

North City West

Public Facilities Financing Plan and Facilities Benefit Assessment

City of San Diego

Engineering and Development Department

APRIL 1990
REVISED JUNE 1990

RESOLUTION NUMBER R-276068

ADOPTED ON JULY 3, 1990

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

BE IT RESOLVED, by the Council of The City of San Diego, that the "North City West Public Facilities Financing Plan and Facilities Benefit Assessment, April 1990" (Revised June 1990), a copy of which is on file in the Office of the City Clerk as Document No. R-275812 and Document No. R-276068, is hereby adopted.

APPROVED: John K. Riess, Deputy 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 June 20, 1989 by Resolution No. R-273813.

NORTH CITY WEST
PUBLIC FACILITIES FINANCING PLAN

General

On June 20, 1989 the City Council, by Resolution R-273813, 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 12 years projected additional development through the year 2003 approximately 2,007 additional single family and 4,340 additional multi-family residential dwelling units will be constructed. In addition to the residential development, it is estimated that about 75 acres of commercial property and 110 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
04-20-90 NCWDEVE

YEARS	NCW-NORTH			NCW-SOUTH			NCW-TOTAL		
	SFDU	MFDU	TOTAL	SFDU	MFDU	TOTAL	SFDU	MFDU	TOTAL
PRIOR	2589	2547	5136	228	0	228	2817	2547	5364
1990	300	500	800	73	0	73	373	500	873
1991	475	550	1025	174	0	174	649	550	1199
1992	450	650	1100	123	80	203	573	730	1303
1993	200	400	600	123	100	223	323	500	823
1994	150	400	550	146	110	256	296	510	806
1995	125	325	450	130	120	250	255	445	700
1996	100	311	411	160	120	280	260	431	691
1997	75	306	381	160	130	290	235	436	671
1998	97	300	397	180	140	320	277	440	717
1999	35	238	273	250	140	390	285	378	663
2000	0	100	100	180	140	320	180	240	420
2001	0	100	100	180	140	320	180	240	420
2002	0	114	114	150	140	290	150	254	404
2003	0	50	50	150	130	280	150	180	330
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	2547	5136	228	0	228	2817	2547	5364
'90to2011	2007	4344	6351	2733	1738	4471	4740	6082	10822
TOTAL	4596	6891	11487	2961	1738	4699	7557	8629	16186

TABLE 2
NON-RESIDENTIAL DEVELOPMENT SCHEDULES FOR NORTH CITY WEST
04-20-90 NCWDEVE

YEARS	NCW-NORTH			NCW-SOUTH			NCW-TOTAL		
	CAC	IAC	TOTAL	CAC	IAC	TOTAL	CAC	IAC	TOTAL
PRIOR	15.0	52.4	67.4	0.0	0.0	0.0	15.0	52.4	67.4
1990	10.0	24.0	34.0	0.3	0.0	0.3	10.3	24.0	34.3
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	20.0	30.0	2.0	0.0	2.0	12.0	20.0	32.0
1994	9.0	16.0	25.0	1.0	0.0	1.0	10.0	16.0	26.0
1995	8.0	3.9	11.9	0.0	0.0	0.0	8.0	3.9	11.9
1996	7.0	2.0	9.0	0.0	0.0	0.0	7.0	2.0	9.0
1997	5.1	0.0	5.1	0.0	0.0	0.0	5.1	0.0	5.1
1998	4.0	0.0	4.0	0.0	0.0	0.0	4.0	0.0	4.0
1999	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2000	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2001	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2002	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2003	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2004	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2005	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2006	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2007	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2008	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2009	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2010	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2011	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOT PRIOR	15.0	52.4	67.4	0.0	0.0	0.0	15.0	52.4	67.4
'90 to 2011	77.1	110.4	187.5	7.3	0.0	7.3	84.4	110.4	194.8
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 1989 report was adopted and to reflect current estimated development schedules.

Transportation Phasing Plan

The North City West Transportation Phasing Plan, is summarized in the Appendix, page 96 of the Facilities Financing Plan. The material in the Appendix of this Financing Plan supersedes and replaces the previous summary. Allocations of Building Permits up to the 8,275 dwelling unit level are subject to the City Council approved Building Permit Allocation Program for North City West. A copy of the allocation program is on file with the Engineering & Development Department, Facilities Financing Division.

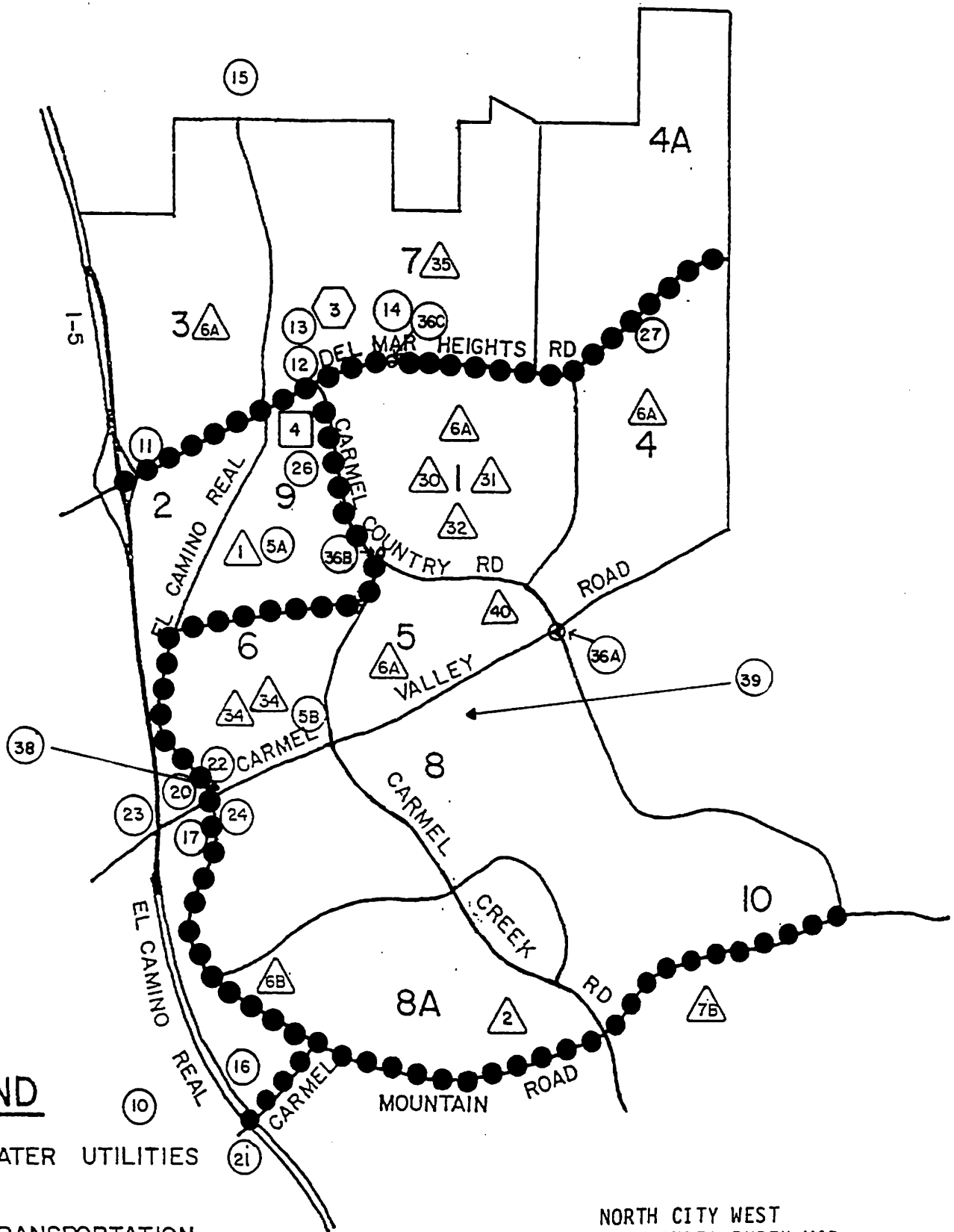
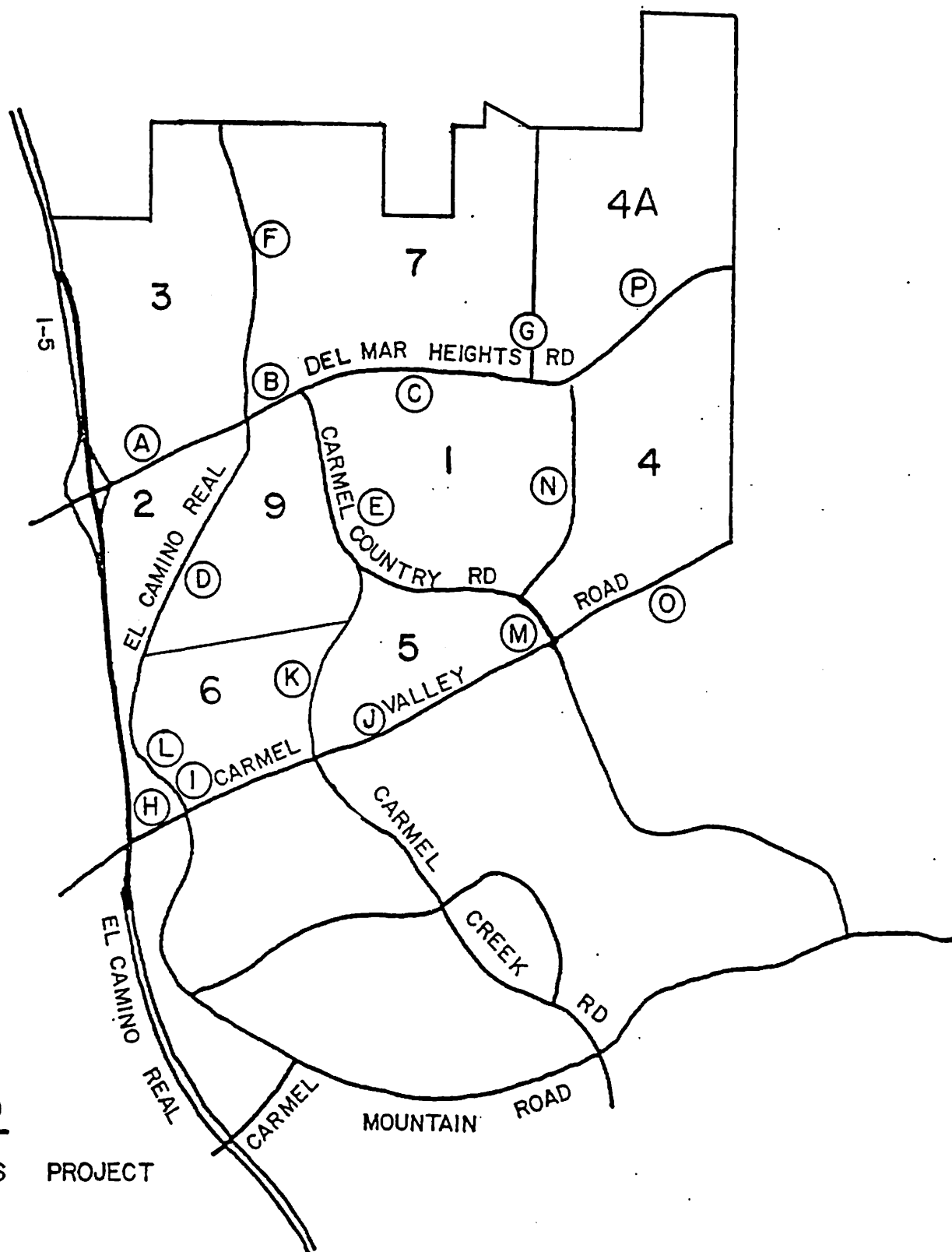


FIGURE 1A



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 (1991)	DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
WATER UTILITIES IMPROVEMENTS:						
21-8.	Water transmission line - Phase 1 (from Del Mar Heights Road to the existing 51" Miramar water line).	1991	\$ 8,500,000		\$ 8,500,000	
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.	1994	1,400,000		1,400,000	
	TOTAL WATER UTILITIES COSTS		\$13,600,000	-0-	\$ 9,900,000	\$3,700,000
TRANSPORTATION IMPROVEMENTS:						
21-5A.	Park and ride - transportation center	1990	275,000			(CALTRANS) 275,000 (NCW-S)
21-5B.	Park and ride - transportation center.	1999	1,110,000			(CALTRANS) 1,110,000
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	Completed			
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 Dieguito 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	16,100,000		2,420,000	(NCW-S) 4,040,000 (SOPR) 9,640,000

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1991)	FUNDING SOURCE		
				*DEVELOPER SUBDIVISION	FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-17.	Acquisition of property, including Smith, Muskin/Leahy property, for freeway 56 and floodway.	1991	\$10,770,000		\$10,770,000	(CALTRANS/ TRANSNET) TO BE DETERMINED
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?	7,500,000			(SORR & NCW-S) 7,500,000
21-25.	SR-56 Regional ROW contribution.	1991	1,200,000		1,200,000	
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. To 6-lane major.	1992	815,000		815,000	
21-36A	Traffic Signal	1990	120,000	120,000		
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		(STATE) 12,700,000
21-39	SR56 Freeway (600' East of Carmel Creek Rd. to North City West boundary)	1991	12,450,000	12,450,000		
21-42	I-5 LRT - Preliminary Engineering	1991	66,000		66,000	
21-A.	Del Mar Heights Road (from I-5 to El Camino Real) 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 (1991)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-B.	Del Mar Heights Road (from El Camino Real to Carmel Country Road). Construct as a 6-lane primary arterial.	1987	Completed			
21-C.	Del Mar Heights Road (from Carmel Country Road to S.D.G.& E. Easement). Construct as a 6-lane primary arterial.	1987	Completed			
21-D.	El Camino Real (from Del Mar Heights Road to the Southern terminus of Employment Center). Construct 5-lanes of a 6-lane primary arterial.	1988	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	3,800,000	3,800,000		
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	Completed			

TABLE 3
NORTH CITY WEST - FACILITIES PROJECTS

PROJECT NO.	DESCRIPTION	FISCAL YEAR OF NEED	ESTIMATED COST (1991)	*DEVELOPER SUBDIVISION	FUNDING SOURCE	
					FACILITIES BENEFIT ASMT.	OTHER
TRANSPORTATION IMPROVEMENTS:						
21-N.	Del Mar Trails Road (was "MC" Road) from Del Mar Heights Road to Carmel Country Road. Construct as a 4-lane major street.	1989	3,600,000	3,600,000		
21-O.	Carmel Valley Road (from Carmel Country Road to the easterly community boundary). Construct as a 6-lane primary arterial.	1992	2,900,000			
21-P.	Del Mar Heights Road (from Del Mar Trails Road to the easterly community boundary). Construct as a 6-lane major street.	1993	4,100,000			
	TOTAL TRANSPORTATION COST:		\$81,526,000	\$30,820,000	\$15,441,000	\$35,265,000
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	15,932,000		15,932,000	
21-2.	Community Park-south. Acquire, design and develop a 20-acre park including a recreation building.	1999, 2006	9,500,000			(NCW-S) \$9,500,000
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	1991	3,430,000		3,430,000	
b).	Neighborhood Park in Neighborhood #3	1988	Completed			
c).	Neighborhood Park in Neighborhood #4	1998	4,700,000		4,700,000	
d).	Neighborhood Park in Neighborhood #5	1988	Completed			
	TOTAL #21-6A		\$ 8,130,000		\$ 8,130,000	
21-6B.	Deleted					
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 (1991)	FUNDING SOURCE		
				*DEVELOPER SUBDIVISION	FACILITIES BENEFIT ASMT.	OTHER
<u>PARK AND RECREATION PROJECTS</u>						
21-30.	Minipark #1 in neighborhood #1.	1991	1,300,000		1,300,000	
21-31.	Windwood II minipark in neighborhood #1.	1991	440,000		440,000	
21-32.	Seabridge Minipark in neighborhood #1.	1992	550,000		550,000	
21-34.	Two Mini-parks, neighborhood #6; acquire and develop a one acre and a 3 acre park.	1990	1,750,000		1,750,000	
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	<u>1,190,000</u>	<u>850,000</u>	<u>340,000</u>	
	TOTAL PARK AND RECREATION PROJECTS:		\$45,092,000	\$850,000	\$30,942,000	\$13,300,000
<u>LIBRARY PROJECT</u>						
21-4.	Construct a 13,000 square foot library on a 1.5 acre site.	1993	<u>5,080,000</u>		<u>5,080,000</u>	
	TOTAL LIBRARY PROJECT:		\$ 5,080,000		\$ 5,080,000	
<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	<u>\$ 1,750,000</u>		<u>\$ 1,750,000</u>	
	TOTAL FIRE DEPARTMENT PROJECT:		\$ 1,750,000		\$ 1,750,000	
<u>INCIDENTALS</u>						
			<u>650,000</u>		<u>650,000</u>	
	GRAND TOTAL:		\$147,698,000	\$31,670,000	\$63,763,000	\$52,265,000

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-1

TITLE: COMMUNITY PARK - TOWN CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION

COSTS: LAND 10,082,000 ENGR/CONSTR 5,850,000

FUNDING:	SOURCE	EXPEND/ENCOMB	CONF APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1997	FY 1998
12,332,000	FBA (PARK)	9,121,000	961,000	200,000	2,050,000	1,800,000		200,000	1,400,000
1,600,000	FBA (POOL)			200,000					
2,000,000	FBA (REC. BLDG)								
0									
0									
0									
15,932,000	TOTAL	L 9,121,000	L 961,000	D 200,000	DC 2,250,000	C 1,800,000	0	D 200,000	C 1,400,000

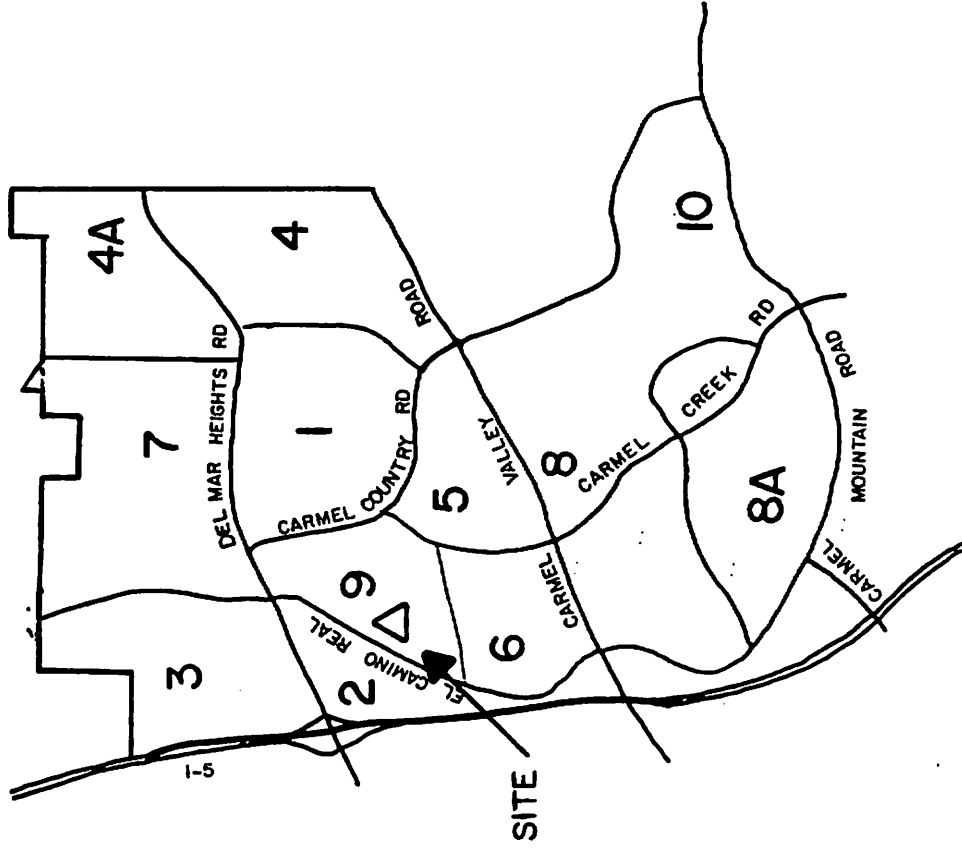
L=land purchase D=design C=construction

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

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

SCHEDULE: AS FOLLOW:

PARK	LAND	DESIGN	CONSTRUCTION
CIP-29-625.0	FY 1989-90	FY 1991	FY 1992
POOL	----	FY 1997	FY 1998
CIP-29-626.0	----	FY 1992	FY 1993
RECREATION BUILDING	----		
CIP-29-626.0			



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-2

TITLE: COMMUNITY PARK - SOUTH

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION		ENGR/CONSTR		FY 1995		FY 1996		FY 1998		FY 1999		FY 2005		FY 2006	
COSTS:		LAND 4,800,000		2,400,000		2,400,000		200,000		2,500,000		200,000		1,800,000	
FUNDING:	SOURCE	EXPEND/ENCUMB		CONT APPROP		L		D		C		D		C	
4,800,000	NCA-S					2,400,000									
2,700,000	PARK														
2,000,000	BLDG														
0															
0															
0															
9,500,000	TOTAL	0		0		2,400,000		200,000		2,500,000		200,000		1,800,000	

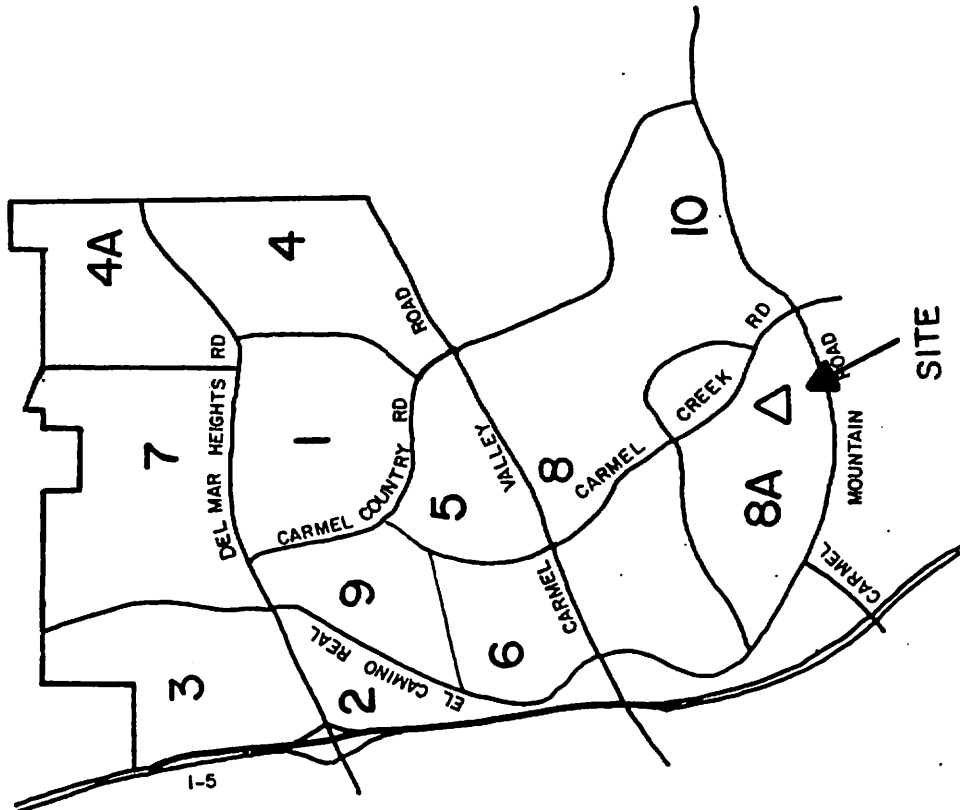
L=land purchase D=design C=construction

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. THESE COSTS INCLUDE THE SORRENTO HILLS AREA SHARE.

