

APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: West Cypress Canyon Neighborhood Park,
School-Park Playground, Parking Lot

NO. 9-11

COMMUNITY PLAN AREA : Miramar Ranch North
DEPARTMENT/DIVISION : Parks Department

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

LAND (L)- 1,500,000; ENGINEERING/CONSTRUCTION (D,C)-2,500,000

TOTAL EXPENDITURE BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
-3,325,000	Developer			-3,325,000						
4,000,000				4,000,000						
	Prior-Curry Devel-									
-675,000	-oper Agreement			-675,000						
				L,C,D						
TOTAL COST \$	4,000,000 (FY '89 DOLLARS)			4,000,000						

Description: Acquisition and development of a 13-acre neighborhood park to include play fields, open play areas, and other recreational facilities and development. Also, acquisition and development of 7 acres of 2 multi-sports field area shared with the school district (see text). Development of the 3 acre school shall be done as the Scripps Ranch #4 Elementary School which the district plans to complete in 1993. This joint use will require a joint-use agreement between the city and school district.

Justification: This park is a requirement of the first residential subdivision map as set forth in Table 21 of the community plan.

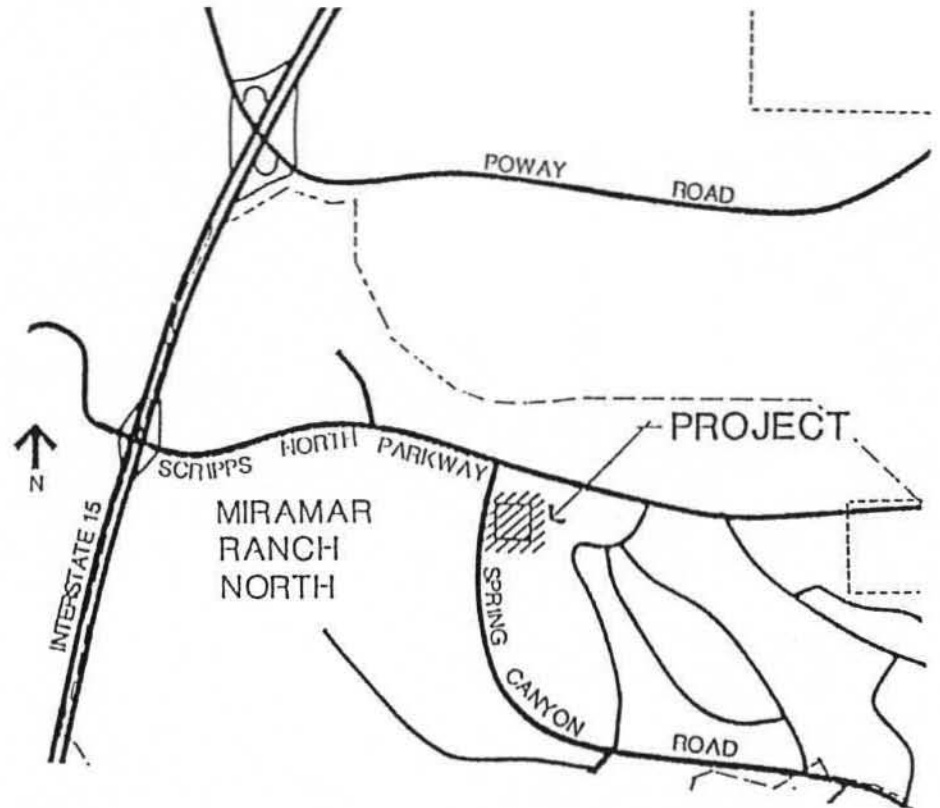
Scheduling: Site acquisition and construction about 1991, the park shall be open within 18 months after first residential occupancy.

Relationship to Community Plan: The Cypress Canyon Neighborhood Park is shown in the Miramar Ranch North Community Plan.

