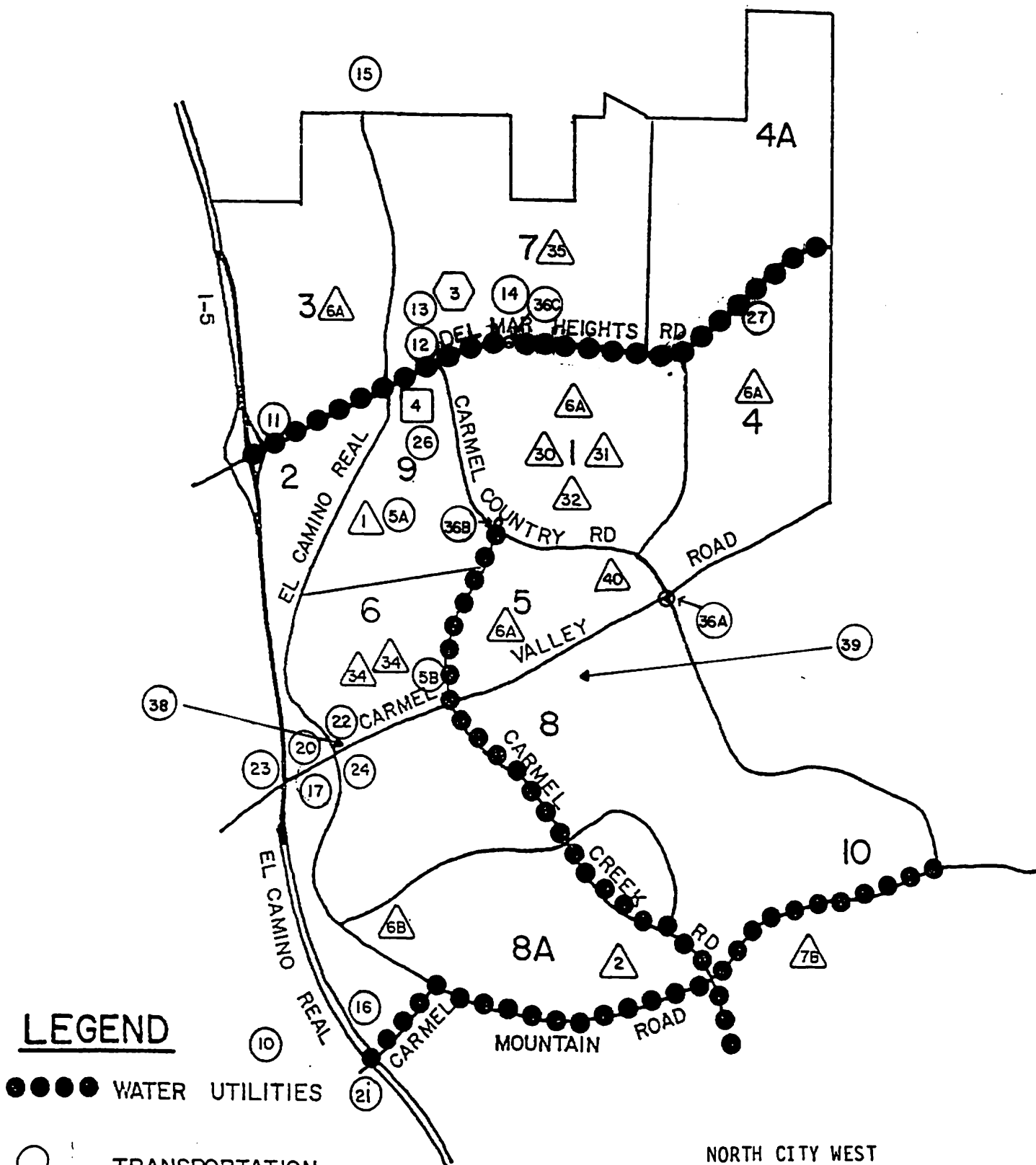
YEARS	NCW-NORTH			NCW-SOUTH			NCW-TOTAL		
	CAC	IAC	TOTAL	CAC	IAC	TOTAL	CAC	IAC	TOTAL
PRIOR	5.9	41.4	47.3	0.0	0.0	0.0	5.9	41.4	47.3
1989	8.0	24.0	32.0	0.3	0.0	0.3	8.3	24.0	32.3
1990	10.0	24.0	34.0	2.0	0.0	2.0	12.0	24.0	36.0
1991	12.0	24.0	36.0	2.0	0.0	2.0	14.0	24.0	38.0
1992	12.0	20.5	32.5	2.0	0.0	2.0	14.0	20.5	34.5
1993	10.0	16.0	26.0	1.0	0.0	1.0	11.0	16.0	27.0
1994	9.0	10.0	19.0	0.0	0.0	0.0	9.0	10.0	19.0
1995	8.0	2.9	10.9	0.0	0.0	0.0	8.0	2.9	10.9
1996	7.0	0.0	7.0	0.0	0.0	0.0	7.0	0.0	7.0
1997	5.2	0.0	5.2	0.0	0.0	0.0	5.2	0.0	5.2
1998	5.0	0.0	5.0	0.0	0.0	0.0	5.0	0.0	5.0
--	----	----	----	----	----	----	----	----	----
TOT PRIOR	5.9	41.4	47.3	0.0	0.0	0.0	5.9	41.4	47.3
'89to2011	86.2	121.4	207.6	7.3	0.0	7.3	93.5	121.4	214.9
--	----	----	----	----	----	----	----	----	----
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 1988 report was adopted and to reflect current estimated development schedules.

Transportation Phasing Plan

The North City West Transportation Phasing Plan, as summarized in the Appendix, page 93 of the January 11, 1988 revision of the Facilities Financing Plan, has been revised. The material in the Appendix of this Financing Plan supersedes and replaces the previous summary.

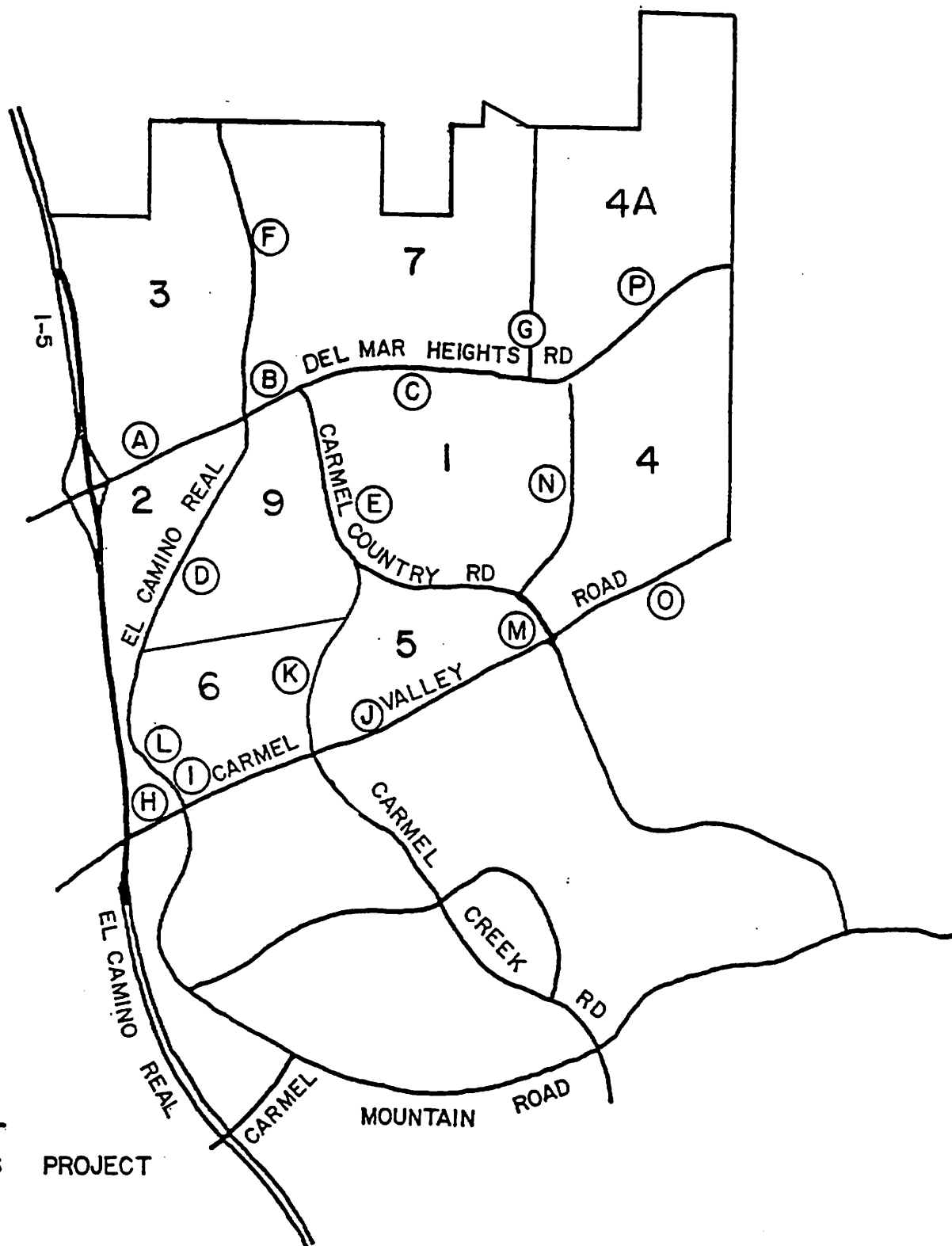


LEGEND

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

NORTH CITY WEST
FACILITIES INDEX MAP

FIGURE 1A



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 (1990)	DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
<u>WATER UTILITIES IMPROVEMENTS:</u>						
21-8.	Water transmission line - Phase 1 (from Del Mar Heights Road to the existing 51" Miramar water line).	1990	\$ 9,470,000		\$ 9,470,000	
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	3,700,000			(NCW-S) \$3,700,000
21-10.	Expansion of sewer pump station 64 within the Penasquitos lagoon.	1988	Completed			
21-41	Water transmission line - relocation along Del Mar Heights Road.	1993	1,400,000		1,400,000	
	TOTAL WATER UTILITIES COSTS		\$14,570,000	-0-	\$10,870,000	\$3,700,000
<u>TRANSPORTATION IMPROVEMENTS:</u>						
21-5A.	Park and ride - transportation center	1990	275,000			(CALTRANS) 275,000
21-5B.	Park and ride - transportation center	1999	1,050,000			(NCW-S) 775,000 (CALTRANS) 275,000
21-11.	Del Mar Heights Road and I-5 interchange. Widen the bridge over I-5 to 6-lane facility.	1988	Completed			
21-12.	Hartfield Avenue (between Del Mar Heights Road and Quarter Mile Drive). Construct new 4-lane collector.	1989	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	Completed			
21-14.	Del Mar Heights Road (in front of Torrey Pines High School). Construct 1/2 width of 6-lane Primary Arterial).	1988	Completed			
21-15.	El Camino Real (between the north edge of North City West Community boundary to San Diego City Bridge). Construct new 40 feet roadway within 98 feet right-of-way.	1988	Completed			
21-16.	Carmel Mountain Road and I-5 interchange. Construct new diamond interchange.	1991	15,200,000		2,280,000	(NCW-S) 3,820,000 (SOPR) 9,100,000

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1990)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-17.	Acquisition of property, including Smith, Muskin/Leahy property, for freeway 56 and floodway.	1989	\$4,200,000		\$4,200,000	
21-18.	Traffic signals and ramp widening (for I-5 and Carmel Valley Road).	1988	Completed			
21-19.	Traffic signal (at I-5 and Del Mar Heights Road).	1988	Completed			
21-20.	Carmel Valley Road (between east ramps of I-5 to old El Camino Real). Widen to a 6-lane Facility.	1988	Completed			
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.	199?	7,000,000			(SRR & NCW-S) 7,000,000
21-25.	SR-56 Regional ROW contribution.	1991	1,125,000		1,125,000	
21-26.	New transit center in Neighborhood 9.	1990	170,000		170,000	
21-27.	Del Mar Heights Road (North of NE #4 Park) 1/2 width improvement.	1992	767,850		767,850	
21-36A	Traffic Signal	1990	110,000	110,000		
21-36B	Traffic Signal	1989	Completed			
21-36C	Traffic Signal	1988	Completed			
21-38	SR56 (I-5 to 600' East of Carmel Creek Rd.)	1990	14,900,000	2,200,000		12,700,000
21-39	SR56 Freeway (600' East of Carmel Creek Rd. to North City West boundary)	1991	9,200,000	9,200,000		
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			

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1990)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
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	Completed			
21-E.	Carmel Country Road (from Del Mar Heights to the intersection with Del Mar Trails Road); construct as a 4-lane major street.	1988	Completed			
21-F.	El Camino Real (from Del Mar Heights Road to the northerly community boundary).	1987	Completed			
21-G.	Del Mar Heights Road (from Landsdale Drive to Del Mar Trails Road). Construct as a 6-lane primary arterial.	1988	Completed			
21-H.	Carmel Valley Road (from old El Camino Real to new El Camino Real). Construct as a 6-lane primary arterial.	1988	Completed			
21-I.	Carmel Valley Road from (El Camino Real to Carmel Creek Road). Construct as a 6-lane primary arterial.	1989	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	3,600,000	3,600,000		
21-K.	Carmel Creek Road (from Carmel Country Road to Carmel Valley Road). Construct as a 4-lane major street.	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	Completed			
21-M.	Carmel Country Road (from Del Mar Trails Road to Carmel Valley Road). Construct as a 4-lane major street.	1989	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		

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1990)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-0.	Carmel Valley Road (from Carmel Country Road to the easterly community boundary). Construct as a 6-lane primary arterial.	1992	2,750,000	2,750,000		
21-P.	Del Mar Heights Road (from Del Mar Trails Road to the easterly community boundary). Construct as a 6-lane major street.	1993	3,800,000	3,800,000		
	TOTAL TRANSPORTATION COST:		\$70,467,850	\$27,830,000	\$ 8,692,850	\$33,945,000
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	14,600,000		14,600,000	
21-2.	Community Park-south. Acquire, design and develop a 20-acre park including a recreation building.	2006	\$7,500,000			(NCW-S) \$7,500,000
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	Completed			
c).	Neighborhood Park in Neighborhood #4	1998	3,800,000		3,800,000	
d).	Neighborhood Park in Neighborhood #5	1988	Completed			
	TOTAL #21-6A		\$ 7,230,000		\$ 7,230,000	(NCW-S) \$4,200,000
21-6B.	Neighborhood Park - Multiuse in Neighborhood #8A. Acquire and develop a 12 acre park.	1994	4,200,000			
21-7A.	Deleted					
21-7B.	Neighborhood park in neighborhood #10. Acquire and develop a 10 acre park.	2000	3,800,000			(NCW-S) 3,800,000

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
<u>PARK AND RECREATION PROJECTS</u>						
21-30.	Minipark #1 in neighborhood #1.	1990	1,300,000		1,300,000	
21-31.	Windwood II minipark in neighborhood #1.	1990	400,000		400,000	
21-32.	Seabridge Minipark in neighborhood #1.	1990	500,000		500,000	
21-34.	Two Mini-parks, neighborhood #6; acquire and develop a one acre and a 3 acre park.	1990	1,600,000		1,600,000	
21-35.	Neighborhood Park - Neighborhood 7. Acquire and develop a 7 acre park.	1990	2,500,000		2,500,000	
21-40.	NE: #5, 3 acre mini park.	1990	1,150,000	850,000	300,000	
	TOTAL PARK AND RECREATION PROJECTS:		\$44,780,000	\$850,000	\$28,430,000	\$15,500,000
<u>LIBRARY PROJECT</u>						
21-4.	Construct a 13,000 square foot library on a 1.5 acre site.	1993	4,900,000		4,900,000	
	TOTAL LIBRARY PROJECT:		\$ 4,900,000		\$ 4,900,000	
<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	\$ 1,750,000		\$ 1,750,000	
	TOTAL FIRE DEPARTMENT PROJECT:		\$ 1,750,000		\$ 1,750,000	
<u>INCIDENTALS</u>						
	GRAND TOTAL:		650,000	\$28,680,000	650,000	\$53,145,000
			\$137,117,850		\$55,292,850	

PROJECT: 21-1

TITLE: COMMUNITY PARK - TOWN CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION

5,400,000

ENGR/CONSTR

LAND 9,200,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1997	FY 1998
11,300,000	FBA (PARK)		9,200,000		200,000	1,900,000			
1,500,000	FBA (POOL)					200,000	1,600,000	200,000	1,300,000
1,800,000	FBA (REC. BLDG)								
0									
0									
0									
14,600,000	TOTAL	0	L 9,200,000	0	D 200,000	DC 2,100,000	C 1,600,000	D 200,000	C 1,300,000

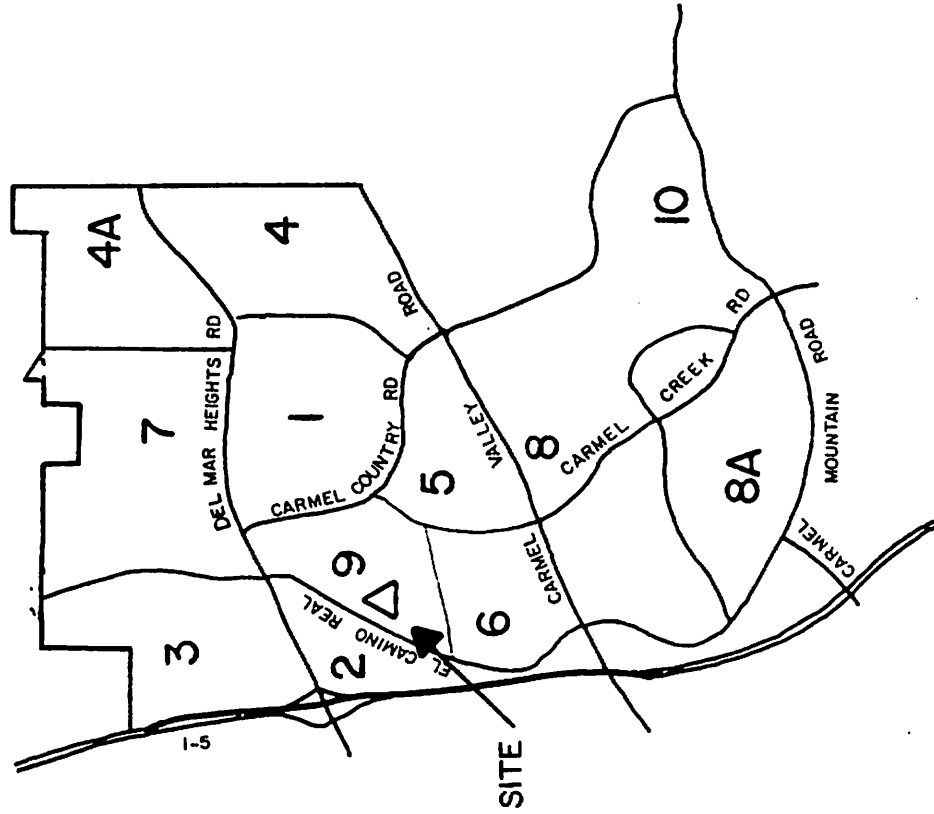
L=land purchase D=design C=construction

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.

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

SCHEDULE: AS FOLLOW:

	LAND FY 1989	DESIGN FY 1991	CONSTRUCTION FY 1992
PARK CIP-29-625.0			
POOL CIP-29-626.0	----	FY 1997	FY 1998
RECREATION BUILDING CIP-29-626.0	----	FY 1992	FY 1993



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK - SOUTH

DEPARTMENT: PARK AND RECREATION

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

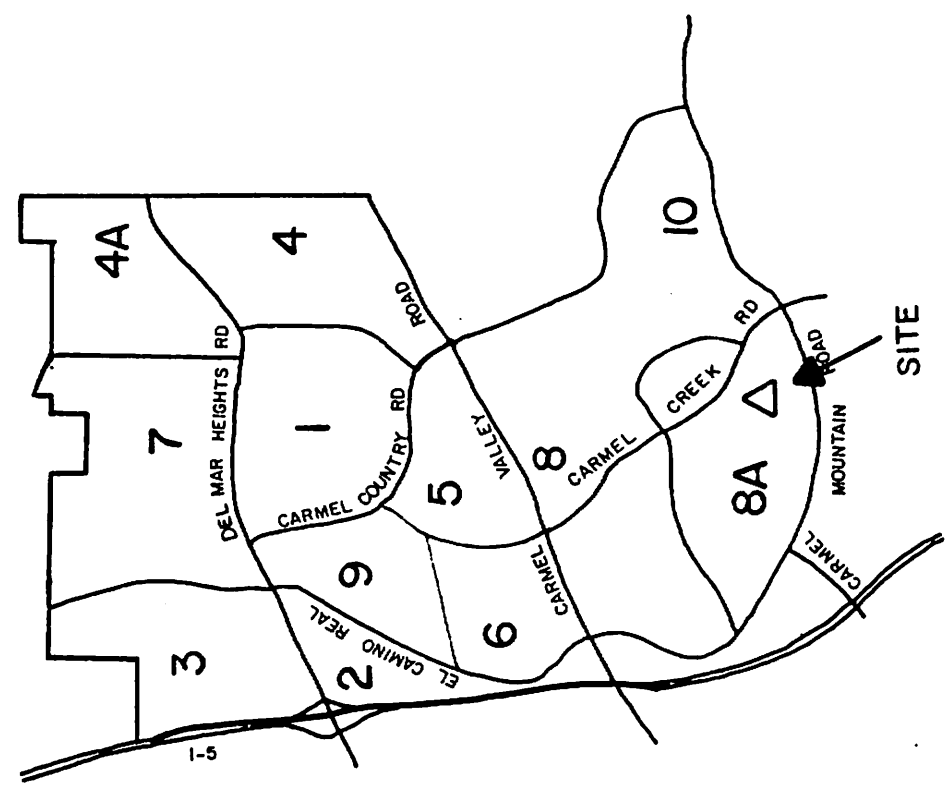
DEPARTMENT: PARKS AND RECREATION		LAND		ENGR/CONSTR		3,100,000						
COSTS:		4,400,000										
FUNDING:	7,500,000	SOURCE NCW-S	EXPEND/ENCUMB	CONF APPROP	FY 2003		FY 2004		FY 2005		FY 2006	
					2,200,000		2,200,000		1,100,000		2,000,000	
					L		L		DC		C	
					2,200,000		2,200,000		1,100,000		2,000,000	
7,500,000		TOTAL		0		0		0		0		
								</				

L=land purchase D=design C=construction

DESCRIPTION: ACQUISITION AND DEVELOPMENT OF A 20-ACRE COMMUNITY PARK TO INCLUDE A RECREATION BUILDING, BUT NO POOL. THE PARK WILL ALSO INCLUDE ATHLETIC FIELDS MULTI-PURPOSE COURTS, PICNIC FACILITIES, PLAY AREAS, LAWN AREAS, AND LANDSCAPING.

JUSTIFICATION: IN ACCORDANCE WITH THE COMMUNITY PLAN, A COMMUNITY PARK SHOULD SERVE 18,000 TO 25,000 RESIDENTS WITHIN A RADIUS OF APPROXIMATELY 1.5 MILES.

SCHEDULE: AS FOLLOWS:			
PARK	RECREATION BUILDING	LAND	CONSTRUCTION
		FY 2003, FY 2004	FY 2005 FY 2006



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-3

TITLE: FIRE STATION

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

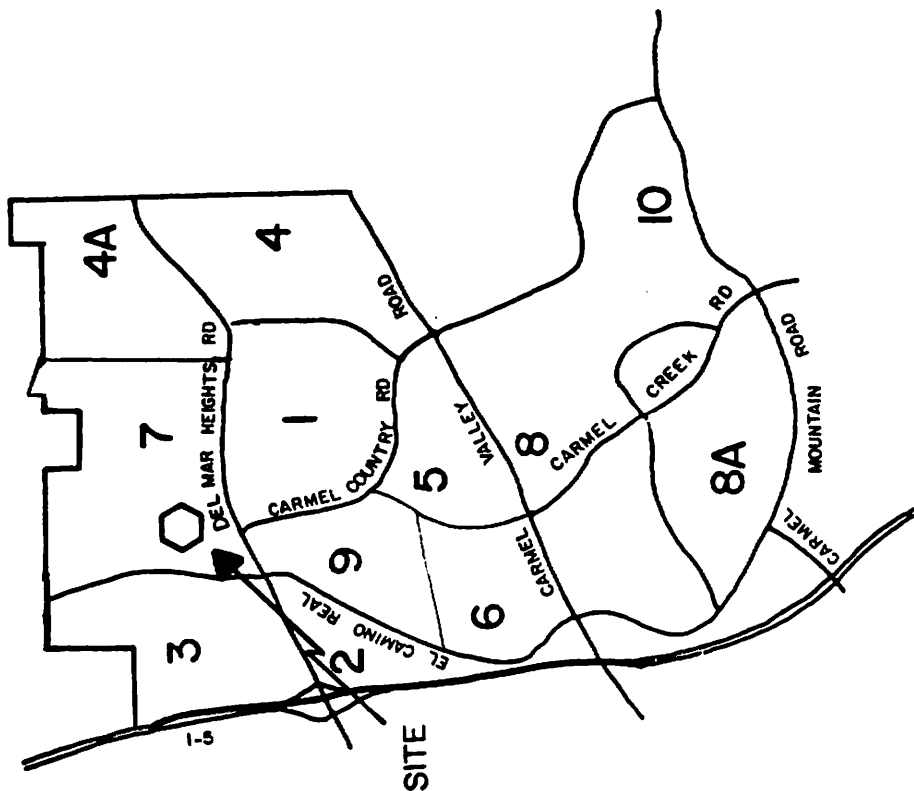
DEPARTMENT: FIRE DEPARTMENT		ENGR/CONSTR		FY 1990		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995	
LAND				FY 1990											
FUNDING:	SOURCE	EXPEND/ENCUMB	COST APPROP	FY 1990		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995	
1,750,000 *	FBA	122,000	208,000	1,420,000											
0															
0															
0															
0															
0															
1,750,000	TOTAL	122,000	D 208,000	C 1,420,000											
				D				0		0		0		0	
				</											

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.