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		DESIGN		CONSTRUCTION	
		FY 1995, FY 1996	----	FY 1998	FY 1999	FY 2005	FY 2006



PROJECT: 21-3

TITLE: FIRE STATION

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: FIRE DEPARTMENT
COSTS: LAND

ENGR/CONSTR 1,750,000

FUNDING:
1,750,000 *

EXPEND/ENCUMB
122,000

CONF APPROP
1,628,000

FY 1991

FY 1992

FY 1993

FY 1994

5661 YA

FY 1996

5

1,750,000 TOTAL

1,628,000

0

10

0

0

10

C

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

C=construction

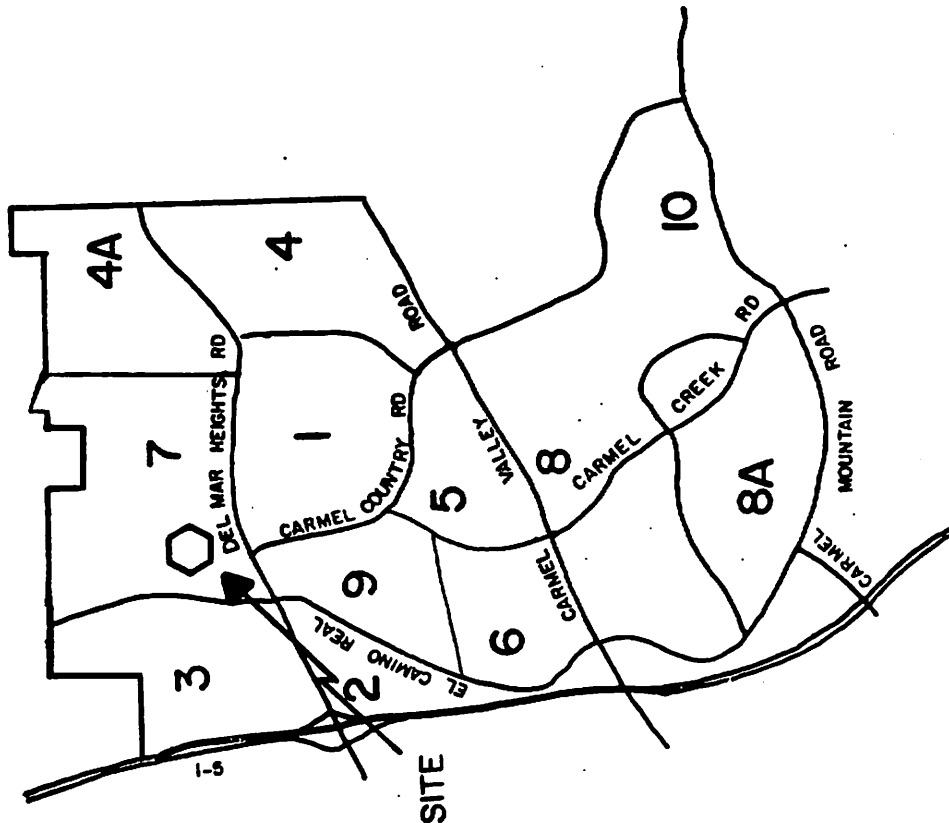
E=engineering

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

15 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



PROJECT: 21-4

TITLE: NORTH CITY WEST LIBRARY

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: LIBRARY DEPARTMENT
COSTS: LAND

[illegible]

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

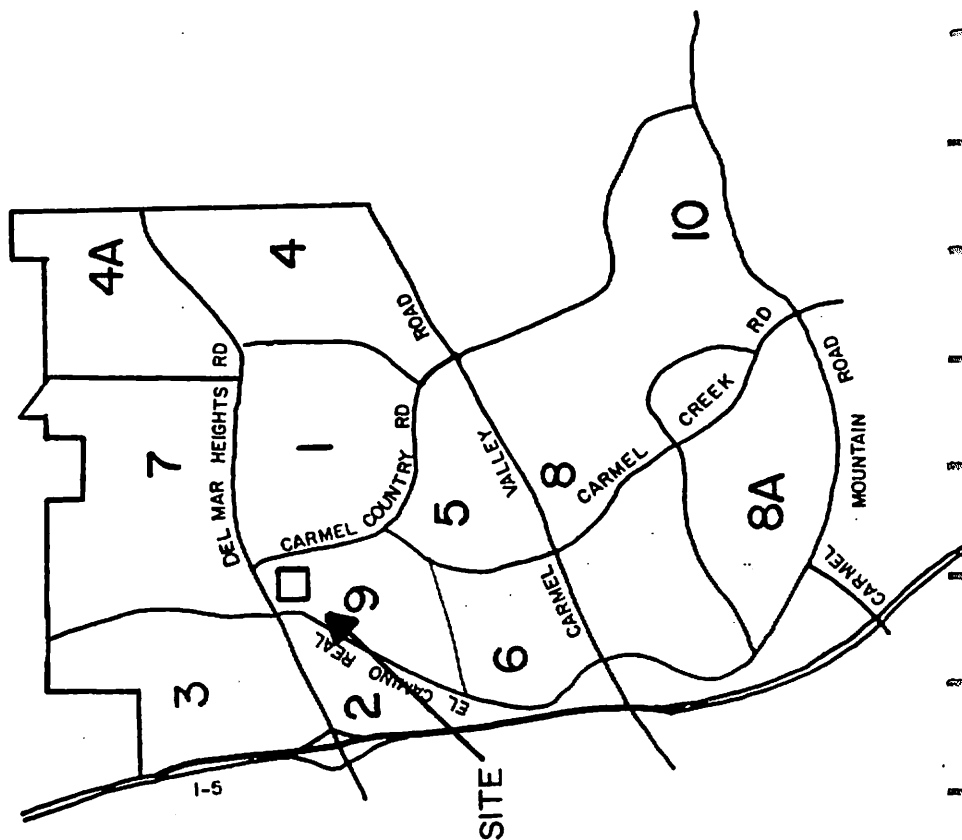
DESCRIPTION: CONSTRUCTION OF A 13,000 SQUARE FOOT LIBRARY ON A 1.5 ACRE SITE.

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

**** 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				ENGR/CONSTR		FY 1991	
COSTS:		LAND	775,000				
FUNDING:	SOURCE	EXPEND/ENCUMB	COST APPROP				
	FBA	775,000	275,000				
	STATE						
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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-5B

TITLE: PARK AND RIDE - TRANSPORTATION CENTER

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

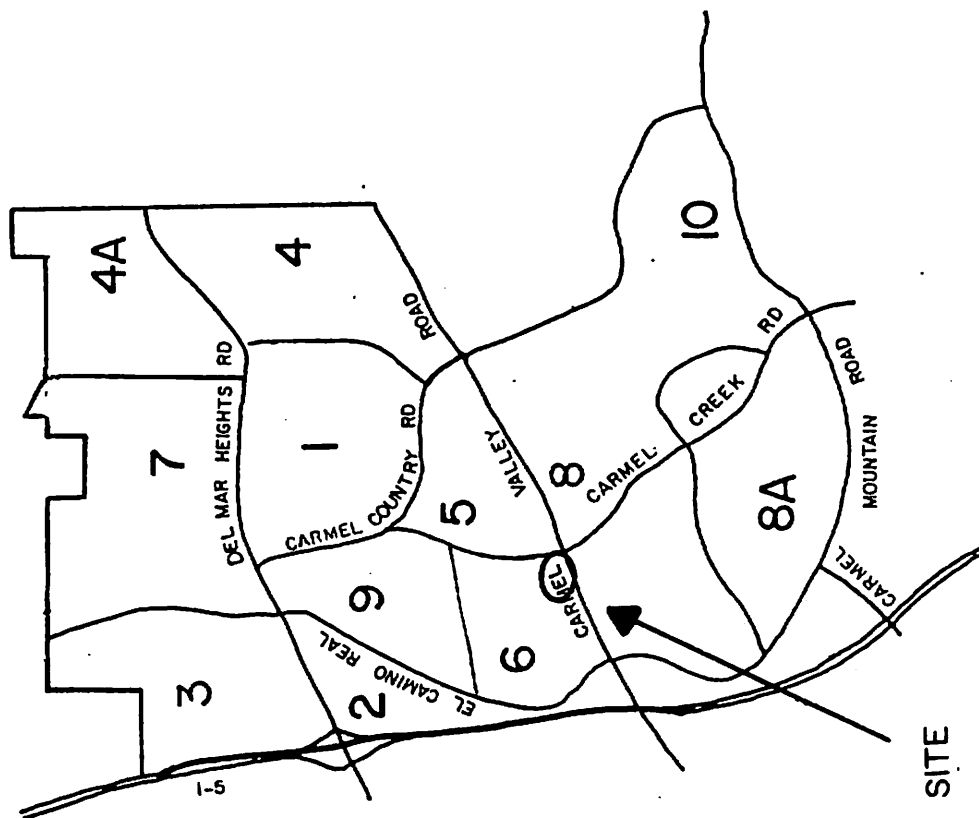
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENGR/CONSTR		FY 1991		FY 1992		FY 1999	
COSTS:	LAND	820,000	CONT APPROP			820,000			
FUNDING:	SOURCE								
820,000	(NCM-S)								
290,000	STATE								
0									
0									
0									
0									
1,110,000	TOTAL	0	0	0	0	820,000	0	0	0
						L			C
									290,000

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 CARMEL CREEK).

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

SCHEDULE: LAND FY 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	9,360,000	ENGR/CONSTR	5,040,000				
COSTS:		LAND	9,360,000	ENGR/CONSTR	5,040,000				
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1993	FY 1997	FY 1998		
	FBA								
	NE#3	3,070,000							
	NE#5	3,200,000							
	NE#1	3,430,000	3,430,000		2,900,000	200,000	1,600,000		
	NE#4	4,700,000							
	TOTAL	6,270,000	DLC	0	2,900,000	0	200,000	D	1,600,000
					L			C	1,600,000

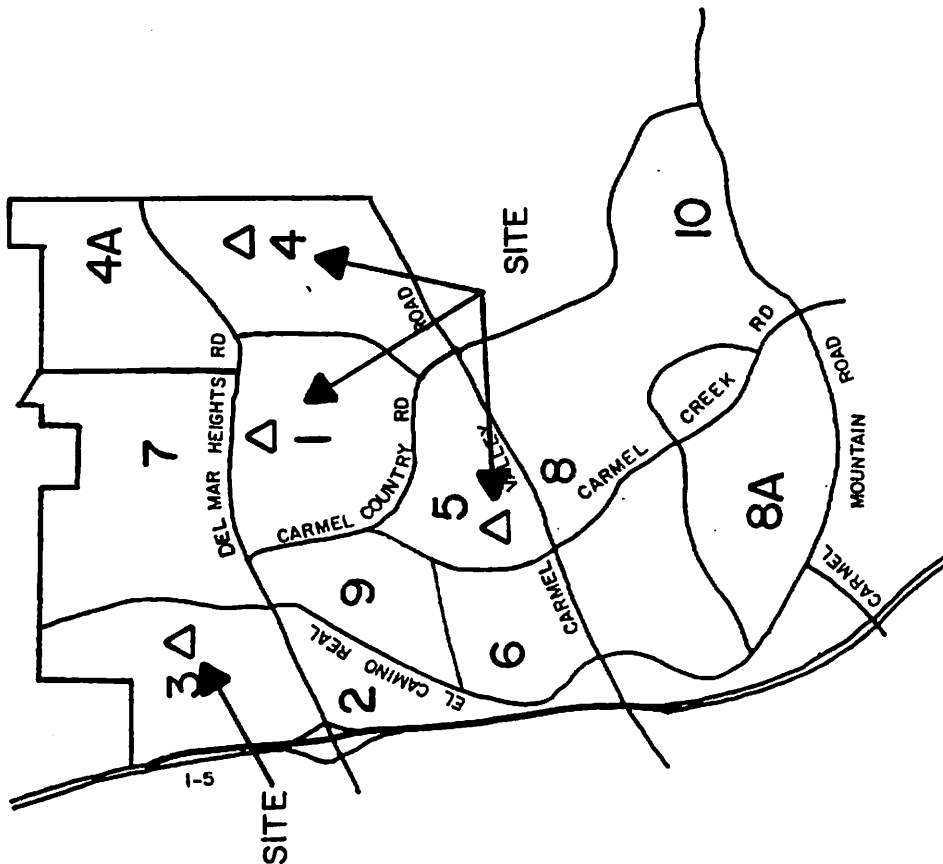
L=land purchase D=design C=construction E=engineering

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

	LAND	DESIGN	CONSTRUCTION
NEIGHBORHOOD 1 (CIP NO. 29-415.0)	FY 1991	FY 1991	FY 1991
NEIGHBORHOOD 3 (CIP NO. 29-589.0)	FY 1988	FY 1988	FY 1988
NEIGHBORHOOD 4 (CIP NO. 29-628.0)	FY 1993	FY 1997	FY 1998
NEIGHBORHOOD 5 (CIP NO. 29-598.0)	FY 1987	FY 1988	FY 1988



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	CONT APPROP	
3,800,000	NCW-S			FY 1991
0				2,300,000
0				
0				
0				
0				
3,800,000	TOTAL	0	0	L
				2,300,000
			D	100,000
			C	1,400,000
				0
				0

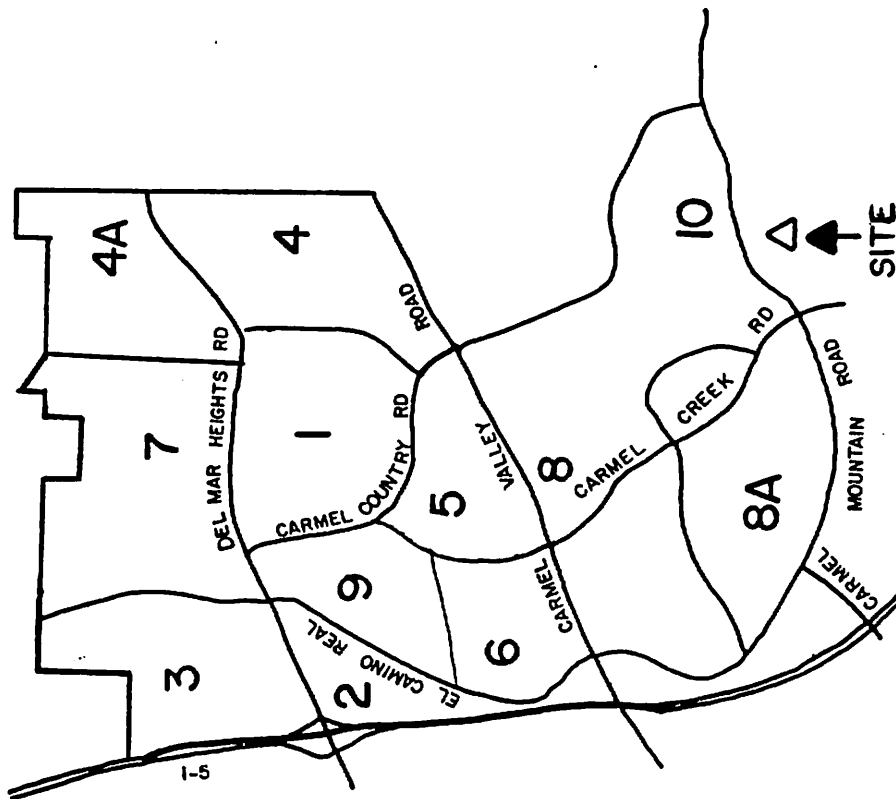
L=land purchase D=design C=construction

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
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Green Valley

TITLE: WATER TRANSMISSION LINE - PHASE 1

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-8

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

DEPARTMENT: WATER UTILITIES		ENGR/CONSTR		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995		FY 1996	
COSTS:		LAND													
FUNDING:	SOURCE	EXPEND/ENCUMB	COMB APPROP												
8,505,816	FBA	265,980		4,879,836		600,000		2,460,000		300,000					
0															
0															
0															
0															
8,505,816	TOTAL	DC 265,980	0	DC 4,879,836		C 600,000		C 2,460,000		C 300,000		0		0	

L=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 AND CONSTRUCTION WILL BE ACCELERATED BY DEVELOPER FOR FBA REIMBURSEMENT IN YEARS INDICATED ABOVE.

- | | | | |
|--------------|---------|---------|---------|
| A: | B: | C: | D: |
| FY 1990 | FY 1990 | FY 1988 | FY 1990 |
| CONSTRUCTION | FY 1990 | FY 1989 | FY 1990 |
- A) FROM DEL MAR HEIGHTS ROAD TO CARMEL CENTER ROAD. (7,400 +/- FEET) (REACH 8)
- B) FROM CARMEL CENTER ROAD TO PORTION IN SORRENTO VALLEY ROAD. (REACHES 3-7)
- C) PORTION IN SORRENTO VALLEY ROAD (2,600 +/- FEET). (REACH 2)
- D) FROM SORRENTO VALLEY ROAD TO MIRA MESA BOULEVARD. (REACH 1. IS A SUBDIVISION RESPONSIBILITY OF DEVELOPERS IN THE MIRA MESA COMMUNITY AND IS NOT SHOWN AS PART OF THIS PROJECT)

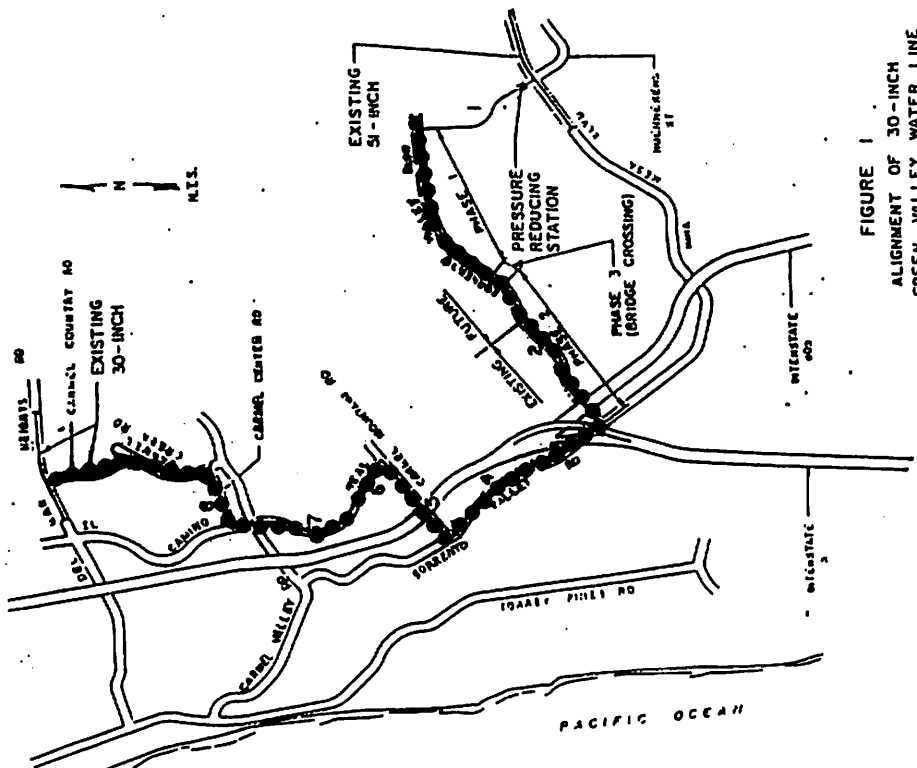


FIGURE 1
ALIGNMENT OF 30-INCH
GREEN VALLEY WATER LINE

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

DEPARTMENT: WATER UTILITIES		ENGR/CONSTR		3,700,000	
COSTS:					
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1999	FY 2000
3,700,000	(NCA-S)			110,000	2,190,000
0					
0					
0					
0					
0					
3,700,000	TOTAL	0	0	D 110,000	DC 1,400,000
					C 2,190,000
					0
					0

L=land purchase D=design C=construction

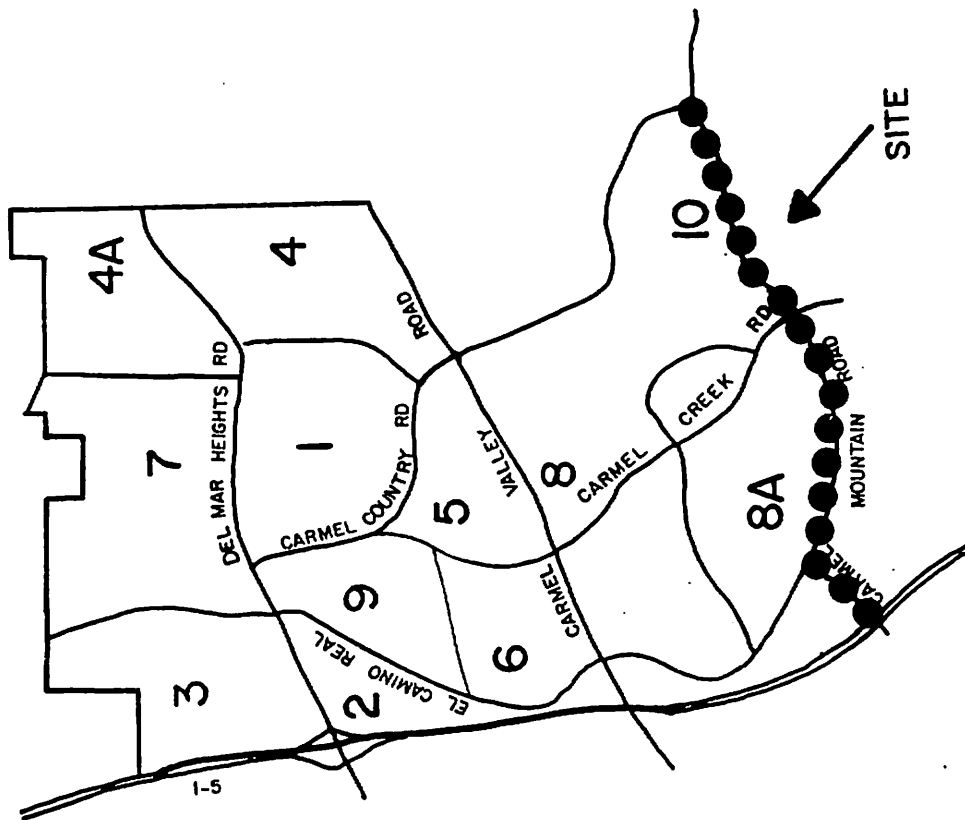
DESCRIPTION: CONSTRUCTION OF A TRANSMISSION WATER LINE EAST OF I-5, ALONG THE ALIGNMENT OF CARMEL MOUNTAIN ROAD, TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA.

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:	B:
	FY 1999	FY 2000
CONSTRUCTION	FY 2000	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		ENGR/CONSTR		494,800													
COSTS:		LAND															
FUNDING:	SOURCE	EXPEND/ENCUMB		CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996							
		CAP/OUTLAY															
247,400		247,400															
247,400	FBA	247,400															
0																	
0																	
0																	
0																	
494,800	TOTAL		494,800		0	0	0	0	0	0							

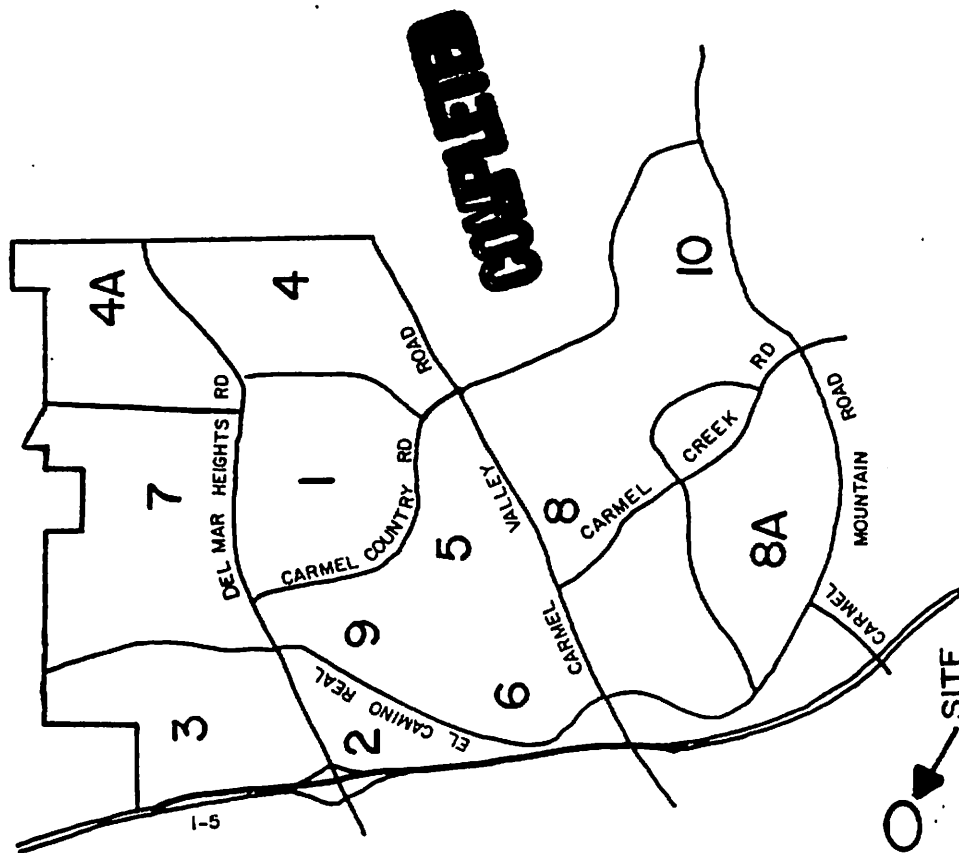
L=land purchase D=design C=construction

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

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

COST BREAKDOWN: COSTS FOR ALL COMPONENTS OF CONSTRUCTION WERE CALCULATED BASED ON ENGINEER'S ESTIMATE AND CONSULTATION WITH UTILITIES DEPARTMENT. SEE AGREEMENT RR-259158.