Cost Breakdown:

Land Acquisition (20 acres)	1,500,000
Landscaping, Facilities (20 acres @ \$125,000)	\$2,500,000
TOTAL PROJECT COST	\$4,000,000

- Notes:**
- (1) Land acquisition cost is based on \$1.75 per SF for undeveloped land.
 - (2) Amount includes 25% for contingencies, 1/2 width street improvements and grading.
 - (3) See text for school-park relationship.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Traffic Signals - - Spring Canyon Road & Scripps North Parkway

NO. 9-44

COMMUNITY PLAN AREA : Miramar Ranch North
DEPARTMENT/DIVISION : Engineering and Development/Transportation

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C) = 540,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
540,000	Developer				270,000		270,000			
					D.C		D.C			
TOTAL COST \$	540,000 (FY '89 DOLLARS)				270,000		270,000			

Description: Installation of traffic signals at the intersections of Spring Canyon Road/Scripps North Parkway and Spring Canyon Road/Scripps Ranch Boulevard.

Justification: Anticipated traffic volumes at the intersection of these major roads require traffic control through signalization. It is anticipated the signals will be needed in 1992/1994 as development progresses.

Scheduling: Traffic signals will be installed in 1992 and 1994 as development progresses.

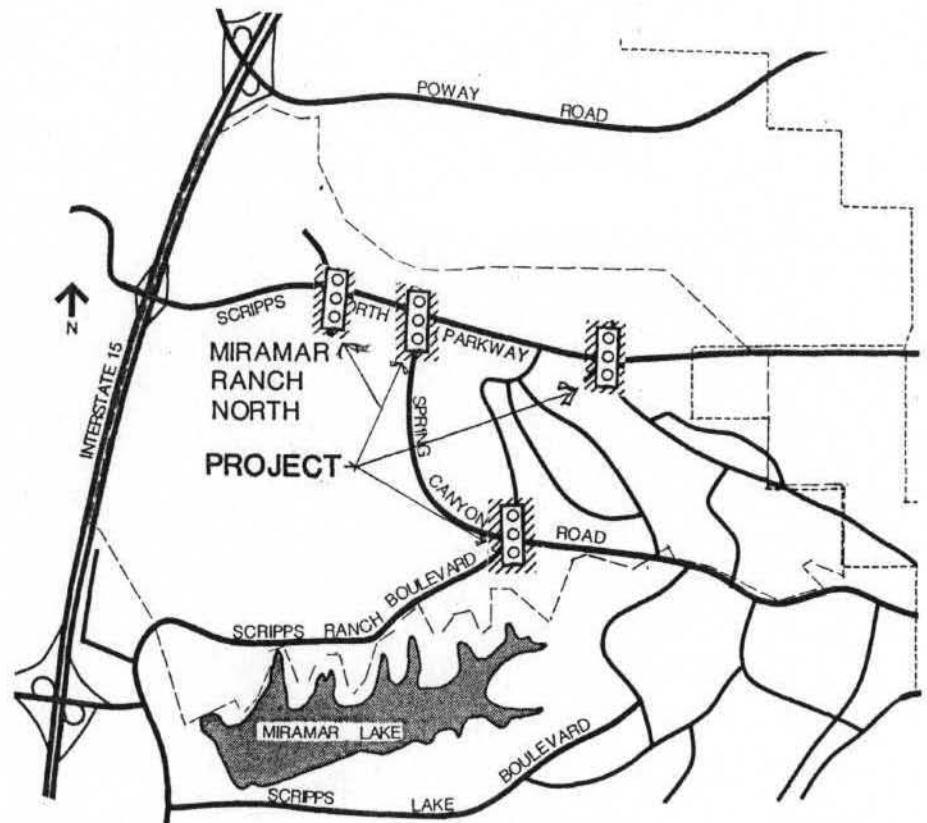
Relationship to Community Plan: The project is a portion of the backbone facilities as noted in the Miramar Ranch North Community Plan.

Cost Breakdown:

Traffic Signal (each)	\$110,000
Cost of City Services	0
Land Acquisition	0
Subtotal	110,000
Support Services	25,000
Total Project Cost per light	\$135,000

Notes:

(1) Engineering and construction includes 25% for contingencies.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
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TITLE: Recreation Building

NO. 9-45

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Parks Department

NO.

INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D,C) = 630,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
630,000	Developer							100,000	530,000	
TOTAL COST \$	630,000 (FY '89 DOLLARS)							D, 100,000	C, 530,000	

Description: This project will provide a recreation building to serve the residents of Miramar Ranch North.

Justification: General Plan standards call for a recreation building for 18,000 to 25,000 residents.

Scheduling: It is anticipated the recreation building will be needed in 1996.

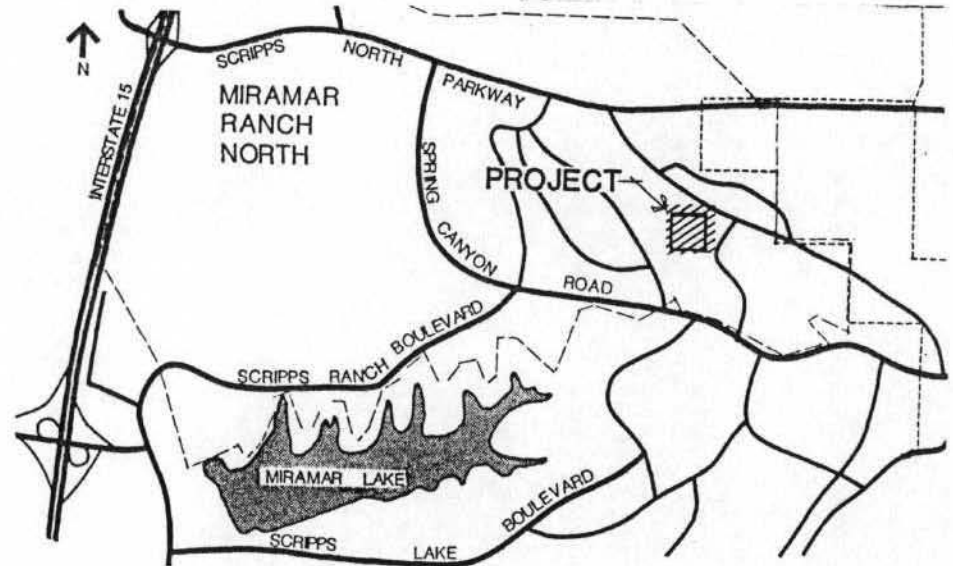
Relationship to Community Plan: Recreation buildings are standard public service facilities within communities as provided for in the General Plan.

Cost Breakdown:

The construction cost is based on the SMR PFFP, October, 1987.

Notes:

- (1) Total cost includes 25% for contingencies and incidentals.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Fire Station No. 37

NO. 9-46

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Fire Department

NO.

INITIAL SCHEDULE

LAND (L)⁽¹⁾ - 300,000; ENGINEERING/CONSTRUCTION (D,C) - 1,300,000

TOTAL FUNDING BY SOURCE	Revenue Source	1989	1990	1991	1992	1993	1994	1995	1996	1997
502,000	City ⁽¹⁾ :					502,000				
576,000	Developer	300,000		276,000	0,000					
522,000	SMR FBA:					522,000				
186,000	Prior City Developer Agreements:				186,000					
					L, D	C				
TOTAL COST \$	1,600,000 (FY '89 DOLLARS)	300,000			276,000	1,024,000				

Description: Construction of and equipment for a 6,500-square-foot, 8-person 3-stall station on a 1-acre site.

Justification: The station will replace the temporary fire station in Scripps Ranch and will provide permanent fire protection to the Miramar Ranch North and Scripps Miramar Ranch communities. It will be consistent with Council Resolution 210519 to provide six-minute response times to residential areas and will provide backup for the Mira Mesa, Rancho Penasquitos, Carmel Mountain Ranch, Sabre Springs, and Rancho Bernardo areas.