CIP NO. 33-014.0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-4

TITLE: NORTH CITY WEST LIBRARY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: LIBRARY DEPARTMENT		LAND	1,000,000	ENGR/CONSTR	2,800,000	FURNISHINGS	250,000	BOOKS	850,000
COSTS:		SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
FUNDING:		FBA	975,000	25,000			1,200,000	2,700,000	
		4,900,000	0						
			0						
			0						
			0						
			0						
TOTAL			L 975,000	L 25,000		0	DB 1,200,000	CFB 2,700,000	0
4,900,000									0

L=land purchase D=design C=construction F=furnishings B=books

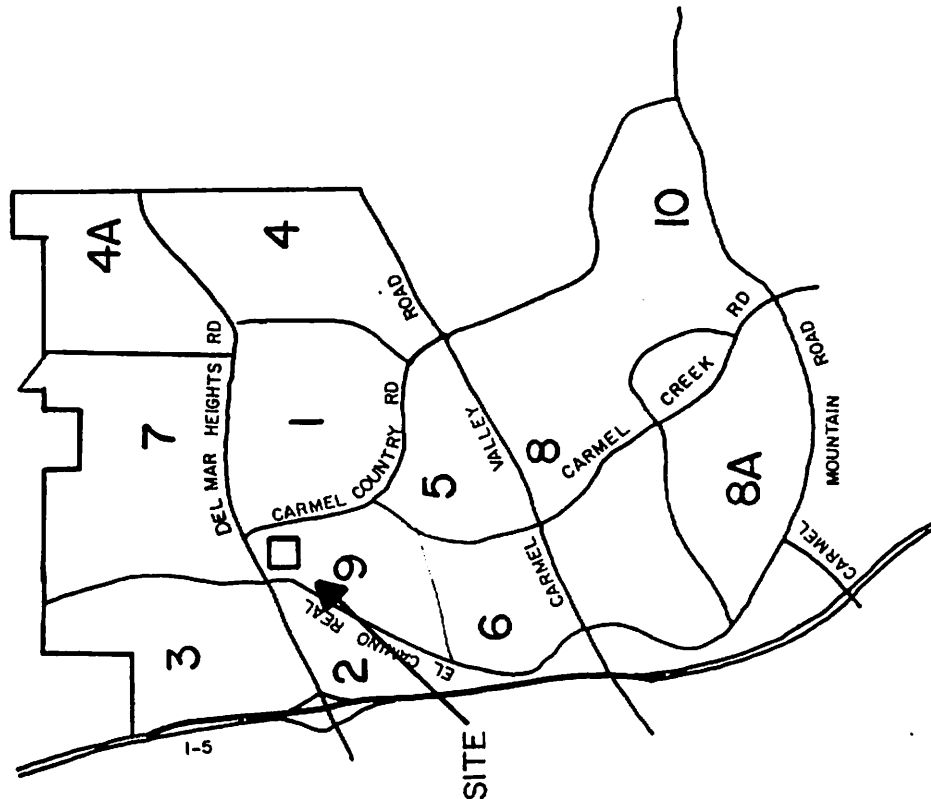
DESCRIPTION: CONSTRUCTION OF A 13,000 SQUARE FOOT LIBRARY ON A 1.5 ACRE SITE.

JUSTIFICATION: THE COMMUNITY PLAN REQUIRES THAT A LIBRARY BE PROVIDED ON A SITE WITHIN THE TOWN CENTER AREA.

SCHEDULE: LAND FY 1988, DESIGN AND FURNISHINGS FY 1992, CONSTRUCTION AND FURNISHINGS FY 1993.*

CIP NO. 35-070.0

* DESIGN, FURNISHING AND CONSTRUCTION HAS BEEN ACCELERATED 2 YEARS THROUGH AN AGREEMENT WITH DEVELOPERS. ACTUAL PROJECT CONSTRUCTION IS SCHEDULED FOR FISCAL YEAR 1991 WITH REIMBURSEMENTS TO DEVELOPERS OCCURRING IN THE YEARS INDICATED ABOVE.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-5A

TITLE: PARK AND RIDE - TRANSPORTATION CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS																			
COSTS:		LAND		775,000		ENGR/CONSTR		275,000											
FUNDING:		SOURCE		EXPEND/ENCUMB		CONF APPROP		FY 1990		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995	
		775,000																	
		275,000																	
		0																	
		0																	
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PROJECT: 21-5B

TITLE: PARK AND RIDE - TRANSPORTATION CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT:	ENGINEERING AND DEVELOPMENT - STREETS	
COSTS:	LAND	775,000
	EMGR/CONSTR	275,000

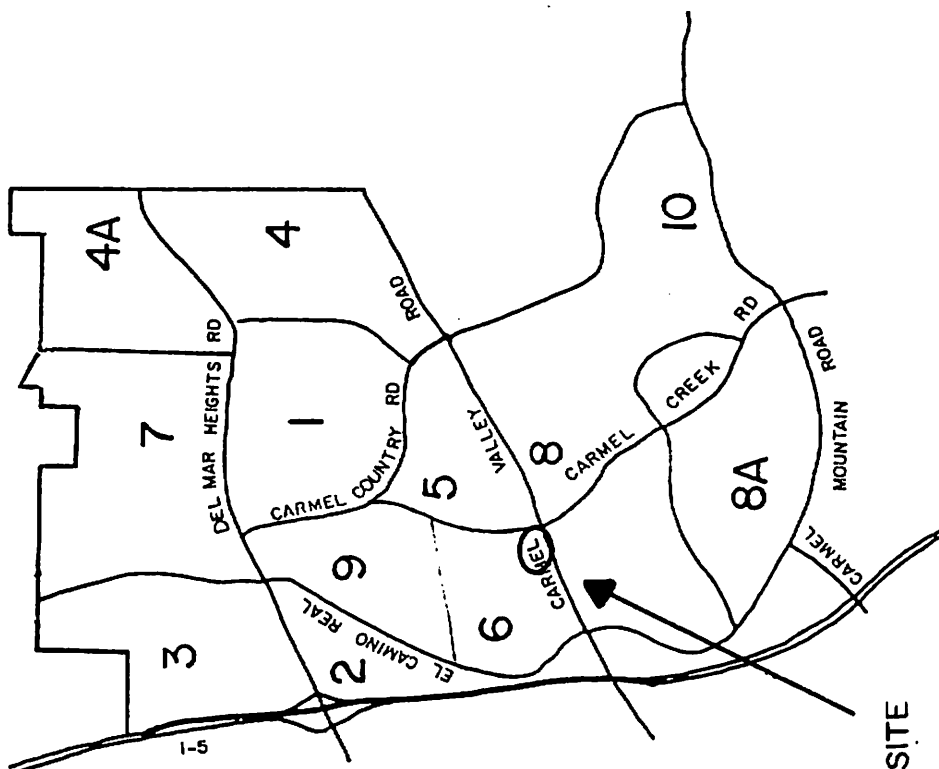
FUNDING:	SOURCE (NCM-S)	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1999
775,000							
275,000	STATE						
0							
0							
0							
1,050,000	TOTAL	0	0	0	0	L 775,000	C 275,000

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 CARPUL 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 1992, CONSTRUCTION FY 1999.



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		LAND	9,060,000	ENGR/CONSTR	4,440,000				
COSTS:									
FUNDING:	SOURCE	EXPEND/ENCUMB	COMT APPROP	FY 1990	FY 1991	FY 1997	FY 1998		
0	FRA								
3,070,000	NE#3	3,070,000							
3,200,000	NE#5	3,200,000							
3,430,000	NE#1		3,430,000		2,600,000	300,000	900,000		
3,800,000	NE#4								
0									
13,500,000	TOTAL	6,270,000	DLC 3,430,000	0	L 2,600,000	D 300,000	C 900,000		

<

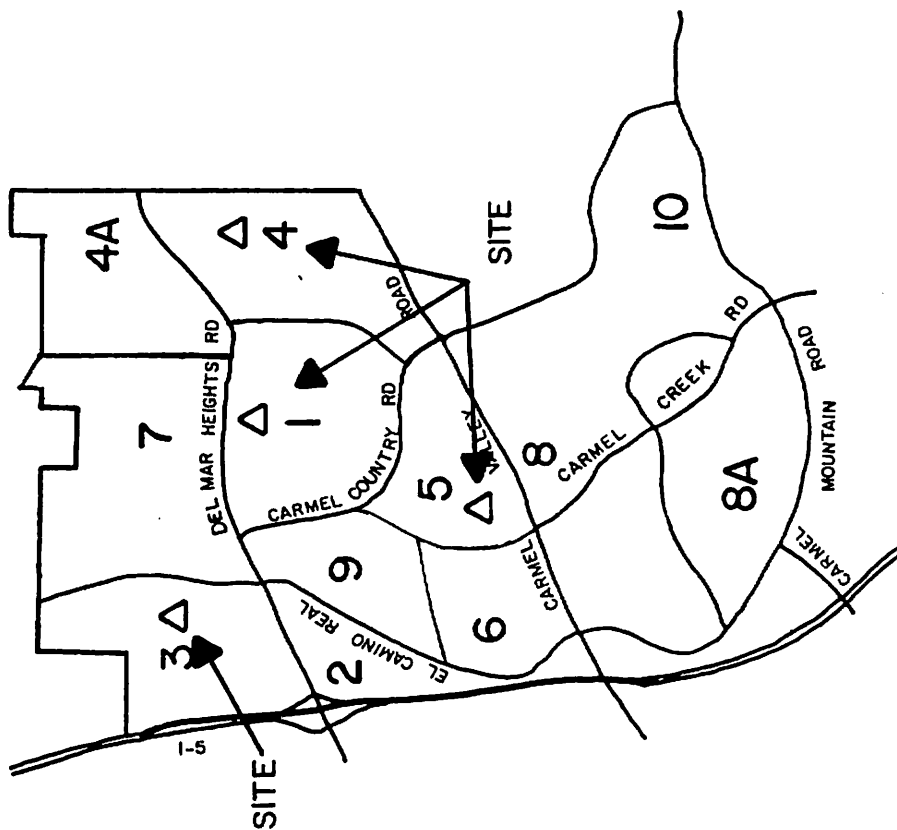
L=land purchase D=design C=construction E=engineering

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. 29-415.0)	FY 1989	FY 1989	FY 1989
3 (CIP NO. 29-589.0)	FY 1988	FY 1988	FY 1988
4 (CIP NO. 29-628.0)	FY 1991	FY 1997	FY 1998
5 (CIP NO. 29-598.0)	FY 1987	FY 1988	FY 1988



PROJECT: 21-6B

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

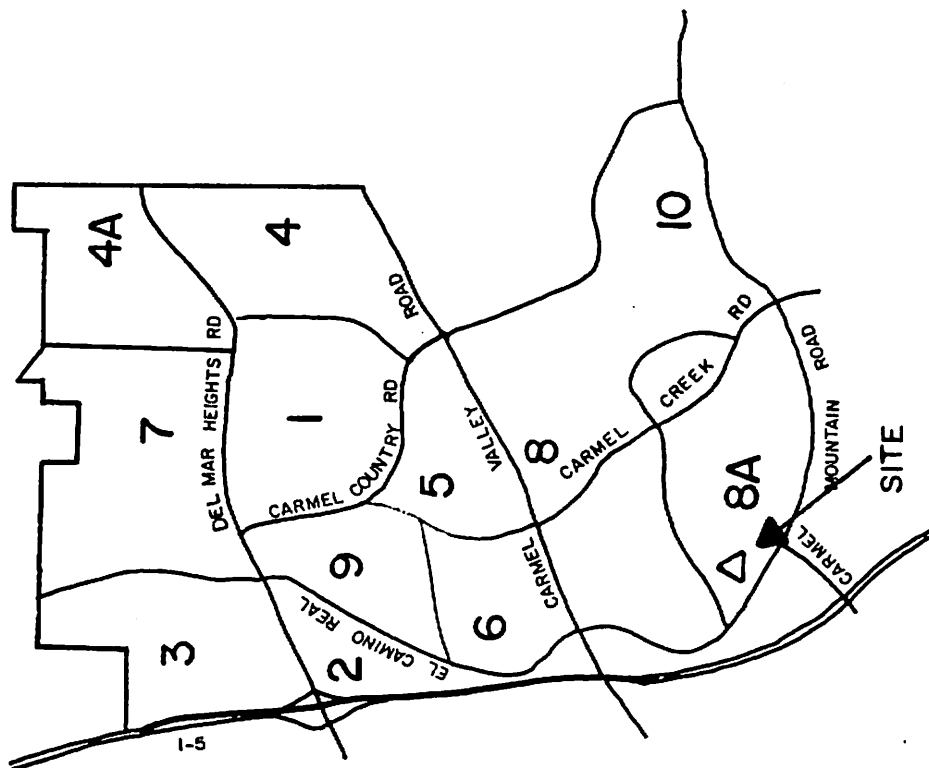
DEPARTMENT: ENGINEERING AND DEVELOPMENT - PARK AND RECREATION
COSTS: LAND 2,600,000 ENGR/CONSTR 1,600,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1993	FY 1994				
4,200,000	NCW-S			2,600,000	1,600,000				
0									
0									
0									
0									
4,200,000	TOTAL	0		L 2,600,000	DC 1,600,000	0	0	0	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: 21-7B

TITLE: NEIGHBORHOOD PARK (NE: #10)
SOUTH OF CARMEL VALLEY ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION
COSTS: LAND 2,300,000 ENGR/CONSTR 1,500,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1991	FY 1999	FY 2000
3,800,000	NCM-S			2,300,000	100,000	1,400,000
0						
0						
0						
0						
0						
3,800,000	TOTAL	0	0	L 2,300,000	D 100,000	C 1,400,000

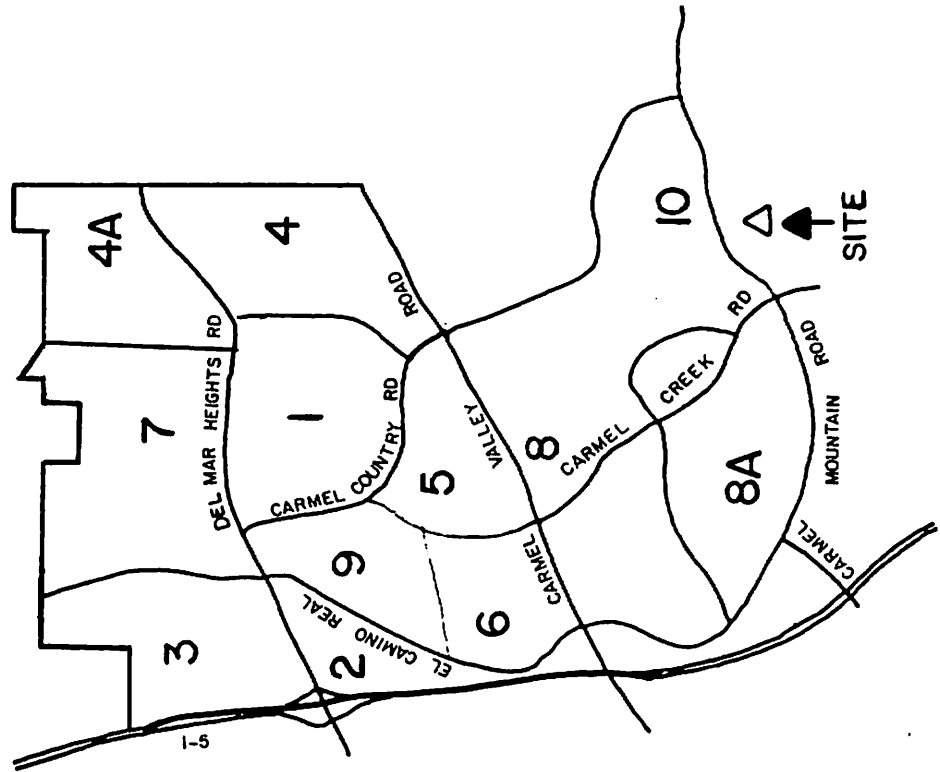
L=land purchase D=design C=construction

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 1991, ----
DESIGN FY 1999
CONSTRUCTION FY 2000



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-8

TITLE: WATER TRANSMISSION LINE - PHASE 1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: WATER UTILITIES
COSTS: LAND

ENGR/CONSTR 9,470,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
9,470,000	FBA	265,980	1,304,020	6,000,000	1,900,000			
0								
0								
0								
0								
0								
9,470,000	TOTAL	DC 265,980	1,304,020	C 6,000,000	C 1,900,000	0	0	0

I=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF A TRANSMISSION WATER LINE BETWEEN THE 30" LINE IN THE DEL MAR HEIGHTS ROAD AND THE EXISTING 51" MIRAMAR TRANSMISSION LINE IN MIRA MESA BOULEVARD.

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

SCHEDULE:

DESIGN A: B: C: D:
FY 1988 FY 1990 FY 1988 FY 1989

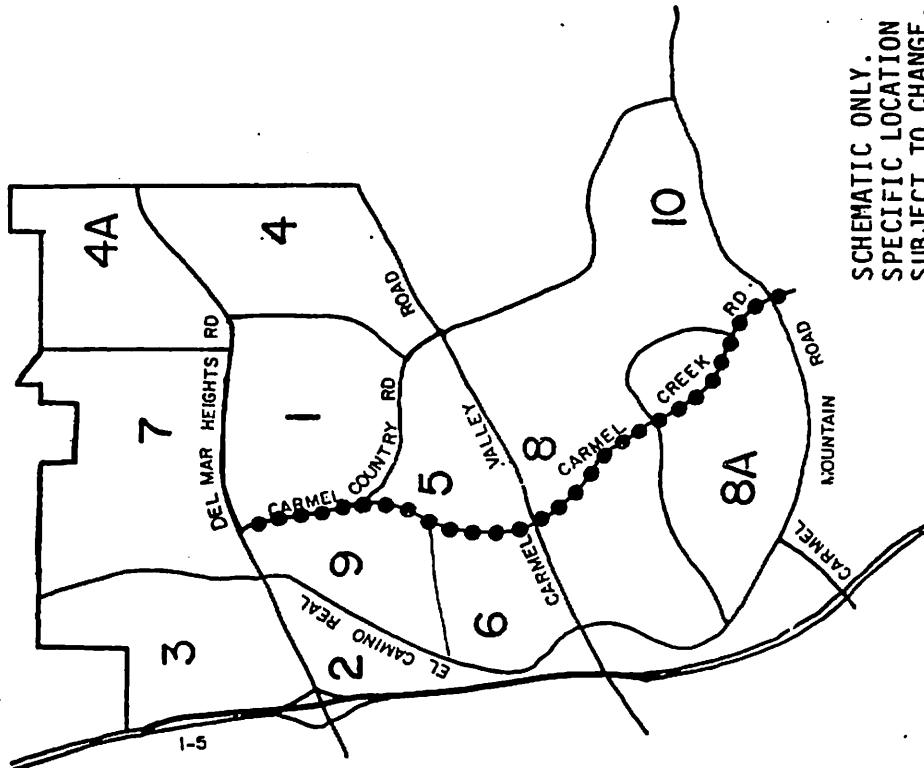
CONSTRUCTION FY 1988 FY 1990-91 FY 1988 FY 1989

A) FROM DEL MAR HEIGHTS ROAD TO CARMEL CENTER ROAD. (7,400 +/- FEET)

B) FROM CARMEL CENTER ROAD TO PORTION IN SORRENTO VALLEY ROAD.

C) PORTION IN SORRENTO VALLEY ROAD (2,600 +/- FEET).

D) FROM SORRENTO VALLEY ROAD TO MIRA MESA BOULEVARD.



SCHEMATIC ONLY.
SPECIFIC LOCATION
SUBJECT TO CHANGE.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-9

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: WATER UTILITIES
COSTS: LAND

ENGR/CONSTR 3,700,000

FUNDING: SOURCE EXPEND/ENCUMB

FY 1999 110,000

2001 2,190,000

FY 2000 1,400,000

0 0 0 0 0

3,700,000 TOTAL

D 110,000

C 2,190,000

DC 1,400,000

0 0 0

L=land purchase D=design C=construction

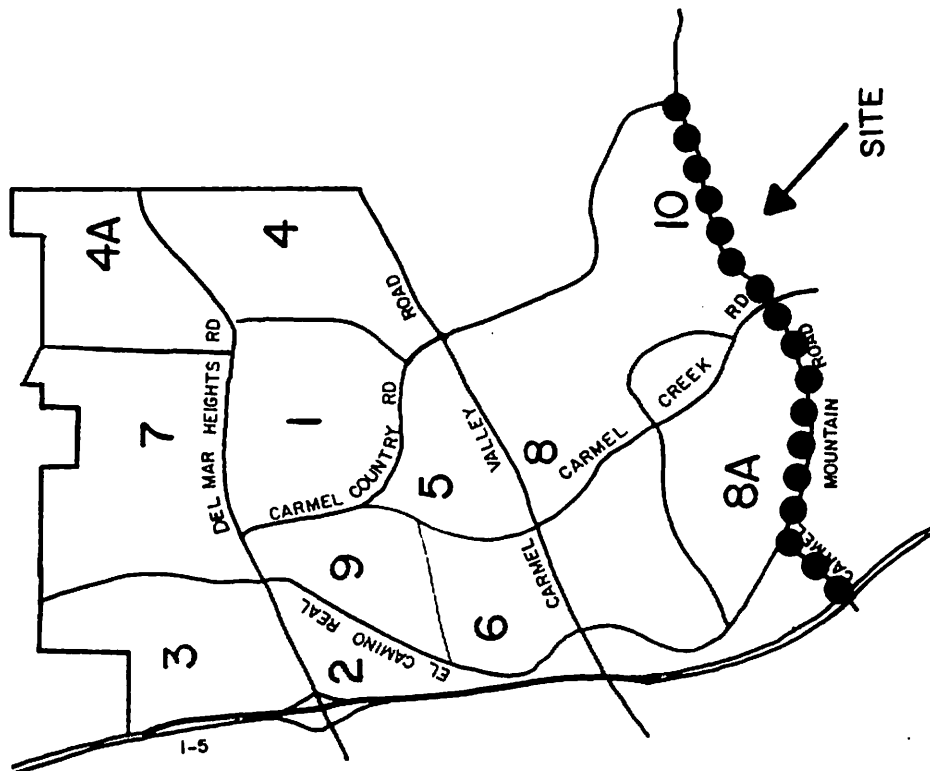
DESCRIPTION: CONSTRUCTION OF A TRANSMISSION WATER LINE EAST OF I-5, ALONG THE ALIGNMENT OF CARMEL MOUNTAIN ROAD, TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA.

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

SCHEDULE:

DESIGN A: FY 1999 B: FY 2000
CONSTRUCTION A: FY 2000 B: FY 2001

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



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-10

TITLE: EXPANSION OF SEWER PUMP STATION 64

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: WATER UTILITIES		EMGR/CONSTR		494,800					
COSTS:		LAND							
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
247,400	CAP/OUTLAY	247,400							
247,400	FBA	247,400							
0									
0									
0									
0									
494,800	TOTAL	494,800	0	0	0	0	0	0	0

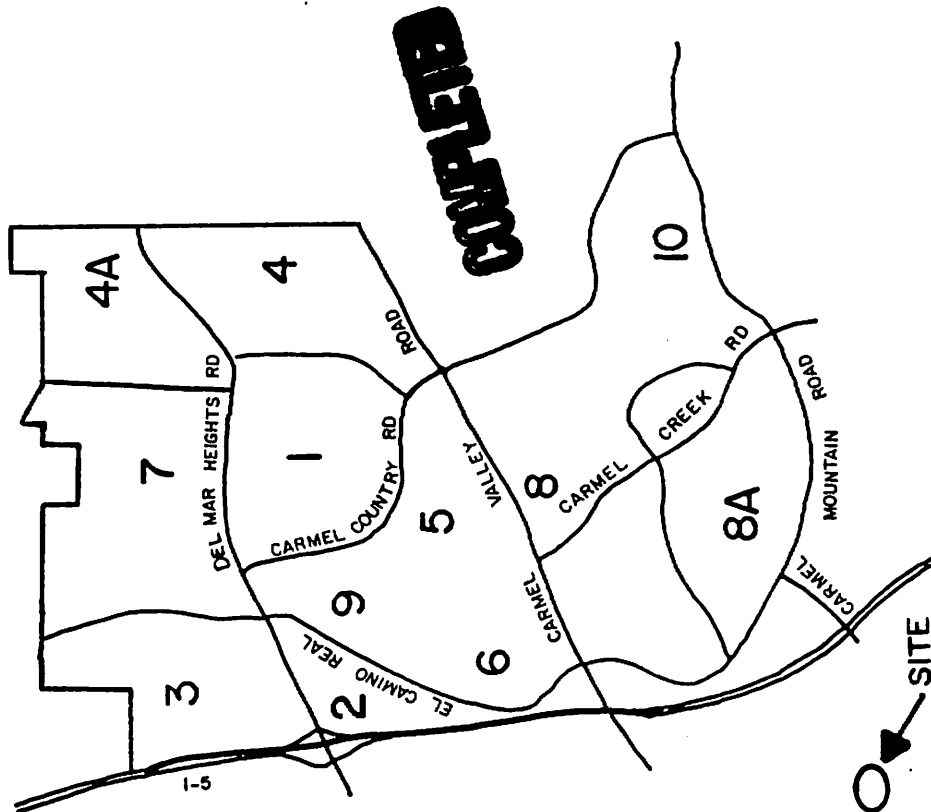
L=land purchase D=design C=construction

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-259158.

COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-11

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 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
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

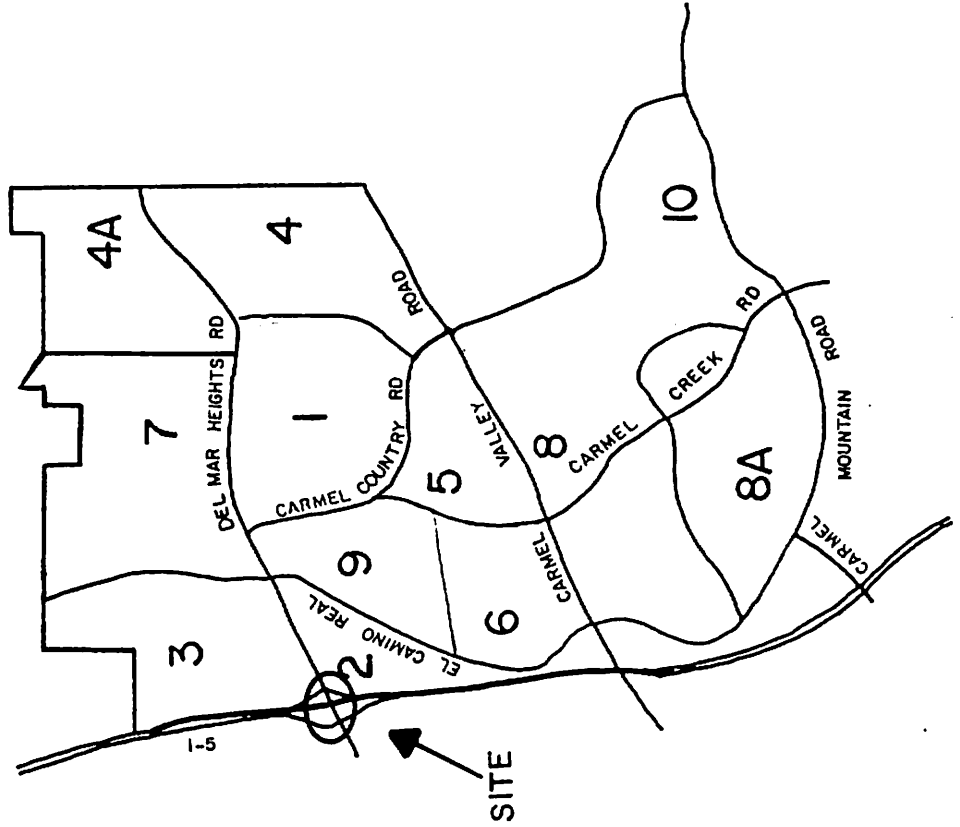
L=land purchase D=design C=construction

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 WITH CLASS II BIKE LANES.

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



PROJECT: 21-12

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

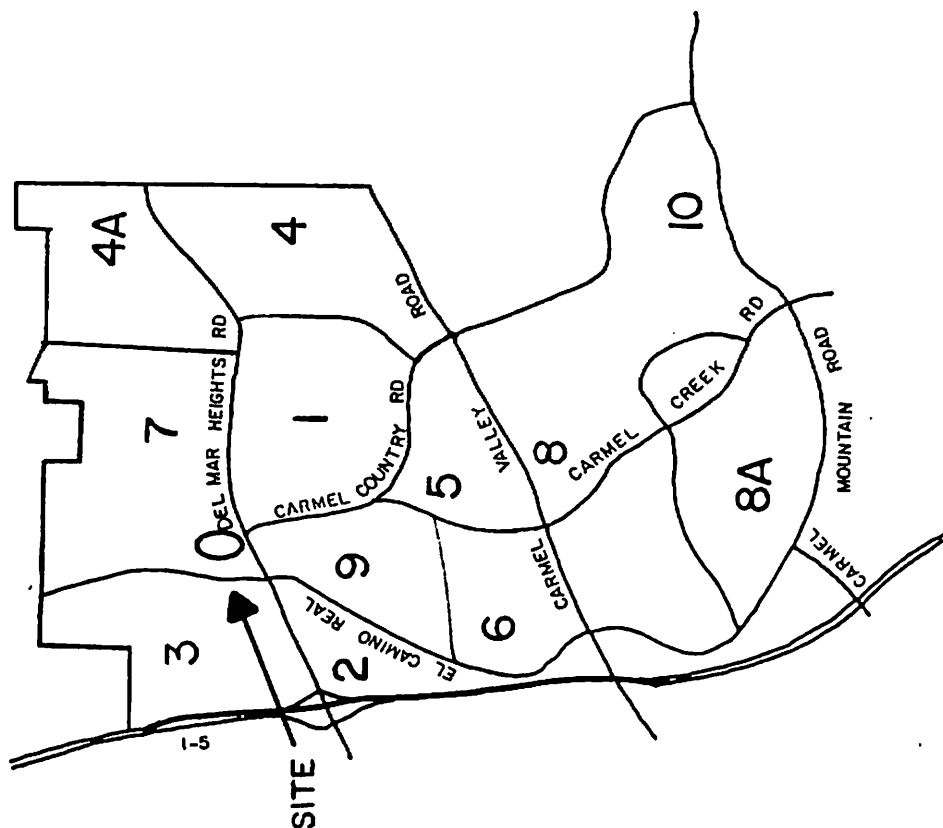
150,000

FY 1995

L=land purchase D=design C=construction

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 1989-1990**



PROJECT: 21-13

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

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

160,000

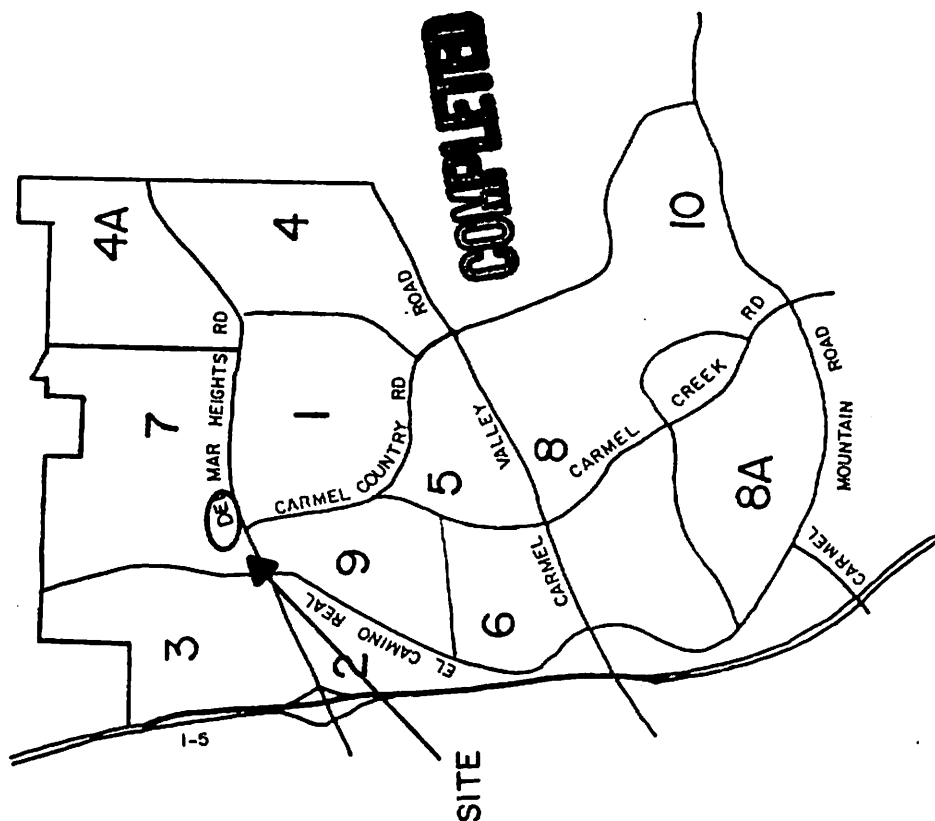
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
160,000	FBA	160,000							
0									
0									
0									
0									
0									
160,000	TOTAL	160,000	0	0	0	0	0	0	0

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 WITH CLASS II RISE LANES.

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



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: LAND

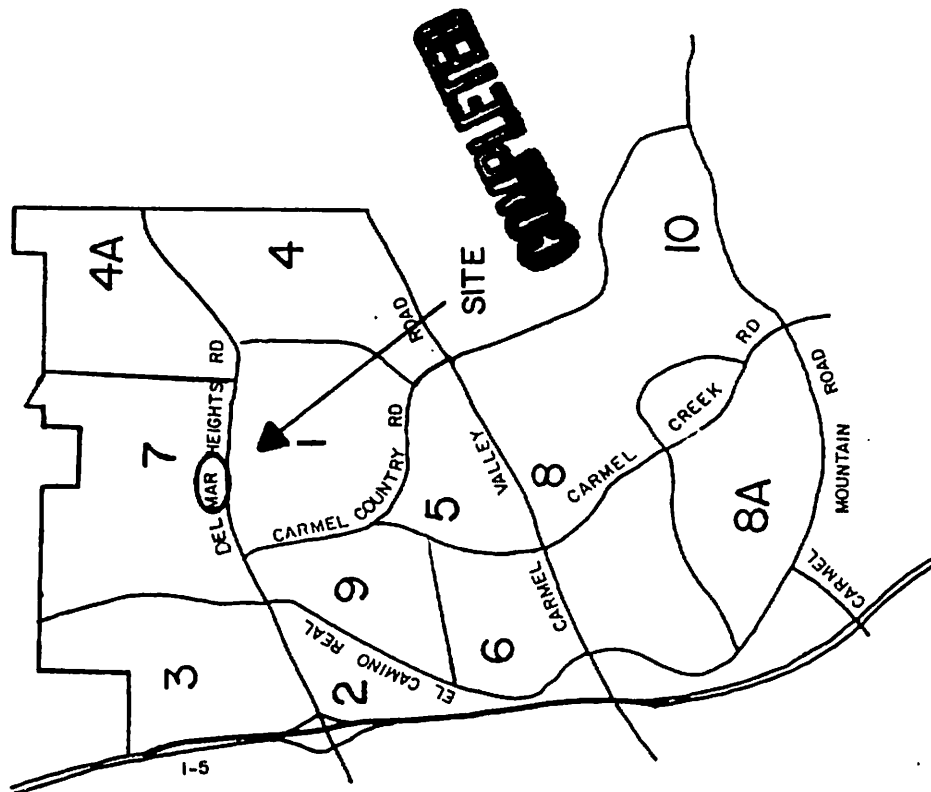
DEPARTMENT: ENGINEERING AND DEVELOPMENT		STAFFED		FY 1990	
COSTS:		LAND		ENGR/CONSTR	
FUNDING:	SOURCE	EXPEND/ENGR/ENCL	CONTR APPROP		
620,000	FBA	620,000			
0					
0					
0					
0					
0					
TOTAL		620,000	0		0
620,000		620,000			0

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 WITH CLASS II BIKE LANES.

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

28 SCHEDULE: COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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
COSTS: LAND 1,500,000 ENGR/CONSTR 3,265,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
4,765,000	FRA	4,765,000							
0									
0									
0									
0									
0									
4,765,000	TOTAL	DLC							
		4,765,000	0						

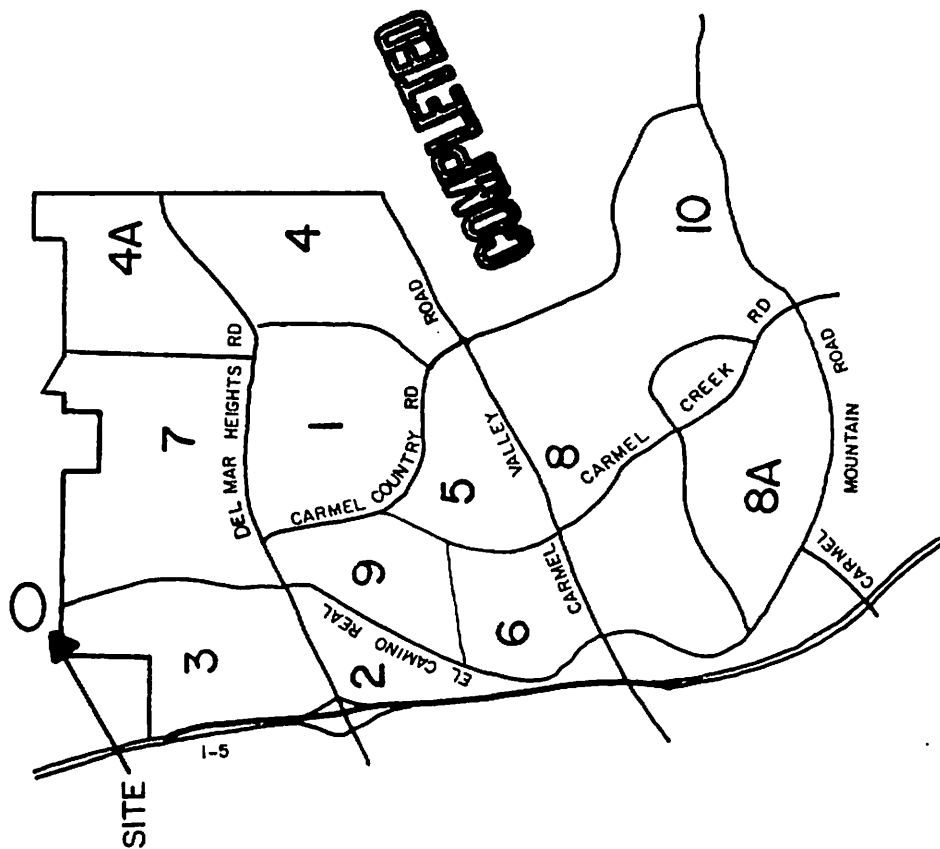
L=land purchase D=design C=construction

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

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: COMPLETED

CIP NO. 52-382.0 (LAND)



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-16

TITLE: CARMEL MOUNTAIN ROAD, AT FREEWAY 5 INTERCHANGE

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND 3,600,000 ENGR/CONSTR 11,600,000

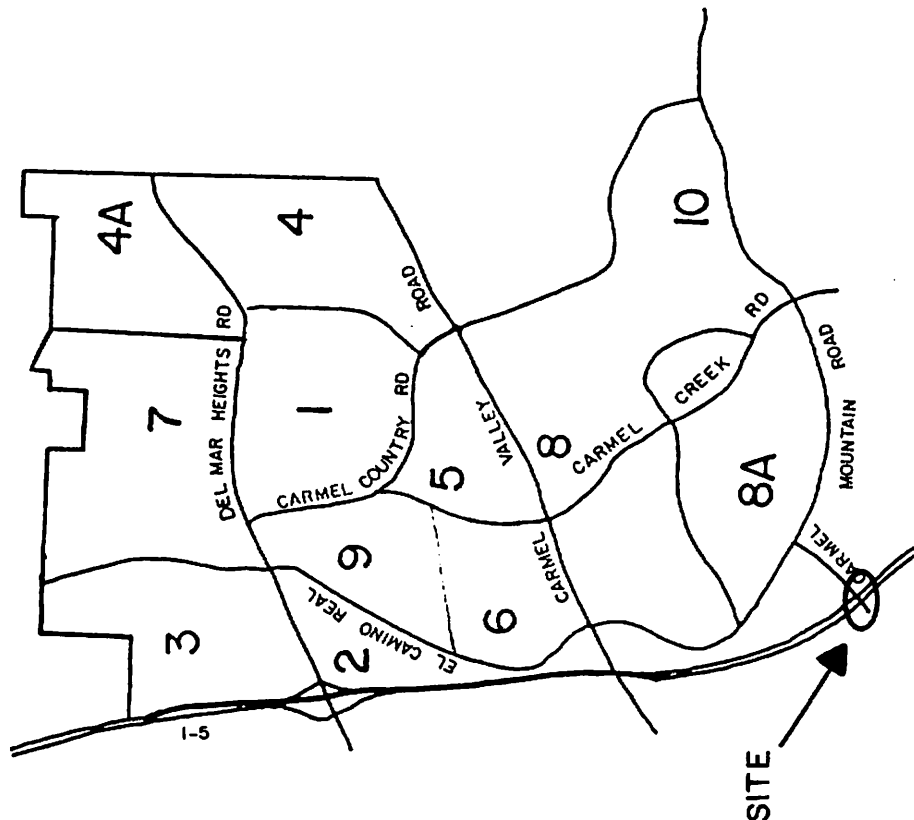
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
2,280,000	FRA (NCM-H)				640,000	1,640,000			
3,820,000	(NCM-S)				3,820,000				
9,100,000	(SRR.)				9,100,000				
0									
0									
0									
15,200,000	TOTAL	0	0	0	DLC 13,560,000	C 1,640,000	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: LAND ACQUISITION AND CONSTRUCTION OF A FREEWAY INTERCHANGE AT INTERSTATE 5 AND CARMEL MOUNTAIN ROAD. A DIAMOND INTERCHANGE WILL BE UTILIZED AT THIS LOCATION.

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 3,800,000 ENGR/CONSTR 400,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
4,200,000	FBA*		3,000,000			1,200,000			
0									
0									
0									
0									
0									
4,200,000	TOTAL	0	3,000,000	0	0	1,200,000	0	0	0

L=land purchase D=design C=construction

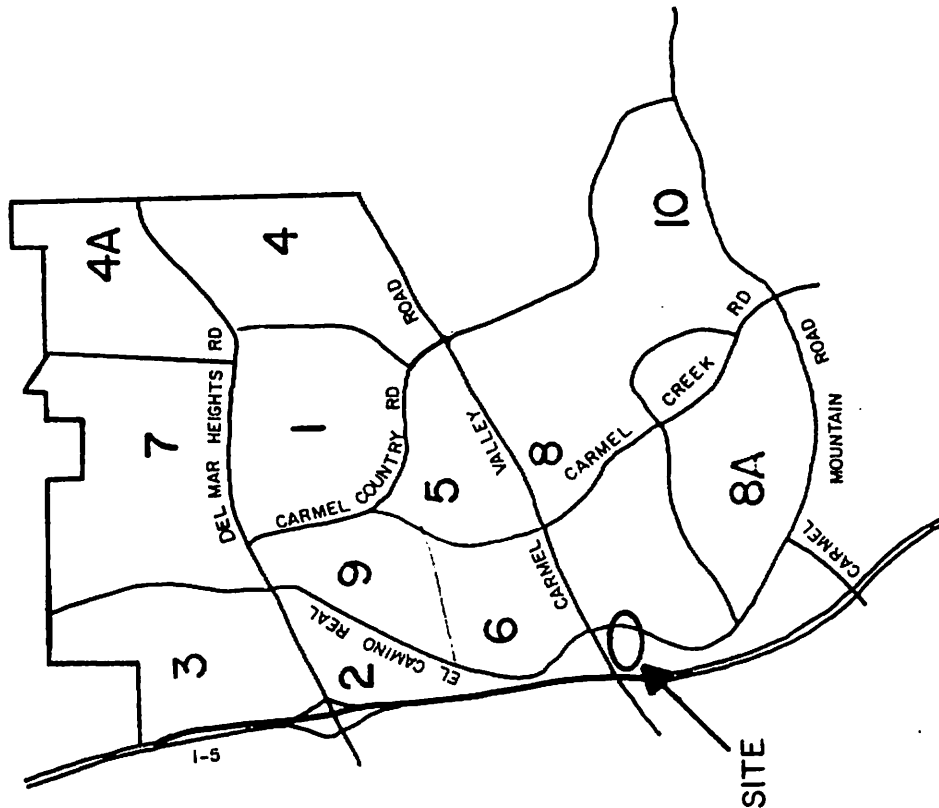
DESCRIPTION: ACQUIRE APPROXIMATELY 27 ACRES OF MUSKIN/LEAHY PROPERTY, 2.6 ACRES OF SMITH PROPERTY AND APPROXIMATELY 47 ACRES OF OTHER OWNERSHIP FOR THE ROUTH 56 RIGHT-OF-WAY AND NECESSARY FLOODWAY FACILITY IN CARMEL VALLEY.

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 AND FY 1992.

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

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS				ENGR/CONSTR				FY 1990			
COSTS:				LAND							
FUNDING:				SOURCE	EXPEND/ENCUMB	CONT APPROP					
				370,000 FBA (NCM-N)	370,000						
				155,000 * (NCM-S)	155,000						
				95,000 * (SOPR.)	95,000						
				0							
				0							
				0							
				TOTAL	620,000						
				DC	620,000						

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-19

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TRAFFIC SIGNAL AT FREEWAY 5 AND DEL MAR HEIGHTS ROAD

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 60,000

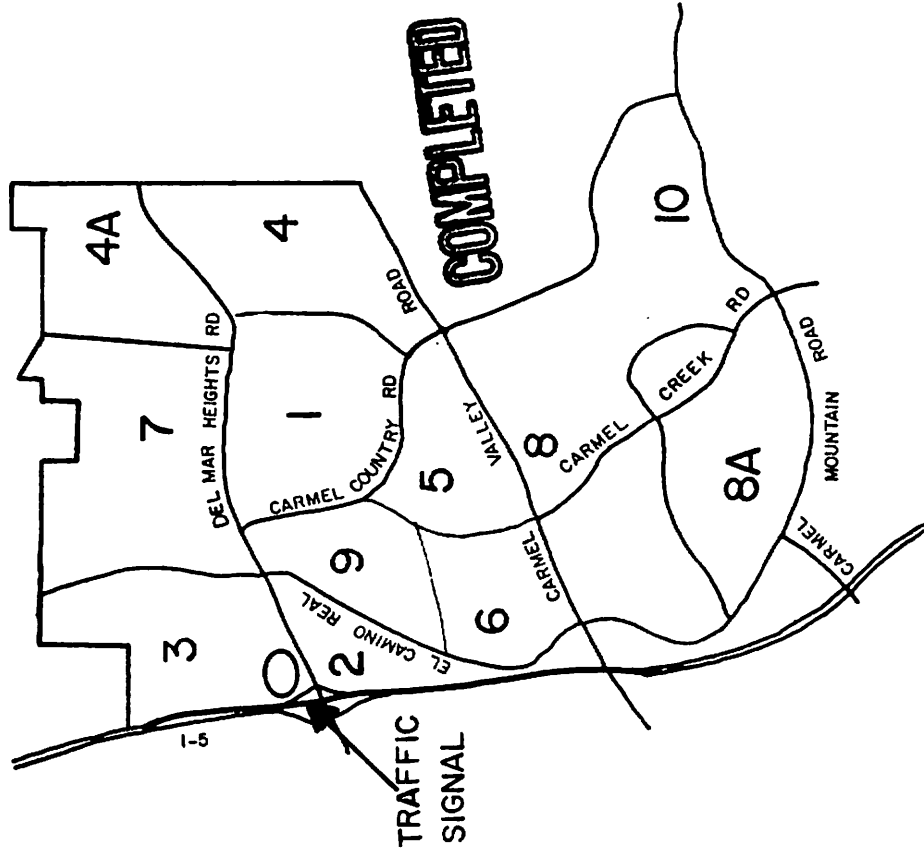
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990						
60,000	FBA	60,000								
0										
0										
0										
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0										
60,000	TOTAL	DC 60,000	0	0	0	0	0	0	0	0

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: COMPLETED.