COMPLETED



PROJECT: 21-11

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

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND

4,877,000

FUNDING:
3,986,000
853,000
38,000
0
0
0

SOURCE	EXPEND/ENCUMB
FBA	3,986,000
STATE	853,000
PAC-BELL	38,000

8

4,877,000

[illegible]

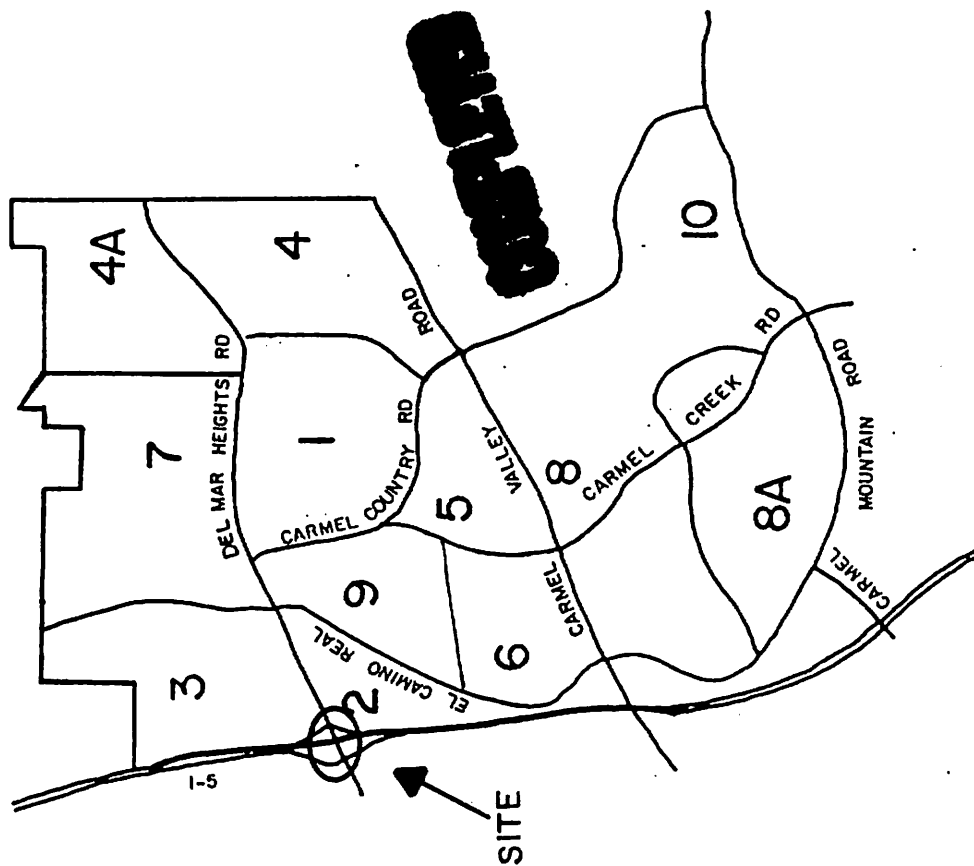
L=land purchase D=design C=construction

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: COMPLETED

CIP NO. 52-326.0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-12

TITLE: HARTFIELD AVENUE

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

256,840

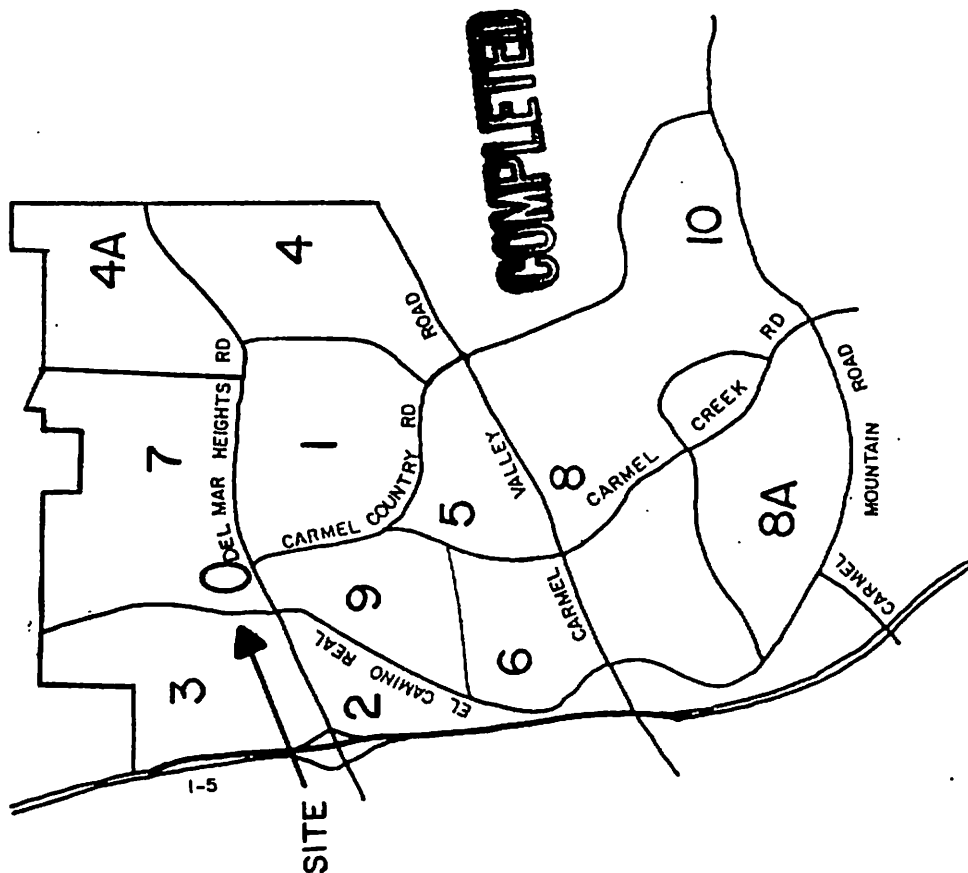
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
256,840	FBA		256,840						
0									
0									
0									
0									
0									
256,840	TOTAL	0	DC 256,840	0	0	0	0	0	0

I=land purchase D=design C=construction

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

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: COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

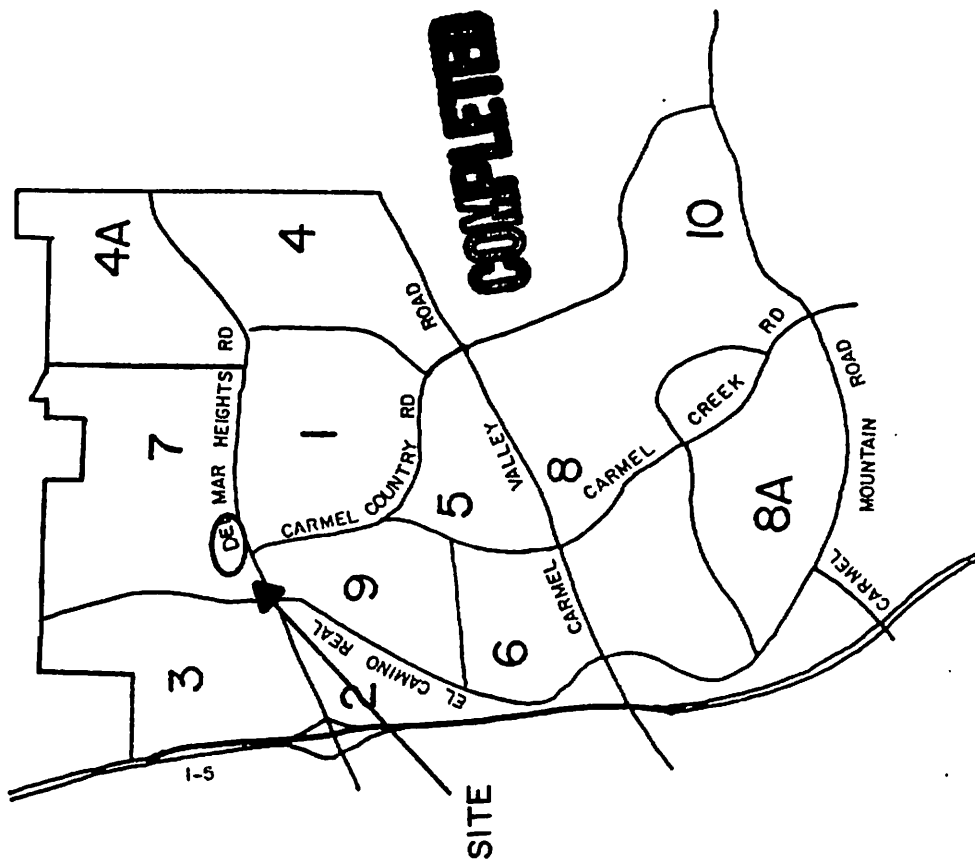
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENGR/CONSTR		160,000		FY 1990		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995	
COSTS:		LAND															
		SOURCE		EXPEND/ENCUMB		CONT APPROP											
FUNDING:		160,000		160,000													
		FBA															
		0															
		0															
		0															
		0															
		0															
TOTAL		160,000		160,000		0		0		0		0		0		0	

L=land purchase D=design C=construction

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

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

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

620,000

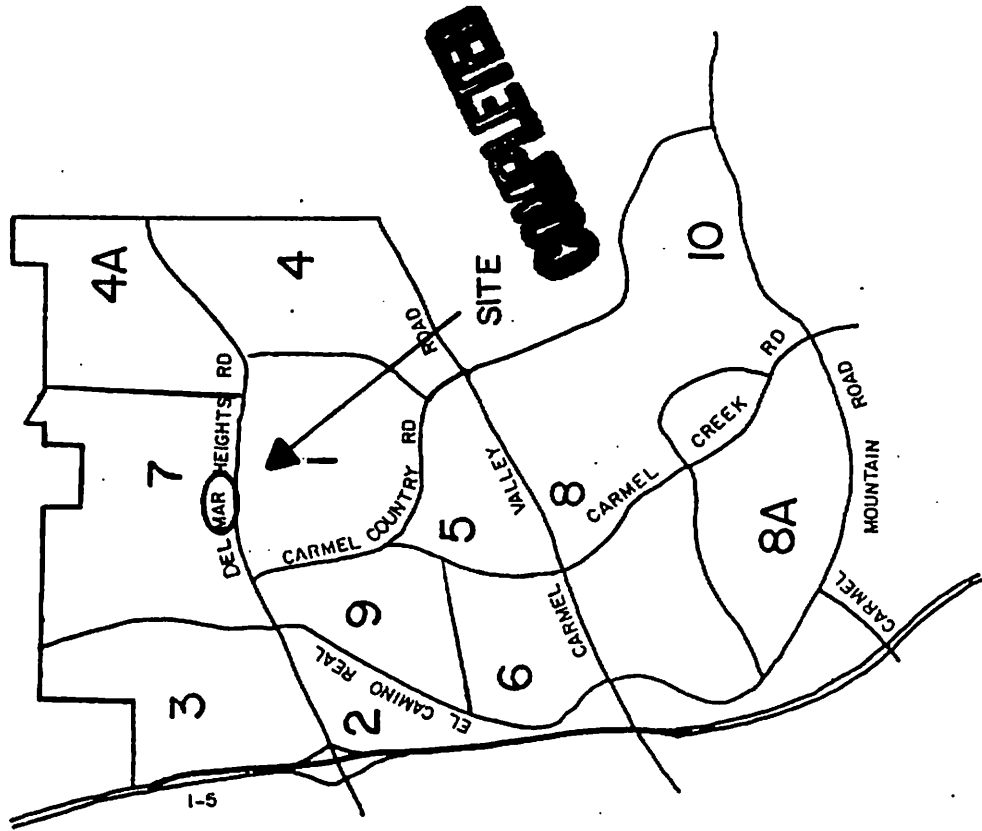
FUNDING:	SOURCE	EXPEND/ENCOMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
620,000	FBA	620,000							
0									
0									
0									
0									
0									
TOTAL		620,000	0	0	0	0	0	0	0

I=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 TORREY PINES HIGH SCHOOL. THE CONSTRUCTION OF THIS PORTION OF ROADWAY WILL BE FUNDED BY THE FBA.

SCHEDULE: COMPLETED



COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT OF ENGINEERING AND DEVELOPMENT - STREETS

FY 1991

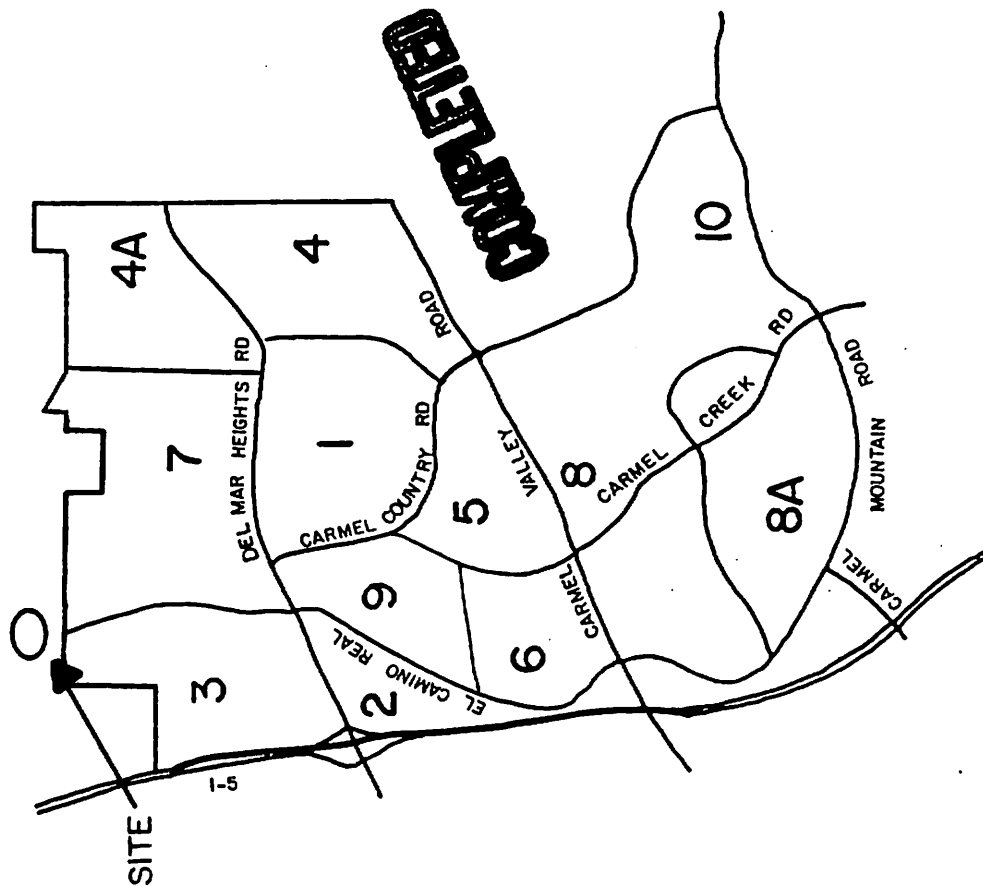
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L=land purchase D=design C=construction

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 3,800,000 ENGR/CONSTR 12,300,000

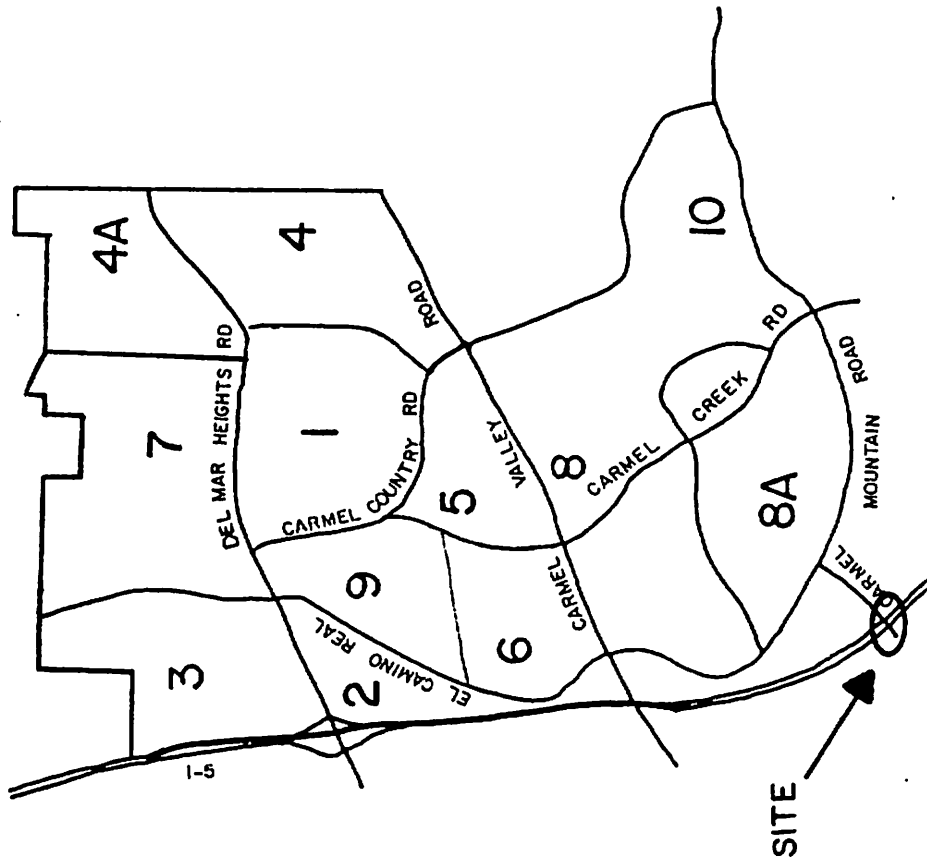
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
2,420,000	FBA (NCM-N)			680,000	1,740,000				
4,040,000	(NCM-S)			4,040,000					
9,640,000	(SOPR.)			9,640,000					
0									
0									
0									
16,100,000	TOTAL	0	0	DLC 14,360,000	C 1,740,000	0	0	0	0

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 AND FY 1992.



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		ENGR/CONSTR		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995		FY 1996	
COSTS:	LAND	9,270,000													
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP												
10,770,000	FBA*		3,950,000												
0	TRANSNET/CALTRANS**														
0															
0															
0															
0															
0															
10,770,000	TOTAL	0	DL 3,950,000	DL 6,820,000											

L=land purchase D=design C=construction

DESCRIPTION: ACQUIRE NEEDED RIGHT-OF-WAY FOR THE ROUTE 56 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 1989, DESIGN AND ADDITIONAL LAND ACQUISITION
IN FY 1989.

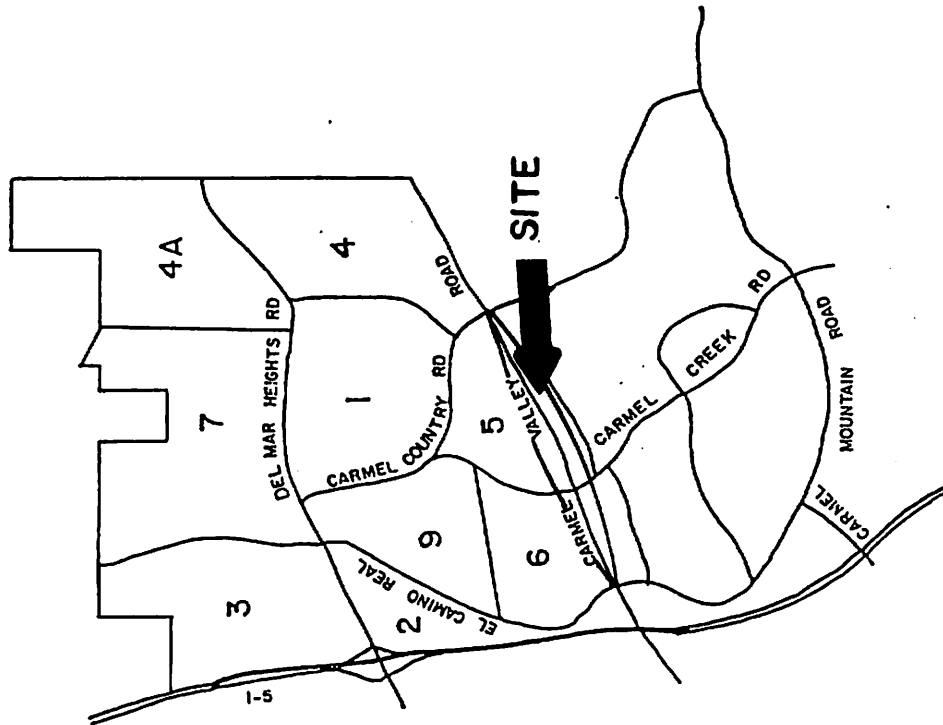
SCHEDULE: DESIGN AND LAND IN FY 1990, DESIGN AND ADDITIONAL LAND IN FY 1991.

CIP NO. 52-356.0

**IN A SUBSEQUENT YEAR SORRETO HILLS AND NORTH CITY WEST-SOUTH WILL REIMBURSE
NORTH CITY WEST-NORTH FBA THEIR FAIR-SHARE CONTRIBUTION.

**NORTH CITY WEST FBA WILL ADVANCE THE FULL COST OF THE CYREP DESIGN.
TRANSNET AND CALTRANS WILL REIMBURSE NORTH CITY WEST THEIR FAIR SHARE OF
THE DESIGN COST. THE NORTH CITY WEST FBA SHARE OF THAT COST HAS BEEN
ESTIMATED TO BE APPROXIMATELY \$400,000.

NCW North
South
S.Hill IN
Little young
Transnet/CALTRANS



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
COSTS: LAND ENGR/CONSTR 620,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991
370,000	FBA (NCM-N)	370,000		
155,000	* (NCM-S)	155,000		
95,000	* (SRR.)	95,000		
0				
0				
0				
620,000	TOTAL	DC 620,000	0	0

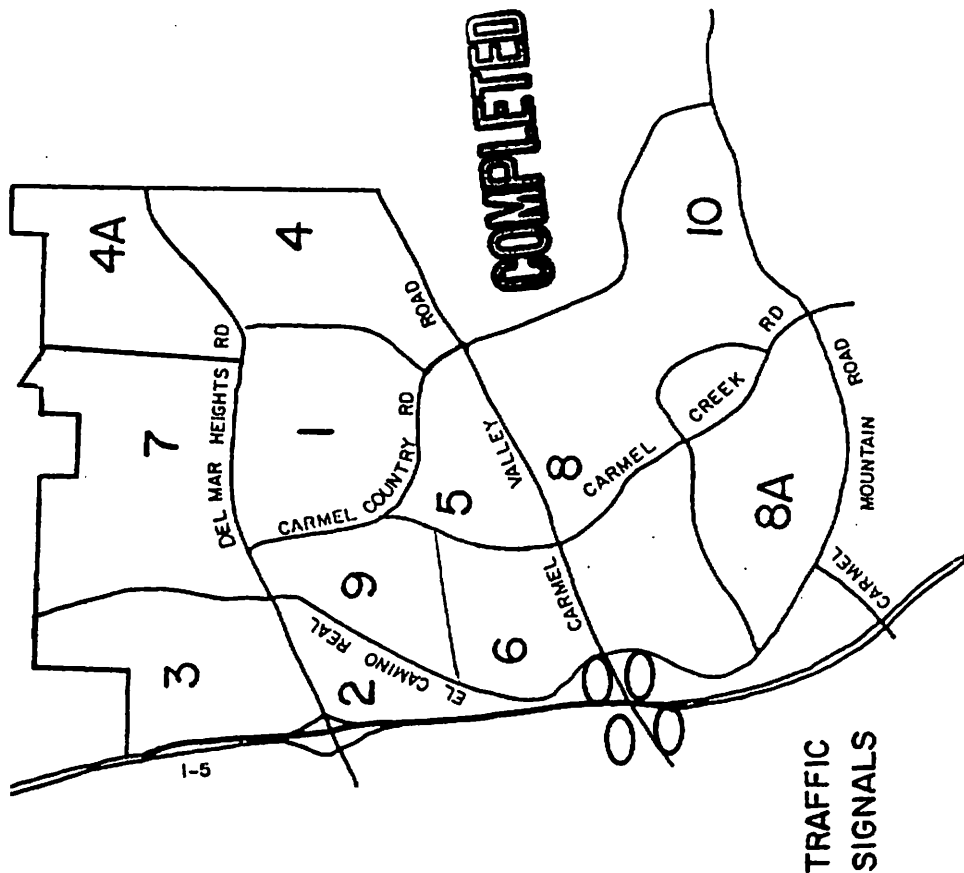
L=land purchase D=design C=construction

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

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

SCHEDULE: COMPLETED.