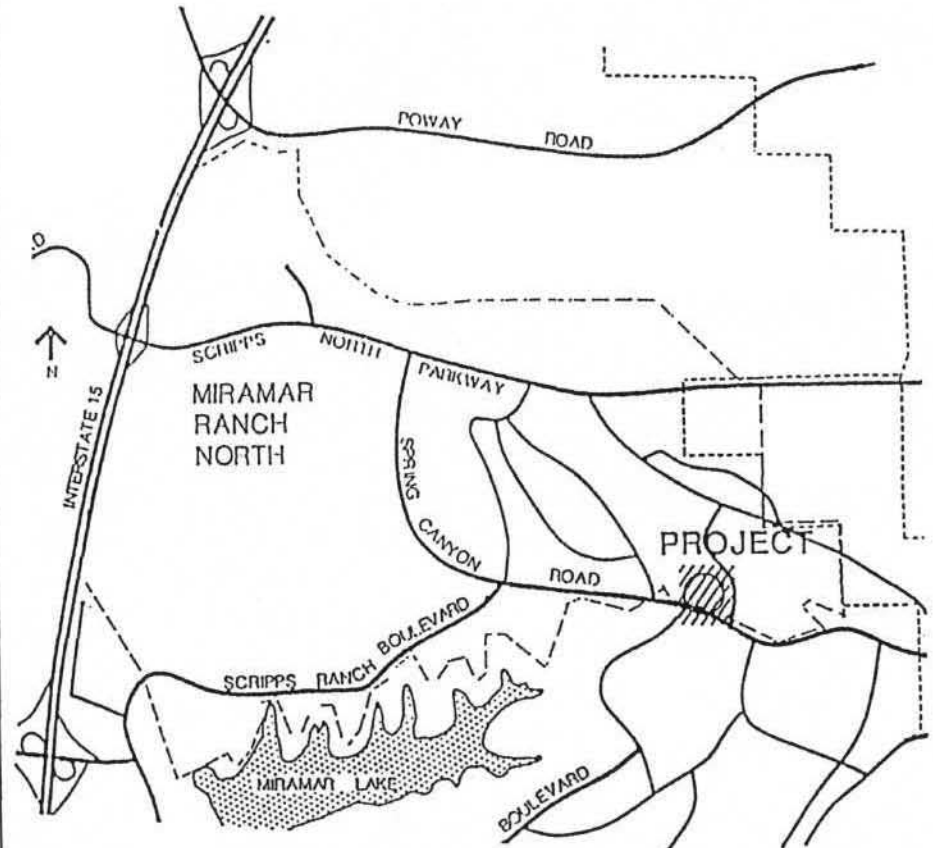
Scheduling: Site acquisition and design are scheduled in FY 1992; construction and furnishings in FY 1993.

Relationship to Community Plan: The station is designated in both the Miramar Ranch North and the Scripps Miramar Ranch community plans.

Cost Breakdown: Data is from Fire Department. This improvement is subject to participation or to future or existing reimbursement agreements.

Notes:

- (1) Land acquisition cost and City contribution are based on SMR PFFP, October, 1987.
- (2) Eng. & Const. cost include grading, 1/2 width street improvements, equipment and furnishing.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Contribution for Scripps Ranch Library

NO. 9-47

COMMUNITY PLAN AREA : Miramar Ranch North

NO.

COUNCIL DISTRICT 5

DEPARTMENT/DIVISION : Libraries

NO.

INITIAL SCHEDULE

LAND (L) = 2,000,000; ENGINEERING/CONSTRUCTION (D,C) = 4,350,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
2,350,000	MRN Developer	1,250,000			1,100,000					
2,234,000						984,000				
750,000	SMR Developer:	750,000								
1,250,000	SMR Dev. Fees:	1,250,000								
116,000	Prior City DA:					116,000				
2,000,000	City (1)	2,000,000				D.C				
TOTAL COST \$	(FY '89 DOLLARS)	5,250,000				1,100,000				

Description: Construction of the proposed Scripps Ranch Library to be located on the south side of Scripps Lake Drive, within the Meanly Ranch area.

Justification: The library is intended to serve the Miramar Ranch North community as well as the Scripps Ranch community.

Relationship to the Community Plan: Libraries are standard public service facilities within communities as provided for in the General Plan.