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 RAMP

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

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

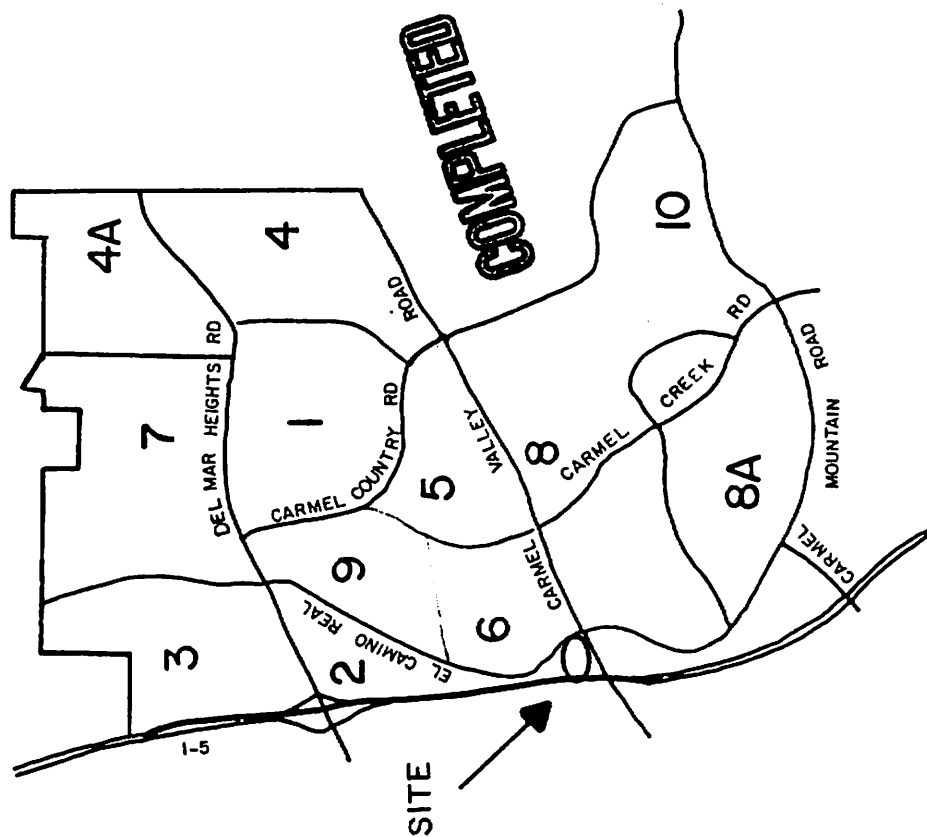
FUNDING:	SOURCE	EXPEND/ENCUMB	COMT APPROP	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
175,484	FBA (NCM-N)	175,484							
30,968	(SOPR.)	30,968							
0									
0									
0									
0									
206,452	TOTAL	DLC 206,452	0	0	0	0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: WIDEN EXISTING 4 LANES OF CARMEL VALLEY ROAD TO A 6 LANE STREET FROM FREEWAY RAMP (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: COMPLETE



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-24

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND ENGR/CONSTR 7,000,000

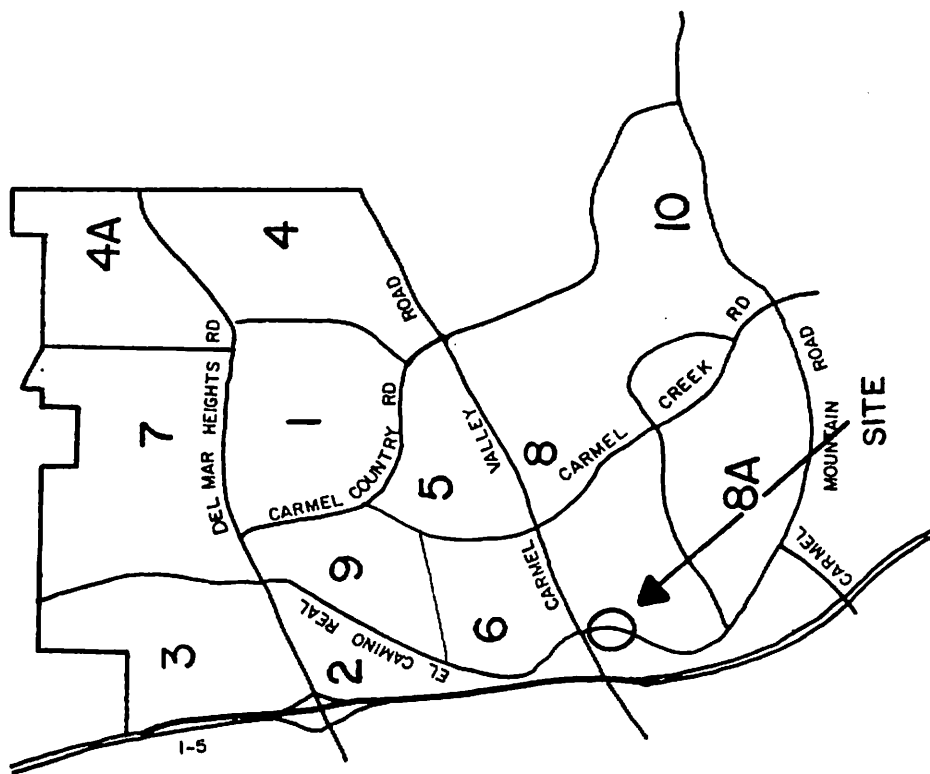
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY *
3,500,000	(NCW-S)			500,000	3,000,000
3,500,000	(SRR)			500,000	3,000,000
0					
0					
0					
7,000,000	TOTAL	0	0	D 1,000,000	DC 6,000,000

L=land purchase D=design C=construction

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

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.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-25

TITLE: SR-56 RIGHT OF WAY ACQUISITION

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 21
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 1,125,000 ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
1,125,000	FBA				625,000	500,000			
0									
0									
0									
0									
0									
1,125,000	TOTAL	0	0	0	L 625,000	L 500,000	0	0	0

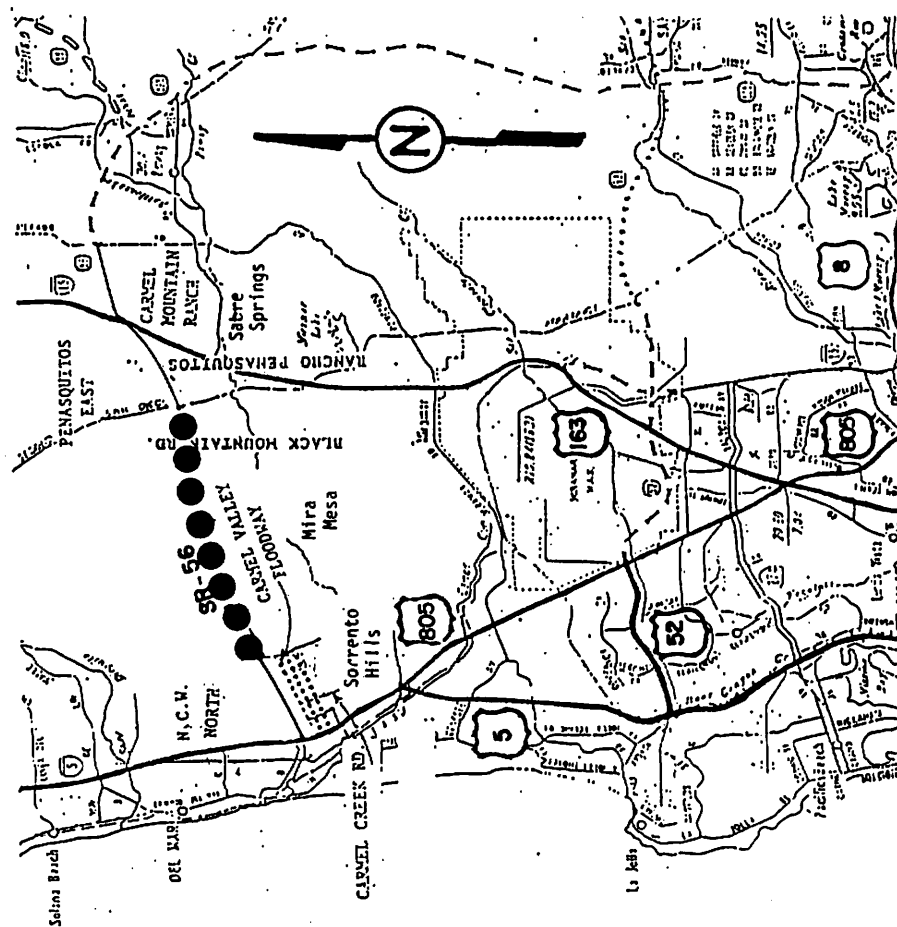
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT CONCERNS THE ACQUISITION OF RIGHT OF WAY FOR SR-56 BETWEEN THE NORTH CITY WEST AND PENASQUITOS EAST COMMUNITIES.

JUSTIFICATION: THIS PROJECT WILL PROVIDE THE RIGHT OF WAY FOR A MAJOR EAST-WEST FREEWAY. SIX COMMUNITIES, CARMEL MOUNTAIN RANCH, MIRA MESA, NORTH CITY WEST, PENASQUITOS EAST, SABRE SPRINGS AND SORRENTO HILLS ARE SHARING COSTS FOR THIS PROJECT BASED ON A PRO-RATA ALLOCATION OF FUTURE DEVELOPMENT. TOTAL PROJECT COST IS \$4,500,000, AND THIS COMMUNITY'S FAIR SHARE IS \$1,125,000.

SCHEDULE: ACQUISITION OF RIGHT OF WAY IS SCHEDULED FOR FY 1991 AND FY 1992.

CIP NO. 52-356.0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-26

TITLE: TRANSIT CENTER, NEIGHBORHOOD #9

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

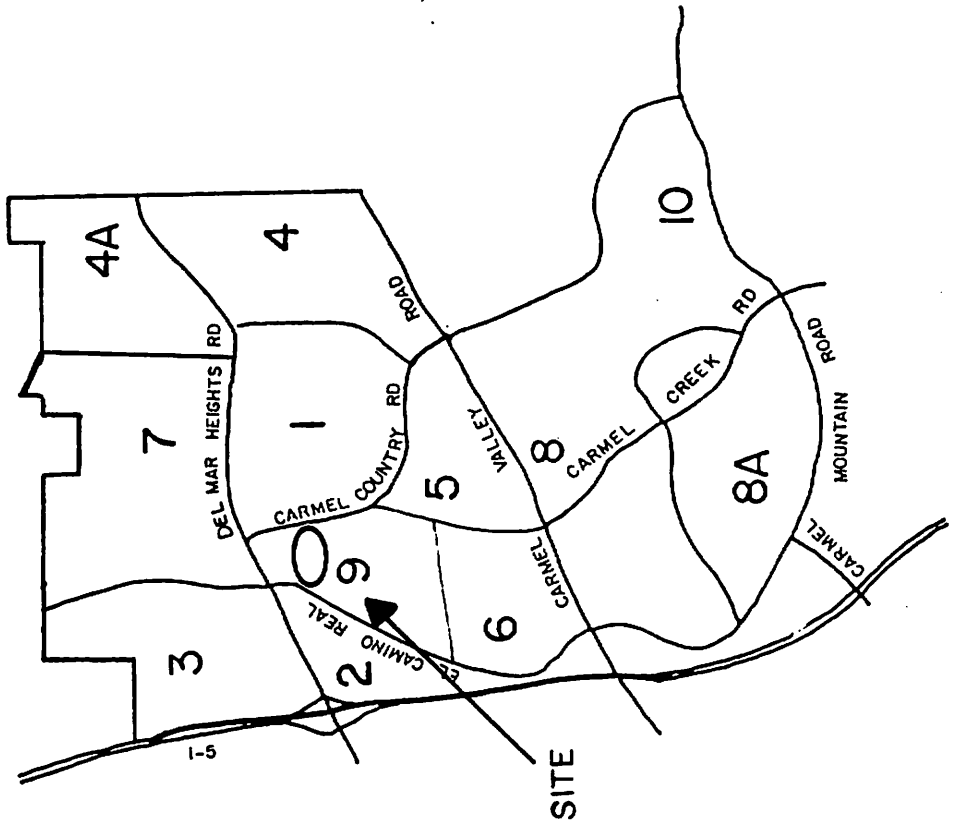
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	ENGR/CONSTR		FY 1990	FY 1991	FY 1992	FY 1993	TOTAL
				LAND	170,000					
170,000	FBA		16,000		154,000					
0										
0										
0										
0										
0										
170,000	TOTAL	0	D 16,000	C	154,000					0

I=land purchase D=design C=construction

DESCRIPTION: PROVIDE A TRANSIT CENTER WITHIN THE COMMERCIAL ELEMENT IN NEIGHBORHOOD #9, ADJACENT TO EL CAMINO REAL. A BUS SHELTER AS WELL AS STALLS FOR THREE BUSES ARE TO BE INCLUDED AS PART OF THE OVERALL 0.4 ACRE FACILITY. LAND COSTS ARE NOT PART OF THE FBA.

JUSTIFICATION: THIS FACILITY IS REQUIRED BY THE NEIGHBORHOOD #9 PRECISE PLAN AND WILL FACILITATE TRANSPORTATION FOR SHOPPING CENTER PATRONS.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-27

TITLE: DEL MAR HEIGHTS ROAD NORTH OF NE #4 PARK/SCHOOL

COUNCIL DISTRICT: 1
COMMUNITY PLAN : 21
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 767,850

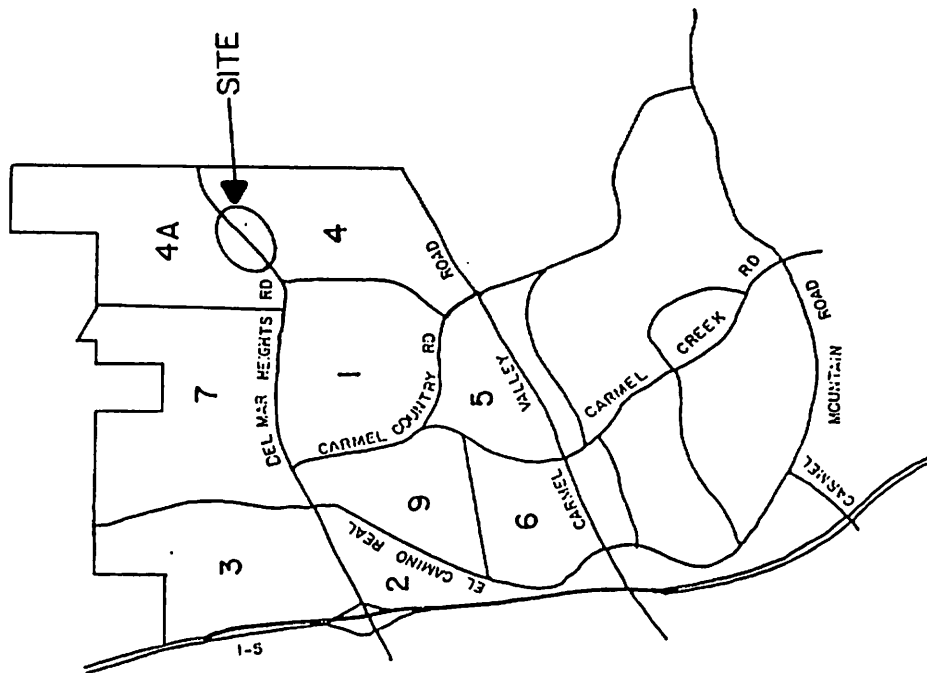
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
767,850	FBA					767,850			
0									
0									
0									
0									
0									
767,850	TOTAL	0	0	0	0	DC 767,850	0	0	0

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

DESCRIPTION: THIS PROJECT PROVIDES FOR THE ONE-HALF WIDTH IMPROVEMENT OF DEL MAR HEIGHTS ROAD NORTH OF THE PROPOSED SITE OF THE NEIGHBORHOOD PARK (SCHOOL IN NEIGHBORHOOD 4).

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN.

SCHEDULE: CONSTRUCTION IN FY 1992.



PROJECT: 21-30

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

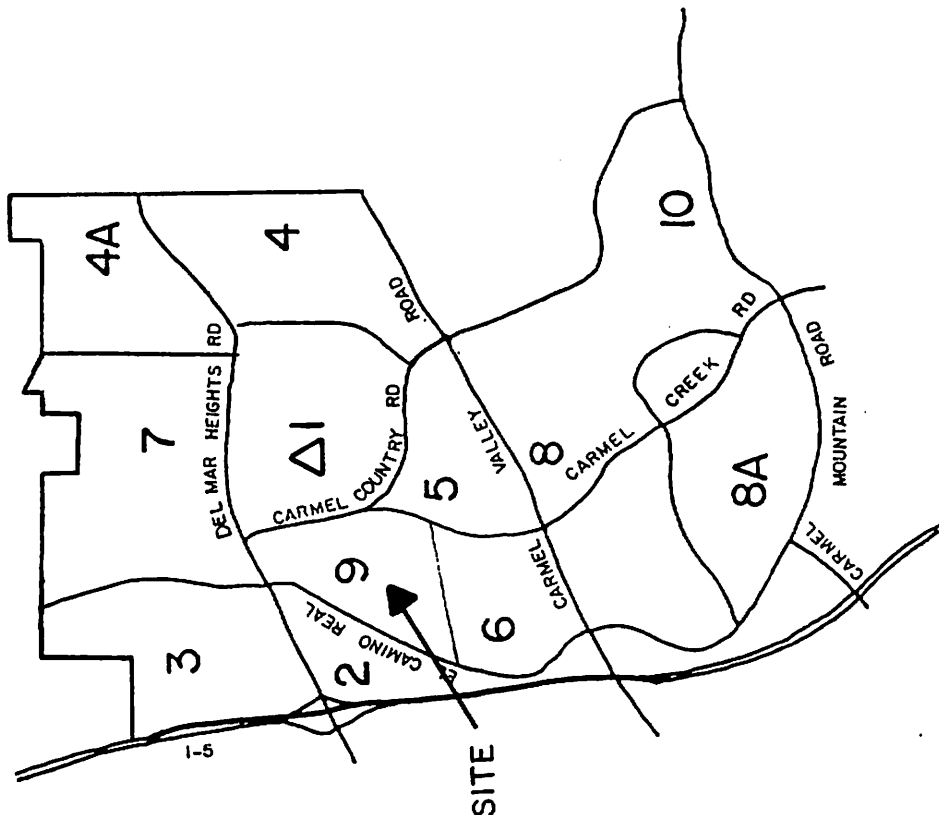
TITLE: MINI PARK #1 IN NEIGHBORHOOD #1

DEPARTMENT: PARK AND RECREATION		LAND		ENGR/CONSTR		FY 1990		FY 1991		FY 1992		FY 1993		FY 1994	
COSTS:		850,000				450,000									
FUNDING:		SOURCE		EXPEND/ENCUMB		CONT APPROP		FY 1990		FY 1991		FY 1992		FY 1993	
		FBA						1,300,000							
1,300,000		0													
0		0													
0		0													
0		0													
0		0													
1,300,000		TOTAL		0		0		1,300,000		0		0		0	
								DLC							
								1,300,000							

L=land purchase D=design C=construction

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

L = \$850,000
D,C = \$250,000



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-31

TITLE: WINDWOOD II MINTPARK, NEIGHBORHOOD #1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION												
COSTS:												
		LAND		300,000		ENGR/CONSTR		100,000				
		SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994			
		FBA			400,000							
FUNDING:		400,000										
		0										
		0										
		0										
		0										
		0										
TOTAL		400,000	0	0	DLC 400,000	0	0	0	0			

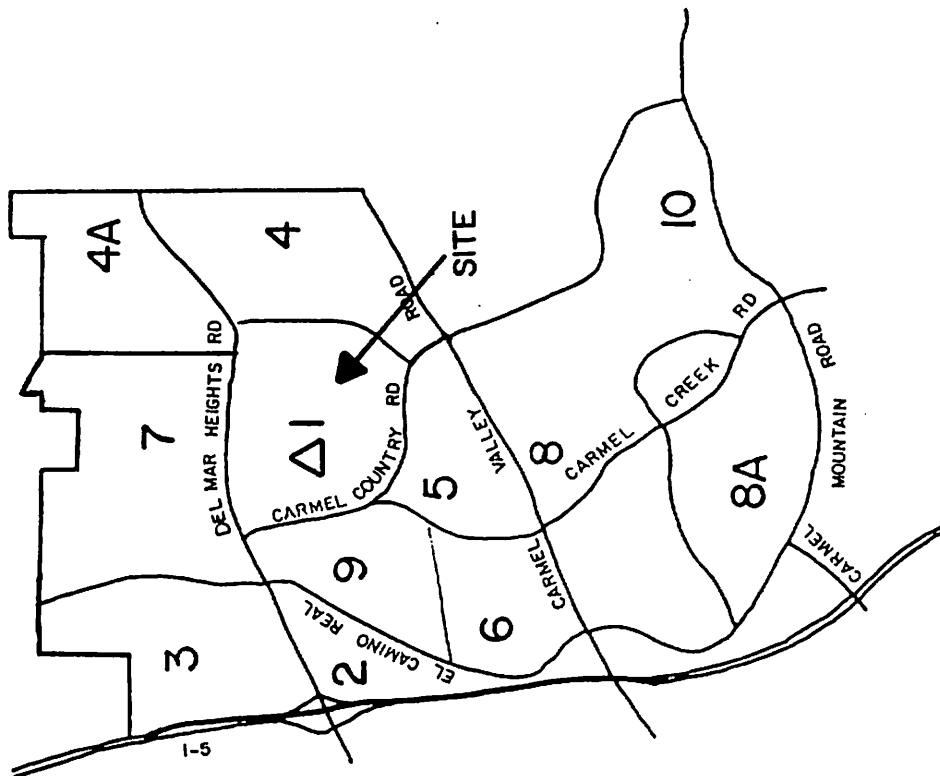
L=land purchase D=design C=construction												

I=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 1.1 ACRE IN SIZE.

L = \$300,000
D,C = \$100,000

CIP NO. 29-627.0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-32

TITLE: SEABRIDGE MINTPARK, NEIGHBORHOOD #1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION									
COSTS:									
		LAND	370,000	ENGR/CONSTR	130,000				
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
	FBA			500,000					
500,000									
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PROJECT: 21-34

TITLE: TWO MINTPARKS, NEIGHBORHOOD 6

COUNCIL DISTRICT:
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION		LAND		ENGR/CONSTR		500,000											
COSTS:		1,100,000															
FUNDING:		SOURCE		EXPEND/ENCUMB		CONT APPROP		FY 1990		FY 1991		FY 1992		FY 1993		FY 1994	
		FBA						1,600,000									
1,600,000																	
0																	
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0																	
1,600,000	TOTAL		0				0		DLC 1,600,000		0		0		0		0

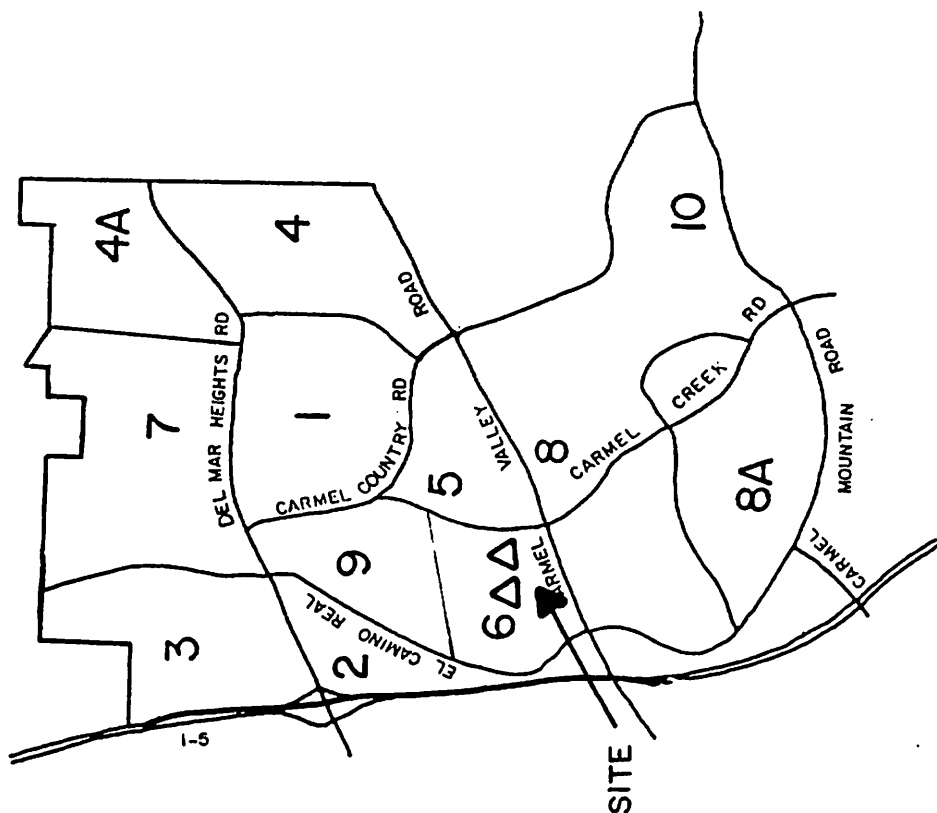
L=land purchase D=design C=construction

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 = \$300,000 D,C = \$150,000
1 AT 3 ACRES	L = \$800,000 D,C = \$350,000

CIP NO. 29-645.0



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 1,100,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
2,500,000	FBA			2,500,000					
0									
0									
0									
0									
0									
2,500,000	TOTAL	0	0	2,500,000	0	0	0	0	0

DLIC

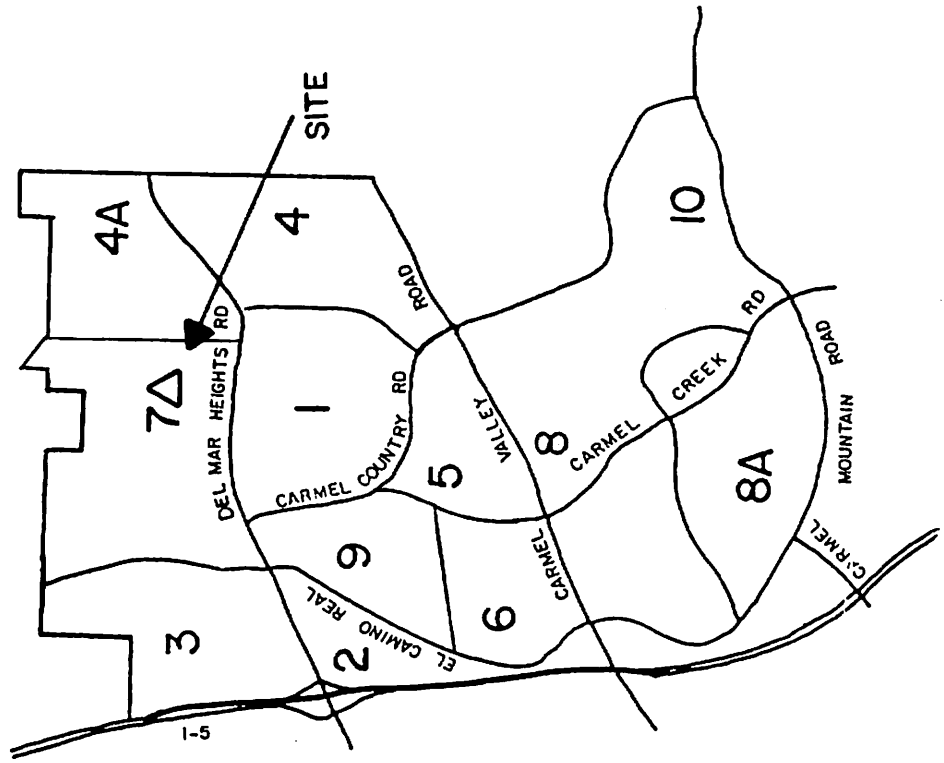
L=land purchase D=design C=construction

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 NEW PARK REQUIREMENTS. THIS PROJECT IS CONSISTENT WITH CITY COUNCIL DIRECTION TO PROGRAM FOR EXPENDITURE FUNDS FOR ACQUISITION AND CONSTRUCTION OF PARK IN FY 1990.