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



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-19

TRAFFIC SIGNAL AT FREEWAY 5 AND DEL MAR HEIGHTS ROAD

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 73,795

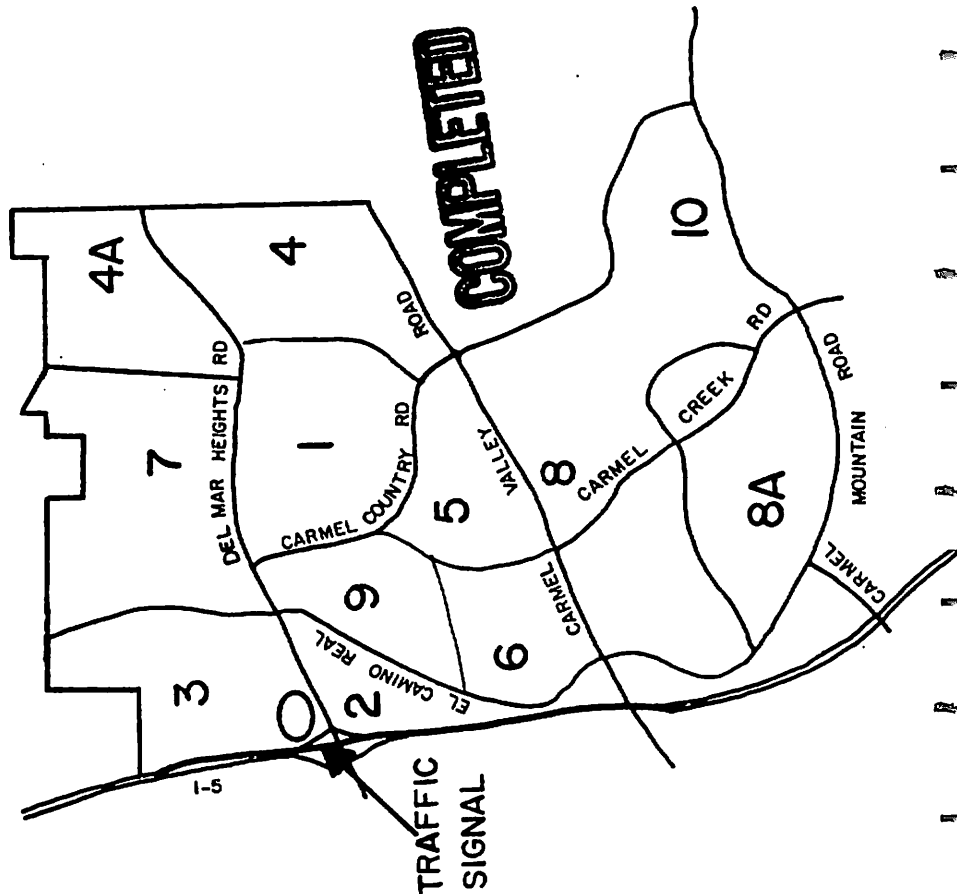
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP							
73,795	FBA	73,795								
0										
0										
0										
0										
0										
73,795	TOTAL	DC 73,795	0	0	0	0	0	0	0	0

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.



PROJECT: 21-20

TITLE: WIDEN CARMEL VALLEY ROAD OPPOSITE WESTERLY TO FREEWAY RAMPS

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS	LAND	50,000	ENGR/CONSTR	156,452
COSTS:				
FUNDING:	SOURCE	EXPEND/ENCUMB	CORT APPROP	FY 1991
175,484	FBA (NCH-N)	175,484		
30,968	(SOPP.)	30,968		
0				
0				
0				
0				
		DLC		
206,452	TOTAL	206,452	0	0

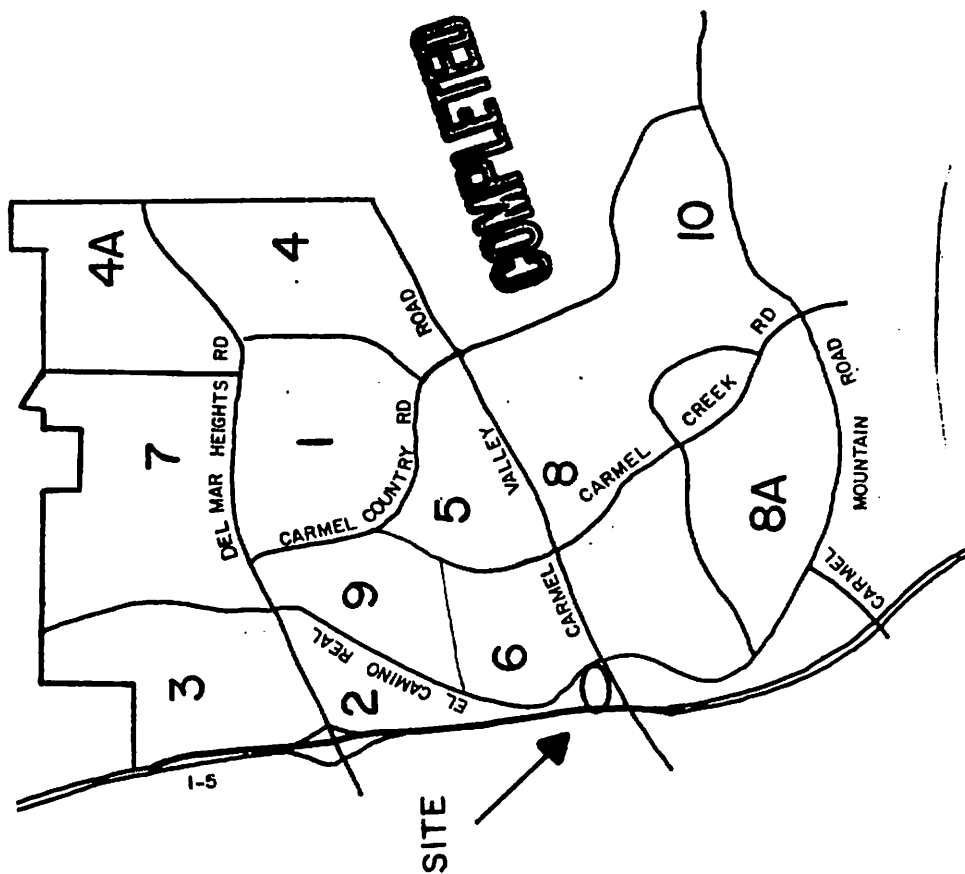
0

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 CARREL 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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND ENGR/CONSTR 7,500,000

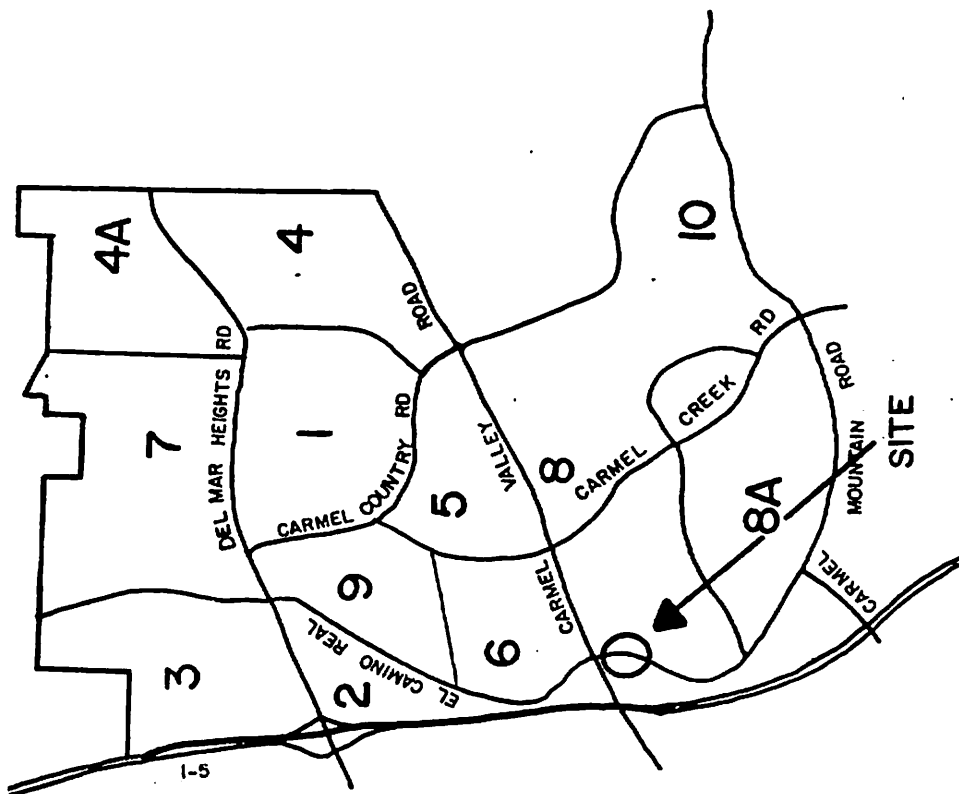
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY *
3,750,000	(NCW-S)			500,000	3,250,000
3,750,000	(SRR)			500,000	3,250,000
0					
0					
0					
7,500,000	TOTAL	0	0	D 1,000,000	DC 6,500,000

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 1,200,000 ENGR/CONSTR

FUNDING:	SOURCE	EXPEND/ENCUMB	COST APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
1,200,000	FBA			700,000	500,000				
0									
0									
0									
0									
1,200,000	TOTAL	0	0	700,000	500,000	0	0	0	0
				L	L				

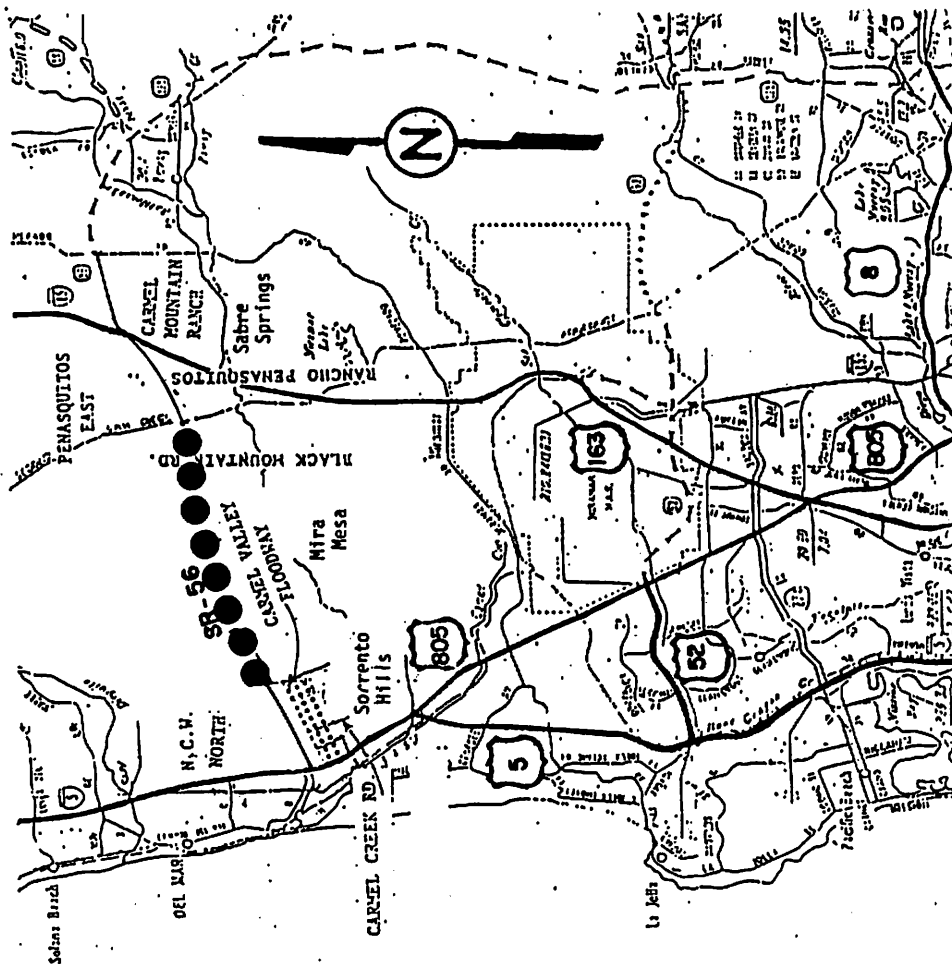
L=land purchase D=design C=construction

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, CARREL 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 \$4,770,000, AND THIS COMMUNITY'S FAIR SHARE IS \$1,200,000.

SCHEDULE: ACQUISITION OF RIGHT OF WAY IS SCHEDULE 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
COSTS: LAND ENGR/CONSTR

170,000

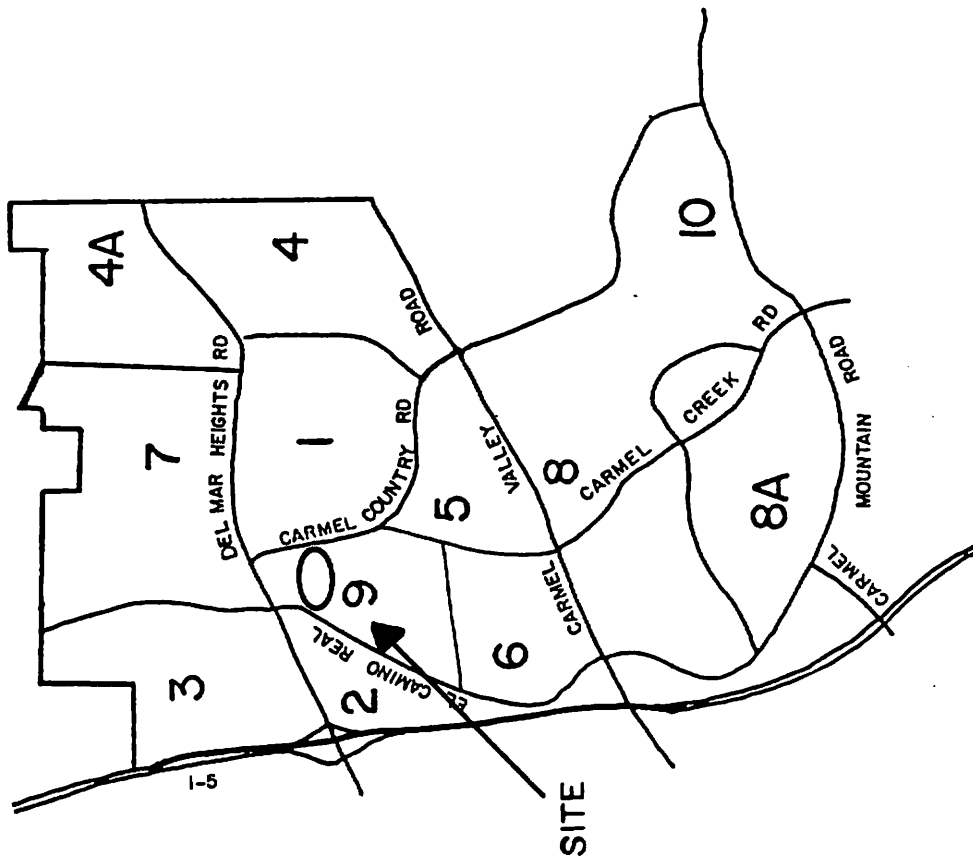
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993
170,000	FBA		170,000			
0						
0						
0						
0						
170,000	TOTAL	0	DC 170,000	0	0	0

L=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.

36 SCHEDULE: CONSTRUCTION IN FY 1990.



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 815,000

FUNDING:	SOURCE	EXPEND/ENCUMB	COMT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
815,000	FBA				815,000				
0									
0									
0									
0									
0									
815,000	TOTAL	0	0	0	815,000	0	0	0	0

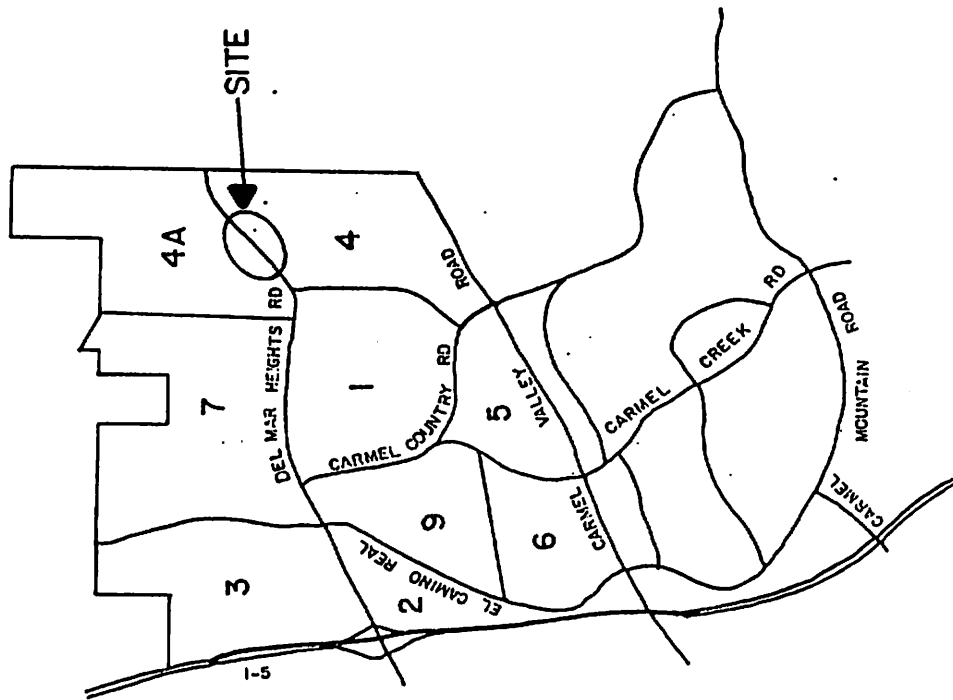
DC

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). TO A 6-LANE MAJOR STREET WITH CLASS II BIKE LANES.

JUSTIFICATION: THIS PROJECT IS CONSISTENT WITH THE COMMUNITY PLAN.

SCHEDULE: CONSTRUCTION IN FY 1992.



CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

PROJECT: 21-30

TITLE: MINI PARK #1 IN NEIGHBORHOOD #1

COUNCIL DISTRICT: 1
COMMUNITY PLAN:
INITIAL SCHEDULE:

DEPARTMENT: PARK AND RECREATION
COSTS:

	SOURCE	EXPEND/ENCUMB	ENGR/CONSTR	400,000
FUNDING:				
1,300,000	FBA			
0				
0				
0				
0				
0				
1,300,000	TOTAL	0	0	DLC 1,300,000

FY 1996

FY 1995

FY 1994

FY 1993

FY 1992

FY 1991

CONTR APPROP

ENGR/CONSTR

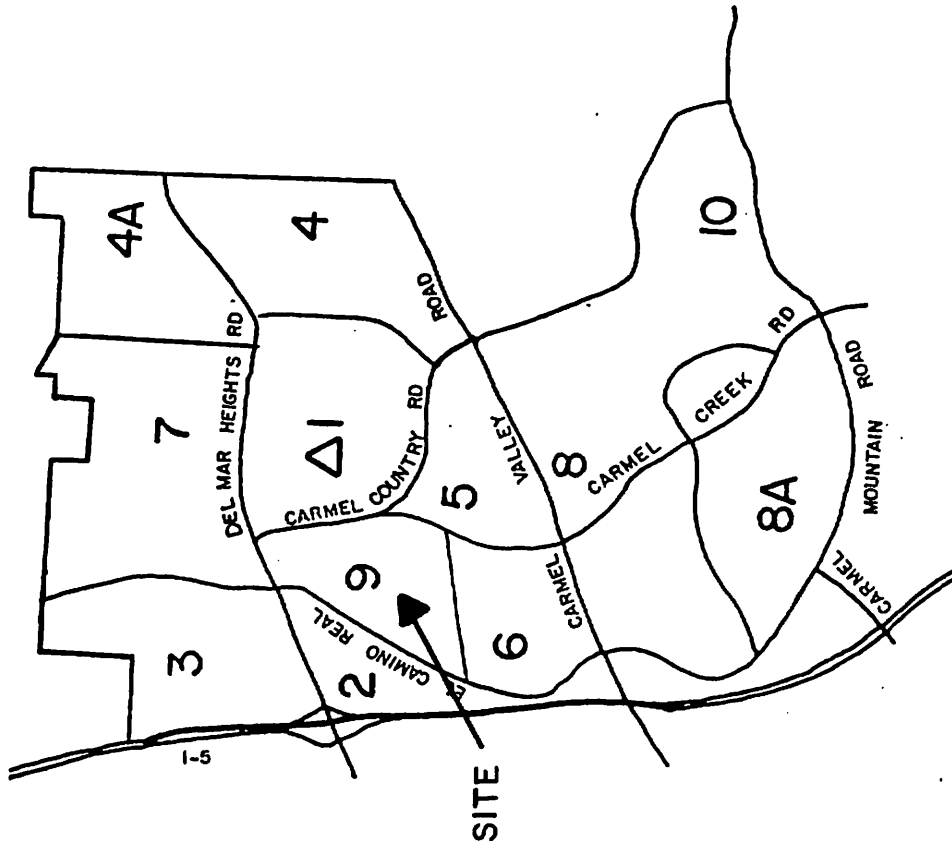
400,000

L-land purchase D-design C-construction

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

L = \$900,000
D,C = \$400,000

CIP NO. 29-627



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-31

TITLE: WILLOW II MINIPARK, NEIGHBORHOOD #1

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

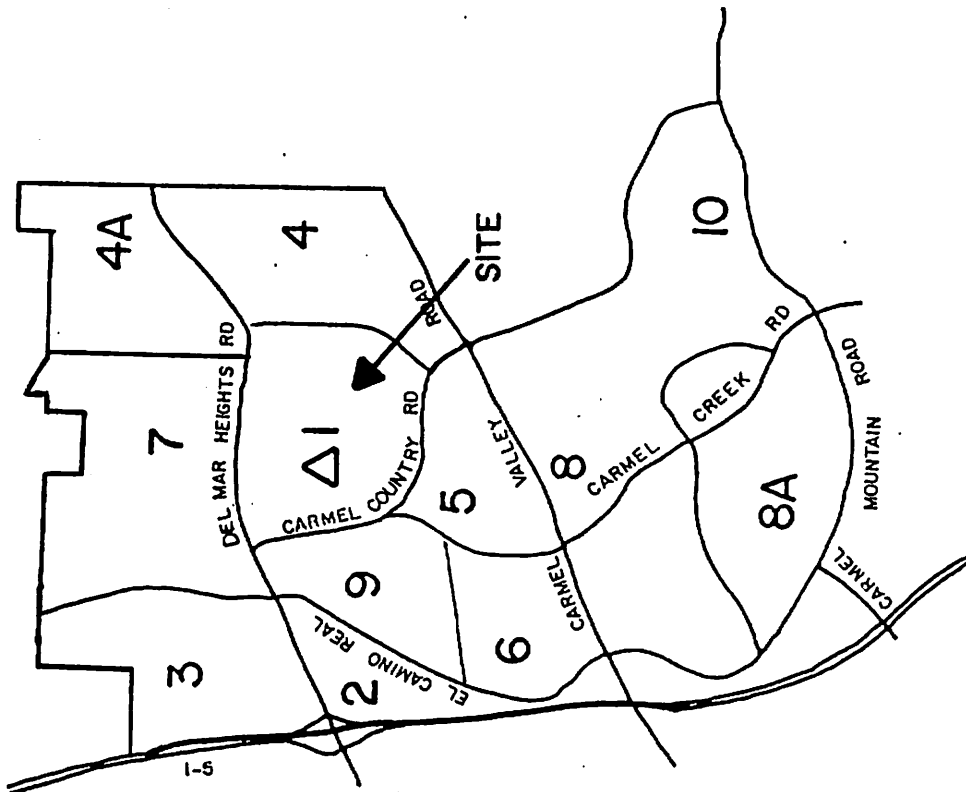
DEPARTMENT: PARK AND RECREATION				LAND	300,000	ENGR/CONSTR	140,000
COSTS:							
FUNDING:	SOURCE	EXPEND/ENCUMB	COST APPROP				FY 1991
	FBA		440,000				
	FBA						
440,000							
0							
0							
0							
0							
0							
TOTAL		0	DLC 440,000				0
-----				-----			
				I-land purchase	D=design	C=construction	

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR THE ACQUISITION AND DEVELOPMENT OF A MINI PARK IN NEIGHBORHOOD #1. PARK WILL BE APPROXIMATELY 1.1 ACRE IN SIZE.