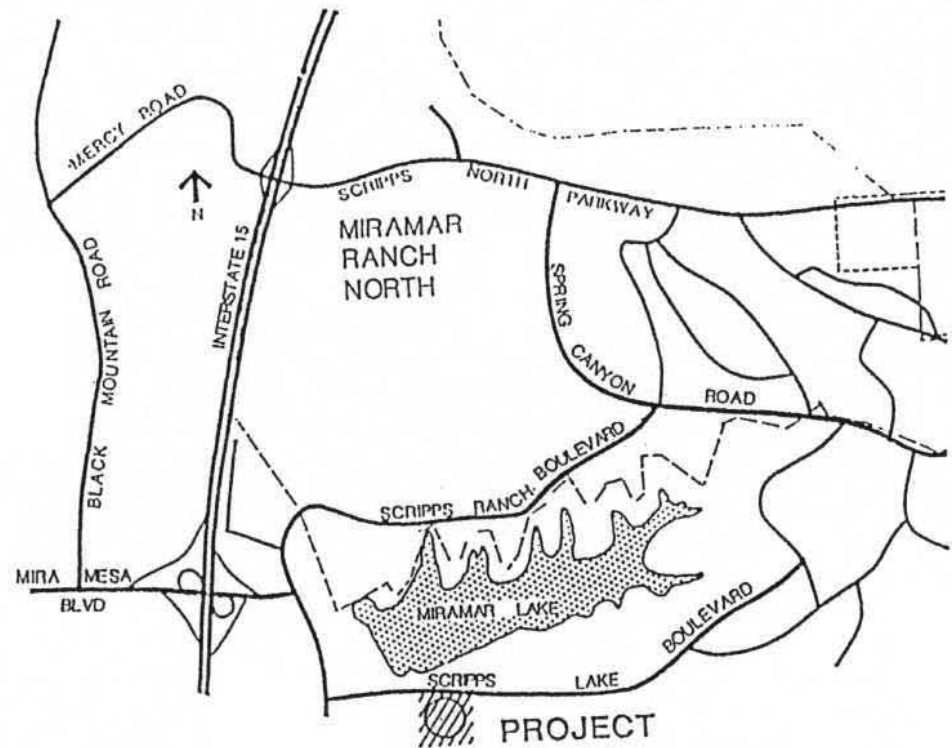
Scheduling: Contribution of \$1,250,000 by the developer shall be assured prior to the earlier of: 1) the City being prepared to award the construction contract for Phase I of the library, or 2) the occupancy of the first residential dwelling in Miramar Ranch North.

Phasing: Phase I shall be construction of 10,000 S.F. of library and 5,000 S.F. of public meeting facilities with outfitting and stocking of the library portion. Phase II shall be construction, outfitting and stocking of a 5,000 S.F. library addition.

Cost Breakdown: The cost figure is based on comparable City work.

Notes:

(1) City contribution consistent with Scripps Miramar Ranch PFP.



APPENDIX A

CITY OF SAN DIEGO, CALIFORNIA
CAPITAL IMPROVEMENTS PROGRAM

TITLE: Mass Transit Study

NO. 9-48

COMMUNITY PLAN AREA : Miramar Ranch North
DEPARTMENT/DIVISION : Metropolitan Transit Development Board

NO. COUNCIL DISTRICT 5
NO. INITIAL SCHEDULE

ENGINEERING/CONSTRUCTION (D.C.)=50,000

TOTAL FUNDING BY SOURCE	REVENUE SOURCE	FY 1989	1990	1991	1992	1993	1994	1995	1996	1997
50,000	Developer		50,000							
TOTAL COST \$	50,000 (FY '89 DOLLARS)		50,000							

Description: A payment of \$50,000 to the Metropolitan Transit Development Board (MTDB) to use toward studies of development of a rail transit system adjacent to Miramar Ranch North within the I-15 corridor.

Justification: The payment was a condition of Council approval of the Miramar Ranch North Community Plan Amendment in May, 1987.

Relationship to Community Plan: If built, a rail transit system as described could serve residents of the community planning area.

Scheduling: To be paid prior to recording the first subdivision map.

Cost Breakdown: The payment amount is not based on any engineer's estimate and is a fixed cost not subject to inflation.