L = \$1,400,000
D/C = \$1,100,000

CIP NO. 29-664.0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

TITLE: TRAFFIC SIGNALS

DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL
PROBLEM: LAND ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
300,000	SUBDIV	190,000		110,000					
0									
0									
0									
0									
0									
300,000	TOTAL	190,000	0	110,000					

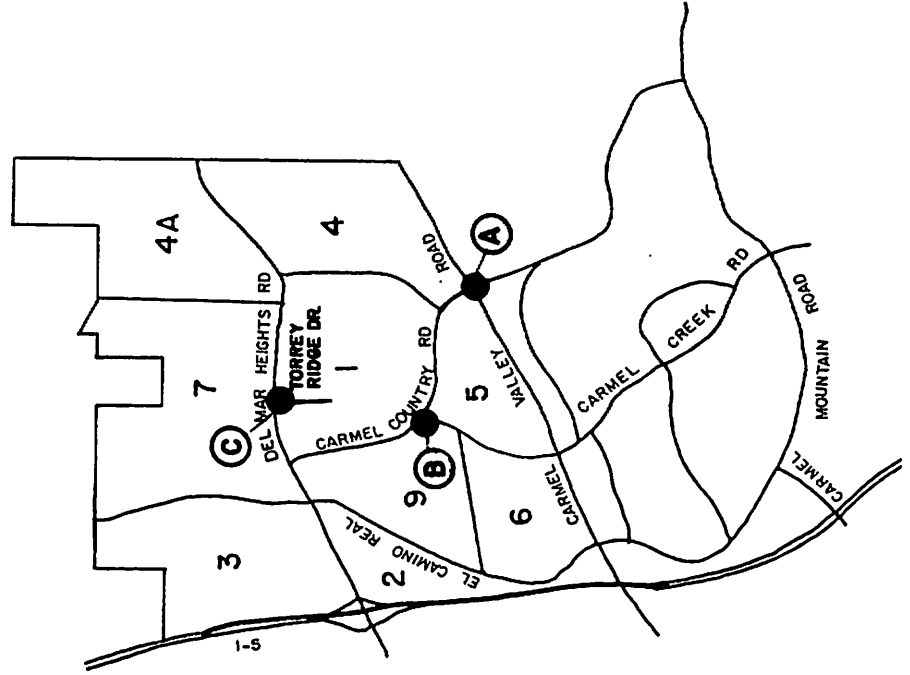
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT PERTAINS TO THE INSTALLATION OF TRAFFIC SIGNALS AT VARIOUS LOCATIONS WITHIN THE NORTH CITY WEST COMMUNITY. THEY ARE INCLUDED IN THE TRANSPORTATION PHASING PLAN.

JUSTIFICATION: A NETWORK OF TRAFFIC SIGNALS WILL PROVIDE SAFE TRAFFIC CONTROL.

SCHEDULE:

A FY 90 110,000
B FY 89 COMPLETED
C FY 88 COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-38

TITLE: SR-56 FREEWAY FROM I-5 TO 600' EAST OF CARMEL CREEK ROAD PHASE I

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL									
COSTS:		LAND		EXPEND/ENCUMB		CONT APPROP		ENGR/CONSTR	
								12,700,000	
FUNDING:		SOURCE		EXPEND/ENCUMB		CONT APPROP		FY 1990	
2,200,000		SUBDIVISION				2,200,000			
12,700,000		STATE				1,500,000		11,200,000	
0									
0									
0									
0									
TOTAL				0		3,700,000		11,200,000	
14,900,000								0	
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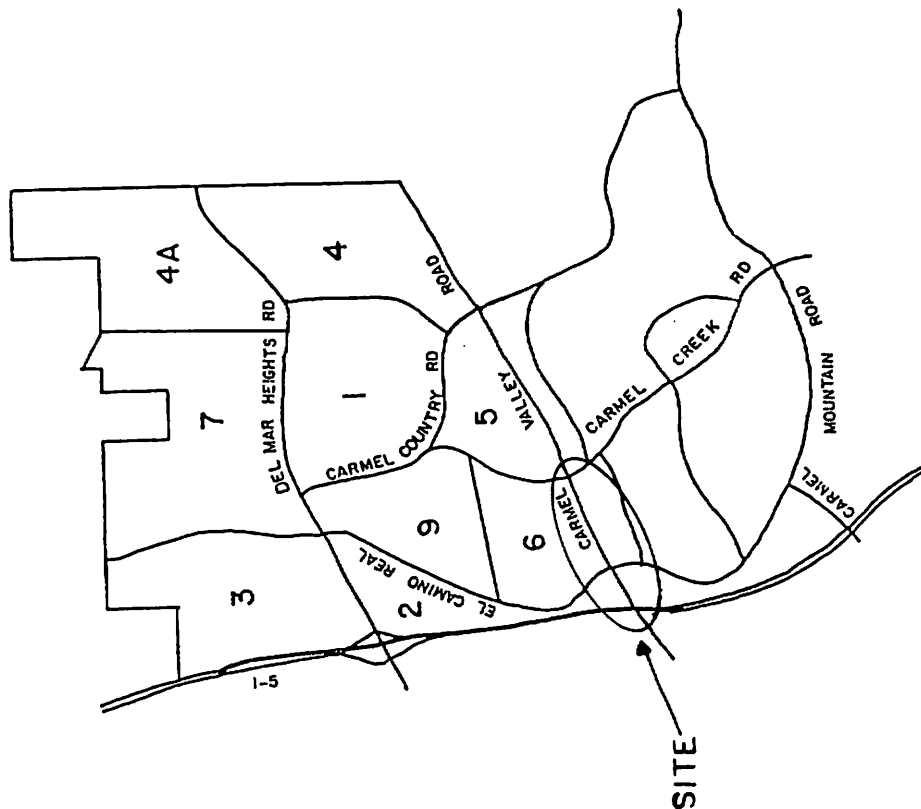
L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR THE CONSTRUCTION OF SR-56 FROM I-5 TO 600' EAST OF CARMEL CREEK ROAD (PHASE I). A SIX LANE FREEWAY WILL BE CONSTRUCTED WITH A CLASS I BIKE ROUTE.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE COMMUNITY AND GENERAL PLAN AND IS ESSENTIAL TO SUPPORT COMMUNITY TRANSPORTATION NEEDS.

SCHEDULE:

DESIGN: FY 89 STATE
LAND: FY 89 SUBDIVISION
CONSTRUCTION: FY 90 STATE



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-40

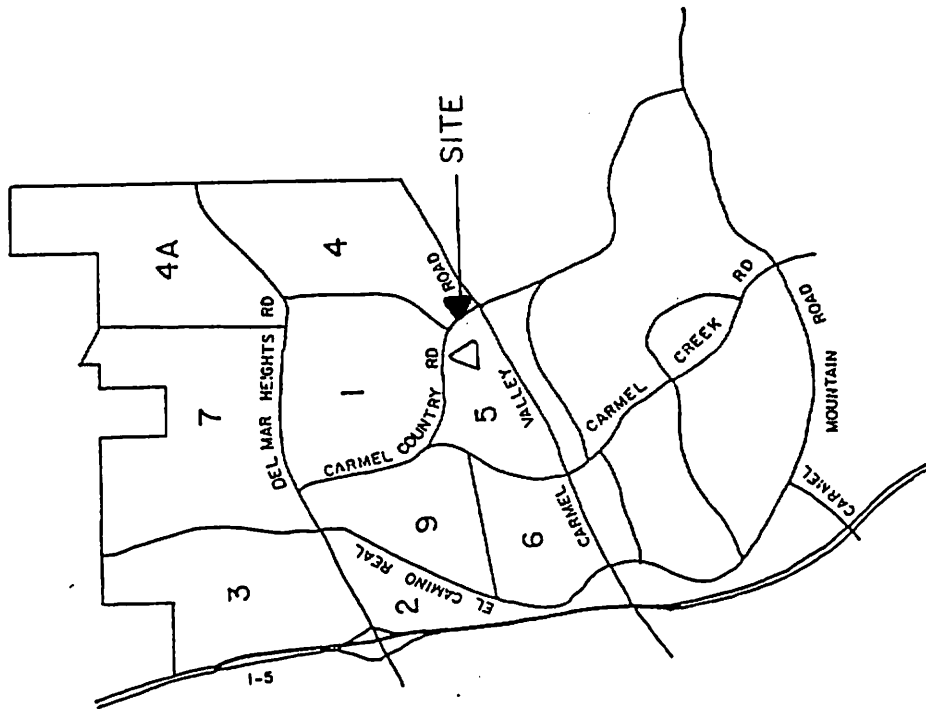
TITLE: MINI PARK, NE: #5

COUNCIL DISTRICT:
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL
COSTS: LAND 850,000 ENGR/CONSTR 300,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1994
300,000	FBA			300,000					
850,000	SDA			850,000					
0									
0									
0									
0									
1,150,000	TOTAL	0	0	LDC 1,150,000	0	0	0	0	0

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



DESCRIPTION: 3 ACRE MINI PARK EAST SIDE OF NE: #5. LAND TO BE GIVEN BY DEVELOPER (3 ACRES FOR TOTAL OF \$850,000). DEVELOPMENT TO BE BY DEVELOPER, PER AGREEMENT WITH CITY, AND PAID FOR WITH FBA FUNDS.

JUSTIFICATION: REQUESTED BY COUNCIL

SCHEDULE: DESIGN AND CONSTRUCTION IN FY 1990.

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-41

TITLE: WATER TRANSMISSION LINE RELOCATION

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT
COSTS: LAND

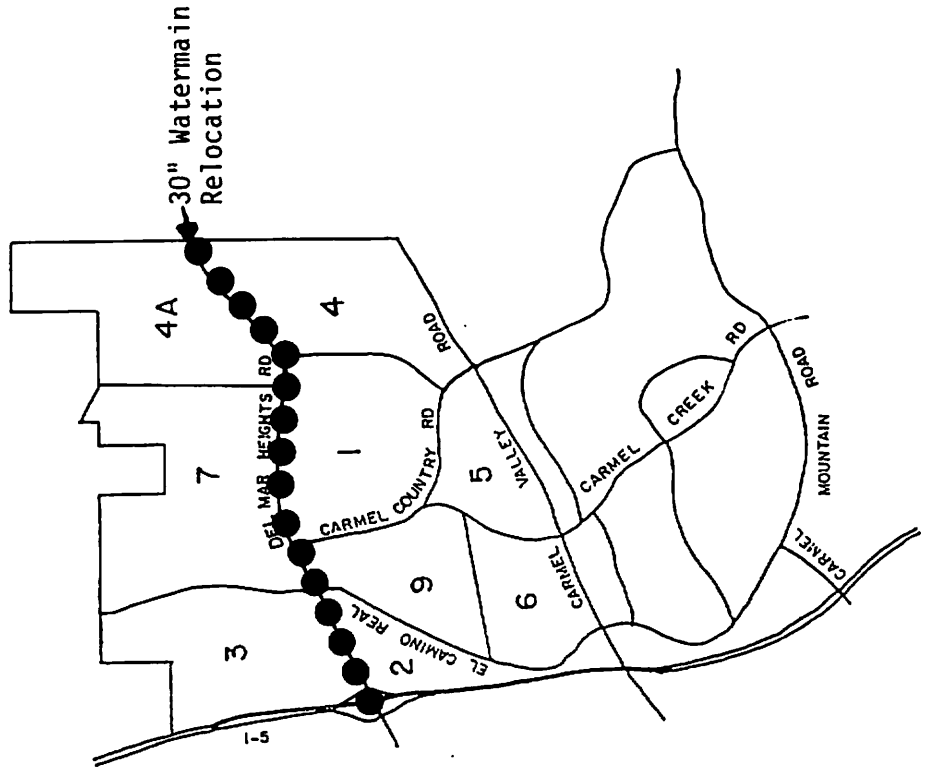
FUNDING:	SOURCE	EXPEND/ENCUMB	ENGR/CONSTR		FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
			COMT	APPROP						
1,400,000	FBA							1,400,000		
0										
0										
0										
0										
0										
1,400,000	TOTAL	0		0	0	0	0	1,400,000	0	0

L=land purchase D=design C=construction

DESCRIPTION: CONSTRUCTION OF A 30" DIAMETER TRANSMISSION WATERLINE ALONG DEL MAR HEIGHTS ROAD EAST OF DEL MAR TRAILS ROAD FROM EXISTING 30" WATERLINE AT APPROXIMATELY STA 104 + 40 DEL MAR HEIGHTS ROAD AND RECONNECT TO EXISTING WATERLINE AT APPROXIMATELY STA 141 + 20 DEL MAR HEIGHTS ROAD (TOTAL 3860 LF).

JUSTIFICATION: THE WATERLINE RELOCATION IS REQUIRED IN ORDER TO DEVELOP DEL MAR HEIGHTS ROAD WITHIN NORTH CITY WEST IN ACCORDANCE WITH THE COMMUNITY PLAN. THE EXISTING PIPE TO BE REMOVED AND NEW LINE PLACED WITHIN THE NEW DEL MAR HEIGHTS ROAD RIGHT-OF-WAY.

SCHEDULE: DESIGN AND CONSTRUCTION ARE SCHEDULED FOR FY 1993.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: A

TITLE: DEL MAR HEIGHTS ROAD FROM I-5 TO EL CAMINO REAL

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 1,235,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP
0	DEVELOPER/		
1,235,000	SUBDIVISION	1,235,000	
0			
0			
0			
0			
1,235,000	TOTAL	1,235,000	DC

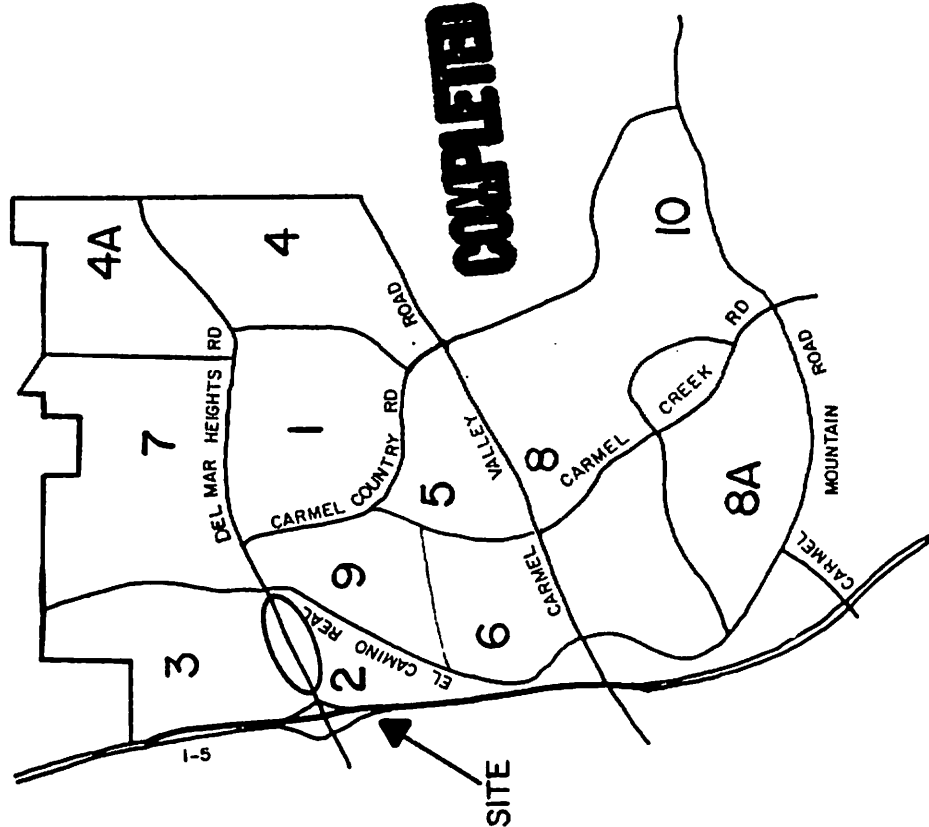
0 0 0 0 0 0

L=land purchase D=design C=construction

DESCRIPTION: DEL MAR HEIGHTS ROAD, FROM I-5 TO EL CAMINO REAL, WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BIKELANES.

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: 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

COSTS: LAND 656,000 ENGR/CONSTR 894,000

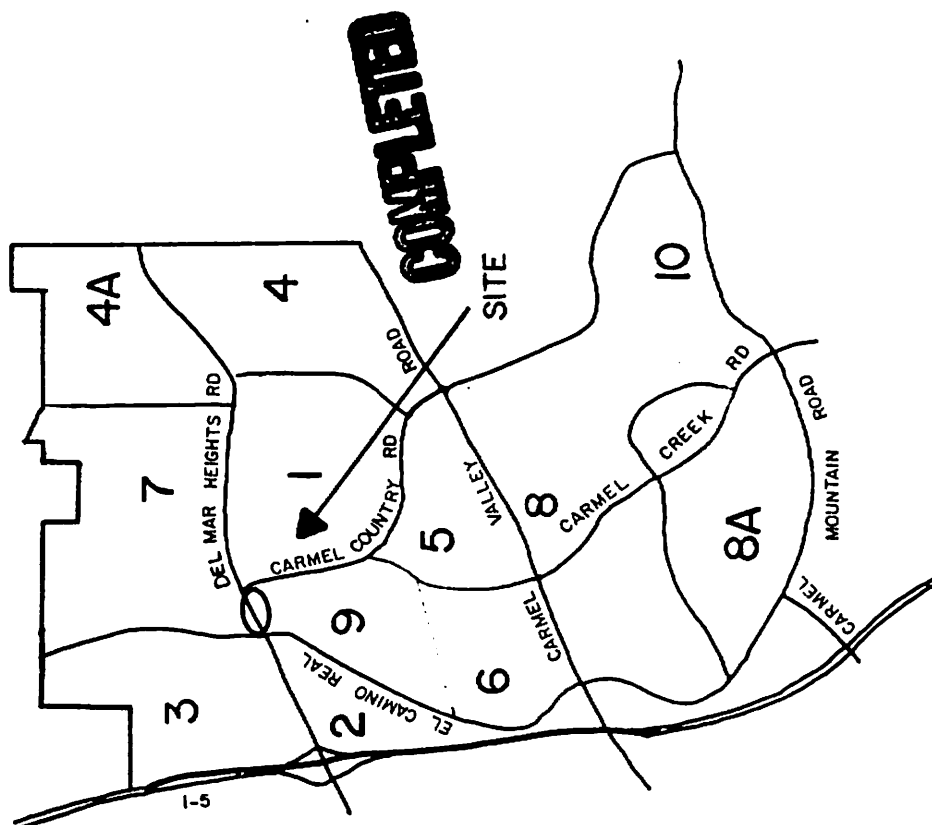
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
1,550,000	DEVELOPER/ SUBDIVISION	1,550,000							
0									
0									
0									
0									
1,550,000	TOTAL	DLC 1,550,000	0	0	0	0	0	0	0

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 WITH CLASS II BIKE LANES.

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:

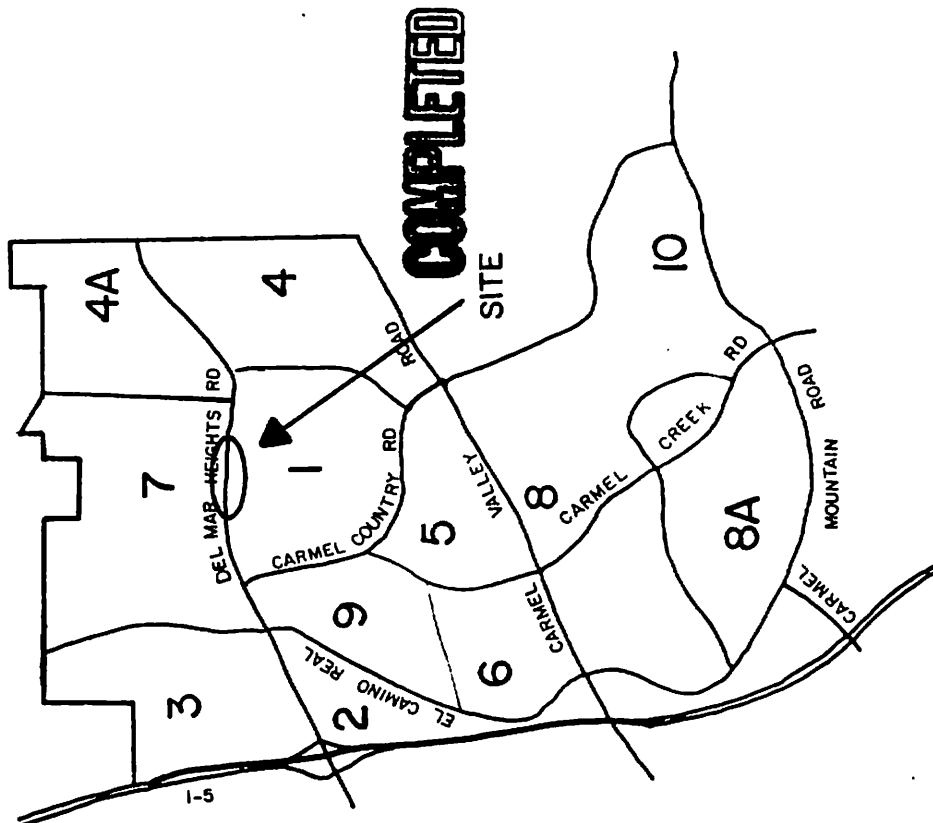
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS				COSTS:			
LAND		ENGR/CONSTR		588,000			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP				
1,196,000	DEVELOPER/	1,196,000					
0	SUBDIVISION						
0							
0							
0							
1,196,000	TOTAL	1,196,000		0	0	0	0

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 WITH CLASS II BIKE LANES.

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:

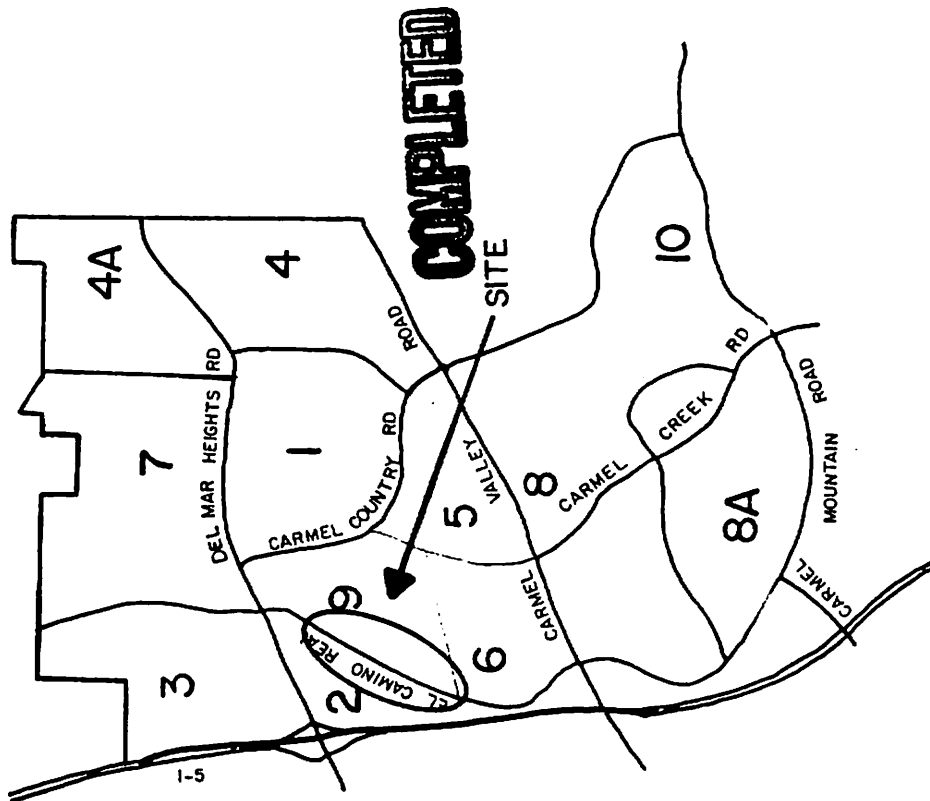
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENGR/CONSTR		3,900,000	
COSTS:		LAND 2,000,000			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP		
0	DEVELOPER/				
5,900,000	SUBDIVISION	5,900,000			
0					
0					
0					
0					
5,900,000	TOTAL	5,900,000	0	0	0

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) WITH CLASS II BIKE LANES.