L = \$300,000
D,C = \$140,000

CIP NO. 29-627.0



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

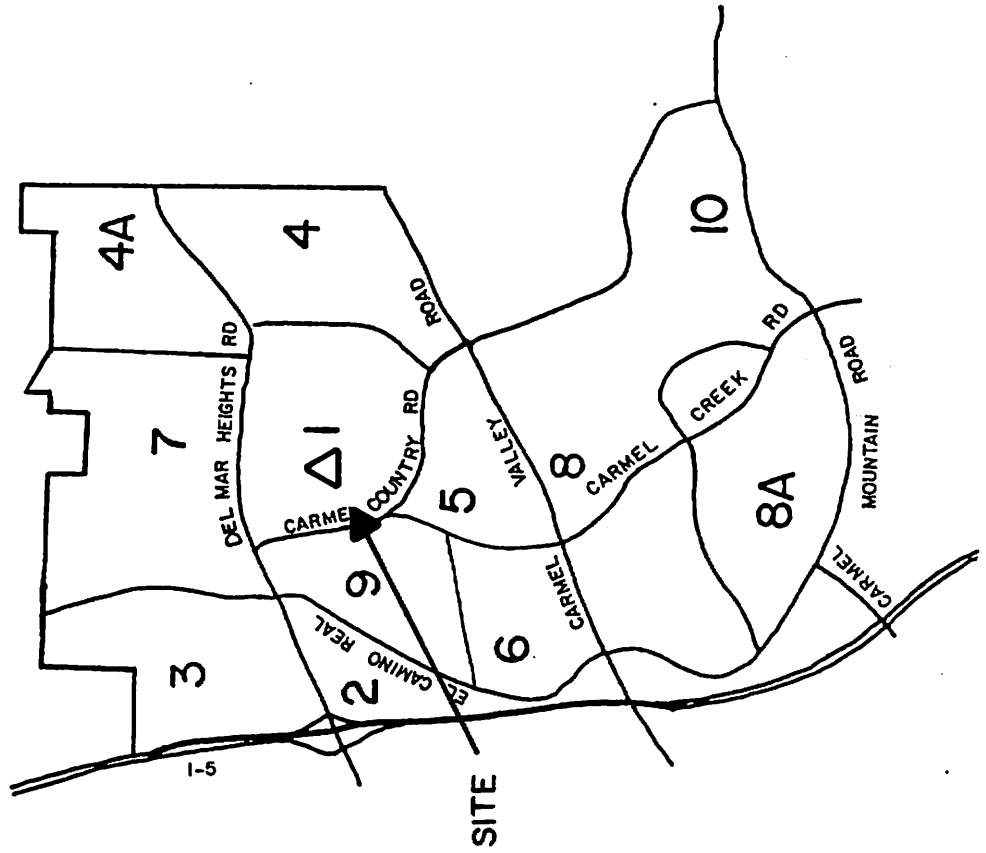
TITLE: SEABRIDGE MINIPARK, NEIGHBORHOOD #1

DEPARTMENT: PARK AND RECREATION		LAND	400,000	ENGR/CONSTR	150,000										
COSTS:															
FUNDING:	SOURCE	EXPEND/ENCUMB	COMT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996						
550,000	FBA			400,000	150,000										
0															
0															
0															
0															
0															
550,000	TOTAL	0	0	L 400,000	DC 150,000	0	0	0	0						

L=land purchase D=design C=construction

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

L = \$400,000
D,C = \$150,000



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: 21-35

TITLE: NEIGHBORHOOD PARK - NEIGHBORHOOD 7

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
2,500,000	FRA		2,500,000						
0									
0									
0									
0									
2,500,000	TOTAL	0	DLC 2,500,000	0	0	0	0	0	0

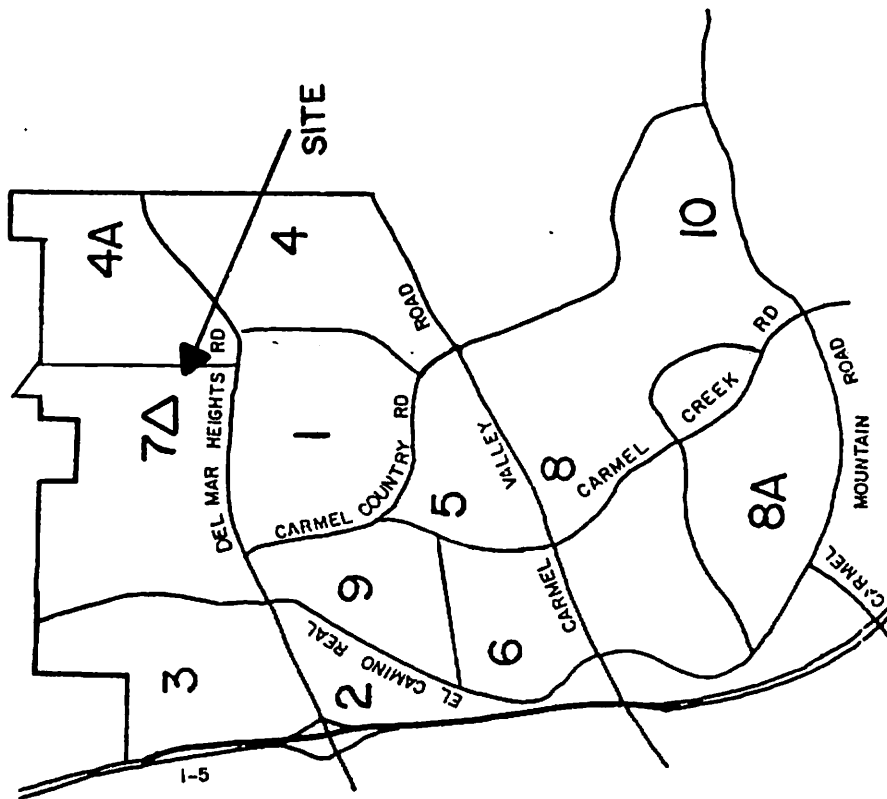
L=land purchase D=design C=construction

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 NCW 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

PROJECT: 21-36A,B,C

TITLE: TRAFFIC SIGNALS

COUNCIL DISTRICT 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

310,000

FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995
310,000	SUBDIV	310,000							
0									
0									
0									
0									
0									
310,000	TOTAL	310,000	0	0	0	0	0	0	0

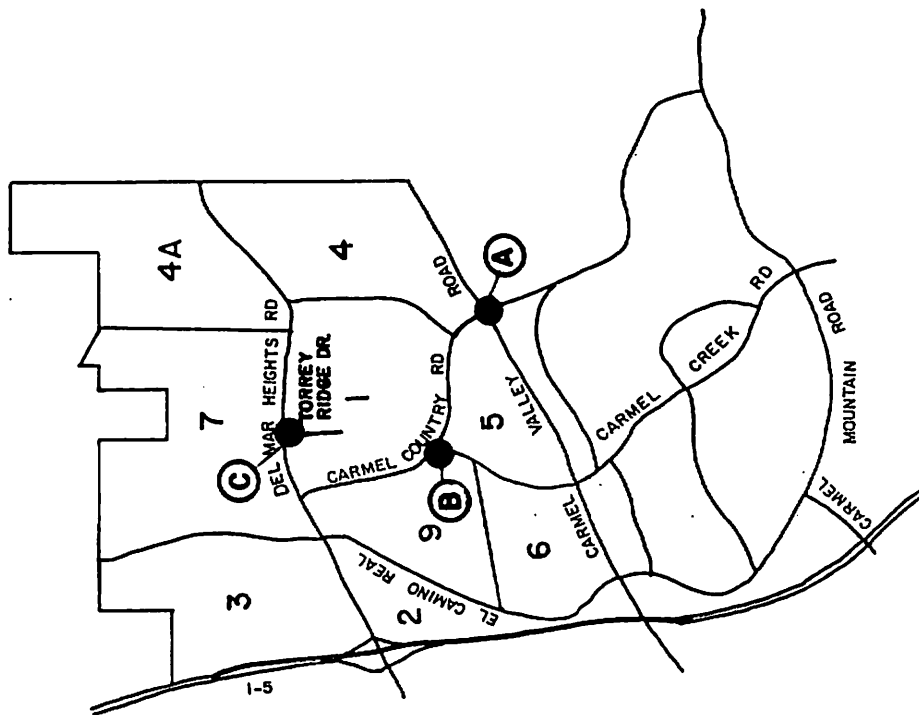
L=land purchase D=design C=construction

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 90 120,000
B FY 89 COMPLETED
C FY 88 COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

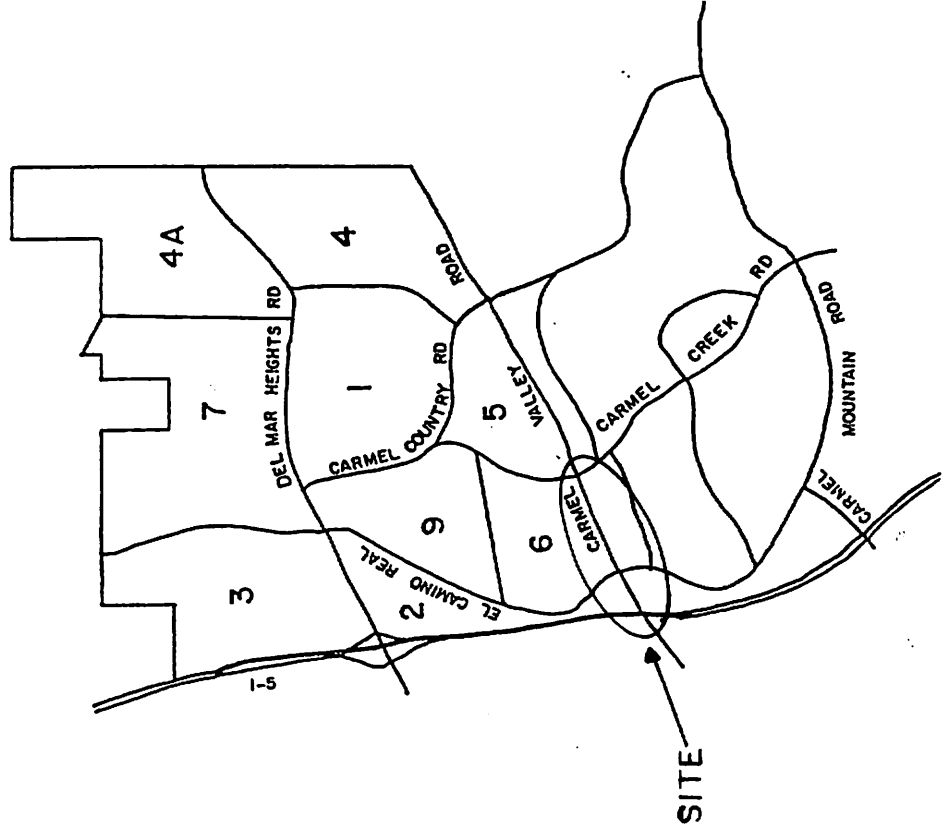
DEPARTMENT: ENGINEERING AND DEVELOPMENT - TRAFFIC CONTROL								
COSTS:		LAND	2,200,000	ENGR/CONSTR	12,700,000			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994
2,200,000	SUBDIVISION		2,200,000					
12,700,000	STATE		1,500,000	11,200,000				
0								
0								
0								
0								
14,900,000	TOTAL	0	3,700,000	11,200,000				

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: 21-39

TITLE: SR-56 FREEWAY FROM 600' EAST OF CARMEL CREEK ROAD TO EASTERN COMMUNITY PLAN BOUNDARY NCM PHASE II

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 2,450,000 ENGR/CONSTR 10,000,000

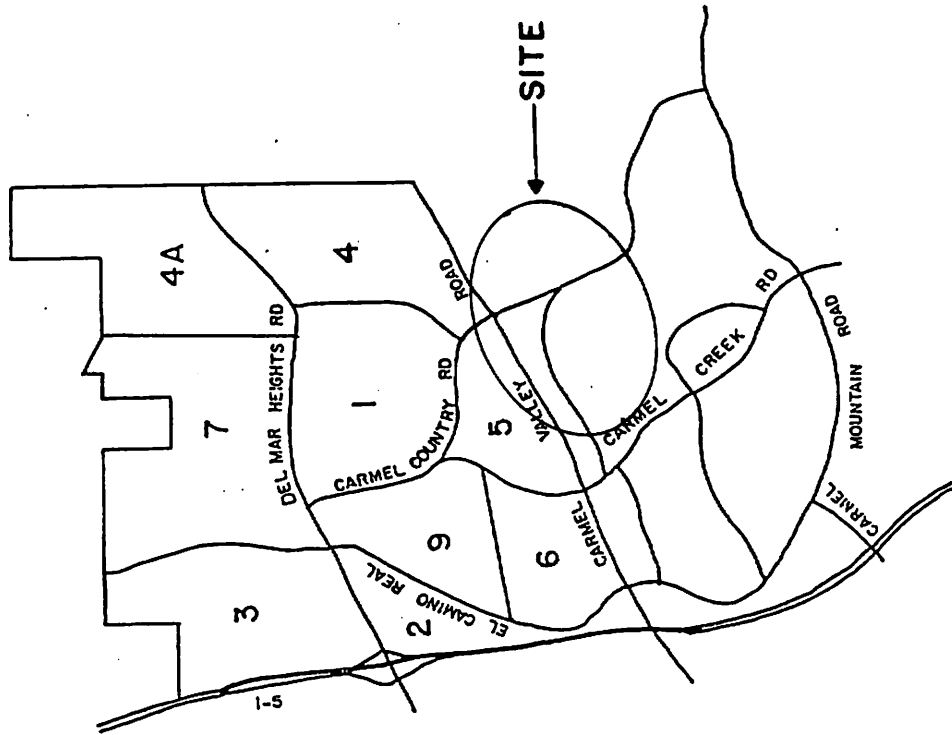
FUNDING:	SOURCE	EXPEND/ENCUMB	COST APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
12,450,000	SUBDIVISION			12,450,000					
0									
0									
0									
0									
12,450,000	TOTAL	0	0	12,450,000	0	0	0	0	0
				DLC					

L=land purchase D=design C=construction

DESCRIPTION: THIS PROJECT WILL PROVIDE FOR SR-56 FREEWAY FROM 600' EAST OF CARMEL CREEK ROAD TO EASTERN COMMUNITY PLAN BOUNDARY AS AN INTERIM FACILITY.

JUSTIFICATION: SR-56 IS CONSISTENT WITH THE COMMUNITY AND GENERAL PLAN AND IS A NECESSARY TRANSPORTATION SYSTEM TO SUPPORT THE COMMUNITY.

SCHEDULE: DESIGN FY 91 SUBDIVISION
LAND FY 91 SUBDIVISION
CONSTRUCTION FY 91 SUBDIVISION



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		ENGR/CONSTR		340,000			
FUNDING:		SOURCE		EXPEND/ENCUMB		COST APPROP			
340,000		FBA				340,000			
850,000		SDA				850,000			
0									
0									
0									
0									
1,190,000		TOTAL		0		LDC 1,190,000		0	
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**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: 21-41

TITLE: WATER TRANSMISSION LINE RELOCATION

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

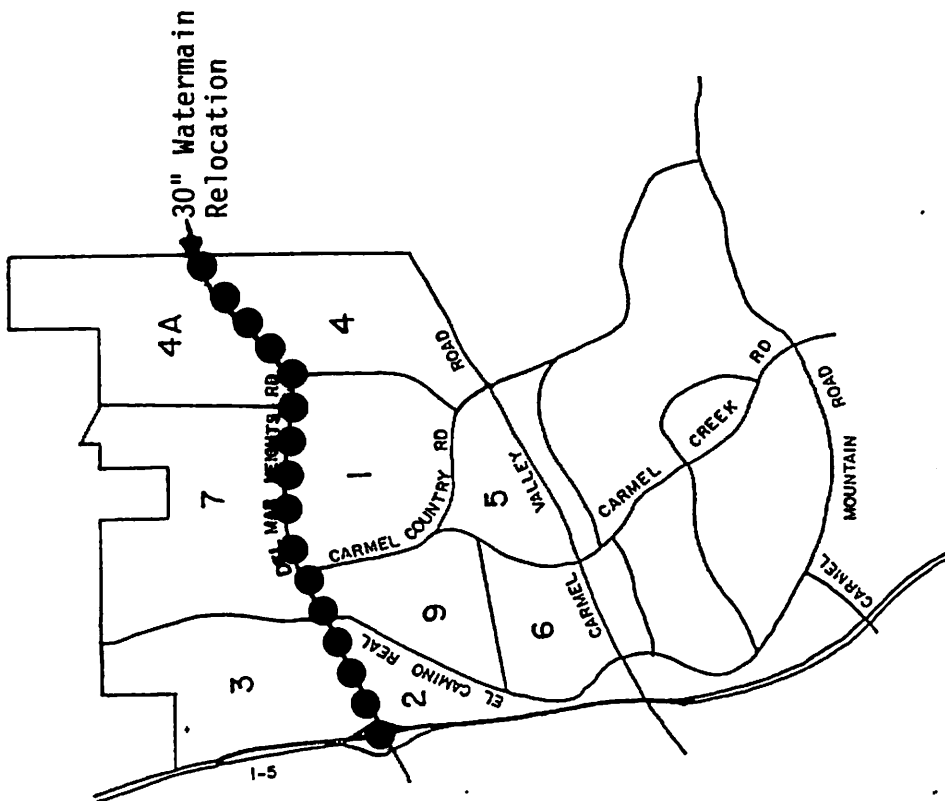
DEPARTMENT: WATER UTILITIES		ENGR/CONSTR		FY 1991		FY 1992		FY 1993		FY 1994		FY 1995		FY 1996	
COSTS:		LAND													
FUNDING:	SOURCE	EXPEND/ENCUMB		COST APPROP											
		FBA													
1,400,000										1,400,000					
0															
0															
0															
0															
0															
1,400,000	TOTAL	0		0						DC 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 1994.



PROJECT: A

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

1,235,000

CONT APPROP

EXPEND/ENCUMB

SOURCE

1,235,000

00 SUBDIVISION

00

00

235

TOTAL

C=construction

D=design

and purchase

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				ENGR/CONSTR		894,000	
COSTS:				LAND	656,000		
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP			FY 1988	
	0 DEVELOPER/ SUBDIVISION	1,550,000					
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CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

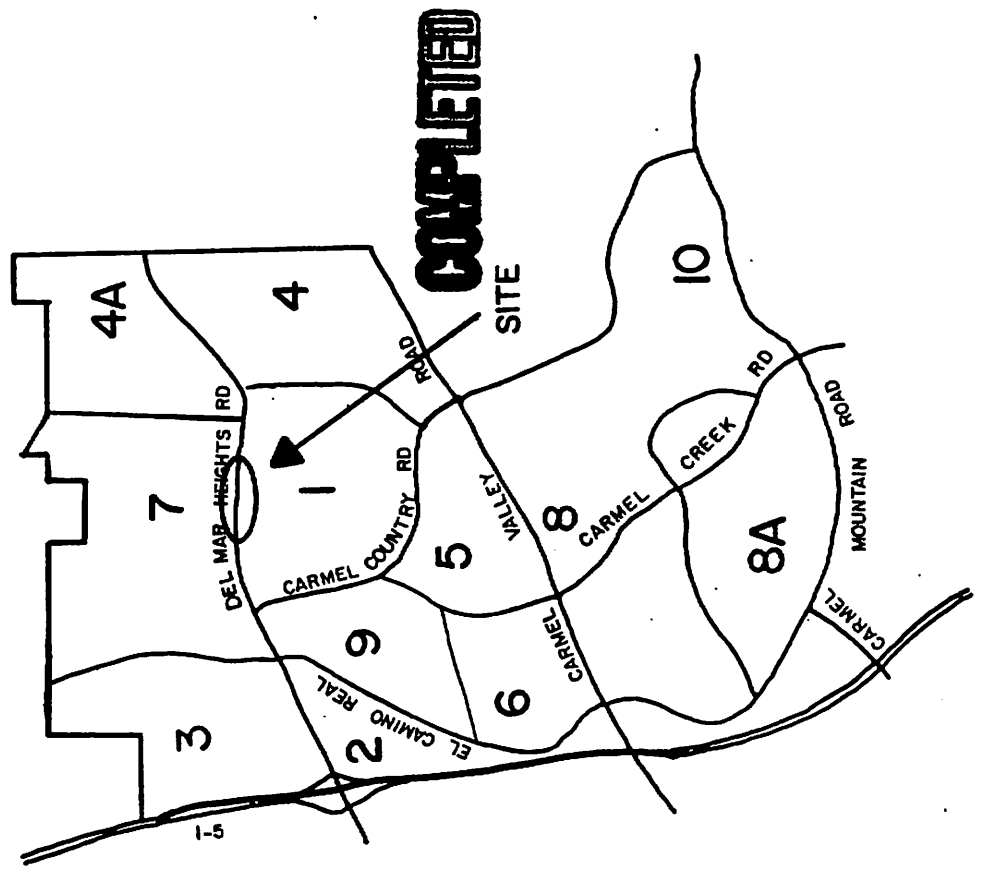
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS				588,000			
COSTS:		LAND	608,000	ENGR/CONSTR			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP				
	0 DEVELOPER/	1,196,000					
	SUBDIVISION						
	0						
	0						
1,196,000	TOTAL	1,196,000	0	0	0	0	0

I=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
COSTS: LAND 2,000,000 ENGR/CONSTR 3,900,000

FUNDING: SOURCE EXPEND/ENCUMB CONT APPROP
0 DEVELOPER/
5,900,000 SUBDIVISION 5,900,000
0
0
0
0

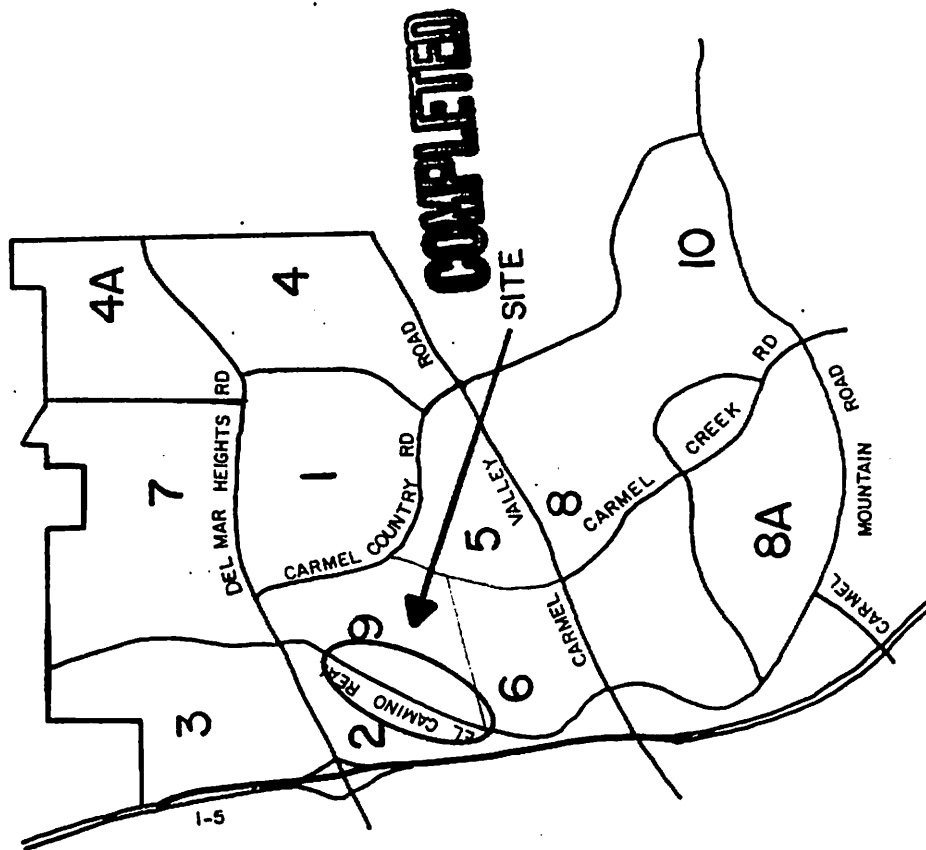
5,900,000	TOTAL	5,900,000	0	0	0	0	0	0
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L=land purchase D=design C=construction

DESCRIPTION: EL CAMINO REAL, FROM DEL MAR HEIGHTS ROAD TO THE SOUTHERN
TERMINUS OF THE EMPLOYMENT CENTER, WILL BE CONSTRUCTED AS A 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: COMPLETED



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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				ENGR/CONSTR		2,790,000	
COSTS:				LAND		1,580,000	
FUNDING:	SOURCE	EXPEND/EXCUMB		CONT APPROP			
		DEVELOPER/ SUBDIVISION					
4,370,000	0	4,370,000					
	0						
	0						
	0						
	0						
4,370,000	TOTAL	LC 4,370,000			0		0
				I=land purchase D=design		C=construction	

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

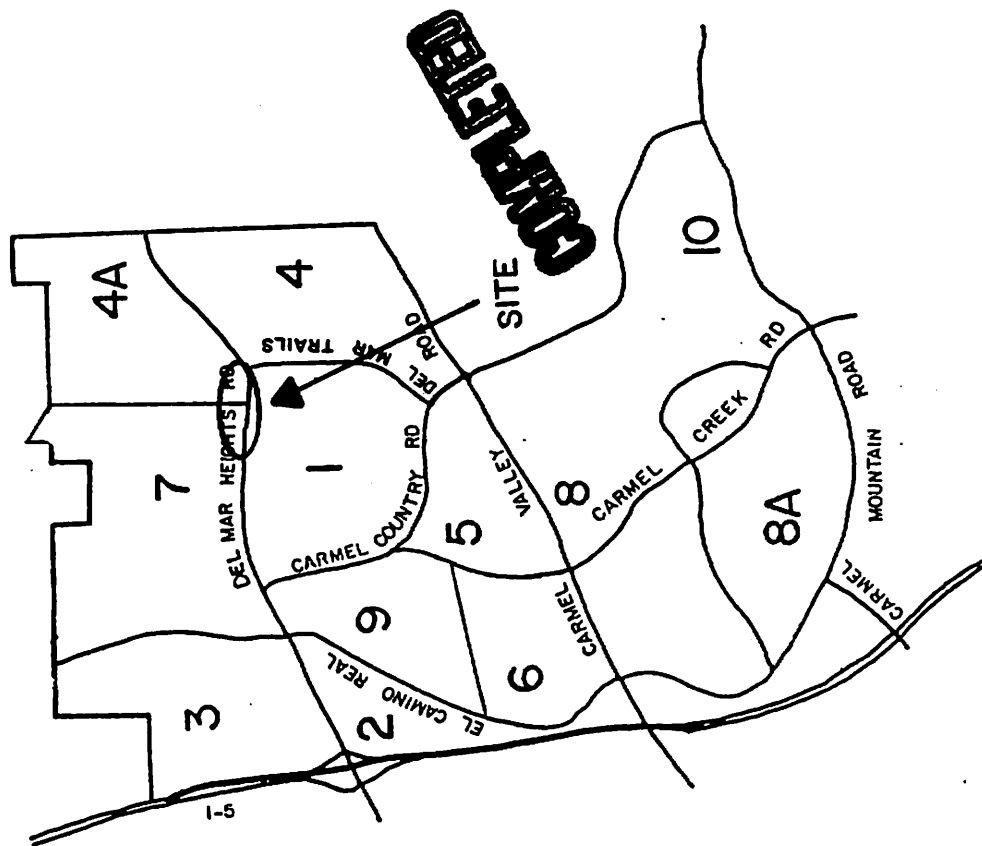
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS				1,640,000			
COSTS:		LAND		ENGR/CONSTR			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP				
2,500,000	DEVELOPER/	2,500,000					
0	SUBDIVISION						
0							
0							
0							
0							
2,500,000	TOTAL	2,500,000		0	0	0	0

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:

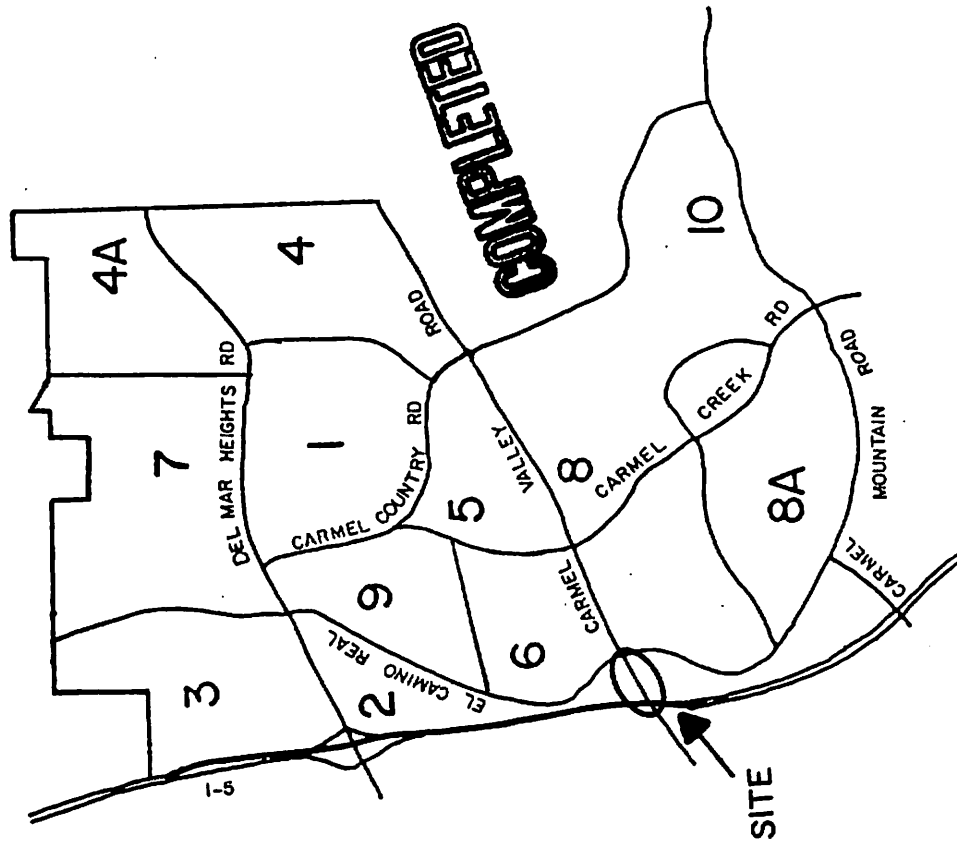
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS					366,000
COSTS:		LAND	200,000	ENGR/CONSTR	
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP		
	0 DEVELOPER/ 566,000 SUBDIVISION	566,000			
	0				
	0				
	0				
	0				
566,000	TOTAL	566,000	0	0	0

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



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	600,000
	ENGR/CONSTR	1,050,000

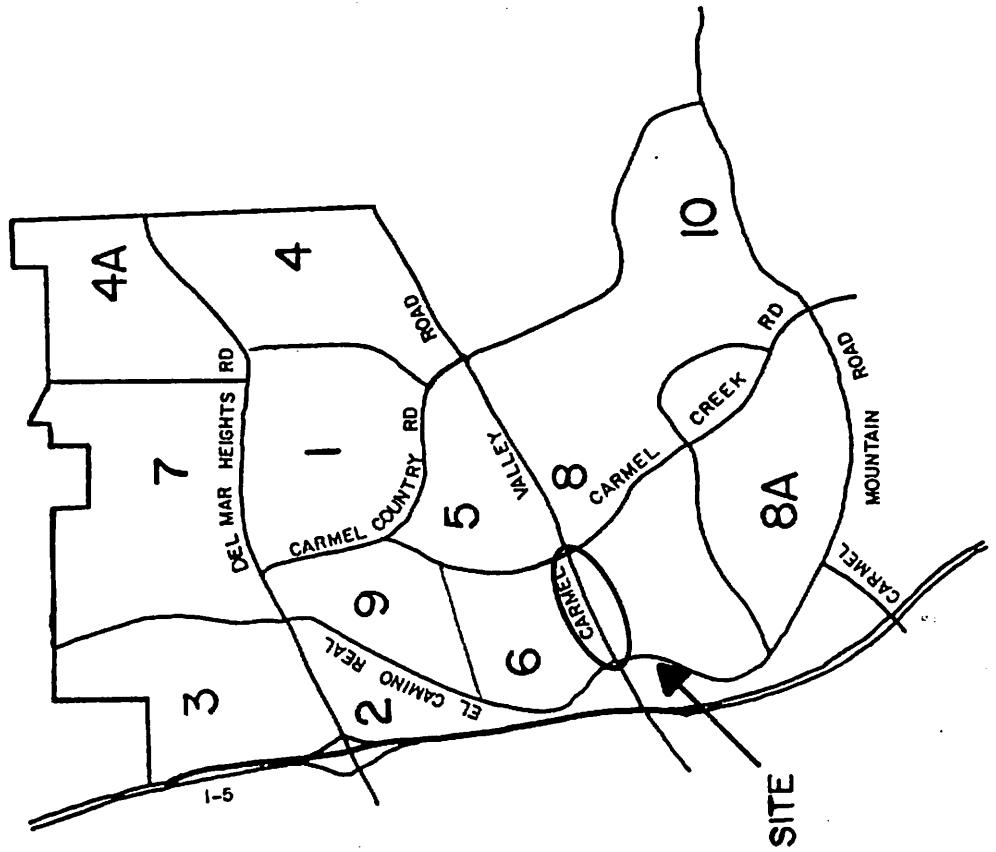
FUNDING:	SOURCE DEVELOPER/ SUBDIVISION	EXPEND/ENCUMB	CONT APPROP
0	0		
1,650,000	0		1,650,000
0	0		
0	0		
0	0		
1,650,000	TOTAL	0	DLC 1,650,000
0			

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 1,260,000 ENGR/CONSTR 2,540,000

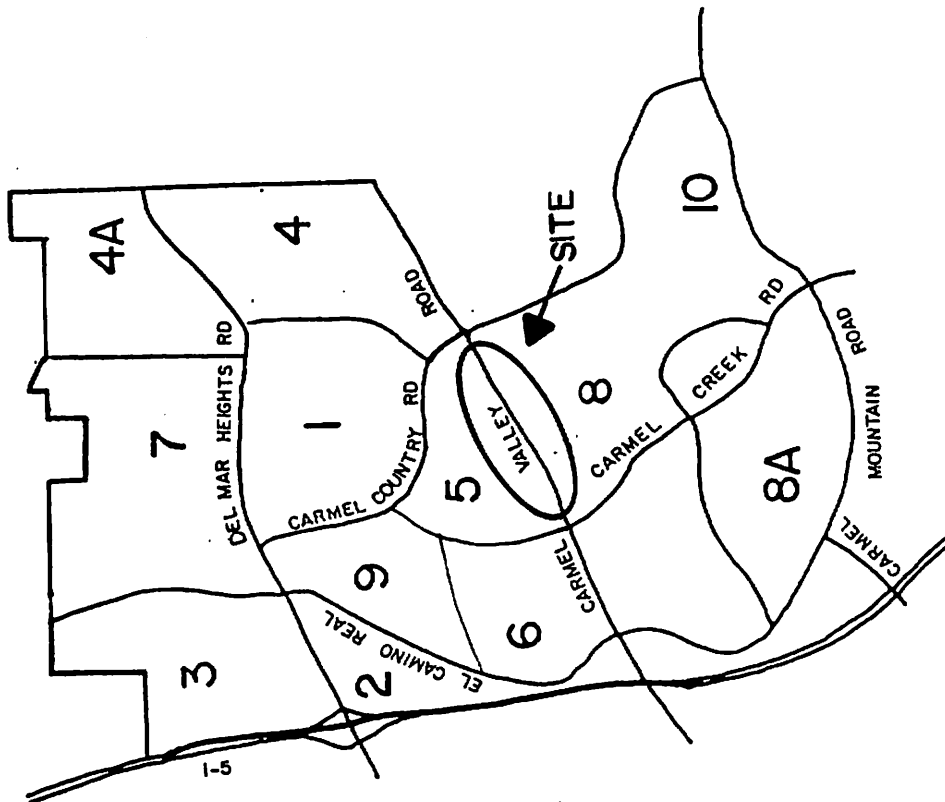
FUNDING:	SOURCE	EXPEND/ENCUMB	CONT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
3,800,000	DEVELOPER/								
0	SUBDIVISION								
0									
0									
0									
0									
3,800,000	TOTAL	0	0	DLC	0	0	0	0	0
				3,800,000					

L=land purchase D=design C=construction

DESCRIPTION: CARMEL VALLEY ROAD, FROM CARMEL CREEK ROAD TO CARMEL COUNTRY ROAD, WILL BE CONSTRUCTED AS A 6-LANE, PRIMARY ARTERIAL 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 1991.



CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: K

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 1,257,600 ENGR/CONSTR 1,784,500

FUNDING: SOURCE EXPEND/ENCUMB CONT APPROP

0 DEVELOPER/
3,042,100 SUBDIVISION 3,042,100

0
0
0
0

3,042,100 TOTAL DLC
3,042,100

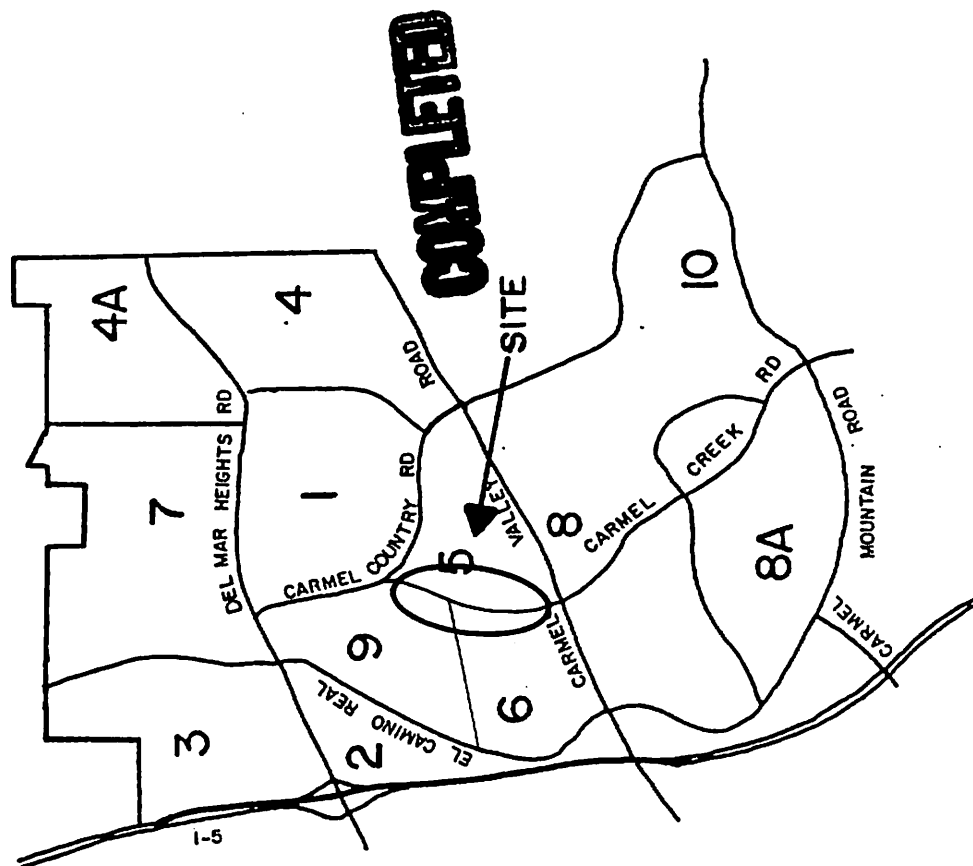
0 0 0 0 0 0 0 0 0 0

L=land purchase D=design C=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



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

	FY 1989
PUNDING:	
SOURCE	EXPEND/ENCUMB
CONF APPROP	

SOURCE

EXPEND/EXCUMB

CONF APPROP

FY 1989

0 DEVELOPER/

•

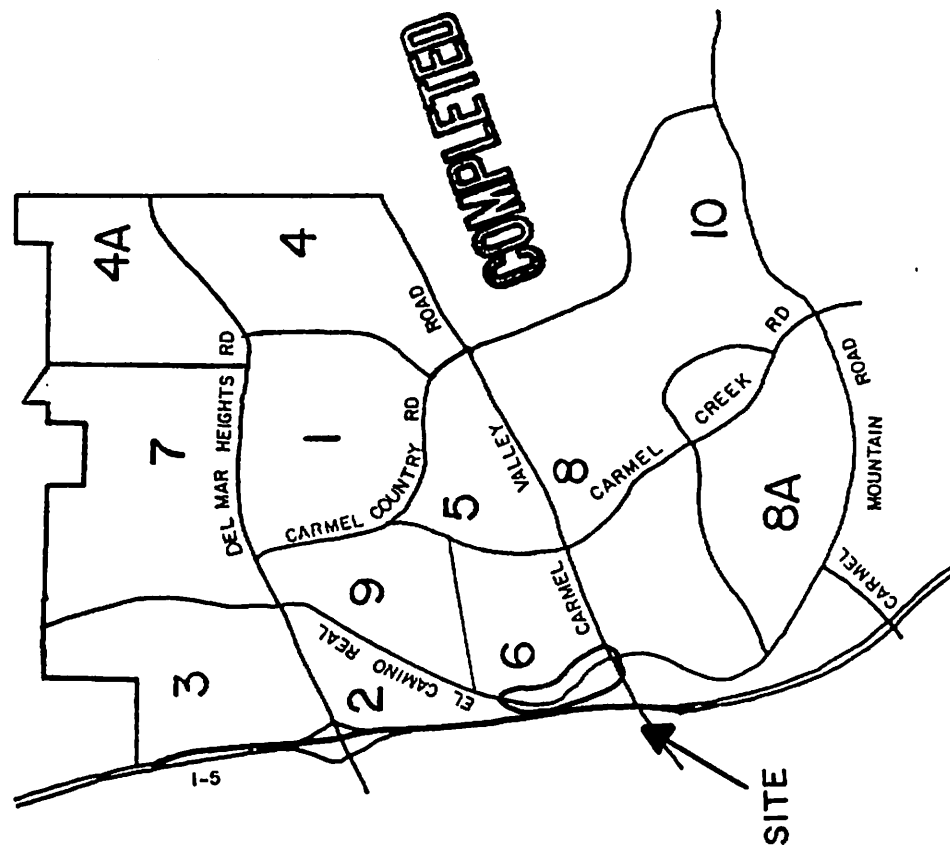
1,900,000	1,900,000	0	0	0
TOTAL	TOTAL	0	0	0

L=land purchase D=design C=construction

DESCRIPTION: EL CAMINO REAL, FROM THE SOUTHERN TERMINUS OF THE EMPLOYMENT CENTER TO CARREL VALLEY ROAD, WILL BE CONSTRUCTED AS A 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:

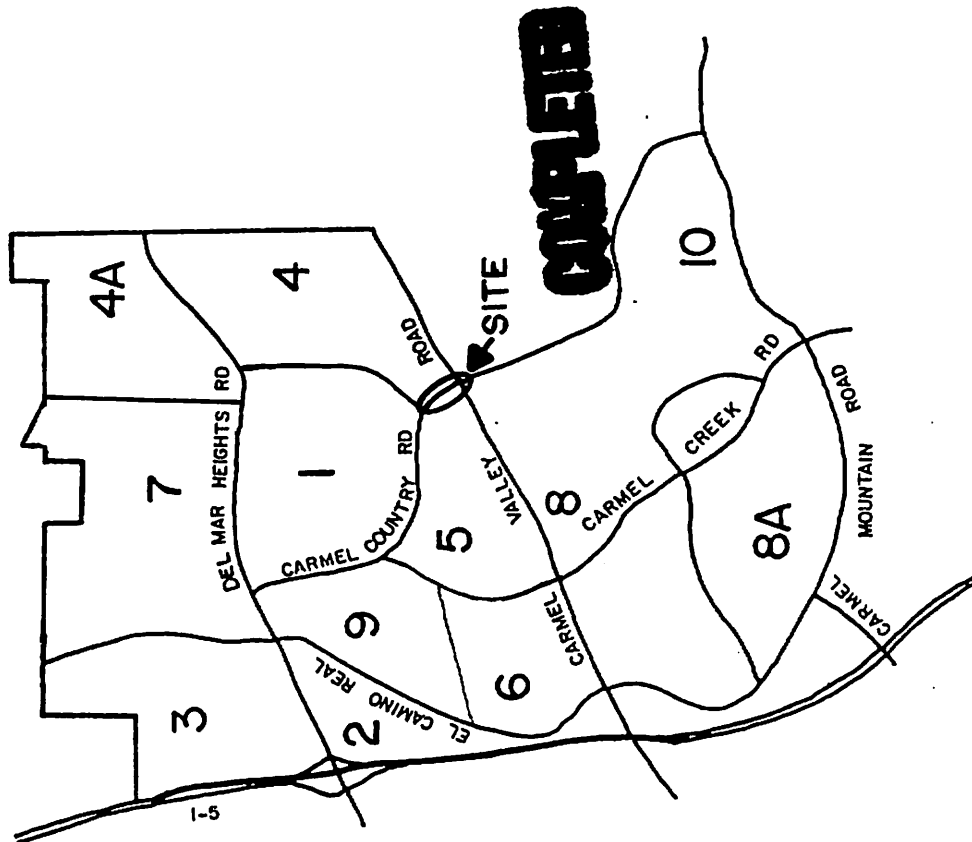
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENGR/CONSTR							
COSTS:	LAND	350,000							
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1988	FY 1989	FY 1990	FY 1991	FY 1992	FY 1993
	0 DEVELOPER/ 920,000 SUBDIVISION	920,000							
	0								
	0								
	0								
		DLC							
920,000	TOTAL	920,000	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: COMPLETED.