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: E

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

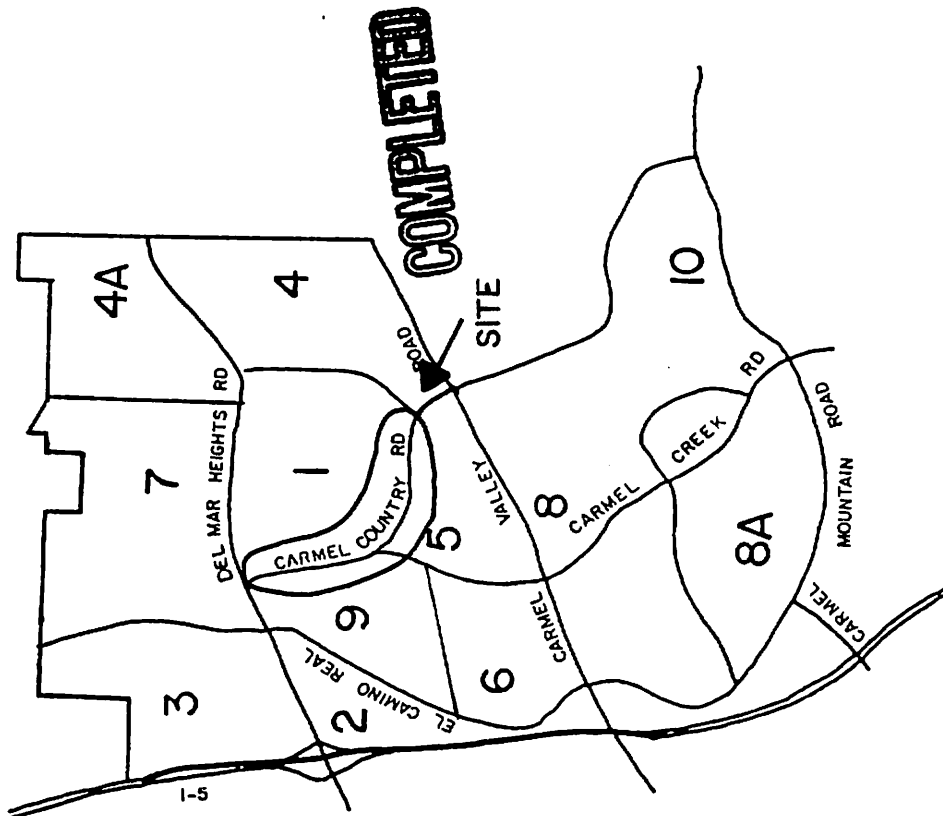
COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS				3,100,000	
COSTS:		LAND	1,900,000	ENGR/CONSTR	
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP		
	DEVELOPER/				
	SDA	5,000,000			
	0				
	0				
5,000,000					

DESCRIPTION: CARMEL COUNTRY ROAD, FROM DEL MAR HEIGHTS ROAD TO THE INTERSECTION WITH DEL MAR TRAILS ROAD WILL BE CONSTRUCTION AS A FOUR-LANE MAJOR STREET WITH CLASS II BIKE LANES.

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

SCHEDULE: COMPLETED.



PROJECT: F

TITLE: EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE NORTHERLY COMMUNITY BOUNDARY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT:	ENGINEERING AND DEVELOPMENT - STREETS	
COSTS:	LAND	1,580,000
	ENGR/CONSTR	2,790,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP

4,370,000 SUBDIVISION 4,370,000

0.0

00

00

0

9

370

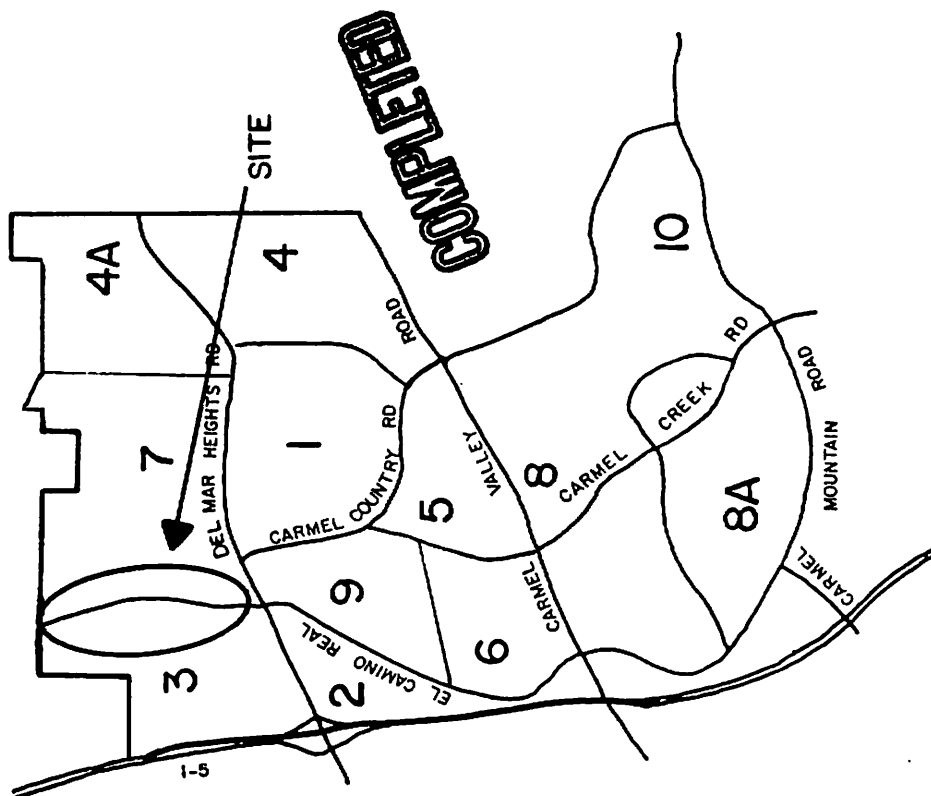
.....

L=land purchase D=design C=construction

DESCRIPTION: EL CAMINO REAL FROM DEL MAR HEIGHTS ROAD TO THE NORTHERN BOUNDARY OF THE COMMUNITY PLAN AREA, WILL BE CONSTRUCTED AS A 4-LANE MAJOR STREET WITH CLASS II BIKE LANES.

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: G

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS			
COSTS:	LAND	ENGR/CONSTR	
	860,000	1,640,000	
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP
	0 DEVELOPER/		
2,500,000	SUBDIVISION	2,500,000	
0			
0			
0			
2,500,000	TOTAL	2,500,000	0

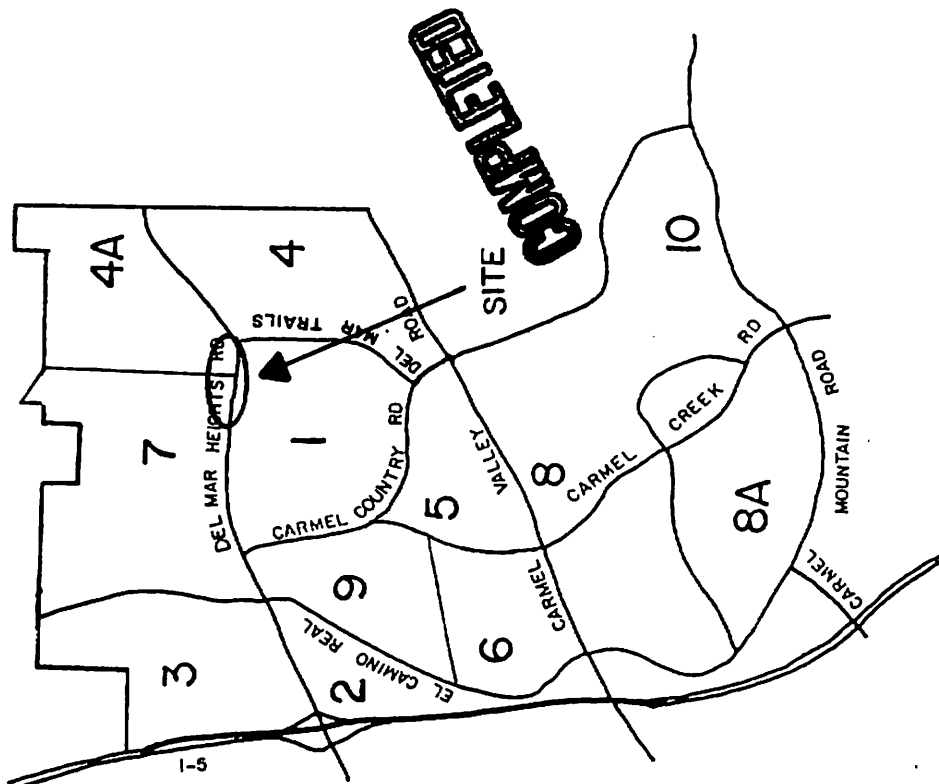
0 0 0 0 0 0 0 0 0 0

L-land purchase D-design C-construction

DESCRIPTION: DEL MAR HEIGHTS ROAD, FROM THE S.D.G. & E. EASEMENT TO DEL MAR TRAILS ROAD, WILL BE CONSTRUCTED AS A 6 LANE PRIMARY ARTERIAL WITH CLASS II BIKE LANES.

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: H

TITLE: CARMEL VALLEY ROAD FROM EL CAMINO REAL (W) TO EL CAMINO REAL (E)

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

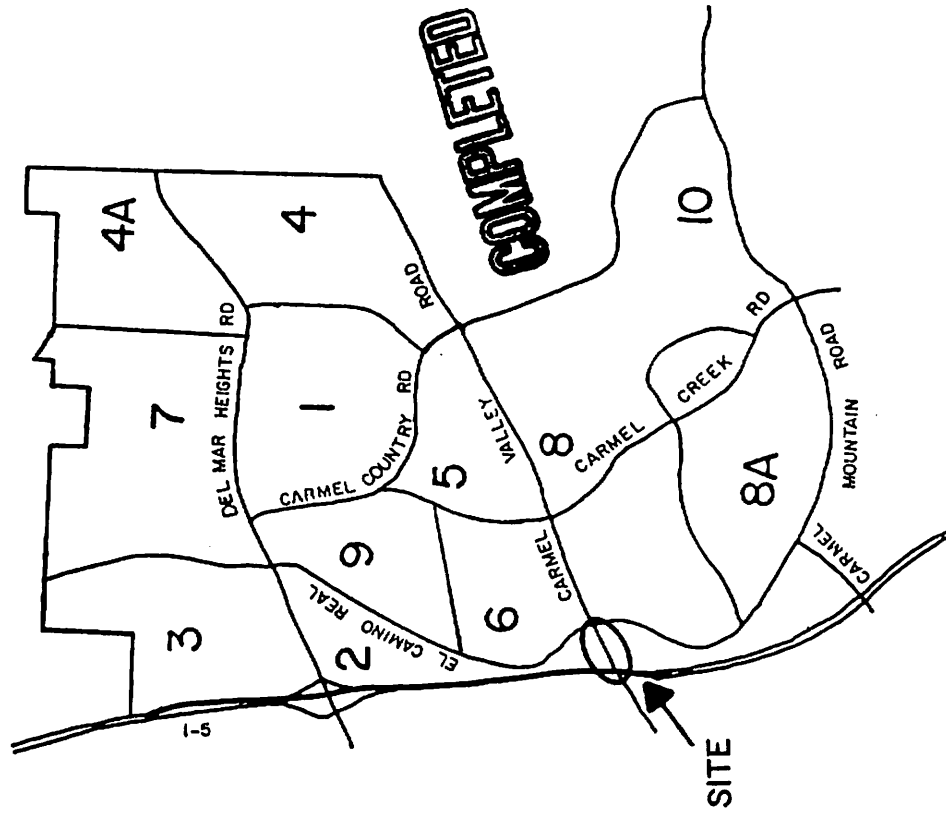
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS				COSTS:			
LAND		ENGR/CONSTR		366,000			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP				
566,000	0 DEVELOPER/ SUBDIVISION	566,000					
0	0						
0	0						
0	0						
0	0						
566,000	TOTAL	566,000		0	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: CARMEL VALLEY ROAD, FROM EL CAMINO REAL (W) TO EL CAMINO REAL (E), WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BIKE LANES.

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: I

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

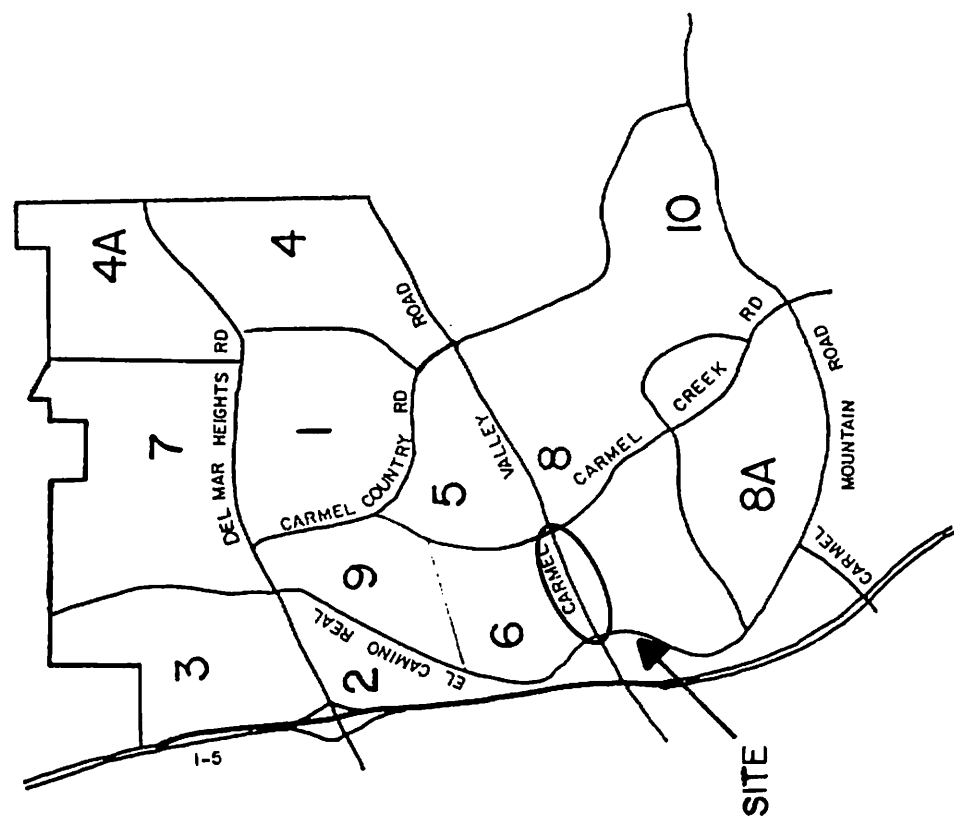
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS			
COSTS:	LAND	ENGR/CONSTR	1,050,000
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP
1,650,000	0 DEVELOPER/ SUBDIVISION		1,650,000
0			
0			
0			
0			
1,650,000	TOTAL	0	DLC 1,650,000
			0
			0
			0
			0
			0

L=land purchase D=design C=construction

DESCRIPTION: CARMEL VALLEY ROAD, FROM EL CAMINO REAL TO CARMEL CREEK ROAD, WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL WITH CLASS II BIKE LANES.

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

SCHEDULE: 4 LANES COMPLETED. WIDEN TO 6 LANES IN FY 89.



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 1,200,000 ENGR/CONSTR 2,400,000

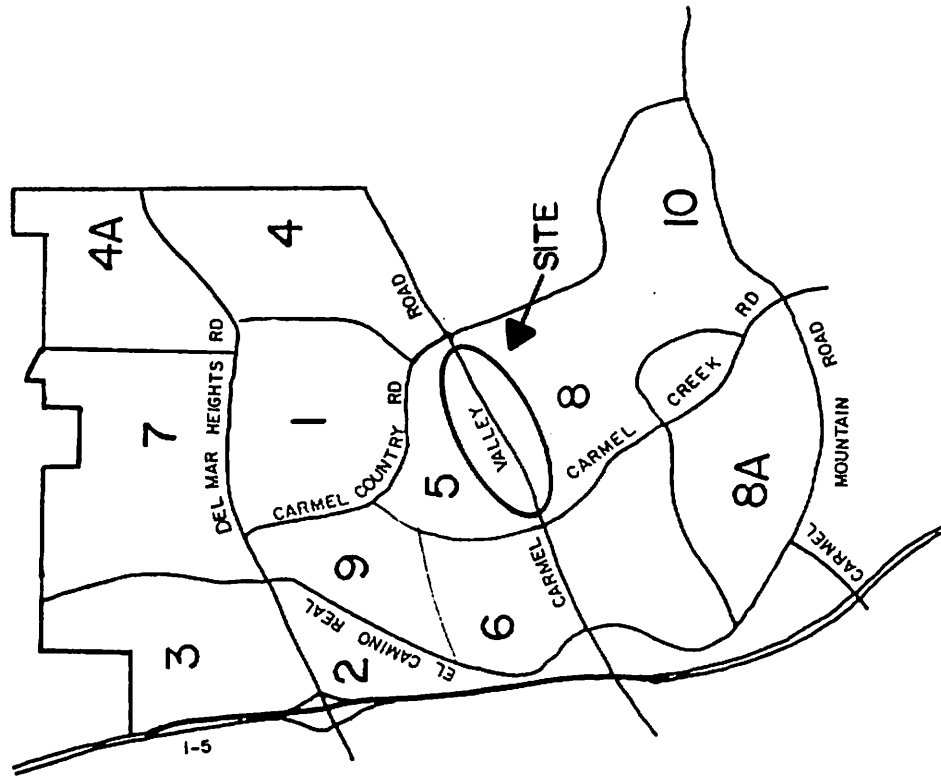
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
3,600,000	DEVELOPER/								
0	SUBDIVISION								
0									
0									
0									
0									
3,600,000	TOTAL	0	0	DLC 3,600,000	0	0	0	0	0

I=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 WITH CLASS II BIKE LANES.

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 FOR EXISTING 4-LANES. SCHEDULED COMPLETION FOR REMAINING 2 LANES (TO 6 LANES) IS PROPOSED FOR DESIGN AND CONSTRUCTION IN FY 1990.



PROJECT: K

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

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS:

LAND	1,257,600	ENGR/CONSTR
------	-----------	-------------

1,784,500

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP

SOURCE

EXPEND/ENCUMB

CONT APPROP

3,042,100 SUBDIVISION

3,042,100

CONT APPROP

3,042,100 TOTAL

DLC

DLC

L=land purchase D=design C=construction

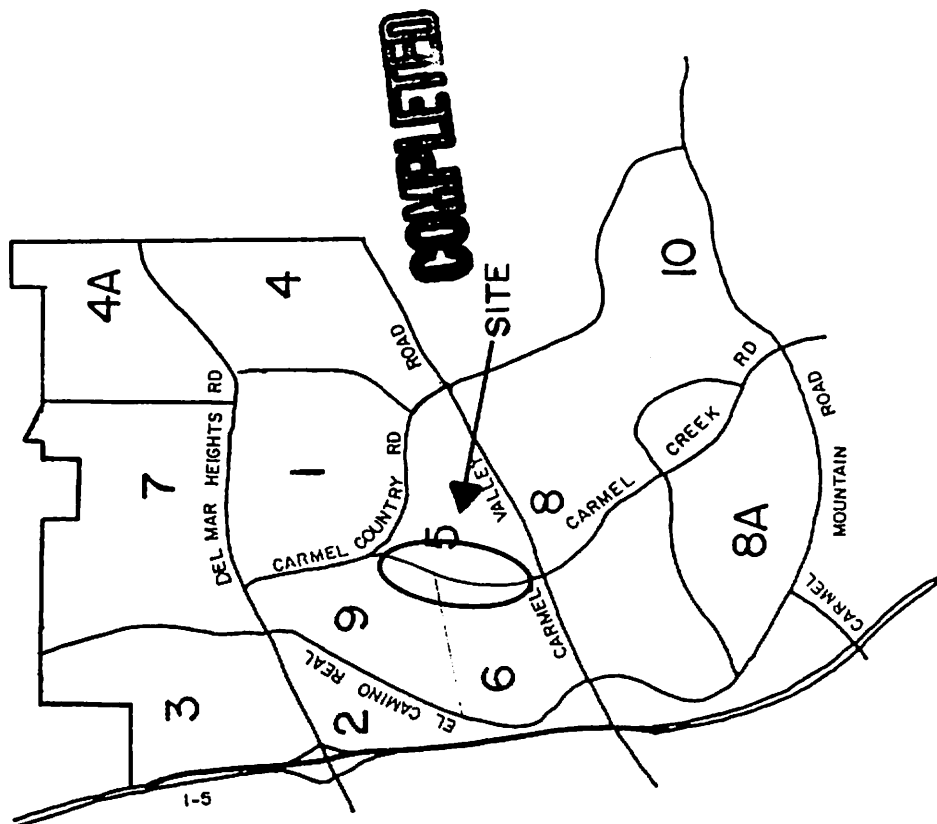
design=

Construction

DESCRIPTION: CARMEL CREEK ROAD, FROM CARMEL COUNTRY ROAD TO CARMEL VALLEY ROAD, WILL BE CONSTRUCTED AS A 4-LANE MAJOR STREET WITH CLASS II BIKE LANES.

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: 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: LAND 700,000 ENGR/CONSTR 1,200,000

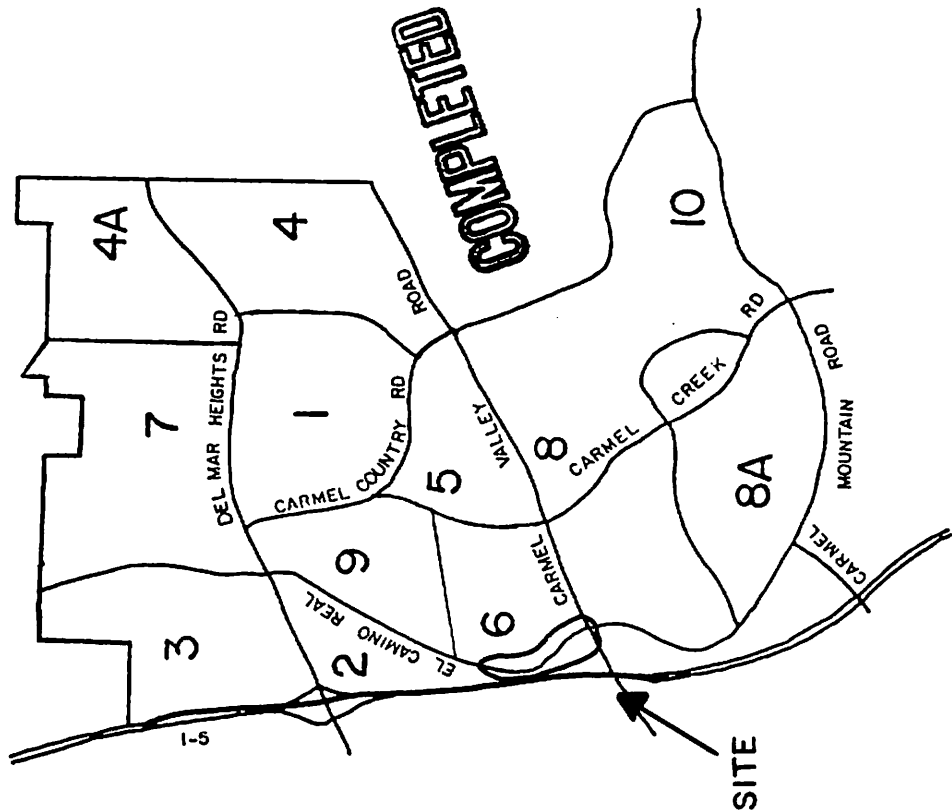
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1989						
1,900,000	DEVELOPER/ SUBDIVISION	1,900,000								
0										
0										
0										
0										
1,900,000	TOTAL	1,900,000	0	0	0	0	0	0	0	0

L=land purchase D=design C=construction

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) WITH CLASS II BIKE LANES.