PROJECT: N

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

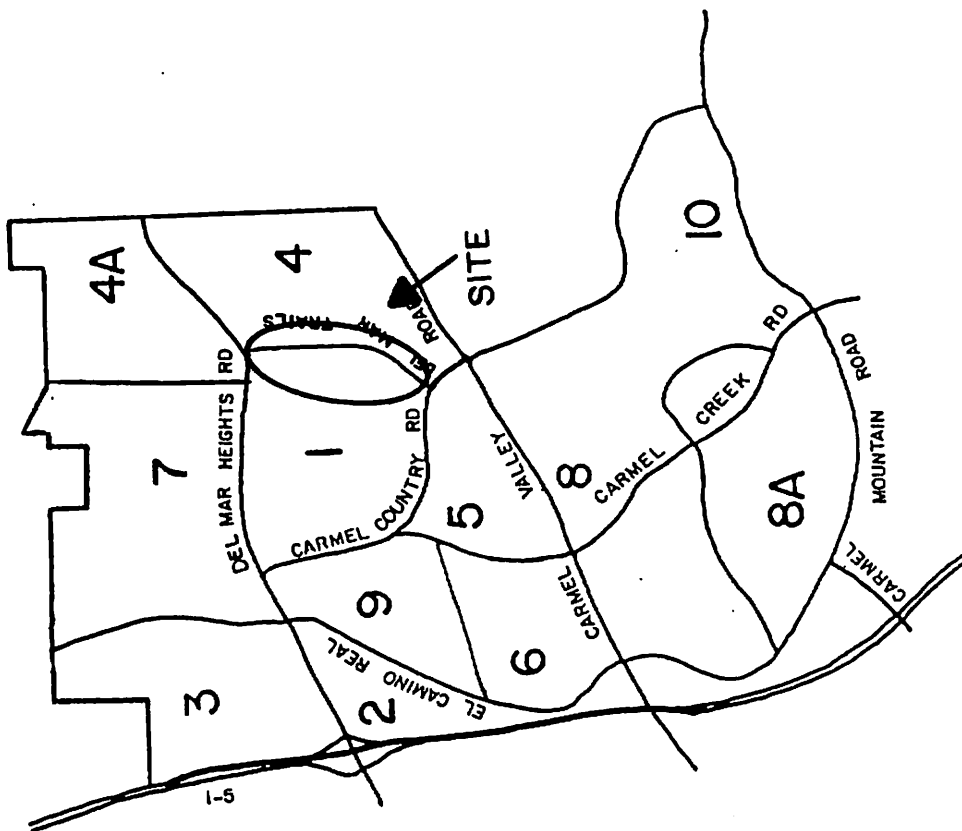
TITLE: DEL MAR TRAILS ROAD FROM DEL MAR HEIGHTS ROAD TO CARMEL COUNTRY ROAD

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

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

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND 920,000 ENGR/CONSTR 1,980,000

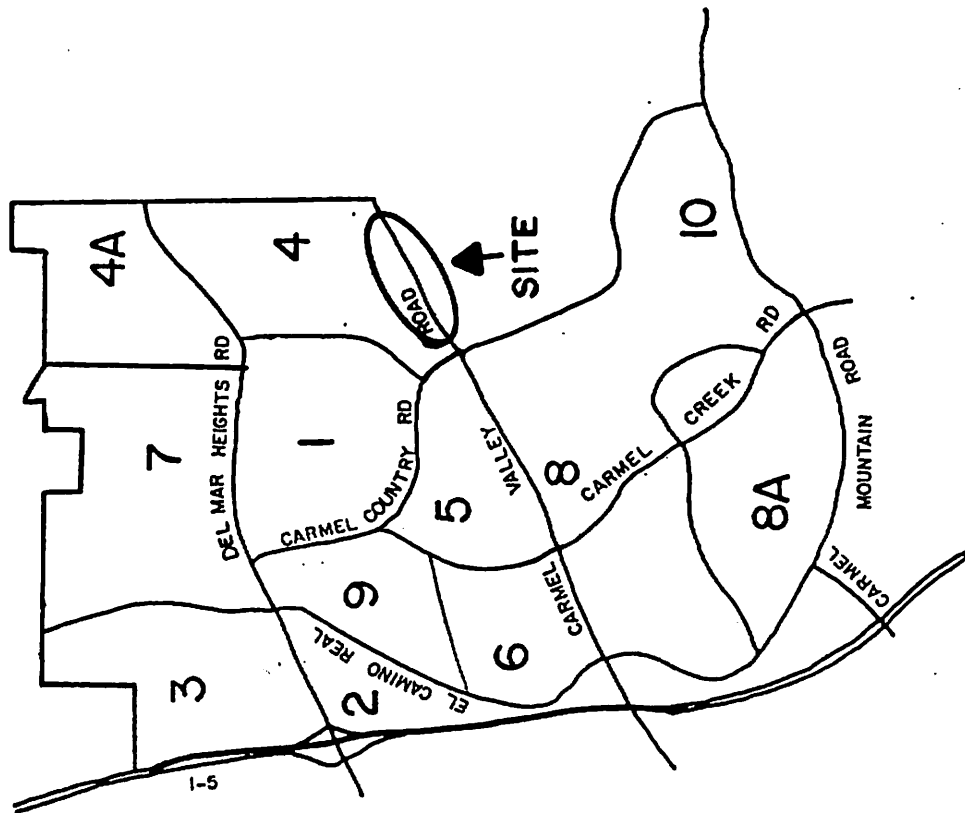
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
2,900,000	DEVELOPER/ SUBDIVISION			2,075,000	825,000				
0									
0									
0									
0									
2,900,000	TOTAL	0	0	DLC 2,075,000	DC 825,000	0	0	0	0

L=land purchase D=design C=construction

CARMEL VALLEY ROAD, FROM CARMEL COUNTRY ROAD TO THE EASTERN BOUNDARY OF THE COMMUNITY PLAN AREA, WILL BE CONSTRUCTED AS A 6-LANE PRIMARY ARTERIAL 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 1991, FY 1992. LAND IN FY 1991 AND CONSTRUCTION IN FY 1991, FY 1992.



**CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM**

PROJECT: P

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

COUNCIL DISTRICT: 1
COMMUNITY PLAN :
INITIAL SCHEDULE:

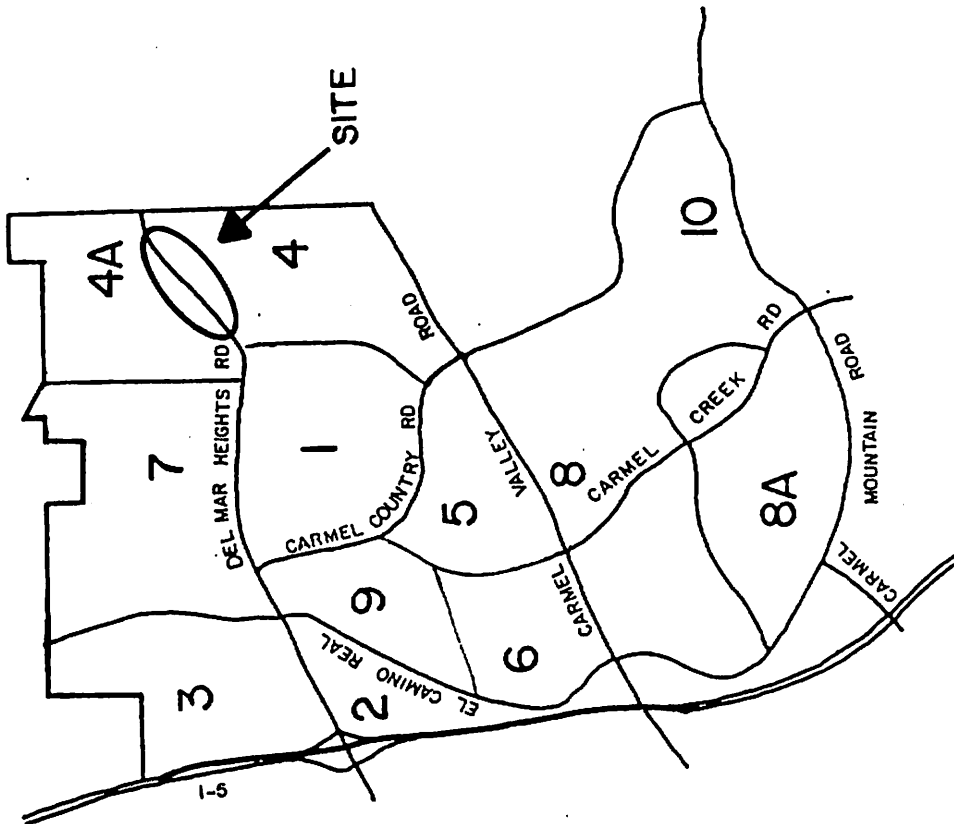
DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS		ENGR/CONSTR		2,500,000	
COSTS:		LAND 1,600,000			
FUNDING:	SOURCE	EXPEND/ENCUMB	CONF APPROP		
4,100,000	DEVELOPER/		3,460,000		
0	SUBDIVISION				
0					
0					
0					
0					
0					
4,100,000	TOTAL	0	DLC	0	0
			3,460,000	0	640,000

I=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, 93 FY 1993.



TITLE: INTERSTATE 5 - LRT PRELIMINARY ENGINEERING

DEPARTMENT: ENGINEERING AND DEVELOPMENT - STREETS
COSTS: LAND

66,000

EMER/CONSTR

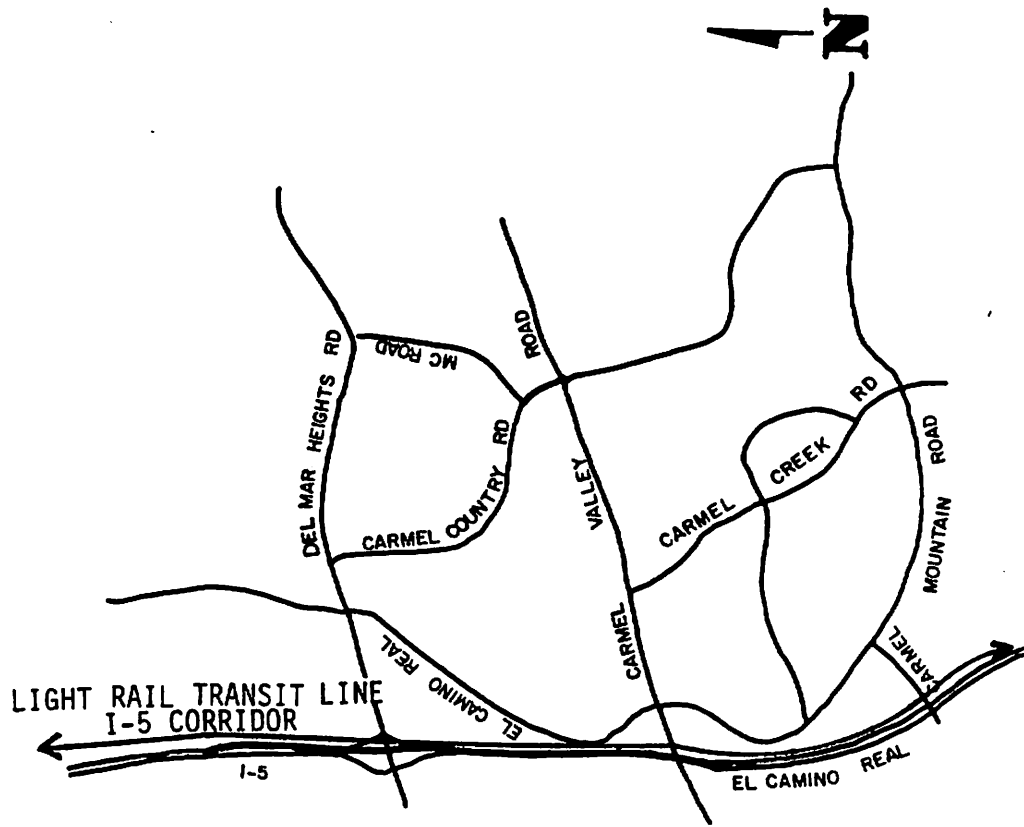
FUNDING:	SOURCE	EXPEND/ENCUMB	CURT APPROP	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996
66,000	FBA			66,000					
0	SDA								
0									
0									
0									
0									
TOTAL		0	0	E 66,000		0	0	0	0

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

DESCRIPTION: THIS PROJECT IS FOR THE PRELIMINARY ENGINEERING FOR A LIGHT RAIL TRANSIT LINE ALONG THE 1-5 CORRIDOR.

JUSTIFICATION: NORTH CITY WEST'S SHARE OF THIS PROJECT IS \$66,000.

SCHEDULE: PRELIMINARY ENGINEERING WILL TAKE PLACE IN FISCAL YEAR 1991.



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	2007 Dwelling Units
Multi-Family Residential	4344 Dwelling Units
Commercial	75 Acres
Industrial	110 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.

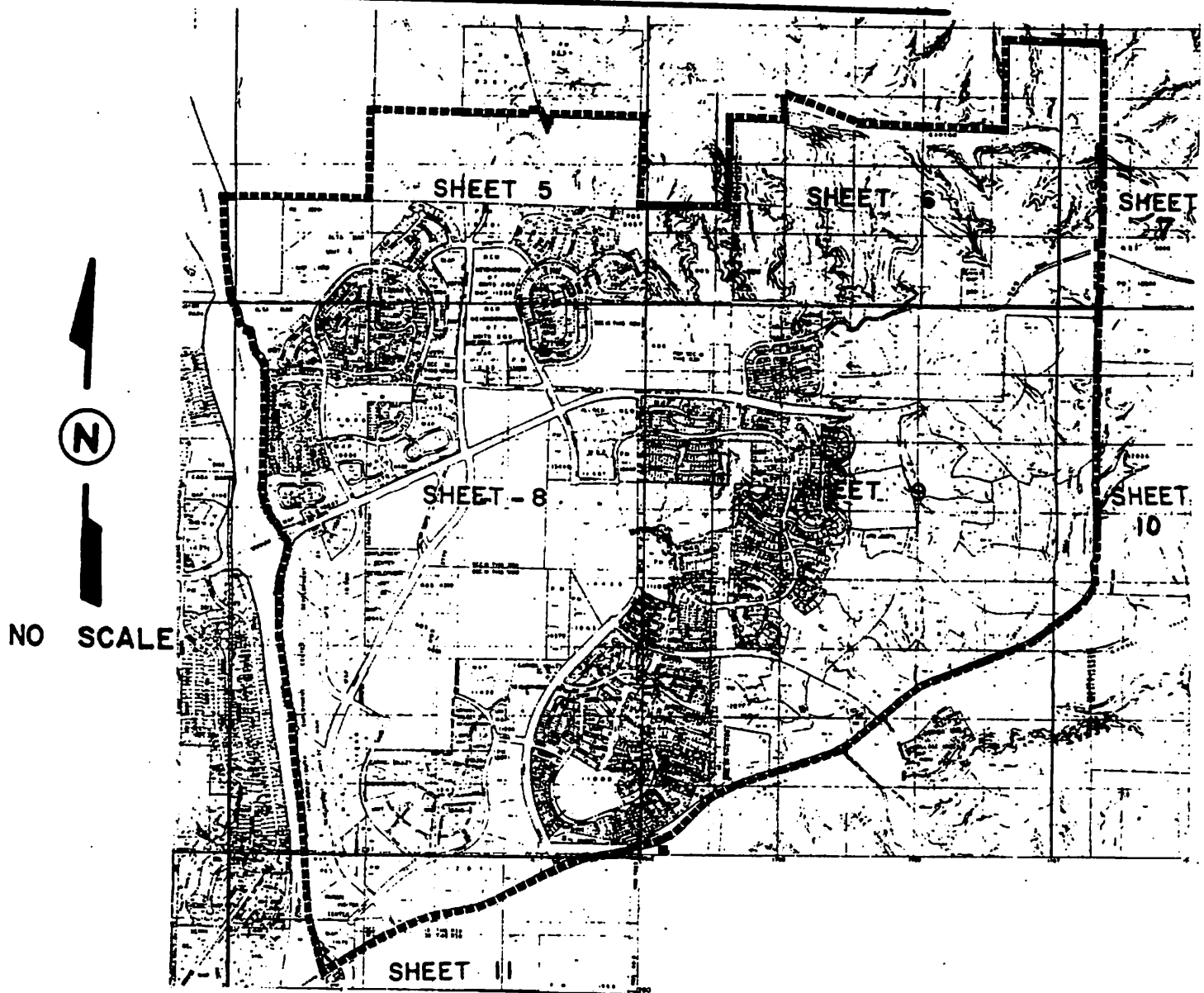
The revised FBA deposit schedule is shown in Table 5, and the related FBA cash flow analysis in Table 6.

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	\$/SF DU	\$/MF DU	\$/CAC	\$/IAC	\$/INAC
TO GO:					
1990	\$8,994	\$5,939	\$31,459	\$29,279	\$30,295
1991	\$10,788	\$7,552	\$40,023	\$37,219	\$38,513
1992	\$11,435	\$8,005	\$42,425	\$39,452	\$40,824
1993	\$12,121	\$8,485	\$44,970	\$41,819	\$43,273
1994	\$12,849	\$8,994	\$47,669	\$44,328	\$45,870
1995	\$13,620	\$9,534	\$50,529	\$46,988	\$48,622
1996	\$14,437	\$10,106	\$53,560	\$49,807	\$51,539
1997	\$15,303	\$10,712	\$56,774	\$52,795	\$54,632
1998	\$16,221	\$11,355	\$60,181	\$55,963	\$57,910
1999	\$17,194	\$12,036	\$63,791	\$59,321	\$61,384
2000	\$18,226	\$12,758	\$67,619	\$62,880	\$65,067
2001	\$19,320	\$13,524	\$71,676	\$66,653	\$68,971
2002	\$20,479	\$14,335	\$75,977	\$70,652	\$73,109
2003	\$21,708	\$15,195	\$80,535	\$74,891	\$77,496

\$2000

1.00

Page

54.73/100 mp

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

31-May-90 02:03 PM
NCWF891H

FY	SFUD	NEDU FACTORS->				1.00	\$/SFUD	IAC	INST	0.70	\$/CAC	3.45	\$/IAC	3.57	FAIRBANK VILLA de	NCM	SORRENTO	HILLS	INPUT \$		CIP \$	NET BAL.\$
		CAC	CAC	IAC	INST														PLUS	INTEREST		
TO 601																						
1990	300	500	10.0	24.0	0.0	68,994	65,939	\$31,459	\$29,279	\$30,295	\$600,000	\$125,000	\$2,270,000	\$300,000	\$10,500,202	\$10,733,226	\$7,673,983					
1991	475	550	12.0	24.0	0.0	10,788	\$7,552	\$40,023	\$37,219	\$38,513	\$0	\$0	\$1,400,000	\$2,100,000	\$14,527,183	\$18,531,423	\$7,440,959					
1992	450	650	12.0	20.5	0.0	11,435	\$8,005	\$42,425	\$39,452	\$40,824	\$0	\$0	\$0	\$0	\$11,922,555	\$11,312,147	\$3,416,719					
1993	200	400	10.0	16.0	0.0	12,121	\$8,485	\$44,970	\$41,819	\$43,273	\$0	\$325,000	\$0	\$40,000	\$7,454,727	\$11,135,803	\$4,027,127					
1994	150	400	9.0	10.0	0.0	12,849	\$8,994	\$47,669	\$44,328	\$45,870	\$0	\$0	\$900,000	\$95,000	\$7,604,661	\$2,026,973	\$346,051					
1995	125	325	8.0	2.9	0.0	13,620	\$9,534	\$50,329	\$46,988	\$48,622	\$0	\$0	\$0	\$0	\$5,948,062	\$63,124	\$5,923,739					
1996	100	311	7.0	0.0	0.0	14,437	\$10,106	\$53,560	\$49,807	\$51,539	\$0	\$0	\$600,000	\$0	\$6,594,871	\$66,911	\$11,808,677					
1997	75	306	5.1	0.0	0.0	15,303	\$10,712	\$56,774	\$52,795	\$54,632	\$0	\$0	\$0	\$0	\$6,163,887	\$638,334	\$18,336,637					
1998	97	300	4.0	0.0	0.0	16,221	\$11,355	\$60,181	\$55,963	\$57,910	\$0	\$0	\$0	\$0	\$6,942,413	\$4,586,072	\$23,862,190					
1999	35	238	0.0	0.0	0.0	17,194	\$12,036	\$63,791	\$59,321	\$61,384	\$0	\$0	\$0	\$0	\$5,452,347	\$79,692	\$31,591,186					
2000	0	100	0.0	0.0	0.0	18,226	\$12,758	\$67,619	\$62,880	\$65,067	\$0	\$0	\$0	\$0	\$3,567,606	\$84,474	\$35,074,318					
2001	0	100	0.0	0.0	0.0	19,320	\$13,524	\$71,676	\$66,653	\$68,971	\$0	\$0	\$0	\$0	\$3,894,744	\$89,542	\$38,879,519					
2002	0	114	0.0	0.0	0.0	20,479	\$14,335	\$75,977	\$70,652	\$73,109	\$0	\$0	\$0	\$0	\$4,457,281	\$94,915	\$43,241,885					
2003	0	50	0.0	0.0	0.0	21,708	\$15,195	\$80,535	\$74,891	\$77,496	\$0	\$0	\$0	\$0	\$3,862,739	\$100,610	\$47,004,014					
2004	0	0	0.0	0.0	0.0	23,010	\$16,107	\$85,367	\$79,385	\$82,146	\$0	\$0	\$0	\$0	\$3,344,128	\$106,646	\$50,241,496					
2005	0	0	0.0	0.0	0.0	24,391	\$17,073	\$90,489	\$84,148	\$87,075	\$0	\$0	\$0	\$0	\$3,578,451	\$0	\$53,819,947					
2006	0	0	0.0	0.0	0.0	25,854	\$18,098	\$95,919	\$89,197	\$92,299	\$0	\$0	\$0	\$0	\$3,833,326	\$0	\$57,653,273					
2007	0	0	0.0	0.0	0.0	27,405	\$19,184	\$101,674	\$94,548	\$97,837	\$0	\$0	\$0	\$0	\$4,106,354	\$0	\$61,759,627					
2008	0	0	0.0	0.0	0.0	29,050	\$20,335	\$107,774	\$100,221	\$103,707	\$0	\$0	\$0	\$0	\$4,398,829	\$0	\$66,158,456					
2009	0	0	0.0	0.0	0.0	30,793	\$21,555	\$114,241	\$106,235	\$109,930	\$0	\$0	\$0	\$0	\$4,712,136	\$0	\$70,870,592					
2010	0	0	0.0	0.0	0.0	32,640	\$22,848	\$121,095	\$112,609	\$116,525	\$0	\$0	\$0	\$0	\$5,047,798	\$0	\$75,918,350					
2011	0	0	0.0	0.0	0.0	34,599	\$24,219	\$128,361	\$119,365	\$123,517	\$0	\$0	\$0	\$0	\$5,407,285	\$0	\$81,525,635					
2012	0	0	0.0	0.0	0.0	36,674	\$25,672	\$136,062	\$126,527	\$130,928	\$0	\$0	\$0	\$0	\$5,792,418	\$0	\$87,118,053					
2013	0	0	0.0	0.0	0.0	38,875	\$27,212	\$144,226	\$134,119	\$138,784	\$0	\$0	\$0	\$0	\$6,204,983	\$0	\$93,523,036					
2014	0	0	0.0	0.0	0.0	41,207	\$28,845	\$152,880	\$142,166	\$147,111	\$0	\$0	\$0	\$0	\$6,646,933	\$0	\$99,969,969					
TOTAL	2007	4344	77.1	97.4	0.000	--	--	--	--	--	--	--	--	--	\$600,000	\$450,000	\$2,535,000	\$159,639,862	\$59,669,893			

NOTE: \$ VALUES ROUNDED TO NEAREST DOLLAR.
NOTE: INFLATION=6% 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
1990	5789 (est)	1.0

*March of each year

SAN DIEGO CPI*
(1966-1967 = 100)

<u>YEAR</u>	<u>CPI</u>	<u>PERCENT CHANGE/YEAR</u>
1974	140.2	3.7
1975	157.2	12.1
1976	167.3	6.4
1977	176.6	5.6
1978	191.4	8.4
1979	221.4	15.7
1980	255.6	15.5
1981	293.1	14.7
1982	319.0	8.8
1983	327.5	2.7
1984	349.8	6.8
1985	365.7	5.0
1986	380.0	4.0
1987	394.2	3.7
1988	408.4	3.6
1989	422.1	3.5
1990	448.2 (est)	6.2

*March of each year

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



ASSESSMENT LISTING KEY

CA - COMMERCIAL

IA - INDUSTRIAL

I2 - Light industrial/restricted industrial

I4 - Manufacturing (Lusk Business Park East)

I5 - "Extractive" (La Barranta and C.C.I.P. only)

I6 - Industrial Park (Industrial)

IN - INSTITUTIONAL (INCLUDES CHURCHES)

MF - MULTI-FAMILY

OS - OPEN SPACE (PRIVATE)

SF - SINGLE FAMILY

NA - NOT ASSESSED

1.0 OWNERSHIP

1.1 GOVERNMENT

1.2 UTILITIES (GAS & ELECTRIC OR TELEPHONE)

2.0 INSTITUTIONAL

2.1 SCHOOL

2.2 PUBLIC BUILDING

3.0 OPEN SPACE (CITY)

4.0 DEVELOPED STRUCTURE

5.0 UNDEVELOPED RESIDENTIAL

6.0 COMMERCIAL

7.0 INDUSTRIAL

8.0 DESIGNATED FOR PARK LAND

9.0 NO LAND USE ASSIGNED TO APN - HISTORIC NUMBER

10.0 RIGHT-OF-WAY OR DETENTION BASIN

11.0 PORTION OF APN IS IN DISTRICT BUT NOT IN COMMUNITY

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

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0001.000.000	304-010-34-35		29.00	SF	28.00	RHODES DOROTHY M GRUS JOHN W 4505 POINT LOMA AVE SAN DIEGO CA 92107
		\$302,064.00	*****29.00	NEDU		
0002.000.000	304-010-32-00		19.00	SF	19.00	MEYER BARBARA B BENSON CAROLYN P O BOX 239 BRAMLEY CA 92227
		\$204,972.00	*****19.00	NA NEDU	3.00	
0005.000.000	304-010-33-00		20.30	MF	29.00	PARDEE CONSTRUCTION CO 10880 WILSHIRE BLVD #1400 LOS ANGELES CA 90024
		\$218,996.40	.00 .00 *****20.30	NA NA NEDU	3.00 10.00	
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
		\$52,861.20	*****4.90	NEDU		
0008.000.000	FM 12332		8.00	SF	8.00	DEL MAR VIEW PARTNERS P O BOX 2127 RANCHO SANTA FE CA 92067
	304-440-01-08		.00		0.00	MAP PAGE
		\$86,304.00	*****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
		\$43,152.00	*****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

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

NORTH CITY WEST NEIGHBORHOODS			COMMUNITY		ASSESSMENT ROLL	
ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0030.000.000	304-050-26-00	\$53,940.00	*****5.00	NEDU	7.00	APPEL MAN NATHAN TR AITCHISON LIL 1145 BARHAM DR #183 SAN MARCOS CA
						92069
		\$75,516.00	*****7.00	NEDU		
0031.000.000	304-050-27-00		9.00	SF	9.00	WEBBER ROBERT H&C AROLYN J 12604 BUCKWHEAT COURT SAN DIEGO CA
						92129
		\$97,092.00	*****9.00	NEDU		
0032.000.000	304-352-42-00		19.00	SF	19.00	FIRST SOUTHERN BAPTIST CHURCH P O BOX 90-C-1 DEL MAR CA
						92014
		\$204,972.00	*****19.00	NEDU		
0037.000.000	304-353-07-00		9.00	SF	9.00	KEISER STAN 7855 LA JOLLA VISTA DRIVE LA JOLLA CA
						92037
		\$97,092.00	*****9.00	NEDU		
0038.000.000	304-353-08-00		.00	NA	3.00	KEISER STAN 7855 LA JOLLA VISTA DRIVE LA JOLLA CA
						92037
		\$0.00	*****0.00	NEDU		
0043.000.000	304-352-40-00		11.00	SF	11.00	TAPOLCHANJI JOHN&OLAS STEVE BIR 13745 NOGALES DRIVE DEL MAR CA
						92014
		\$118,668.00	*****11.00	NEDU		
0067.002.000	FM 11159		13.00	SF	13.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA
						90025

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CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

ASMT NO	PARCEL NO	AMOUNT	COMMUNITY		USE NO	ASSESSMENT ROLL		OWNERSHIP	
			NEDU	USE		USE NO	MAP PAGE		
	304-182-01-13		.00			0.00	MAP PAGE		**
		\$140,244.00	*****13.00	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		**
		\$385,994.64	*****35.78	NEDU					
0087.000.000	304-072-22-00		588.00	MF	840.00		PARDEE CONSTRUCTION CO(CORP) 10639 SANTA MONICA BLVD LOS ANGELES CA	90025	
		\$6,343,344.00	*****588.00	NEDU					
0109.000.000	304-080-01-00		8.00	SF	8.00		SANTOS JOSE PEGLORIA P SANTOS J 612 FAITH AVE CARDIFF CA	92007	
		\$86,304.00	*****8.00	NEDU					
0110.000.000	304-080-02-00		8.00	SF	8.00		HAHN ERNEST WEJEAN 4407 MANCHESTER #203-A ENCINITAS CA	92024	
		\$86,304.00	*****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	
		\$32,364.00	*****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	

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	
0113.000.000	304-080-05-00	\$0.00	*****0.00	NEDU	32.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 16811 HALE AVE IRVINE CA	92664
		\$345,216.00	*****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
		\$420,732.00	*****39.00	NEDU			
0116.000.000	304-090-02-00		.00	OS	4.00	DEAN GLEN WEBBETTY 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	***
		\$198,714.96	*****18.42	NEDU			
0131.000.000	307-010-05-00		56.70	MF	81.00	BEECROFT JOSEPH N ELOIS M 6286 LAMDA DR SAN DIEGO CA	92120
		\$611,679.60	*****56.70	NEDU			
0140.000.000	307-010-17-00		.00	NA	2.00	CITY OF SAN DIEGO	
		\$0.00	*****0.00	NEDU			
0150.000.000	307-022-19-00		84.00	MF	120.00	PARDEE CONSTRUCTION CO(CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	90025

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

ASSESSMENT LISTING

NORTH CITY WEST
NEIGHBORHOODS

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT
\$906,192.00

NEDU USE USE NO
*****84.00 NEDU

0151.000.000 307-022-20-00

43.40 MF 62.00 PARDEE CONSTRUCTION CO(CORP)
C/O RUSSELL OFRIA
10639 SANTA MONICA BLVD 90025
LOS ANGELES CA

\$468,199.20

*****43.40 NEDU

0152.000.000 PM 15120

122.50 MF 175.00 FISHER CECILIA E FISHER WILLIAM
P O BOX 351
DEL MAR CA 92014

307-022-03-04

.00 0.00 MAP PAGE

\$1,321,530.00

****122.50 NEDU

0153.000.000 PM 14570

121.10 MF 173.00 LEO A & MARY MCGUIRE TRS
1105 STRATFORD COURT
DEL MAR CA 92014

307-022-09-10

.00 0.00 MAP PAGE

\$1,306,426.80

****121.10 NEDU

0158.001.000 FM 12058

79.80 MF 114.00 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025

307-310-01-10

.00 0.00 MAP PAGE

\$860,882.40

*****79.80 NEDU

0158.003.000 FM 11894

44.80 MF 64.00 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025

307-290-01-03

.00 0.00 MAP PAGE

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	
0160.200.000	FM 11046	\$483,302.40	*****44.80	NEDU	2.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA	92714 **
	307-163-67-00		.00	NA	0.00	MAP PAGE	***
		\$0.00	*****0.00	NEDU			
0164.000.000	307-330-62-00		3.00	SF	3.00	A-440 ENTERPRISES INC P O BOX 1125 LA JOLLA CA	92038
		\$32,364.00	*****3.00	NEDU			
0169.000.000	PH 12871		37.00	SF	37.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92714 **
	307-022-22-00		.00		0.00	MAP PAGE	***
	307-040-40-00		.00		0.00	MAP PAGE	**
		\$399,156.00	*****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	***
		\$204,324.72	*****18.94	NEDU			
0172.000.000	FM 10394		25.50	IA	7.39	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025 **

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
	304-101-05-06		.00		0.00	MAP PAGE

**

\$275,094.00

*****25.50 NEDU

0181.000.000 304-010-30-00

6.00 SF

6.00

LIU WINSTON WEN MING-YU
12466 SAN BRUNO COVE
SAN DIEGO CA

92130

\$64,728.00

*****6.00 NEDU

0182.000.000 304-352-11-00

15.03 IN

4.21

TAPOLCHANJI JOHN & OLAS STEVE BIR
13745 NOGALES DRIVE
DEL MAR CA

92014

\$158,413.88

*****15.03 NEDU

0183.000.000 304-050-14-00

18.00 SF

18.00

THORNBURGH MARGARET M TR
9798 LAMAR ST
SPRING VALLEY CA

92077

\$194,184.00

*****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

\$129,456.00

*****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

\$151,032.00

*****14.00 NEDU

0186.000.000 304-010-28-00

10.00 SF

10.00

WILSON ANDREW & BEATRICE
13631 OLD EL CAMINO REAL
SAN DIEGO CA

92130

\$107,880.00

*****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

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

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0188.000.000	PM 4244	\$151,032.00	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
		\$10,788.00	*****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
		\$140,244.00	*****13.00	NEDU		
0199.000.000	304-010-36-00		12.00	SF	12.00	WALLACH MARIA 3527 DUMAS ST SAN DIEGO CA 92106
		\$129,456.00	*****12.00	NEDU		
0200.000.000	304-010-23-00		12.00	SF	12.00	RSF DEVELOPMENT CO INC 10525 VISTA SORRENTO PKWY #200 SAN DIEGO CA 92121
		\$129,456.00	*****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
		\$172,608.00	*****16.00	NEDU		
0202.000.000	304-010-31-00		3.00	SF	3.00	BAME LAWRENCE & MARY-AUSTIN HUMPHREY 13843 EL CAMINO REAL DEL MAR CA 92014
		\$32,364.00	*****3.00	NEDU		
0208.000.000	PM 13603		32.90	MF	47.00	LUNA JOB HELENA B TRS 3880 QUARTER MILE DRIVE DEL MAR CA 92014

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

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	MAP PAGE
	304-200-11-00		.00		0.00		

\$354,925.20

*****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
MAP PAGE

**

304-200-12-00

.00

0.00

92130

\$354,925.20

*****32.90 NEDU

0214.000.000 307-010-06-00

58.80 MF

84.00

BEECROFT JOSEPH N&LOIS M
6286 LAMBDA DRIVE
SAN DIEGO CA

92120

0215.000.000 307-010-09-00

22.40 MF

32.00

BEECROFT JOSEPH N&LOIS M
C/O ROBERT BEECROFT
6286 LAMBDA DR
SAN DIEGO CA

92120

\$241,651.20

*****22.40 NEDU

0216.000.000 307-010-10-00

7.00 MF

10.00

BEECROFT JOSEPH N&LOIS M
C/O ROBERT BEECROFT
6286 LAMBDA DR
SAN DIEGO CA

92120

\$75,516.00

*****7.00 NEDU

0217.000.000 307-010-11-00

37.80 MF

54.00

BEECROFT JOSEPH N&LOIS M
6286 LAMBDA DR
SAN DIEGO CA

92120

\$407,786.40

*****37.80 NEDU

0218.000.000 307-010-12-00

44.80 MF

64.00

SAN DIEGO HOUSING COMMISSION

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

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

AMOUNT

PARCEL NO

ASMT NO

*****44.80 NEDU

USE NO

NEDU

\$483,302.40

0219.000.000 307-010-15-00

21.00 MF

30.00

BEECROFT JOSEPH N&LOIS M
C/O ROBERT BEECROFT
6286 LAMBDA DR
SAN DIEGO CA

92120

\$226,548.00

*****21.00 NEDU

0220.000.000 307-010-16-00

19.60 MF

28.00

BEECROFT JOSEPH N&LOIS M
P O BOX 1117
DEL MAR CA

92014

\$211,444.80

*****19.60 NEDU

0222.000.000 FM 11215

.00 OS

50.00

CITY OF SAN DIEGO

**

304-090-27-00

.00

CITY OF SAN DIEGO

\$0.00

*****0.00 NEDU

0232.000.000 PM 13449

20.78 CA

5.60

RADY ERNEST TR
C/O AMERICAN ASSETS INC
10140 CAMPUS POINT DRIVE
SAN DIEGO CA

92121

304-250-08-00

.00

0.00

\$224,174.64

*****20.78 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

\$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

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

NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-231-01-05		.00		0.00	MAP PAGE	**
		\$875,985.60	*****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
		\$152,110.80	*****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
		\$92,021.64	*****8.53	NA NEDU	10.00		
80 0246.000.000	FM 11985		22.17	IN	6.21	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-062-06-00		.00		0.00	MAP PAGE	**
		\$233,669.88	*****22.17	NEDU			
0247.000.000	PM 11877		18.55	CA	5.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA	92714
	304-052-24-00		.00		0.00	MAP PAGE	***
	304-052-29-00		.00		0.00	MAP PAGE	***
		\$200,117.40	*****18.55	NEDU			
0248.000.000	FM 11460		55.65	CA	15.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	90025

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-110-11-18		51.58	IA	14.95		**
			.00		0.00	MAP PAGE	**
		\$1,156,797.24	****107.23	NEDU			
0249.000.000	FM 11479		8.05	CA	2.17	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	**
	307-240-01-05		55.55	IA	16.10		**
			.00		0.00	MAP PAGE	**
		\$686,116.80	*****63.60	NEDU			
0250.000.000	304-114-01-00		.00		0.00	CITY OF SAN DIEGO	
	304-114-04-00		.00		0.00		
	304-114-06-00		.00		0.00		
		\$0.00	*****0.00	NEDU			
0251.000.000	FM 11596		121.10	MF	173.00	CARMEL DEL MAR APARTMENTS C/O SHERRI WHITFIELD 16811 HALE AVENUE IRVINE CA 92714	**
	307-220-06-08		.00		0.00	MAP PAGE	**
		\$1,306,426.80	****121.10	NEDU			
0253.000.000	PM 14460		641.00	SF	641.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA 92664	**

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-052-05-00		14.70	MF	21.00		**
			.00		0.00	MAP PAGE	***
	304-052-10-13		.00		0.00	MAP PAGE	**
	304-052-15-00		.00		0.00	MAP PAGE	**
	304-052-17-22		.00		0.00	MAP PAGE	**
	304-052-28-00		.00		0.00	MAP PAGE	***
	304-052-30-32		.00		0.00	MAP PAGE	**
	304-052-34-00		.00		0.00	MAP PAGE	**
		\$7,073,691.60	****655.70	NEDU			
0254.000.000	FM 12259		64.40	MF	92.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA 90025	**
	304-420-01-04		.00		0.00	MAP PAGE	**
		\$694,747.20	*****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	***

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NORTH CITY WEST
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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-110-26-27		.00		0.00	MAP PAGE	**
		\$327,847.32	*****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	***
		\$3,239,636.40	*****300.30	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
		\$399,156.00	*****37.00	NEDU			
0260.000.000	FM 11631		12.00	SF	12.00	BALDWIN BUILDING CO 16811 HALE AVE IRVINE CA	** 92714
	307-270-01-12		.00		0.00	MAP PAGE	**
		\$129,456.00	*****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	**
		\$539,400.00	*****50.00	NEDU			
0263.000.000	FM 11697		12.13	CA	3.27	OLIVER JOSEPH F III TR OLIVER J 7969 ENGINEER ROAD #209 SAN DIEGO CA	** 92111

CITY OF SAN DIEGO
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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-051-12-00	\$137,547.00	.62 .00	IA	0.18 0.00	OLIVER JOSEPH F III TR OLIVER J 7969 ENGINEER ROAD #209 SAN DIEGO CA	** 92111
0264.000.000	PM 15370		118.00	SF	118.00	VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	** 92714
	304-450-01-00		.00		0.00	MAP PAGE	**
	304-450-04-00		.00		0.00	MAP PAGE	**
		\$1,272,984.00	****118.00	NEDU			
0265.000.000	FM 11841		123.90	MF	177.00	RGC-M ASSOC. 20 CORPORATE PLAZA NEWPORT CA	** 92660
	304-061-29-45		.00		0.00	MAP PAGE	**
		\$1,336,633.20	****123.90	NEDU			
0269.000.000	FM 11734		.00	OS	43.90	CITY OF SAN DIEGO PROPERTY DEPARTMENT	**
	304-031-11-00		.00		0.00	MAP PAGE	***
	304-050-50-51		.00		0.00	MAP PAGE	**
		\$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

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NORTH CITY WEST
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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-301-42-00		.00		0.00	MAP PAGE	***
	304-302-03-20		.00		0.00	MAP PAGE	**
	304-302-37-00		.00		0.00	MAP PAGE	***
		\$194,184.00	*****18.00	NEDU			
0273.000.000	304-114-07-00		10.00	SF	10.00	SAN DIEGO GAS&ELECTRIC CO	
		\$107,880.00	*****10.00	NEDU			
0275.000.000	PM 15370		111.30	MF	159.00	VILLAGE PROPERTIES C/O THE BALDWIN CO 3188 E CARMEL VALLEY ROAD SAN DIEGO CA 92130	**
	304-063-31-00		.00		0.00	MAP PAGE	**
		\$1,200,704.40	*****111.30	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	**
	304-063-02-00		.00		0.00	MAP PAGE	**
		\$1,223,359.20	*****113.40	NEDU			
0278.000.000	PM 15922		112.00	MF	160.00	VILLAGE PROPERTIES 16811 HALE AVENUE IRVINE CA 92714	**

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NORTH CITY WEST
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COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-022-01-02		.00		0.00	MAP PAGE	**
		\$1,208,256.00	***\$112.00	NEDU			
0279.000.000	FM 11747		55.00	SF	55.00	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	** 90025
	304-291-01-22		.00		0.00	MAP PAGE	**
	304-291-48-56		.00		0.00	MAP PAGE	**
		\$593,340.00	*****55.00	NEDU			
0280.000.000	304-050-49-00		5.00	SF	5.00	PARDEE CONSTRUCTION(CORP) C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	** 90025
		\$53,940.00	*****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	***
		\$151,032.00	*****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	**

CITY OF SAN DIEGO
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NORTH CITY WEST
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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
0285-000-000	PM 15061	\$75,516.00	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	**
		\$1,171,792.56	****108.62	NEDU			
0286-000-000	FM 12066		56.00	MF	80.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-331-31-05		.00		0.00	MAP PAGE	***
		\$604,128.00	****56.00	NEDU			
0288-000-000	FM 12121		56.00	MF	80.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	304-332-06-14		.00		0.00	MAP PAGE	**
		\$604,128.00	****56.00	NEDU			
0289-000-000	FM 12076		52.50	MF	75.00	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025
	307-310-11-15		.00		0.00	MAP PAGE	**

CITY OF SAN DIEGO
ENGINEERING & DEVELOPMENT
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NORTH CITY WEST
NEIGHBORHOODS

ASSESSMENT LISTING

COMMUNITY ASSESSMENT ROLL

OWNERSHIP

ASMT NO PARCEL NO AMOUNT
\$566,370.00

NEDU USE NEDU
*****52.50

0290.000.000 FM 11901 86.00 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD
LOS ANGELES CA 90025 **

307-290-04-07 0.00 MAP PAGE **

*****60.20 NEDU \$649,437.60

0291.000.000 FM 12039 2.02 DEL MAR HIGHLANDS TOWN CENTER A
3501 JAMBOREE RD STE 300 92660 **

304-071-38-00 0.00 MAP PAGE ***

88 304-071-42-43 0.00 MAP PAGE **

*****7.49 NEDU \$80,802.12

0292.000.000 FM 12039 1.11 PARDEE CONSTRUCTION CO
10639 SANTA MONICA BLVD 90025 **

304-071-44-00 0.00 MAP PAGE ***

*****4.12 NEDU \$44,446.56

0293.000.000 FM 12219 9.00 SF 9.00 VILLAGE PROPERTIES
16811 HALE AVENUE 92664 **

304-390-01-05 0.00 MAP PAGE **

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	
	304-390-37-40		.00		0.00	MAP PAGE	**
		\$97,092.00	*****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	***
		\$42,396.84	*****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		65.63	CA	17.69	PARDEE CONSTRUCTION 10639 SANTA MONICA BLVD LOS ANGELES CA	** 90024
	304-072-01-18		.00		0.00	MAP PAGE	**
		\$708,016.44	*****65.63	NEDU			
0297.000.000	PM 11495		.00	OS	4.73	CITY OF SAN DIEGO PROPERTY DEPT	**
	304-241-42-00		.00		0.00	MAP PAGE	***

CITY OF SAN DIEGO
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NORTH CITY WEST
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COMMUNITY ASSESSMENT ROLL

ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-243-53-00		.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	9.85	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90024 **
	307-110-22-00		.00		0.00	MAP PAGE	***
		\$366,576.24	*****33.98	NEDU			
0299.000.000	304-072-21-00		.00	NA	1.50	CITY OF SAN DIEGO	
		\$0.00	*****0.00	NEDU			
0300.000.000	FM 11694		.00	NA	1.10	CITY OF SAN DIEGO	**
	304-290-52-00		.00		0.00	MAP PAGE	***
		\$0.00	*****0.00	NEDU			
0301.000.000	FM 12149		114.00	SF	114.00	PARDEE CONSTRUCTION CO C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA	90024 **
	304-353-04-06		.00		0.00	MAP PAGE	**

CITY OF SAN DIEGO
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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	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	**
		\$1,229,832.00	****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 MAP PAGE	** 90024
	304-351-05-30		.00		0.00	MAP PAGE	**
	304-352-01-34		.00		0.00	MAP PAGE	**
	304-352-35-37		.00		0.00	MAP PAGE	**
		\$668,856.00	*****62.00	NEDU			
0303.000.000	FM 12146		81.00	SF	81.00	PARDEE CONSTRUCTION CO C/O RUSSELL OFRIA 10639 SANTA MONICA BLVD LOS ANGELES CA MAP PAGE	** 90024
	304-050-57-00		.00		0.00	MAP PAGE	***
	304-341-01-31		.00		0.00	MAP PAGE	**
	304-342-01-32		.00		0.00	MAP PAGE	**

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	MAP PAGE	OWNERSHIP	
	304-343-17-31		.00		0.00	MAP PAGE		**
	304-353-01-03		.00		0.00	MAP PAGE		**
		\$873,828.00	*****81.00	NEDU				
0305.000.000	FM 12217		150.50	MF	215.00		VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92714
	304-380-01-04		.00		0.00	MAP PAGE		**
		\$1,623,594.00	***150.50	NEDU				
92 0306.000.000	FM 12378		76.00	SF	76.00		VILLAGE PROPERTIES 16811 HALE AVE IRVINE CA	92714
	307-321-01-32		.00		0.00	MAP PAGE		**
	307-322-01-44		.00		0.00	MAP PAGE		**
		\$819,888.00	*****76.00	NEDU				
0307.000.000	304-072-23-00		.00		0.00	CITY OF SAN DIEGO		
		\$0.00	*****0.00	NEDU				
0308.000.000	FM 15728		.00		0.00		PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES CA	90025

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	304-114-02-00	\$0.00	.00		0.00	MAP PAGE	***
		*****0.00	NEDU				
0309.000.000	FM 12408		76.00	SF	76.00	VILLAGE PROPERTIES 16811 HALE AVENUE LOS ANGELES CA	** 92664
	304-431-01-33		.00		0.00	MAP PAGE	**
	304-432-01-45		.00		0.00	MAP PAGE	**
		\$819,888.00	*****76.00	NEDU			
0310.000.000	PM 15278		19.60	MF	28.00	CORP OF THE PRESIDING BISHOP C/O TAX ADMIN DIV 22ND FLOOR EAST NORTH TEMPLE STREET SALT LAKE CITY UTAH	** 84150
	304-450-05-00		.00		0.00	MAP PAGE	***
		\$211,444.80	*****19.60	NEDU			
0311.000.000	PM 15728		.00		0.00	CITY OF SAN DIEGO	**
	304-114-03-00		.00		0.00	MAP PAGE	***
		\$0.00	*****0.00	NEDU			
0312.000.000	FM 12440		124.00	SF	124.00	BALDWIN BLDG CONTRACTORS 16811 HALE AVE IRVINE CA	** 92664

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP	
	307-330-01-60		.00		0.00	MAP PAGE	**
	307-331-01-68		.00		0.00	MAP PAGE	**
		\$1,337,712.00	****124.00	NEDU			
0314.000.000	PM 15605		7.90	CA	2.13	PARDEE CONSTRUCTION CO 10639 SANTA MONICA BLVD LOS ANGELES, CA	** 90025
	307-110-29-00		.00		0.00	MAP PAGE	***
		\$85,225.20	*****7.90	NEDU			
0315.000.000	304-320-65-66		.00		0.00	CITY OF SAN DIEGO	**
		\$0.00	*****0.00	NEDU	0.00		**
0316.000.000	304-280-51-00		.00		0.00	CITY OF SAN DIEGO	***
		\$0.00	*****0.00	NEDU	0.00		***
0317.000.000	FM 12537		121.00	SF	121.00	VILLAGE PROPERTIES C/O BALDWIN CO 16811 HALE AVE IRVINE CA	** 92664
	304-052-15-00		.00		0.00	MAP PAGE	**
	304-052-33-00		.00		0.00	MAP PAGE	**

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ASMT NO	PARCEL NO	AMOUNT	NEDU	USE	USE NO	OWNERSHIP
0318.000.000	PM 15946	\$1,305,348.00	****121.00	NEDU	13.42	VILLAGE PROPERTIES AKA CARMEL VALLEY PROPERTIES I 16811 HALE AVE IRVINE CA MAP PAGE
	307-020-80-83		49.79	CA	0.00	92664
		\$537,134.52	*****49.79	NEDU		**
0319.000.000	PM 12871		.00		0.00	VILLAGE PROPERTIES AKA CARMEL VALLEY PROPERTIES I 16811 HALE AVE IRVINE CA MAP PAGE
	307-020-77-79		.00		0.00	92664
						**
0320.000.000	307-022-18-00	\$0.00	*****0.00	NEDU		***
		\$0.00	.00	NA	0.00	CITY OF SAN DIEGO
		\$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. <i>open to highway</i>
6,125	N/A	65	10	5. Install traffic signal at Carmel Country Road and Carmel Canyon Road. <i>Under construction, not funded</i>
6,125	N/A	65	10	6. Funding for SR-56 within NCW Boundaries assured to satisfaction of the City Engineer. <i>Permitted for Phase I</i>
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.

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)

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
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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.