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: 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 ENGR/CONSTR 570,000

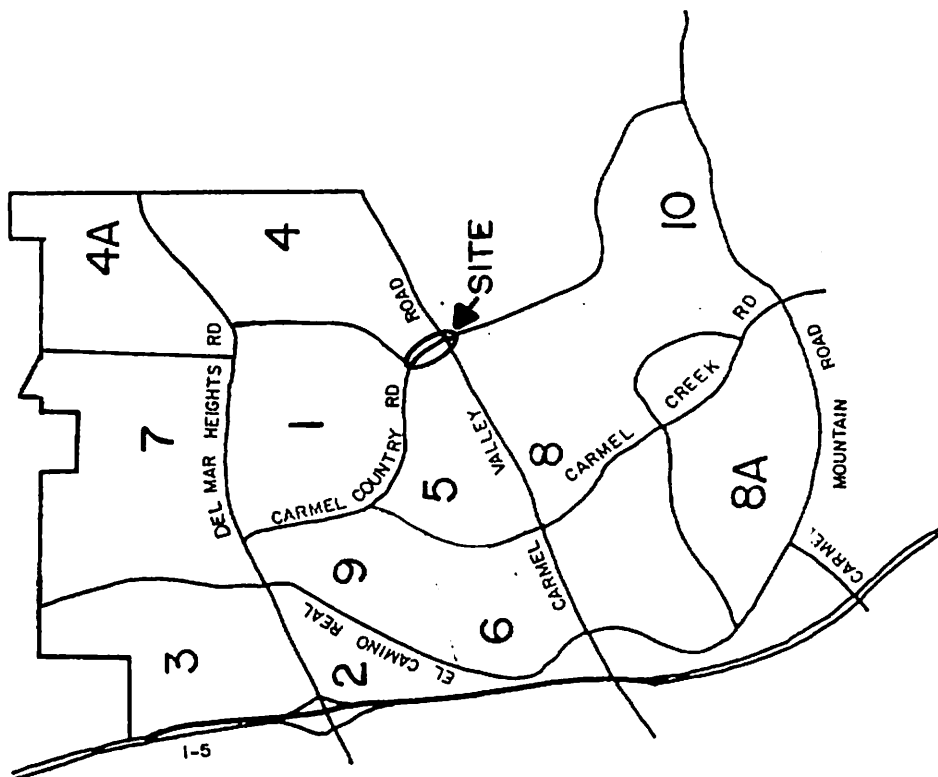
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
920,000	DEVELOPER/		920,000						
0	SUBDIVISION								
0									
0									
0									
920,000	TOTAL	0	DLC 920,000	0	0	0	0	0	0

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 MAJOR STREET WITH CLASS II BIKE 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, 1989



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:

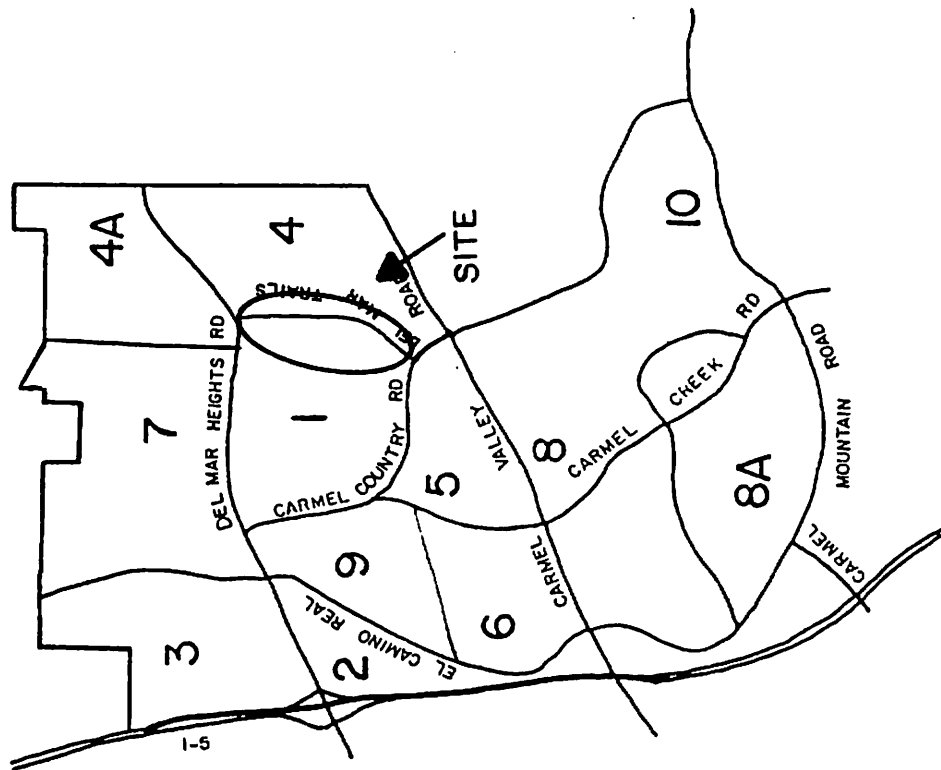
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENGR/CONSTR		FY 1990	
COSTS:		LAND	1,300,000	2,300,000	
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP		
3,600,000	DEVELOPER/		3,600,000		
0	SUBDIVISION				
0					
0					
0					
3,600,000	TOTAL	0	DLC	0	0
			3,600,000	0	0

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 WITH CLASS II BIKE LANES.

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 875,000 ENGR/CONSTR 1,875,000

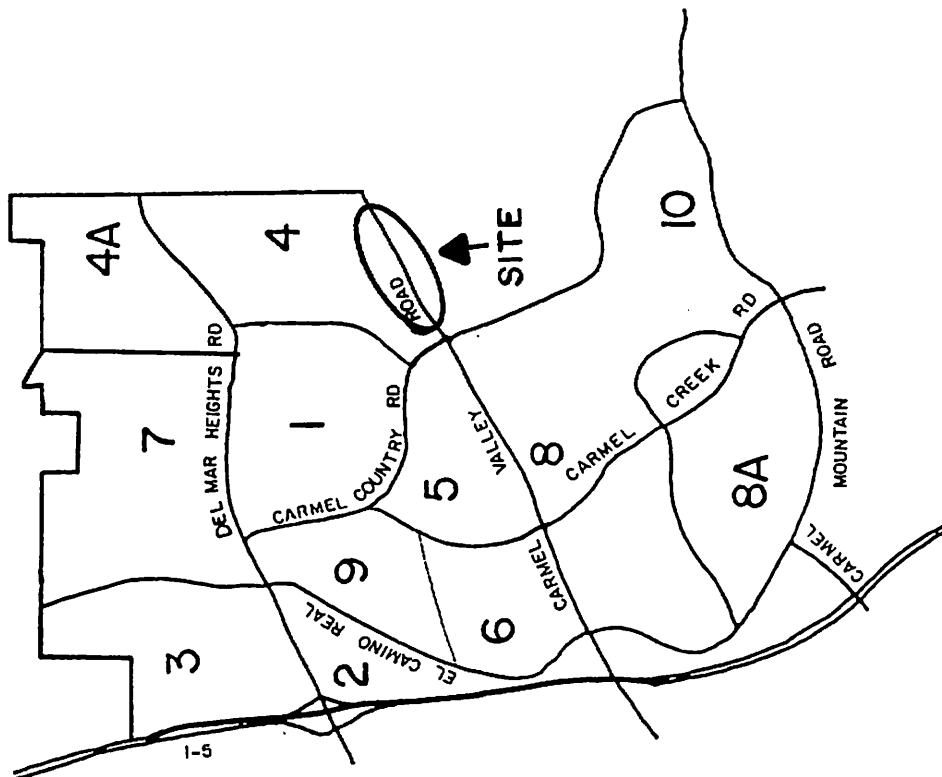
FUNDING:	SOURCE	EXPEND/ENCUMB	CORT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
0 DEVELOPER/ 2,750,000 SUBDIVISION				2,075,000		675,000			
0									
0									
0									
0									
2,750,000 TOTAL		0		DC 2,075,000	0	DC 675,000	0	0	0

I=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 WITH CLASS II BIKE LANES.

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.



PROJECT: P

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS

COSTS: LAND 1,475,000 ENGR/CONSTR 2,325,000

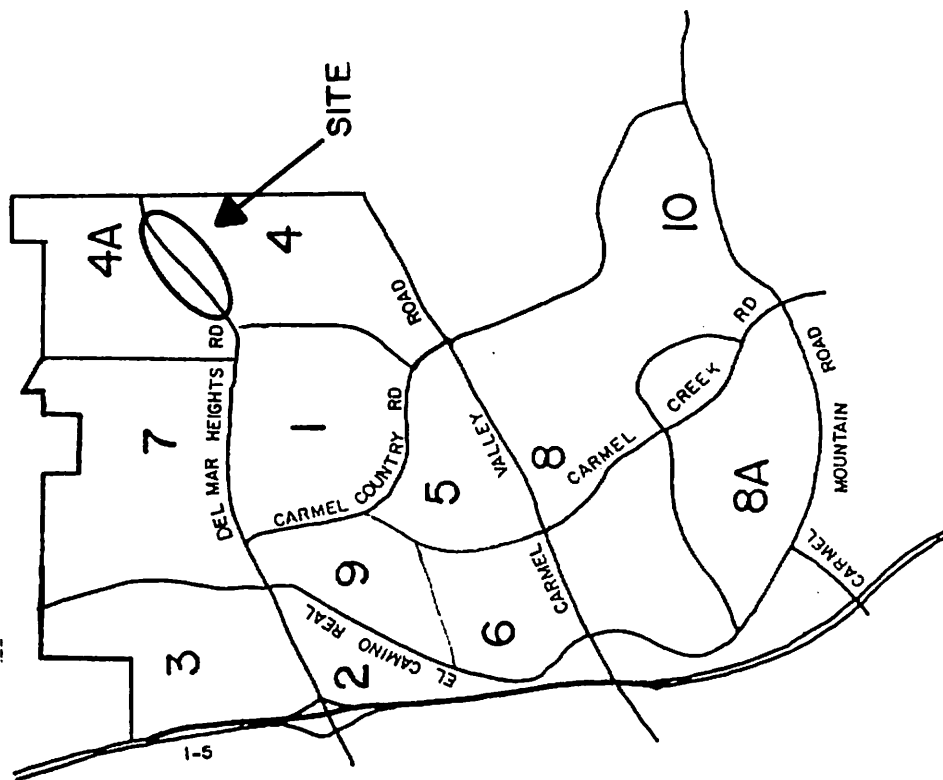
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
3,800,000	DEVELOPER/ SUBDIVISION			3,160,000			640,000	
0								
0								
0								
0								
3,800,000	TOTAL	0	0	DLC 3,160,000	0	0	C 640,000	0

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 WITH CLASS II BIKE LANES.

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 1988 Public Facilities Financing Plan and Facilities Benefit Assessment, Phase I contains development and implementation data for a Facilities Benefit Assessment in 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 from the Planning Department, indicates 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	2207 Dwelling Units
Multi-Family Residential	4480 Dwelling Units
Commercial	86.2 Acres
Industrial	121.4 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 6%. 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 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.

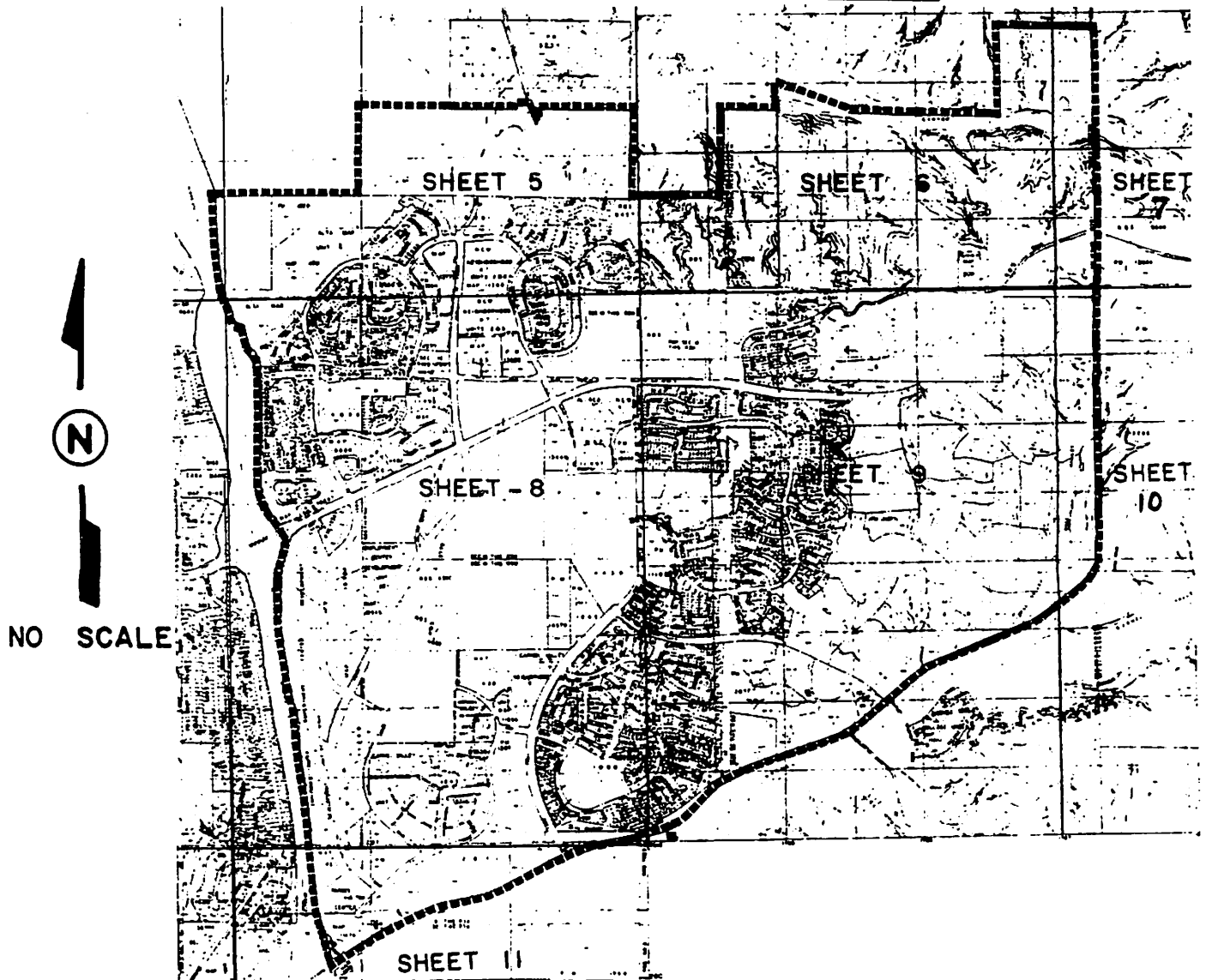
The revised FBA deposit schedule is shown in Table 5, and the related FBA cash flow analysis in Table 6.

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

FY	1.00 \$/SF DU	0.70 \$/MF DU	3.71 \$/CAC	3.45 \$/IAC	3.57 \$/INAC
1989	\$8,485	\$5,939	\$31,459	\$29,279	\$30,295
1990	\$8,994	\$6,296	\$33,346	\$31,036	\$32,112
1991	\$9,534	\$6,674	\$35,347	\$32,898	\$34,039
1992	\$10,106	\$7,074	\$37,468	\$34,872	\$36,081
1993	\$10,712	\$7,498	\$39,716	\$36,964	\$38,246
1994	\$11,355	\$7,948	\$42,099	\$39,182	\$40,541
1995	\$12,036	\$8,425	\$44,625	\$41,533	\$42,973
1996	\$12,758	\$8,931	\$47,302	\$44,025	\$45,552
1997	\$13,524	\$9,467	\$50,140	\$46,666	\$48,285
1998	\$14,335	\$10,035	\$53,149	\$49,466	\$51,182
1999	\$15,195	\$10,637	\$56,338	\$52,434	\$54,253
2000	\$16,107	\$11,275	\$59,718	\$55,580	\$57,508
2001	\$17,073	\$11,951	\$63,301	\$58,915	\$60,959
2002	\$18,098	\$12,668	\$67,099	\$62,450	\$64,616
2003	\$19,184	\$13,428	\$71,125	\$66,197	\$68,493

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

FY	SFBU	MFBU	CAC	IAC	INST	1.00	0.70	3.71	3.45	3.57	FAIRBANKS. VILLA de	NCH	SORRENT.	HILLS	INPUT \$	PLUS	INTEREST	CIP \$	NET BAL. \$
						\$/SFBU	\$/MFBU	\$/CAC	\$/IAC	\$/IMAC	CM'T. CLUB 1a VALLE	SOUTH							
TO 801																			
1989	200	300	8.0	24.0	0.0	68,485	55,939	531,459	529,279	530,295	5600,000	50	50	50	55,913,612	516,309,175			\$17,902,409
1990	400	600	10.0	24.0	0.0	68,994	66,296	533,346	531,036	532,112	50	5125,000	51,330,000	51,330,000	512,476,974	518,924,020			\$7,506,846
1991	230	300	12.0	24.0	0.0	69,334	66,674	535,347	532,898	534,039	50	50	50	50	56,578,982	56,375,900			\$1,059,800
1992	230	330	12.0	20.5	0.0	510,106	57,074	537,468	534,872	536,081	50	5325,000	50	540,000	56,611,341	56,828,616			\$1,262,882
1993	200	400	10.0	16.0	0.0	510,712	57,498	539,716	536,964	538,246	50	50	50	595,000	56,278,008	56,848,342			\$1,045,607
1994	130	400	9.0	10.0	0.0	511,355	57,948	542,099	539,182	540,541	50	50	50	50	55,882,740	56,3124			\$475,273
1995	130	375	8.0	2.9	0.0	512,036	58,425	544,625	541,533	542,973	50	50	50	50	56,078,784	566,911			\$6,294,889
1996	123	311	7.0	0.0	0.0	512,758	58,931	547,302	544,023	545,552	50	50	50	50	55,742,020	570,926			\$12,306,762
1997	123	306	5.2	0.0	0.0	513,524	59,467	550,140	546,666	548,285	50	50	50	50	56,269,158	5826,997			\$17,977,856
1998	97	300	5.0	0.0	0.0	514,335	510,035	553,149	549,466	551,182	50	50	50	50	56,372,516	53,586,158			\$23,420,017
1999	60	238	0.0	0.0	0.0	515,195	510,637	556,338	552,434	554,233	50	50	50	50	55,427,332	584,474			\$26,206,375
2000	0	200	0.0	0.0	0.0	516,107	511,275	559,718	555,580	557,508	50	50	50	50	54,577,848	589,542			\$31,549,233
2001	0	200	0.0	0.0	0.0	517,073	511,951	563,301	558,915	560,959	50	50	50	50	55,037,372	594,915			\$36,037,339
2002	0	130	0.0	0.0	0.0	518,098	512,668	567,099	562,450	564,616	50	50	50	50	54,882,046	5100,610			\$40,979,996
2003	0	50	0.0	0.0	0.0	519,184	513,428	571,125	566,197	568,493	50	50	50	50	53,950,350	5106,646			\$45,761,432
TOTAL	4014	8960	172.	242.8	0.000						5600,000	5450,000	51,465,000	5269,385,097	560,376,357	5209,008,740			

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
1988 (Sept)	5773	5.9

*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
1988	408.4	3.6

*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 Barranca 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
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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	\$251,832.00	28.00	SF	28.00	RHODES DOROTHY M GRUS JOHN W 4505 POINT LOMA AVE SAN DIEGO CA 92107
			*****28.00	NEDU		
0002.000.000	304-010-19-00		19.00	SF	19.00	MEYER BARBARA B BENSON CAROLYN P O BOX 239 BRAWLEY CA 92227
		\$170,886.00	.00	NA	3.00	
			*****19.00	NEDU		
0005.000.000	304-010-22-00		20.30	MF	29.00	MEYER BARBARA B BENSON CAROLYN P O BOX 239 BRAWLEY CA 92227
		\$182,578.20	.00	NA	3.00	
			.00	NA	10.00	
			*****20.30	NEDU		
0007.000.000	304-010-24-00		4.90	MF	7.00	GAWLE CHARLES S JR&PAULINE E TR 12838 VIA NESTORE DEL MAR CA 92014
		\$44,070.60	*****4.90	NEDU		
0008.000.000	304-010-25-00		8.00	SF	8.00	MAH ROBERT K 1 EMBARCADERO CENTER STE 610 SAN FRANCISCO CA 94111
		\$71,952.00	*****8.00	NEDU		
0009.000.000	304-010-26-00		4.00	SF	4.00	MANNION ROBERT E 13645 EL CAMINO REAL SAN DIEGO CA 92130
		\$35,976.00	*****4.00	NEDU		
0013.000.000	304-021-06-00		5.00	SF	5.00	SHAW ALLEN E P O BOX 5225 SAN CLEMENTE CA 92672

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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0022.000.000	304-031-09-00	\$44,970.00	*****5.00	NEDU		
			.00	US	1.25	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0023.000.000	304-031-10-00	\$0.00	*****0.00	NEDU		
			.00	US	1.25	PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0030.000.000	304-050-26-00	\$0.00	*****0.00	NEDU		
			7.00	SF	7.00	APPELMAN NATE ATCHISON LILY 1145 BARHAM DRIVE #183 SAN MARCOS CA 92069
0031.000.000	304-050-27-00	\$62,958.00	*****7.00	NEDU		
			9.00	SF	9.00	WEBBER ROBERT HE CAROLYN J 12604 BUCKWHEAT COURT SAN DIEGO CA 92129
0032.000.000	304-352-42-00	\$80,946.00	*****9.00	NEDU		
			19.00	SF	19.00	FIRST SOUTHERN BAPTIST CHURCH D P O BOX 90-C-1 DEL MAR CA 92014
0037.000.000	304-353-07-00	\$170,886.00	*****19.00	NEDU		
			9.00	SF	9.00	KEISER STAN 7855 LA JOLLA VISTA DRIVE LA JOLLA CA 92037
0038.000.000	304-353-08-00	\$80,946.00	*****9.00	NEDU		
			.00	NA	3.00	KEISER STAN 7855 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

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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
0043.000.000	304-352-40-00	\$0.00	*****0.00	NEDU		
			11.00	SF	11.00	TAPOLCHANJI JOHNEQLAS STEVE BIR 13745 NOGALES DRIVE DEL MAR CA 92014
		\$98,934.00	*****11.00	NEDU		
0067.002.000	FM 11159		14.00	SF	14.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	304-182-01-13		.00		0.00	MAP PAGE
		\$125,916.00	*****14.00	NEDU		
0082.000.000	FM 10945		35.78	IA	10.37	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	307-010-23-25		.00		0.00	MAP PAGE
		\$321,805.32	*****35.78	NEDU		
0087.000.000	304-072-19-00		559.30	MF	799.00	PARDEE CONSTRUCTION CO(CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
		\$5,030,344.20	*****559.30	NEDU		
0109.000.000	304-080-01-00		8.00	SF	8.00	SANTOS JOSE PAGLORIA P SANTOS J 612 FAITH AVE CARDIFF CA 92007
		\$71,952.00	*****8.00	NEDU		
0110.000.000	304-080-02-00		8.00	SF	8.00	BEU JAMES G&JOAN C TRS 8444 CAPRICORN WAY #64 SAN DIEGO CA 92126

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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NU	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
		\$71,952.00	*****8.00	NEDU			
0111.000.000	304-080-03-00		3.00	SF	3.00	LOUGEAY DENIS HEDENRUTH C LOUGE 404 ALVISO WAY ENCINITAS CA	92024
		\$26,982.00	*****3.00	NEDU			
0112.000.000	304-080-04-00		.00	NA	2.00	CHILDREN S SCHOOL THE (CORP) 2225 TORREY PINES ROAD LA JOLLA CA	92037
		\$0.00	*****0.00	NEDU			
0113.000.000	304-080-05-00		32.00	SF	32.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 16811 HALE AVE IRVINE CA	92664
		\$287,808.00	*****32.00	NEDU			
0114.000.000	304-080-06-00		39.00	SF	39.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 16811 HALE AVE IRVINE CA	92664
		\$350,766.00	*****39.00	NEDU			
0116.000.000	304-090-02-00		.00	OS	4.00	DEAN GLEN HEBERTY R 8425 PRODUCTION AVE SAN DIEGO CA	92121
		\$0.00	*****0.00	NEDU			
0124.000.000	FM 10394		18.42	IA	5.34	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-101-11-00		.00		0.00	MAP PAGE	***
		\$165,669.48	*****18.42	NEDU			
0131.000.000	307-010-05-00		56.70	MF	81.00	CARDEN OF SAN DIEGO INC RTE BOX 90A SAN DIEGO CA	92130

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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT

NEDU USE NEDU

USE NU

\$509,959.80

*****56.70 NEDU

0140.000.000 307-010-17-00

0.00 NA 2.00 KUNZMAN JAMES D
5222 BALBOA AVE STE 62
SAN DIEGO CA

92117

\$0.00

*****0.00 NEDU

0147.000.000 PM 12871

15.66 IA 4.54 CARMEL VALLEY PARTNERS I
16811 HALE AVE
IRVINE CA

92714

307-020-64-00

\$140,846.04

*****15.66 NEDU

0148.000.000 PM 12871

50.38 CA 13.58 CARMEL VALLEY PARTNERS I
16811 HALE AVENUE
IRVINE CA

92714

307-020-65-66

43.26 IA

12.54
0.00

MAP PAGE

\$842,198.16

*****93.64 NEDU

0149.000.000 PM 12871

41.55 CA 11.20 VILLAGE PROPERTIES
16811 HALE AVENUE
IRVINE CA

92714

307-020-67-00

0.00

MAP PAGE

\$373,700.70

*****41.55 NEDU

0150.000.000 307-022-07-00

120.00

MF

PARDEE CONSTRUCTION CO (CORP)
C/O RUSSELL OFRIA
10639 SANTA MONICA BLVD
LOS ANGELES CA

90025

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NU	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0151.000.000	307-022-08-00	\$755,496.00	*****84.00	NEDU	62.00	PARDEE CONSTRUCTION CO (CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
0152.000.000	PM 15120	\$390,339.60	*****43.40	NEDU	175.00	FISHER CECILIA E FISHER WILLIAM P O BOX 351 DEL MAR CA 92014
	307-022-03-04		.00		0.00	MAP PAGE
0153.000.000	PM 14570	\$1,101,765.00	*****122.50	NEDU	173.00	LEO A & MARY MCGUIRE TRS 1105 STRATFORD COURT DEL MAR CA 92014
	307-022-09-10		.00		0.00	MAP PAGE
0158.001.000	FM 12058	\$1,089,173.40	*****121.10	NEDU	114.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	307-310-01-10		.00		0.00	MAP PAGE
0158.003.000	FM 11894	\$717,721.20	*****79.80	NEDU	64.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025
	307-290-01-03		.00		0.00	MAP PAGE

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NORTH CITY WEST
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ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
		\$402,931.20	*****44.80	NEDU			
0160.000.000	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	*****0.00	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
		\$26,982.00	*****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
		\$8,994.00	*****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
		\$332,778.00	*****37.00	NEDU			
0171.000.000	FM 10394		18.94	IA	5.49	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025 **
	304-101-08-00		.00		0.00	MAP PAGE	***
		\$170,346.36	*****18.94	NEDU			
0172.000.000	FM 10394		25.50	IA	7.39	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025 **

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ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
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COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-101-05-06		.00		0.00	MAP PAGE	**
		\$229,347.00	*****25.50	NEDU			
0181.000.000	304-010-30-00		6.00	SF	6.00	REH GABOR&ILONA 1555 SANTA SABINA COURT SOLANA BEACH CA	92075
		\$53,964.00	*****6.00	NEDU			
0182.000.000	304-352-41-00		.00	IN	4.21	TAPOLCHANJI JOHN&OLAS STEVE BIR 13745 NOGALES DRIVE DEL MAR CA	92014
		\$0.00	*****0.00	NEDU			
0183.000.000	304-050-14-00		18.00	SF	18.00	THORNBURGH MARGARET M TR 9798 LAMAR ST SPRING VALLEY CA	92077
		\$161,892.00	*****18.00	NEDU			
0184.000.000	304-050-15-00		12.00	SF	12.00	BOARD OF AMERICAN MISSIONS OF T 231 MADISON AVE NEW YORK NY	10016
		\$107,928.00	*****12.00	NEDU			
0185.000.000	304-050-17-00		14.00	SF	14.00	JENKINS LYLE M&MARY K 151 RAVENHEAD ST HOUSTON TX	77034
		\$125,916.00	*****14.00	NEDU			
0186.000.000	304-010-28-00		10.00	SF	10.00	WILSON ANDREW&BEATRICE 13631 EL CAMINO REAL SAN DIEGO CA	92130
		\$89,940.00	*****10.00	NEDU			
0187.000.000	304-050-18-00		14.00	SF	14.00	MACKENZIE ELEANOR L 4595 BLACK MOUNTAIN ROAD SAN DIEGO CA	92130

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NORTH CITY WEST
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ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NU	PARCEL NO	AMOUNT	NEDU	USE	USE NU	OWNERSHIP	
0188.000.000	PM 4244	\$125,916.00	*****14.00	NEDU			
			1.00	SF	1.00	JACOBS JEFF JACOBS IVAN 4660 BLACK MOUNTAIN ROAD SAN DIEGO CA	92130
	304-050-44-00		.00		0.00	MAP PAGE	***
		\$8,994.00	*****1.00	NEDU			
0198.000.000	304-010-20-00		13.00	SF	13.00	RHODES DOROTHY M GRUS JOHN W 1934 ESTELLA DRIVE EL CAJON CA	92020
		\$116,922.00	*****13.00	NEDU			
0199.000.000	304-010-21-00		12.00	SF	12.00	WALLACH MARIA 3527 DUMAS ST SAN DIEGO CA	92106
		\$107,928.00	*****12.00	NEDU			
0200.000.000	304-010-23-00		12.00	SF	12.00	STEIN STANLEY E&OLIVE M 12245 CARMEL VISTA ROAD SAN DIEGO CA	92130
		\$107,928.00	*****12.00	NEDU			
0201.000.000	304-010-27-00		16.00	SF	16.00	LIEW FAH SEONG&POLLY R 9889 BLACK GOLD ROAD LA JOLLA CA	92037
		\$143,904.00	*****16.00	NEDU			
0202.000.000	304-010-31-00		3.00	SF	3.00	BAME LAWRENCE&MARY-AUSTIN HUMPH 13843 EL CAMINO REAL DEL MAR CA	92014
		\$26,982.00	*****3.00	NEDU			
0208.000.000	PM 13603		32.90	MF	47.00	LUNA JOB MELENA B TRS 3880 QUARTER MILE DRIVE DEL MAR CA	92014

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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NU	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-200-11-00		.00		0.00	MAP PAGE	***
		\$295,902.60	*****32.90	NEDU			
0209.000.000	PM 13603		32.90	MF	47.00	JAGGER BETTY C/O LEO MIASKOWSKI 3888 QUARTER MILE DRIVE SAN DIEGO CA	92130 **
	304-200-12-00		.00		0.00	MAP PAGE	***
		\$295,902.60	*****32.90	NEDU			
0214.000.000	307-010-06-00		58.80	MF	84.00	BEECROFT JOSEPH N & LOUIS M 6286 LAMBDA DRIVE SAN DIEGO CA	92120
82		\$528,847.20	*****58.80	NEDU			
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
		\$201,465.60	*****22.40	NEDU			
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
		\$62,958.00	*****7.00	NEDU			
0217.000.000	307-010-11-00		37.80	MF	54.00	CARDEN OF SAN DIEGO INC 12635 EL CAMINO REAL SAN DIEGO CA	92130
		\$339,973.20	*****37.80	NEDU			
0218.000.000	307-010-12-00		44.80	MF	64.00	SAN DIEGO SO BAPTIST CHURCH C/O DEL MAR BAPTIST CHURCH 12655 EL CAMINO REAL SAN DIEGO CA	92130

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ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	COMMUNITY	ASSESSMENT ROLL	OWNERSHIP
0219.000.000	307-010-15-00	\$402,931.20	*****44.80	NEDU			
			21.00	MF		HENDRICKS KENNETH C&CLARICE 1093 RANCHO SANTA FE ROAD OLIVENHAIN CA	92024
		\$188,874.00	*****21.00	NEDU			
0220.000.000	307-010-16-00		19.60	MF		SWEET JOEL P U BOX 1117 DEL MAR CA	92014
		\$176,282.40	*****19.60	NEDU			
0222.000.000	FM 11215		.00	OS		PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
83	304-090-27-00		.00			MAP PAGE	***
		\$0.00	*****0.00	NEDU			
0224.000.000	FM 11495		13.00	SF		PARDEE CONSTRUCTION CO (CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-241-33-41		.00			MAP PAGE	**
	304-242-01-04		.00			MAP PAGE	**
		\$116,922.00	*****13.00	NEDU			
0232.000.000	PM 13449		22.11	CA		AMERICAN ASSETS INC 10140 CAMPUS POINT DRIVE SAN DIEGO CA	92121
	304-250-08-00						**

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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
		\$198,857.34	*****22.11	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	***
		\$176,282.40	*****19.60	NEDU			
0237.000.000	FM 11985		.00	NA	2.00	CITY OF SAN DIEGO PROPERTY DEPARTMENT	**
	304-062-07-00		.00		0.00	MAP PAGE	***
84		\$0.00	*****0.00	NEDU			
0240.000.000	FM 11493		81.20	MF	116.00	PARDEE CONSTRUCTION CO C/O SUSAN BELL 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	**
	304-231-01-05		.00		0.00	MAP PAGE	**
		\$730,312.80	*****81.20	NEDU			
0242.000.000	304-200-14-00		14.10	CA	3.80	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	
		\$126,815.40	*****14.10	NEDU			
0243.000.000	304-072-20-00		8.53	CA	2.30	PELL MATTIE J 12805 EL CAMINO REAL SAN DIEGO CA 92130	
			.00	NA	10.00		

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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT
\$76,718.82

NEDU USE NEDU
*****8.53 NEDU

0246.000.000 FM 11985 6.21 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025 **
304-062-06-00 0.00 MAP PAGE ***

0247.000.000 PM 11877 5.00 VILLAGE PROPERTIES
16811 HALE AVENUE
IRVINE CA 92714 **
304-052-24-00 0.00 MAP PAGE ***

or

0248.000.000 FM 11460 15.00 PARDEE CONSTRUCTION
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025 **
307-110-11-20 14.95
0.00 MAP PAGE ***

0249.000.000 FM 11479 2.17 PARDEE CONSTRUCTION
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025 **
307-240-01-05 16.10
0.00 MAP PAGE ***

0250.000.000 304-113-02-00 6.50 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025 **

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

CUMMUNITY ASSESSMENT ROLL

OWNERSHIP

AMOUNT

PARCEL NO

ASMT NO

USE NO

USE

NEDU

3.00

NA

NEDU

\$0.00

0251.000.000 FM 11596

173.00

MF

121.10

\$1,089,173.40

307-220-06-08

CARMEL DEL MAR APARTMENTS
C/O SHERRI WHITFIELD
16811 HALE AVENUE
IRVINE CA
MAP PAGE

**

92714

**

****121.10 NEDU

0253.000.000 PM 14460

762.00

SF

762.00

\$1,089,173.40

304-052-05-00

VILLAGE PROPERTIES
16811 HALE AVENUE
IRVINE CA
MAP PAGE

**

92664

**

86

304-052-10-13

0.00

MF

165.20

\$1,089,173.40

304-052-15-00

MAP PAGE

**

304-052-17-22

0.00

MF

165.20

\$1,089,173.40

304-052-28-29

MAP PAGE

**

304-052-30-34

0.00

MF

165.20

\$1,089,173.40

304-052-30-34

MAP PAGE

**

304-052-30-34

0.00

MF

165.20

\$1,089,173.40

304-052-30-34

MAP PAGE

**

304-052-30-34

0.00

MF

165.20

\$1,089,173.40

304-052-30-34

MAP PAGE

**

****927.20 NEDU

0254.000.000 PM 10281

92.00

MF

64.40

\$8,339,236.80

304-052-30-34

PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LUS ANGELES CA

**

90025

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NJ	PARCEL NJ	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-200-08-00		.00		0.00	MAP PAGE	***
	304-200-13-00		.00		0.00	MAP PAGE	***
		\$579,213.60	*****64.40	NEDU			
0255.000.000	PM 14590		30.39	IA	8.81	CARMEL VALLEY PARTNERS I 16811 HALE AVENUE IRVINE CA	** 92714
	307-110-23-00		.00		0.00	MAP PAGE	***
	307-110-26-27		.00		0.00	MAP PAGE	**
		\$273,327.66	*****30.39	NEDU			
0256.000.000	FM 11985		300.30	MF	429.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	** 90025
	304-071-46-00		.00		0.00	MAP PAGE	***
		\$2,700,898.20	*****300.30	NEDU			
0257.000.000	PM 12871		223.00	SF	223.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	** 92664
	307-040-51-00		.00		0.00	MAP PAGE	***
		\$2,005,662.00	*****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

CITY OF SAN DIEGO
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ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0260.000.000	FM 11631	\$332,778.00	*****37.00	NEDU		
	307-270-01-12		12.00	SF	12.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA 92714
			.00		0.00	MAP PAGE
		\$107,928.00	*****12.00	NEDU		
0261.000.000	FM 11638		50.00	SF	50.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA 92714
	304-280-01-50		.00		0.00	MAP PAGE
88		\$449,700.00	*****50.00	NEDU		
0263.000.000	FM 11697		12.13	CA	3.27	ULIVER JOSEPH F III TR OLIVER J 7969 ENGINEER ROAD #209 SAN DIEGO CA 92111
	307-051-12-00		.62	IA	0.18	
		\$114,673.50	*****12.75	NEDU		
0264.000.000	PM 15370		118.00	SF	118.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA 92714
	304-450-01-02		.00		0.00	MAP PAGE
		\$1,061,292.00	*****118.00	NEDU		
0265.000.000	FM 11841		123.90	MF	177.00	DEL MAR ASSOCIATES C/O RECREATION INC 220 NEWPORT CENTER DRIVE NEWPORT BEACH CA 92660

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NEIGHBORHOODS

ASSESSMENT LISTING

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	COMMUNITY	ASSESSMENT ROLL	OWNERSHIP
	304-061-29-45		.00	0.00	MAP PAGE		**
		\$1,114,356.60	****123.90	NEDU			
0266.000.000	PM 15370		123.90	MF	177.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92714 **
	304-430-01-00		.00	0.00	MAP PAGE		***
		\$1,114,356.60	****123.90	NEDU			
0269.000.000	FM 11734		.00	US	43.90	CITY OF SAN DIEGO PROPERTY DEPARTMENT	**
88	304-031-11-00		.00	0.00	MAP PAGE		***
	304-050-50-51		.00	0.00	MAP PAGE		**
		\$0.00	*****0.00	NEDU			
0270.000.000	304-031-12-13		.00	NA	3.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$0.00	*****0.00	NEDU			
0271.000.000	FM 11734		18.00	SF	18.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025 **
	304-301-42-00		.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	
	304-302-03-20		.00		0.00	MAP PAGE	**
	304-302-37-00		.00		0.00	MAP PAGE	***
		\$161,892.00	*****18.00	NEDU			
0272.000.000	304-050-52-00		.00	NA	3.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
		\$0.00	*****0.00	NEDU			
0273.000.000	304-050-56-00		10.00	SF	10.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
9		\$89,940.00	*****10.00	NEDU			
0274.000.000	PM 15370		61.60	MF	88.00	VILLAGE PROPERTIES 10811 HALE AVE IRVINE CA	92714
	304-430-02-03		.00		0.00	MAP PAGE	**
		\$554,030.40	*****61.60	NEDU			
0275.000.000	PM 15370		70.00	MF	100.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 3188 E CARMEL VALLEY ROAD SAN DIEGO CA	92130
	304-063-01-00		77.00	SF	77.00	MAP PAGE	**
			.00		0.00		***
		\$1,322,118.00	*****147.00	NEDU			
0277.000.000	PM 15370		113.40	MF	162.00	VILLAGE PROPERTIES C/O THE BALDWIN COMPANY 3188 E CARMEL VALLEY ROAD 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	
	304-063-02-00		.00		0.00	MAP PAGE	***
		\$1,019,919.60	****113.40	NEDU			
0278.000.000	PM 15075		112.00	MF	160.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714 **
	307-022-01-02		.00		0.00	MAP PAGE	**
		\$1,007,328.00	****112.00	NEDU			
0279.000.000	FM 11747		55.00	SF	55.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025 **
91	304-291-01-56		.00		0.00	MAP PAGE	**
	304-291-58-00		.00		0.00	MAP PAGE	***
		\$494,670.00	*****55.00	NEDU			
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 **
		\$44,970.00	*****5.00	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		.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	
		\$125,916.00	*****14.00	NEDU			
0284.000.000	FM 11895		7.00	SF	7.00	BALDWIN BUILDING COMPANY 16811 HALE AVENUE IRVINE CA	92714
	304-320-01-07		.00		0.00	MAP PAGE	**
	304-320-65-66		.00		0.00	MAP PAGE	**
		\$62,958.00	*****7.00	NEDU			
0285.000.000	PM 15061		107.88	IA	31.27	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-070-43-00		.74 .00	CA	0.20 0.00	MAP PAGE	** ***
	304-070-50-52		.00		0.00	MAP PAGE	**
		\$976,928.28	****108.62	NEDU			
0286.000.000	FM 12066		56.00	MF	80.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-331-01-03		.00		0.00	MAP PAGE	**
	304-331-04-05		.00		0.00	MAP PAGE	**
		\$503,664.00	*****56.00	NEDU			
0288.000.000	FM 12121		56.00	MF	80.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NU	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-332-06-12		.00		0.00	MAP PAGE	**
	304-332-13-14		.00		0.00	MAP PAGE	**
		\$503,664.00	*****56.00	NEDU			
0289.000.000	FM 12076		52.50	MF	75.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LUS ANGELES CA	** 90025
	307-310-11-15		.00		0.00	MAP PAGE	**
		\$472,185.00	*****52.50	NEDU			
0290.000.000	FM 11901		60.20	MF	86.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LUS ANGELES CA	** 90025
	307-290-04-07		.00		0.00	MAP PAGE	**
		\$541,438.80	*****60.20	NEDU			
0291.000.000	FM 12039		7.49	CA	2.02	DEL MAR HIGHLANDS TOWN CENTER A 3501 JAMBOREE RD STE 300 NEWPORT BEACH CA	** 92660
	304-071-38-00		.00		0.00	MAP PAGE	***
	304-071-42-43		.00		0.00	MAP PAGE	**
		\$67,365.06	*****7.49	NEDU			
0292.000.000	FM 12039		4.12	CA	1.11	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LUS ANGELES CA	** 90025

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 NU	OWNERSHIP	
	304-071-44-00		.00		0.00	MAP PAGE	***
		\$37,055.28	*****4.12	NEDU			
0293.000.000	FM 12219		9.00	SF	9.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	** 92664
	304-052-01-05		.00		0.00	MAP PAGE	**
	304-052-31-32		.00		0.00	MAP PAGE	**
	304-052-37-38		.00		0.00	MAP PAGE	**
		\$80,946.00	*****9.00	NEDU			
0294.000.000	PM 15061		3.93	IA	1.14	JERRY ELDER 7946 IVANHOE AVENUE LA JOLLA CA	** 92037
	304-070-49-00		.00		0.00	MAP PAGE	***
		\$35,346.42	*****3.93	NEDU			
0295.000.000	PM 15120		.00	NA	1.10	CITY OF SAN DIEGO PROPERTY DEPT	**
	307-022-05-00		.00		0.00	MAP PAGE	***
		\$0.00	*****0.00	NEDU			
0296.000.000	PM 15494		.00	SF	0.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	** 90024

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	COMMUNITY	ASSESSMENT ROLL	USE NO	OWNERSHIP	
	304-072-01-18		.00				0.00	MAP PAGE	**
		\$0.00	*****0.00	NEDU					
0297.000.000	PM 11495		.00	OS		CITY OF SAN DIEGO PROPERTY DEPT	4.73		**
	304-241-42-00		.00				0.00	MAP PAGE	***
	304-243-53-00		.00				0.00	MAP PAGE	***
	304-244-53-00		.00				0.00	MAP PAGE	***
		\$0.00	*****0.00	NEDU					
0298.000.000	PM 14724		33.98	IA		PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024	9.85		**
	307-110-22-00		.00				0.00	MAP PAGE	***
		\$305,616.12	*****33.98	NEDU					
0299.000.000	304-072-21-00		.00	NA		CITY OF SAN DIEGO PROPERTY DEPT	1.10		
		\$0.00	*****0.00	NEDU					
0300.000.000	304-290-52-00		.00	NA		CITY OF SAN DIEGO	1.10		

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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 NU	OWNERSHIP	
		\$0.00	*****0.00	NEDJ			
0301.000.000	FM 12149		114.00	SF	114.00	PARDEE CONSTRUCTION CO C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	**
	304-353-04-06		.00		0.00	MAP PAGE	90024
	304-361-01-39		.00		0.00	MAP PAGE	**
	304-362-01-30		.00		0.00	MAP PAGE	**
	304-363-01-47		.00		0.00	MAP PAGE	**
		\$1,025,316.00	*****114.00	NEDU			
0302.000.000	FM 12148		62.00	SF	62.00	PARDEE CONSTRUCTION CO C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	**
	304-351-01-29		.00		0.00	MAP PAGE	90024
	304-352-01-34		.00		0.00	MAP PAGE	**
	304-352-35-38		.00		0.00	MAP PAGE	**
		\$557,628.00	*****62.00	NEDJ			
0303.000.000	FM 12146		81.00	SF	81.00	PARDEE CONSTRUCTION CO C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	**
							90024

CITY OF SAN DIEGO
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

ASMT NO	PARCEL NO	AMOUNT	COMMUNITY	USE	USE NU	ASSESSMENT ROLL	OWNERSHIP
	304-050-57-00		NEDU	.00	0.00	MAP PAGE	***
	304-341-01-31		.00		0.00	MAP PAGE	**
	304-342-01-32		.00		0.00	MAP PAGE	**
	304-343-11-31		.00		0.00	MAP PAGE	**
	304-353-01-03		.00		0.00	MAP PAGE	**
97		\$728,514.00	*****81.00	NEDU			
0304.000.000	FM 12147		10.00	SF	10.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90024	**
	304-343-01-10		.00		0.00	MAP PAGE	**
	304-343-32-00		.00		0.00	MAP PAGE	***
		\$89,940.00	*****10.00	NEDU			
0305.000.000	FM 12217		.00		0.00	VILLAGE PROPERTIES 10811 HALE AVE IRVINE CA 92714	**
	304-380-01-04		.00		0.00	MAP PAGE	**
		\$0.00	*****0.00	NEDU			

APPENDIX

TRANSPORTATION PHASING PLAN SUMMARY

January 13, 1989
(Revised February 27, 1989)

ATTACHMENT 1

TRANSPORTATION PHASING PLAN FOR NORTH CITY WEST³

Number of Building Permits Not to be Exceeded²

NCW Dwelling Units ⁶	NCW Town Center Square Feet ^{5,7}	NCW Employment Center Acres ⁴	NCW Visitor Commercial Acres	NCW Traffic Facility Improvements ¹
5,225	N/A	50	N/A	1. Preliminary Channel and Freeway Design for SR-56 within NCW and Draft EIR for Phase I of I-5/805 Direct Connector Project in process.
5,225	N/A	50	N/A	2. Construct Carmel Country Road with four lanes from Carmel Creek Road to Carmel Valley Road.
5,225	N/A	50	N/A	3. Install traffic signal at Carmel Valley Road and Carmel Country Road.
6,125	N/A	65	10	4. Construct Carmel Canyon Road with two lanes from Del Mar Heights Road to Carmel Country Road.
6,125	N/A	65	10	5. Install traffic signal at Carmel Country Road and Carmel Canyon Road.
6,125	N/A	65	10	6. Funding for SR-56 within NCW Boundaries assured to satisfaction of the City Engineer.
7,100	250,000	85	15	7. Widen Carmel Canyon Road to four lanes from Del Mar Heights Road to Carmel Country Road.
7,100	250,000	85	15	8. Install traffic signal at Del Mar Heights Road and Carmel Canyon Road.

ATTACHMENT 1

TRANSPORTATION PHASING PLAN FOR NORTH CITY WEST³

Number of Building Permits Not to be Exceeded²

(Continued)

NCW Dwelling Units ⁶	NCW Town Center Square Feet ^{5,7}	NCW Employment Center Acres ⁴	NCW Visitor Commercial Acres	NCW Traffic Facility Improvements ¹
7,100	250,000	85	15	9. Funding mechanism in place for SR-56 Right-of-way in Future Urbanizing Area.
8,275	250,000	85	15	10. Construct direct freeway ramp connections (northbound off-ramp and southbound on-ramp) at I-5 and Carmel Valley Road (regional transportation improvement).
8,275	250,000	85	15	11. Right-of-way for four-lane road or six-lane freeway through Future Urbanizing Area Certified.
8,275	250,000	85	15	12. Widen Carmel Valley Road to six lanes from El Camino Real to 300 feet east of Carmel Country Road and to four lanes east to the NCW Boundary.
8,500	N.A.	N.A.	N.A.	13. Construct Carmel Country Road or Carmel Creek Road with four lanes from Carmel Valley Road to Carmel Mountain Road.
9,000	400,000	156	20	14. Construct a four-lane road from the North City West boundary to I-15 (regional transportation improvement).

ATTACHMENT 1

TRANSPORTATION PHASING PLAN FOR NORTH CITY WEST³

Number of Building Permits Not to be Exceeded²

(Continued)

NCW Dwelling Units ⁶	NCW Town Center Square Feet ^{5,7}	NCW Employment Center Acres ⁴	NCW Visitor Commercial Acres	NCW Traffic Facility Improvements ¹
10,500	N.A.	N.A.	N.A.	15. Construct Carmel Creek Road and Carmel Country Road to four lanes from Carmel Valley Road to Carmel Mountain Road.

NOTES:

¹ Before exceeding the allowable levels of development shown in the three 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.

January 13, 1989
(Revised February 27, 1989)

ATTACHMENT 1

TRANSPORTATION PHASING PLAN FOR NORTH CITY WEST³

Number of Building Permits Not to be Exceeded²

(Continued)

⁶NCW Dwelling Units include all dwelling units within the North City West Community Plan area (including those south of Carmel Valley road), but do not include units built on approved Housing Commission sites.

⁷A 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.